

**Middlesex Hospital  
The Cleveland Street Annex**

**DRAFT**

An Architectural Appraisal  
Donald Insall Associates Ltd  
Architects and Historic Building Consultants

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For the purposes of site description it is assumed Cleveland Street runs north-south with the principal frontage of the Cleveland Street Annex thus facing west.

## **1.0 Introduction and Methodology**

- 1.1 The Cleveland Street Annex of the Middlesex Hospital, the former Strand Workhouse, is an intriguing building – austere and stark on first sight, its history reveals it to represent the best and worse in medical and social services provisions of the late eighteenth and nineteenth centuries and in its subsequent alterations, to illustrate changing provisions brought about by improvements in healthcare through the 19<sup>th</sup> century.
- 1.2 The following study has been undertaken in response to the detailed report, *The Middlesex Hospital Annex, Cleveland Street, Camden, Report 01* of April 2006 by Llewelyn Davies Yeang: The work has involved a detailed site visit on 27 July 2006 with subsequent visits to the immediate area. Given the paucity of information on workhouses generally, it is not an easy building to analyse – still less to come to sensible and pragmatic conclusions about its future.
- 1.3 The literature on workhouses is slight: However in recognition of this and the realisation “...that all types of former poor-laws institutions...were threatened by the rationalisation of the National Health Service and the adoption of ‘care in the community’ policies”. The Royal Commission on the Historical Monuments of England, RCHME, undertook a major research project culminating in the publication, jointly with English Heritage, of *The Workhouse: A Study of Poor Law Buildings in England*, in 1999.
- 1.4 This is a vital source book on the subject and is referred to extensively in the report following. The research project on which it was based assembled files of information on hundreds of workhouses. Regrettably Cleveland Street is not one of these though it is listed in the catalogue under the heading Strand Union. Confusingly *The Buildings of England* describes the building not under Camden in the *London 4 North*, volume but in the ‘Outer Westminster’ section of the *London 3: North West*, volume (1991) under the section on the Middlesex Hospital. “...On the east side the outpatients Department, the former Covent Garden workhouse of 1788, there storeys (sic) with projecting wings, much altered and with an extension of 1878...”.
- 1.5 Additionally the building and its early history is recorded in two volumes of the *Survey of London* (VXXI and VXXXVI). Most importantly the building was the subject of a definitive article in *History Today*, September 1993, by Ruth Richardson who also wrote an account of the life of Dr Joseph Rogers its famous medical officer from 1856-1868. It is on these sources that most of the text following is based.
- 1.6 The site visit enabled much of the main building and wings to be inspected though roof spaces and some basement areas were inaccessible. Similarly no inspection was made of the boundary buildings.

## 2.0 Legislative Framework

- 2.1 Cleveland Street forms the boundary between Westminster, on the western side of the street, and Camden on the east. Both sides of the street are in conservation areas in their respective boroughs: the west in Westminster's East Marylebone Conservation Area and the east in Camden's Charlotte Street Conservation Area, designated in 1974 and with extensions in Cleveland Street up to Tottenham Street in 1981 and in Goodge Street in 1985. The boundaries were further extended northwards in 1999 to include the Charlotte Street Annex as a protrusion to the main core of the Conservation Area. The Conservation Area Statement Appendix makes special reference to the building:

"The Middlesex Hospital Annex was originally a workhouse built in 1775 and extended in 1829. Set back from the road behind an interesting front brick wall with an engineering brick plinth and high pillars. The brickwork curves between the pillars with railings above. The building is of historic interest and links to Charlotte Street having been developed in the same period". This same account then goes on to note that the site south of this, as against the site itself, represents an opportunity site".

- 2.2 The Annex is unlisted but faces listed buildings in Westminster, - the King and Queen public house and nos 45-51 Cleveland Street, all Grade II. Being in a Conservation Area any proposal for demolition will need to satisfy the requirements of *Planning Policy Guidance 15: Planning and the Historic Environment*. This requires proposals to demolish buildings which make a positive contribution to the Conservation area but which are unlisted to be assessed against the same broad criteria as proposals to demolish listed buildings i.e. consideration needs to be given to: the condition of the building and the costs of repairing and maintaining it in relation to its importance, and to the value derived from its continued use; adequacy of efforts made to retain the building in use; and the merits of alternative proposals particularly if these bring "substantial benefits to the community..". The PPG continues by adding that "it will often be feasible to incorporate listed buildings within new development, and this option should be carefully considered: the challenge presented by retaining listed buildings can be a stimulus to imaginative new design to accommodate them".
- 2.3 The policies given in the Camden Replacement Unitary Development Plan of 2006 – Section 3 the Built Environment are also applicable in particular B7:

### "B7 – Conservation areas

#### A – Character and appearance

The Council will only grant consent for development in conservation areas that preserves or enhances the special character or appearance of the area. The

Council will not grant planning permission for development outside of a conservation area that it considers would cause harm to the conservation area's character, appearance or setting.

**B – Demolition of unlisted buildings**

The Council will not grant conservation area consent for the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area, unless exceptional circumstances are shown that outweigh the case for retention.”

### **3.0 The Early Care of the Poor**

- 3.1 The Act of Elizabeth in 1601 empowered parishes to levy a poor rate to raise funds for overseers of the poor and in time to house children and the old in 'hospitals' – employing the able bodied poor in 'working houses' or with local employers. Such buildings were adapted structures and also incorporated or were situated adjoining houses of correction of 'bridewells' as the parish was also empowered to punish those who refused to work. It was not until the early 18<sup>th</sup> century that urban workhouses began to be built – initially to no standard pattern. In the early eighteenth century it was felt that poverty could be "blamed on idle and indulgent habits" a view which clearly still prevailed when the Strand Workhouse was built given the former inscription over its main entrance "Avoid idleness and intemperance"
- 3.2 With the Settlement Act of 1662 it was recognised that the place of origin of a person was liable for an individual's poor relief unless he/she was already in a marriage or apprenticeship. Throughout the seventeenth and eighteenth centuries various acts and reviews prompted reform in poor relief and the development of systematic provision of workhouses across England eventually to similar plan forms. Impetus to this was especially given by the Poor Law Amendment Act of 1834 which saw the creation of Poor Law Unions – Groups of parishes which combined together to fund a workhouse administered by a Board of Guardians. Inevitably with orphans, aged and the ill being amongst the poorest in the community, these groups tended to outnumber others in the workhouse and infirmaries were a key part of the building groups. Reformers proposed improvements such as model plans with a central observation and control point, like prisons, one such proposed by Jeremy Bentham involving 12 sided polygon plans; or later with pavilion blocks allowing through ventilation
- 3.3 In London the need for workhouses must be seen against the growth of the city itself – At the beginning of the nineteenth century its population was one million but by the end it was nearer four and a half million. In the 1840s alone it was thought that there had been a net immigration of some quarter of a million people. As Ackroyd noted in *Dickens*, 1990 "...most of them were so poor that they found their way ineluctably into the already-overcrowded slums, and there were areas of London in which the population took up every inch of available space. One survey of the Forties found that, in the area of St Giles, the rockery, close to the Seven Dials and immortalised by Hogarth in 'Gin Lane', 2850 people were crowded into just 95 small and decrepit houses. It was not unusual for families of seven or eight people to inhabit one room." In such conditions it is hardly surprising that there was no let-up in pressure on the workhouse.
- 3.4 With the hiving off of infirmaries and asylums and the later development of employment relief the role of the Workhouse ceased though many have

continued in hospital use until comparatively recently.

#### 4.0 The Cleveland Street Workhouse

- 4.1 The Workhouse in Cleveland Street was established in 1778 by the Parish of St Paul, Covent Garden, on the site of an old burial ground for the poor. The early history of the foundation is recorded in *The Survey of London*:

“The parish seems to have had no workhouse of its own before the eighteenth century, and use was made of the Westminster bridewells in Tothill Fields and at Clerkenwell. In 1703 the churchwardens were authorised to take a house in Hart Street for the use of poor and sick pensioners, and in the 1720’s and 1730’s maintained a parish nurse in a house in Bow Street, near the corner of Hart Street, ‘for keeping the Casuall poor’. By 1734 the parish had a workhouse, held on lease from the Earl of Exeter’s lessee, in that part of Exeter Street also known as Denmark Court, where it is shown on Rocque’s map of 1746. In 1763 the keeper was being paid 2s. a day for the maintenance of each able-bodied pauper or child, and 2s. 6d. for each old or infirm pauper”.

“By 1774 the Exeter Street premises were too small, and dilapidated. The vestry, conscious of the rapidly increasing cost of maintaining its out-door poor, decided to build a new and bigger workhouse. Through Robert Palmer, the Duke of Bedford’s steward, the parish obtained the lease of a site in Cleveland Street, St. Pancras, on the Bedford estate. Plans were prepared by an Edward Palmer of St. Clement Danes, surveyor, to accommodate 200 paupers, at an estimated cost of £3,000, but it was decided to build a larger workhouse to take all the poor. The necessary Act of Parliament was obtained in May 1775. It constituted the rector, churchwardens, overseers of the poor and vestrymen trustees to borrow £5,000 for the purpose, charged on a rate to be levied at not more than 4d. in the £. The workhouse actually built (presumably to Palmer’s design) cost, however, nearer £7,000. It was finished in or before 1778, by which time the parish charity schools for boys and girls were installed in it.”

- 4.2 No early description of the workhouse is known to exist but a description written in the 1860s refers to its being four storeys – an awkward and uncommon height for a workhouse, clearly dictated by its urban location, though not unique – the front of the Liverpool Workhouse, of 1769-72 was also to a C shape plan and of four storeys, (*The Workhouse* p.30). The English Heritage, *The Workhouse*, describes the urban workhouses of 1750-1800, “...Due to the cost of land, they generally occupied smaller sites than rural workhouses, and consequently had more compact plans which resembled voluntary hospitals. In architectural terms they tended to be just as conservative as their rural counterparts, usually rising to two or three storeys and having formal facades...” A description which neatly applies also to



Cleveland Street.

- 4.3 A burial ground adjoining the building was consecrated in 1790, augmenting the existing burial ground in the parish. The 1801 Thompson map shows the building perhaps in its earliest form with an H shaped plan with rear stub wings extending to less than half the length of the wings shown in the 1870 ordnance plan.
- 4.4 Extensions to the main building followed in 1802 and 1819 when tenders were received for an Infectious Ward and an Infirmary, each to the designs of Thomas Hardwick. The location of these is not altogether clear: These blocks may have been extensions to the existing two rear wings or two entirely separate wards, built hard up against the north and east boundaries.

Thomas was the son of another Thomas – Thomas Hardwick I (1725-98), a builder who came from Herefordshire and was responsible for rebuilding two local London churches: He it was who founded the famous dynasty of architects – beginning with Thomas Hardwick II (1752-1829) followed by his son Philip (1790-1870) and in turn, his son Philip Charles (1820-90). The dynasty has been fully documented by Hermione Hobhouse on whose account much of the following is based. It was Philip and Philip Charles who were to be responsible for Euston Station and Lincoln's Inn Hall with Philip responsible for the Euston Arch. But it is Thomas II who concerns us here: He had, according to Hobhouse, a distinguished and successful career,

“...holding a number of surveyorships, many of which passed down in his family for three generations. He held government office as Clerk of Works at Hampton Court and at Richmond, and designed a number of official buildings including a new shire hall for Dorset, and a new gaol for Galway. He restored or repaired a number of London churches, and we are perhaps most indebted to him for saving the great Norman masterpiece of St Bartholomew the Great, Smithfield, from total collapse. He seems to have instilled the art of ‘judicious repair’ into his son, Philip, and indeed this antiquarian interest in preservation and sympathetic restoration passed to both son and grandson, and makes some of their restorations difficult to identify as such.

He was a diligent and accurate draughtsman, filling several sketchbooks with drawings of Paris made on a visit when he was over seventy. Earlier sketches reveal an interest in Adam's work, and like many contemporaries he was interested in the picturesque. He had a number of distinguished pupils, including J.M.W. Turner, whom he persuaded to turn to painting rather than architecture, Samuel Angell (1800-66), and his son Philip.”

Hardwick had been made surveyor of St Bartholomew's Hospital in 1809 and was responsible for the design for a model female prison, then the design of

the Millbank Penitentiary, begun in 1812.

- 4.5 These extensions with others perhaps account for the piecemeal form of development recorded in the only known early plan, that of the 1870 ordnance survey, which shows the main building fronting onto Cleveland Street with two wings attached at the rear labelled "infirm ward females" (north) and "infirm ward males" (south), with that to the south also extending further to include a Chapel built on a slight angle to the geometry of the main building. To the north east stood a detached Wash House and Laundry with further "Infirm ward females" located against both the eastern and north boundaries. A row of 'workshops', hard up against the south boundary, completed the scheme.

- 4.6 It is with the appointment of Dr Joseph Rogers (1820-1889) as Medical Officer to the Workhouse in 1856 that some flesh can be put on the skeletal chronology of building development – His description is recorded by Ruth Richardson and Brian Hurwitz:

"The laundry of the establishment, which never in my time fell below five hundred inmates, was in the cellar (and) filled the house with steam and the odours (of) paupers' linen. Across the yard was a lean-to building, with windows in the front only, used as a day and night ward for infirm women. A tinker's shop with a forge and unceiled roof communicated with a ward for fever and foul cases. At the back there was a carpenter's shop and a dead house."

- 4.7 It was Rogers who had set up practice in Soho and famously witnessed the exuding of "highly putrid fluid" through a patient's living room wall, emanating from the adjoining overcrowded burial yard of St Anne's Soho. He helped found the Anti Internment in Towns Association and established the first public mortuary in London in St Anne's Parish: At Cleveland Street he found that only eight per cent of the inmates were able bodied and fit, the rest were ill or old – primary causes of poverty; Unmarried mothers in the workhouse' postnatal ward were kept on a starvation diet for nine days after confinement – as a deterrent against using the workhouse. Some income for the workhouse was gained by inmates beating carpets in the courtyard – a practice which filled the yard with dust, making it impossible to open windows for ventilation.

Rogers tried to make improvements: He established a dispensary and moved the laundry to a new building. Overcrowding was a persistent problem: Richardson and Hurwitz note that, although in prisons there was provision of 25m<sup>2</sup> per individual bed, in the Strand Workhouse each bed space had only 13m<sup>2</sup>. In 1866 556 people were sharing 332 beds. Rogers helped found the Association for the Improvement of London Workhouse Infirmaries, set up to establish six Poor Law hospitals in London and to reclassify and rehouse the

workhouse population. The Association had the support of Charles Dickens and many politicians. An official inquiry in 1866 confirmed the overcrowding and widespread unsuitable sanitation arrangements in many workhouses and recommended that several be closed immediately, including The Strand. With the Poor Act in 1867, London authorities were to provide new infirmaries separate from workhouses and a central authority, the Metropolitan Asylums Board, was established – leading, over the following twenty years, to some 20 new hospitals across London being constructed.

Rogers left The Strand in 1868 following a dispute with the Strand Guardians and in his subsequent career he continued to involve himself passionately in Poor Law causes and medical reform, establishing a new Poor Law Medical Officers Association and becoming its president and becoming medical officer at the Westminster Infirmary in Poland Street in 1872. He died in 1889.

- 4.8 The same footprint for the Cleveland Street Workhouse as the 1870 plan, discussed earlier (4.5), is seen also on the 1875-76 edition of the ordnance survey. But by the time of the 1894 Ordnance Survey the layout had altered dramatically with two new rear symmetrical wings having taken the place of the previous male and female wards and angled chapel. Additional new buildings, sadly unlabelled, had also replaced the earlier blocks located against the boundaries, and a major block is indicated centrally positioned in the courtyard, (where the twentieth century 'temporary' building is now located), again unlabelled, but suggesting by its size and central position a dining hall, workshop or chapel. The intriguing central building continued to be shown on revisions to the ordnance survey until the 1991 edition but in the 1993 edition the footprint of the present central 'temporary' building is shown.
- 4.9 Clearly a major rebuilding campaign had been undertaken around the 1870s or 1880s which it may be assumed was in connection with the building's change of use into the Central London Sick Asylum Infirmary. This evidence is borne out by a memo in the hospital archives which refers to there being a foundation stone stating "Cleveland Street Asylum, this stone was laid by Sir Sidney H Waterlow Bart. Mp. August 6<sup>th</sup> 1874". It is unclear where the stone is or was located. The resulting twin ward wings have similar utilitarian elevations of yellow stock brick, with decorative red brick band courses and red rubbed brick window arches. Large sash windows (with horns to the upper sashes) dominate these elevations with their similar planning and matching rear sanitary towers – a typical feature of this date according to *The Workhouse*, "...Improved sanitation also had the effect on the appearance of accommodation blocks. Sanitary towers or annexes became increasingly common additions to blocks for healthy inmates, generally hidden away on end or rear elevations..." It is unclear when the Asylum Infirmary moved out of Cleveland Street but by the 1920s the building was empty and awaiting a new role.

**5.0 The Middlesex Hospital**

- 5.1 The Middlesex Hospital was founded in 1745, one of a number of hospitals established in the 1740s and 50s, including St Georges, Westminster, Foundling and the London Hospital, of which only the London Hospital still retains anything of its original buildings. Its history is briefly outlined in *The Buildings of England*: The first buildings on Mortimer Street were in the form of a handsome Palladian composition by James Paine terminating Berners Street and were later altered by James Wyatt and Lewis Wyatt. But all this was swept away by the red brick towering block designed by A.W. Hall and built in 1929-35. "Of no architectural importance" – is the verdict of Cherry and Pevsner.
- 5.2 Elsewhere adjoining buildings testify to the hospital's growth in the immediate area: the Chapel by J.L. Pearson of 1890-1; the Courtauld Institute of Biochemistry, 1927, by A.W. Hall; Emerson Bainbridge House, 1911; the Windeyer Building, part of the Medical School, by S.E.T. Cusdin – "obtrusive", 1955-63; Astor House, students hostel, 1967; Sir Jules Thorn Institute of Chemical Sciences, 1968 by T.P. Bennett and Son and Wolfson Building (Psychiatry) by Cusdin, Burden and Howitt, 1979.
- 5.3 The taking over and adaptation of the Cleveland Street Annex from 1924, in advance of the major rebuilding of the main hospital buildings, can be seen in all part of this process of expansion. An official opening was undertaken by the Rt Hon Neville Chamberlain in his role as Minister of Health in February 1926. Its later conversion into the Outpatients Department was protracted, presumably delayed by the war and from an early date a replacement seems to have been under consideration – witness the site development plans for the hospital prepared in 1949 and 1971 which show its removal.
- 5.4 The building was badly damaged in the Second World War. A bomb fell on 28 September 1940 in the courtyard of the building, presumably the front forecourt, which rendered unsafe the top two floors of the central block, ie the 1780s building. A further bomb fell on 17 April 1941 damaging the top floor of the North Wing.
- 5.5 In its role as the Outpatients Department a continuous series of alterations seem to have been undertaken - including additions of lifts – with the south front lift added in the form of a projecting tower; the addition of the large 'temporary' ground floor courtyard building and the building of an underground link corridor – connecting the Annex to the main Mortimer Street hospital building, possibly in the 1930s? The outpatients use continued until 2005? when it was transferred to the new hospital building on Euston Road.

## **6.0 The Present Buildings**

- 6.1 The principal block facing Cleveland Street is of a symmetrical C plan form representing the earliest building on the site. Its four storey form results in cliff-like elevations to both north and south fronts – broken only by a Portland stone moulded string course at second floor level to the main frontage continued on its return to north and south as a platt band. Of Flemish bond it is quite clear the main front has been largely rebuilt – particularly at 2<sup>nd</sup> and 3<sup>rd</sup> floor levels where hard cement, weather-struck pointing has been used presumably the area of wartime bomb damage. Windows to the front have also all been altered – largely to bottom hung casements from their original likely sliding sash form, though original sashes (without horns) remain to both north and south elevations and also to the rear.
- 6.2 Richardson and Hurmitz, in their definitive article on Joseph Rogers, noted that the entrance “exhibited the only decorative feature of the entire building; a stone relief of an old man pointing to a stone drapery inscribed with the motto: “Avoid idleness and intemperance”. It is not clear whether this still exists, concealed by later finishes as a modern porte cochère now covers the entrance doorway – and limited investigations for this, as well as other original features, are recommended.
- 6.3 To the east side the original elevation remains – albeit much obscured by later additions and alterations – in particular the attractive 1930s? half round connecting bays in the two corners abutting the north and south wings and the lean-to ground floor corridors.
- 6.4 Internally it is clear that there probably never were many features of architectural note. The spaces where some architectural treatment might have been expected in a workhouse: the Entrance Hall, Guardians Board Room, Chapel and Dining Hall tended only to develop architectural aspiration in the latter part of the nineteenth century, by which time Cleveland Street had already transformed itself for use wholly as an infirmary. All interiors now have modern finishes with, suspended ceilings, full width carpets or vinyl finishes as standard. Only in a very few instances can original surfaces be seen: the timber boarded floor in the north wing, the panelled partition to the top flight of the 1870s south stair. Elsewhere very limited inspections though suspended ceilings, undertaken as part of the current exercise, have revealed merely plain plaster ceilings seemingly without any cornices.
- 6.5 This however does not apply to the two principal stairs where original stone treads and simple cast iron balustrades remain -that to the north front probably dating back to the 1780s – that to the south of the 1870s, built as part of the south wing rebuilding, when it may be assumed that the original south stair (shown on the 1870 ordnance survey plans as being within the Georgian core) was removed.

- 6.6 The roof spaces have only been viewed from a fixed position at the access hatch from the north stair, into the roof space of the 1780s block. However this has revealed that the front block main roof is supported on a series of mild steel roof trusses carrying a timber deck and boarded roof slopes. This is presumably a replacement roof following the wartime bomb damage.
- 6.7 The north and south wings have been less badly mauled than the eighteenth century block though both suffer from many ad hoc alterations to window and door openings and their interiors probably bear little relationship to their original plan form. Additionally the north wing at some stage has been reroofed in asbestos sheets – leaving the south with its Welsh slate roof finish.

## **7.0 The Future**

- 7.1 The buildings today in their derelict uncared - for state provide physical evidence of continuous community and medical use dating back to the late eighteenth century. Their interest is recognised by the Charlotte Street Conservation Area Statement whose area boundary has been redrawn specifically to include the whole group of the Cleveland Street Annex and the buildings are described in both the standard works on London's buildings, in *The Survey of London* and *The Buildings of England*. The fact that they are not listed probably reflects their understated architecture as much as the fact that they have been much altered and compromised by later additions.
- 7.2 Removal of any building from a Conservation Area needs to meet the criteria given in PPG15 – principally whether the building makes “a positive contribution to the character or appearance of a conservation area”. In their present state and form it is difficult to see how the land-locked nineteenth century wings contribute to the area (though remodelled in plan to permit a through pedestrian route in the central courtyard, they could indeed make a contribution to the Conservation Area) though clearly the older range fronting onto Cleveland Street does make a contribution and partly terminates the view down Foley Street in Westminster's East Marylebone Conservation Area.
- 7.3 The 1870s rear hospital wings offer no evidence of distinctive hospital design which cannot be seen on many other hospital buildings of this date elsewhere and they took the place of the earlier buildings by Thomas Hardwick including a Chapel, possibly also to his design. Moreover at three storeys, the two wings do not offer the fullest potential for redevelopment which the site otherwise could offer. It would therefore be difficult to justify their retention should a proposal be made which made better use of the site, perhaps developing connections through to Charlotte Street beyond and providing an attractive urban residential grouping either to a street or square form of development.
- 7.4 These same arguments however do not apply to the eighteenth century building: It has a robust formal front to Cleveland Street which, being set back from the street and partially terminating Foley Street, gives this a minor landmark status. Despite its many repairs and alterations enough remains of the front block to provide the basis for a conversion into residential units fronting onto Cleveland Street. *The Workhouse* book notes that “Extant poor-law buildings have greatly diminished in number in recent years, largely through the process of demolition and redevelopment” nevertheless it records that some 300 buildings, which were used as workhouses under the Old Poor law, figure on the Department for Culture, Media and Sport statutory lists. However few of these it seems may date back to the eighteenth century. The Cleveland Street building retains evidence of one of the few surviving eighteenth century workhouses in London and reflects the surviving smaller scale of many local buildings and streets including the whole terrace facing Cleveland Street in

Westminster. It has played a role in the local community for over 200 years, with associations with one of the leading medical and reforming figures of the 19<sup>th</sup> century – Dr Joseph Rogers (whose period at Cleveland Street predates the erection of the two Victorian wings).

This report therefore recommends that efforts should be made to retain the early core of the workhouse for reasons of it acting as a minor landmark and making a positive contribution to the historic character of the conservation area. Nevertheless it has to be accepted that the building is compromised by its alterations – and that the interiors seemingly now retain little of value having lost much of their original plan form. A final decision on whether to retain must depend on a costed feasibility scheme being prepared utilising its retained shell. Only then can the benefits of retaining as against a more comprehensive development be properly judged – in the light of the community benefits arising from each – and the criteria noted in PPG15 be met, in the case of proposals for demolition of buildings making a positive contribution to the Conservation Area. Should fabric be removed then it is recommended a comprehensive photographic record and measured survey should be undertaken first.



# APPENDIX A

## The Strand Workhouse/Cleveland Street Annex: Outline Chronology

Date	Background	The Strand Workhouse
1601	Act of Elizabeth empowering parishes to levy a rate to finance schemes assisting the poor	
1608	Justices obliged to establish a house of correction in each county and borough	
1623	Act passed to encourage the 'erecting of Hospitals and Working Houses for the Poor'	
1647 and 1649	First workhouses in London set up by the Corporation of the Poor	
1662	Act of Settlement - Act for the better Relief of the Poor of this kingdom - recognized that everyone originated from a parish and provided in the City of London and Westminster powers for the building for workhouses and houses of correction.	
1703		St Paul, Covent Garden Parish - took a house in Hart St. for poor and sick pensioners
1720s and 1730s		Parish maintained a nurse in a house in Bow Street for keeping the "Casual poor"
1723	Workhouse Test Act (or Sir Edward Knatchbull's Act) empowered parishes to offer a place in a work house as a condition of receiving relief.	
1725	An Account of the Workhouses in Great Britain	

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1734		Parish had a workhouse in Exeter Street – which by 1774 had become too small and dilapidated
1778		Cleveland Street Workhouse built by St Paul, Covent Garden, Parish, designed by Edward Palmer
1782	Gilbert's Act permitted neighbouring parishes to group together to set up a poorhouse under a board of Guardians.	
1786	Edmund Gillingwater, <i>An Essay on Parish Workhouses</i> , recommended layouts with cross ventilation	
1797	Sir Frederick Eden, <i>The State of the Poor</i> , General review of workhouses in England	
1798	Jeremy Bentham, <i>Pauper Management</i> proposed building 250 'panopticons' each holding 2000 people in form of a 12 sided iron framed polygon	
1802		Tenders for an Infectious ward designed by Thomas Hardwick
1819		Tenders for Infirmary designed by Thomas Hardwick
1829		Workhouse extended
1834	Royal Commission on the Poor Laws. Poor Law Amendment Act	
1836		Taken over by Board of Guardians of the Strand Union
1856		Appointment of Dr Joseph Rogers as Medical Officer to the Workhouse

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1866	Dr Edward Smith. Report on Metropolitan Workhouse Infirmaries and Sick Ward advises closing several workhouses including The Strand Workhouse	
1867	Metropolitan Poor Act (Gathorne Hardy's Act) resulting in the creation of the Metropolitan Asylums Board	
1868		Joseph Rogers suspended from post
1868		Strand Union merged with St James, Piccadilly and St Anne, Soho to form Westminster Union
c1874		Became Central London Sick Asylum Infirmary following transfer of workhouse to new workhouse building in Edmonton
c1874		Demolition and rebuilding of eastern wings, including chapel, with removal of original south staircase.
1924		Leased by Board of Governors of Middlesex Hospital as temporary accommodation for wards during rebuilding of M Block
1926		Official opening by the Rt Hon Neville Chamberlain
1929		Conversion to Outpatients Department began. Not completed until after war.
1930s?		Underground corridor link to main hospital?
1935-1945		Wartime bomb damage
1946	National Health Service Act	

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1947		Alterations by A Hall
1950s?		Building of entrance porte cochère Building of south elevation lift shaft
c1992		Central ground floor 'temporary' building
1999	Publication of RCHME/EH book <i>The Workhouse</i> . Extension of Charlotte Street Conservation Area boundary to include Cleveland Street Annex	
c2004		Closure of Building with transfer of Outpatients Department to new hospital buildings on Euston Road

## APPENDIX B

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March 1996, with undated later Addendum

H Campbell Thomson,

*The Story of Middlesex Hospital Medical School*, 1935

Hilary St George Saunders

*The Middlesex Hospital, 1745-1948*, 1949

### Acknowledgements

We are grateful to the following for assistance in connection with this report: Annie Lindsey of the UCLH Archive, Matt Willcock of Savills, Paul Barnes of Llewlyn Davies Yeang, Jacqui Barnett for her historical researches and the libraries of Westminster, Camden and the City of London: London Metropolitan Archive as well as the Royal

Institute of British Architects. The National Monument Record archive was contacted as part of the process of off site research but confirmed that they did not have any material on the building.

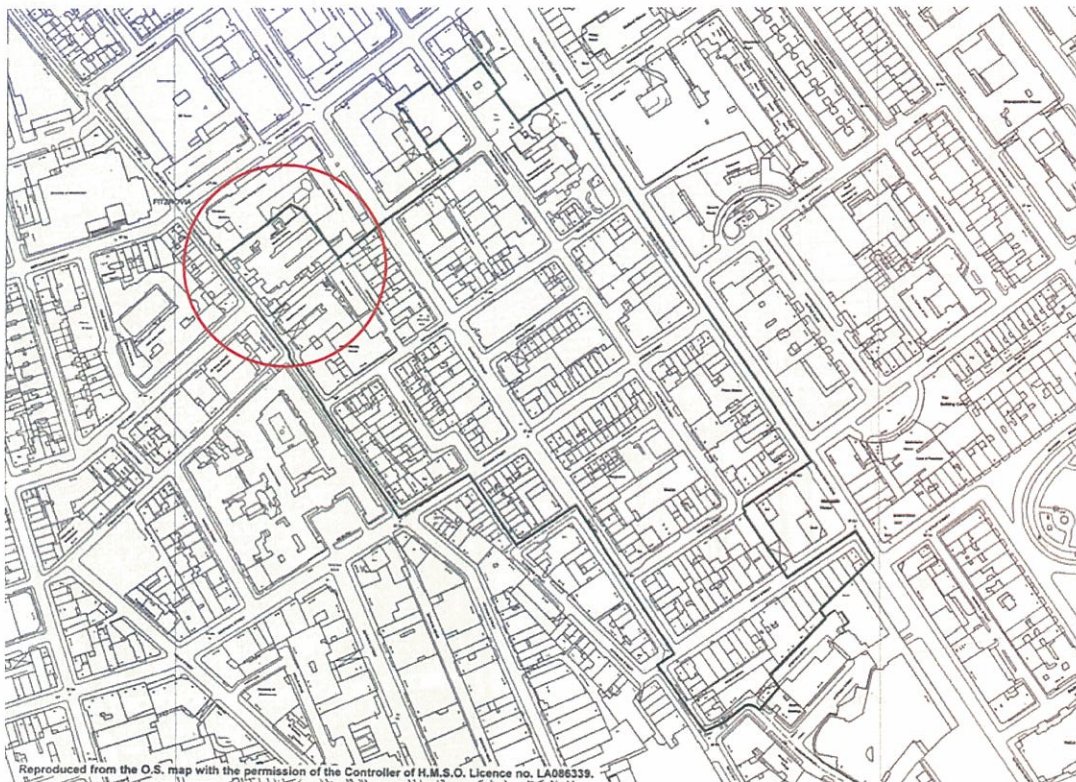


Fig 1  
Plan of the Charlotte Street Conservation Area



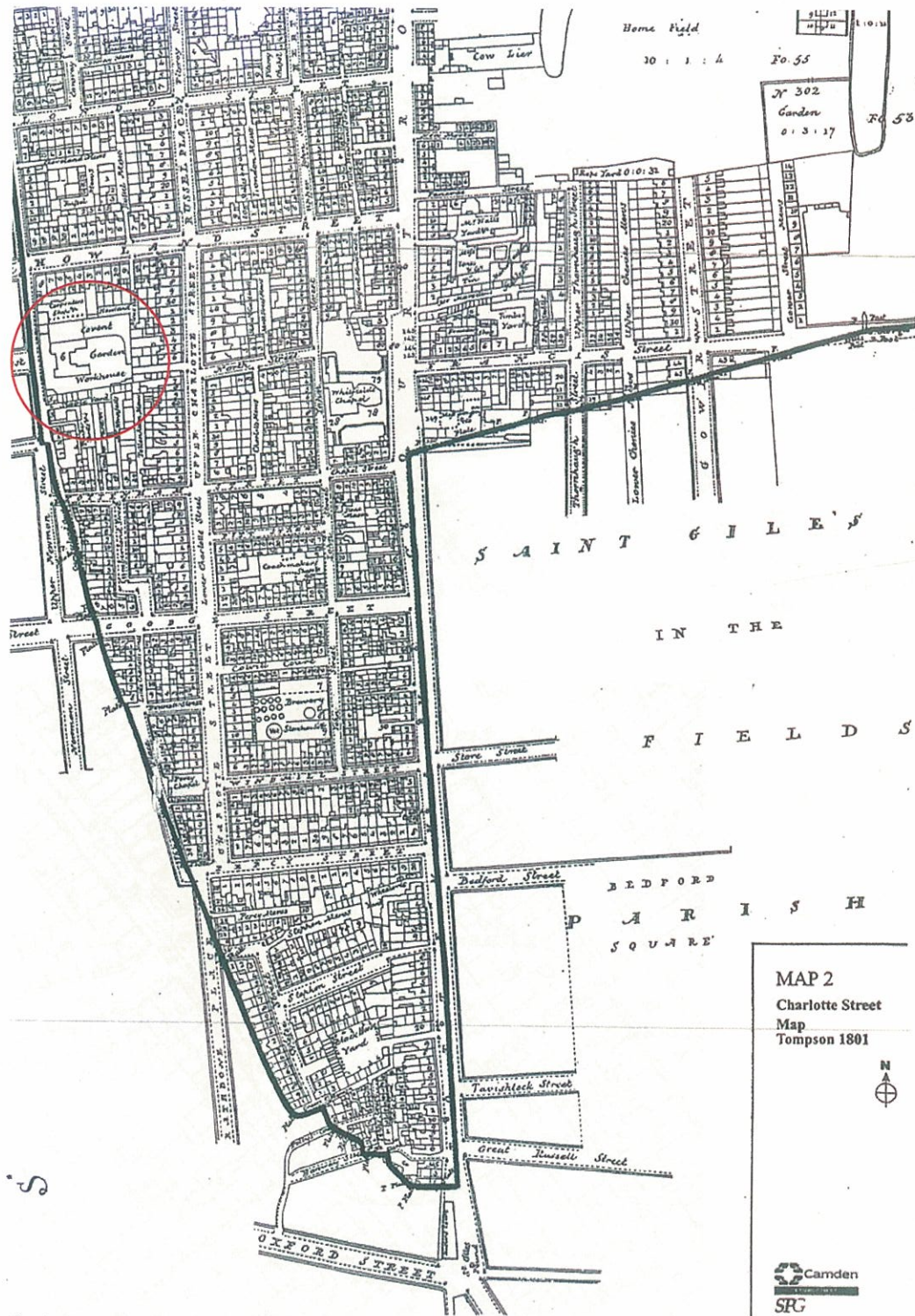


Fig 2  
Thompson map of 1801  
(London Borough of Camden)



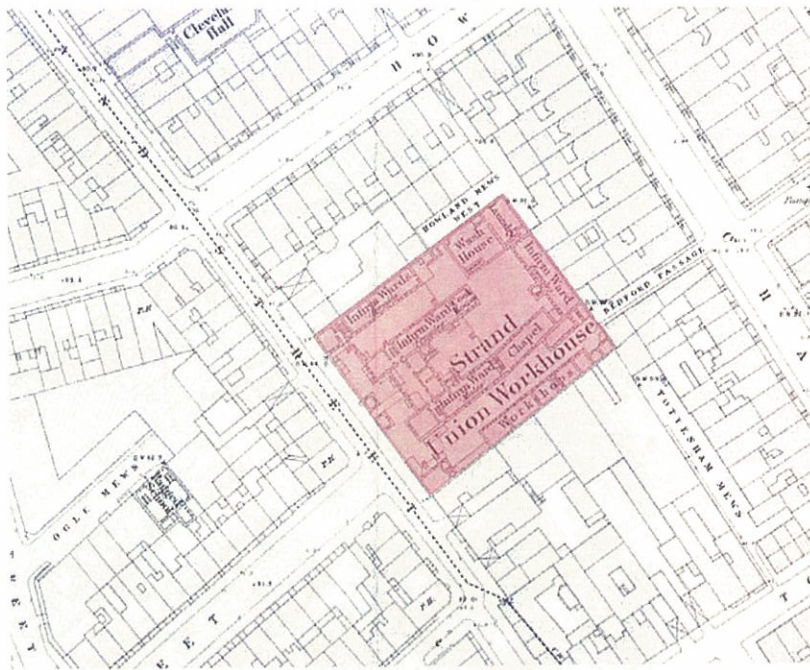


Fig 3  
1870 plan showing the  
building group before  
its rebuilding in the  
1880s

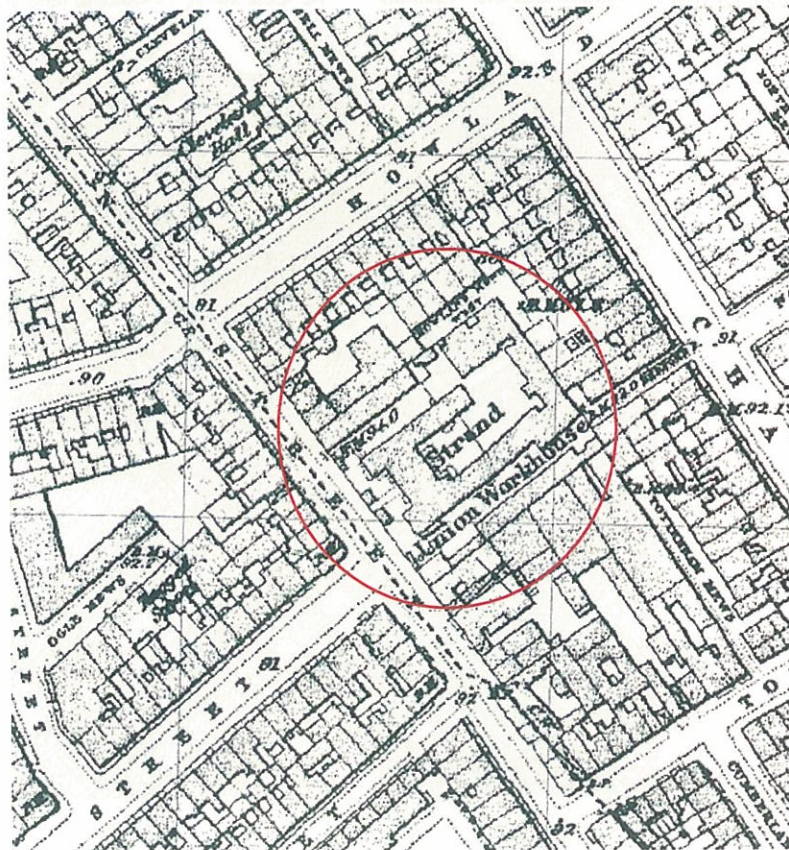


Fig 4  
1875-76 Ordnance  
Survey



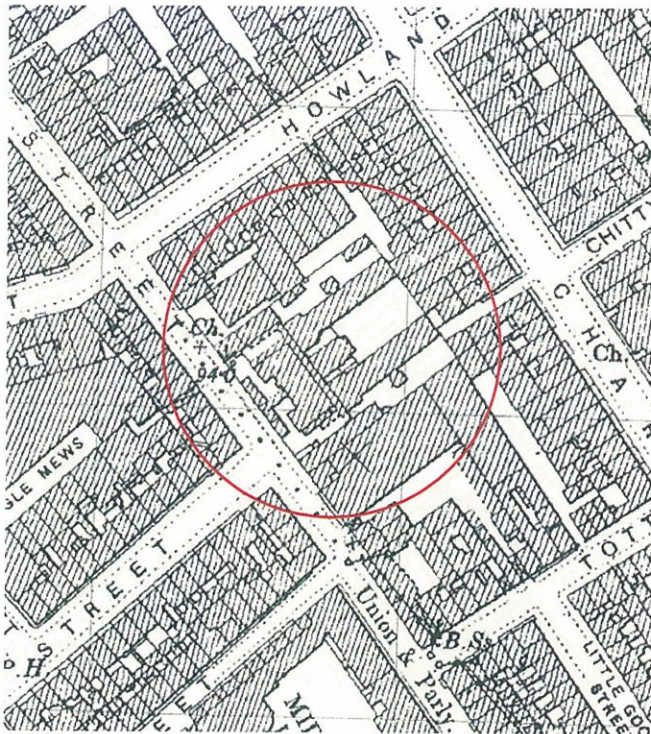


Fig 5  
1896 Ordnance Survey showing the two  
rear wings and central block

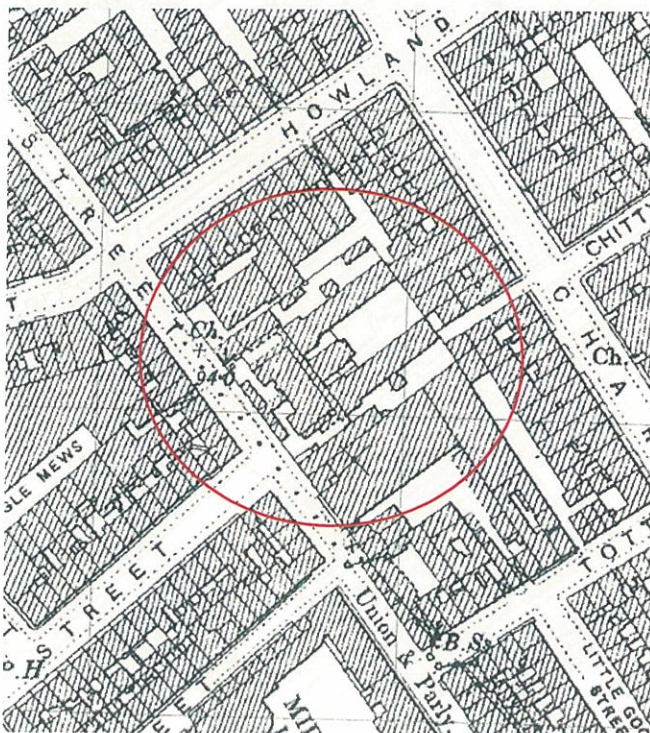


Fig 6  
1916 Ordnance Survey



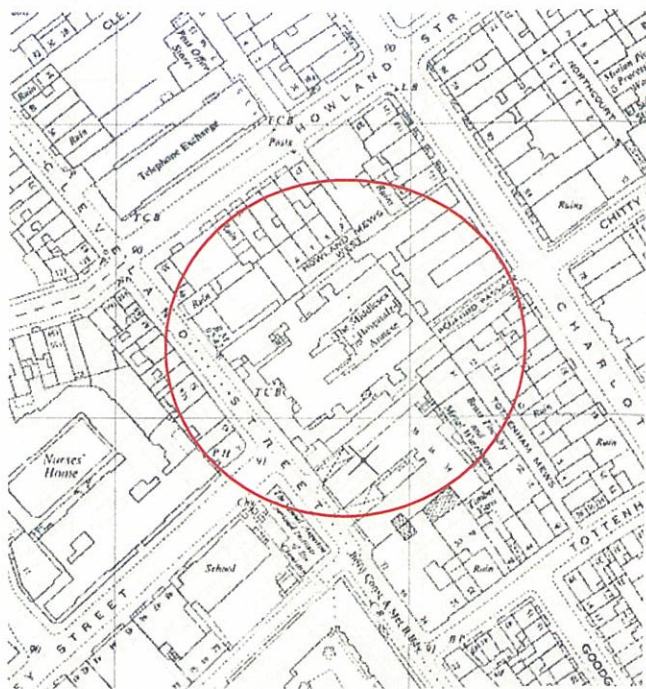


Fig 7  
1953 Ordnance Survey

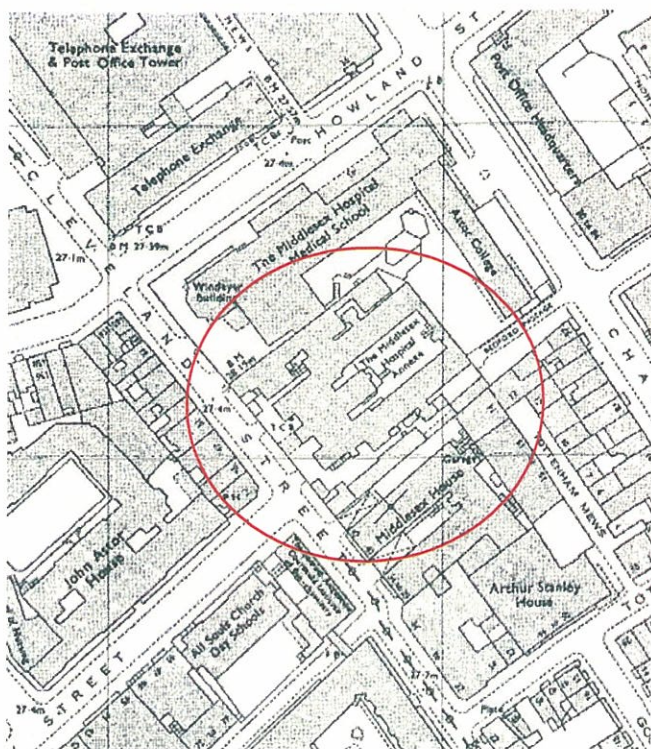


Fig 8  
1973 Ordnance Survey

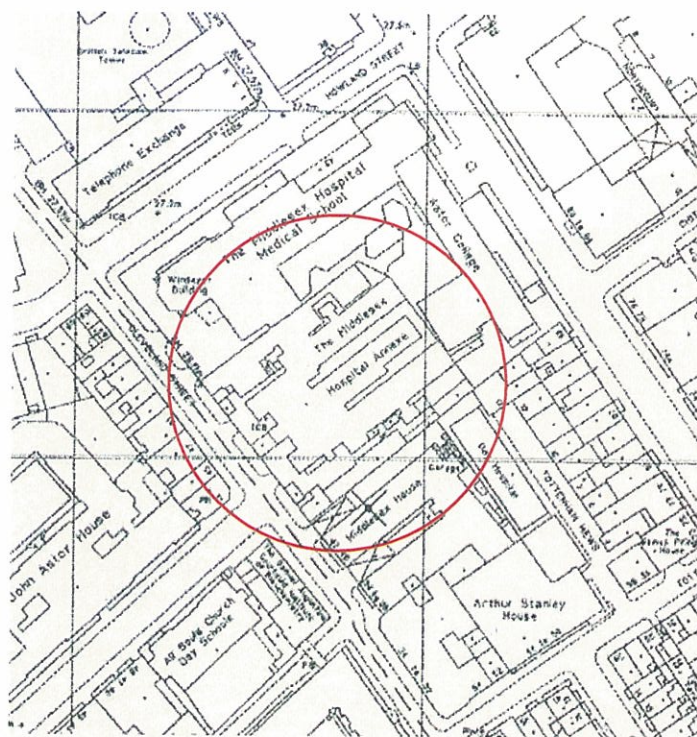


Fig 9  
1993 Ordnance Survey with the  
central courtyard block replaced





Fig 10  
General view from Foley Street



Fig 11 & 12  
General view of main entrance with 1950s? porte cochère. Note different brickwork above string course and second floor bottom hung window sashes.

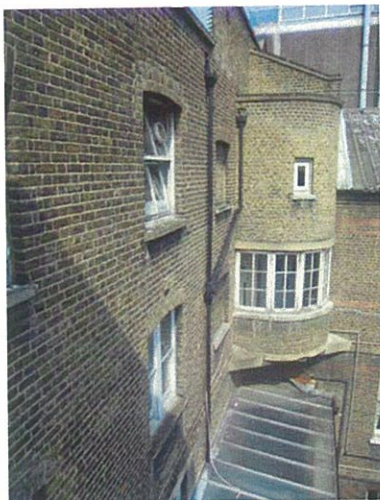


Fig 13  
Rear of 1788 block facing rear courtyard with 1920s? curved  
corridor link



Fig 14  
Original north elevation with main front second floor cornice  
returned into platt band



Fig 15  
Original South front with Portland stone string course  
transformed into Platt band and with some original window  
openings. Beyond lie the 1880s extension and twentieth century  
lift shaft to right





Fig 16  
Main front showing rebuilding of frontage  
with 1870s block beyond to south



Fig 17  
South block east elevation with (to right) south front of main  
building

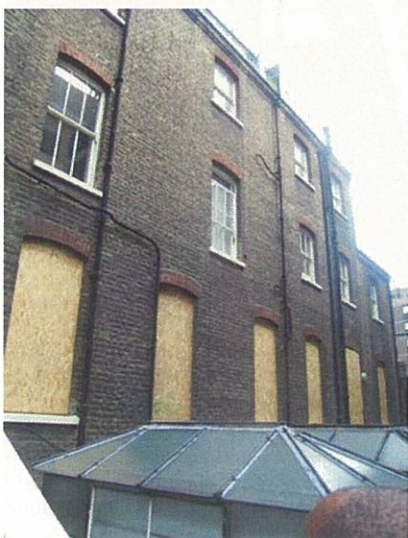


Fig 18  
Detached north block of 1880s



Fig 19  
South wing, south elevation, with red brick bands and rubbed red brick window arches, toilet block to left



Fig 20  
South front 1870s former toilet block





Fig 21  
General view of rear court with modern ground floor 'temporary' building. Corrugated asbestos roof to north wing.



Fig 22  
General view of rear court from east with 1780s rear elevation facing and 1870s twin ward blocks to each side

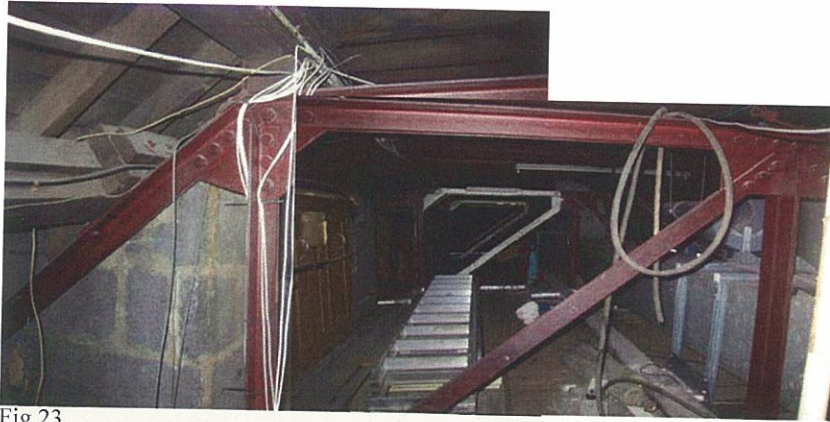


Fig 23  
Roof space over main front block with steel roof trusses



Fig 24  
Ground floor main entrance hall



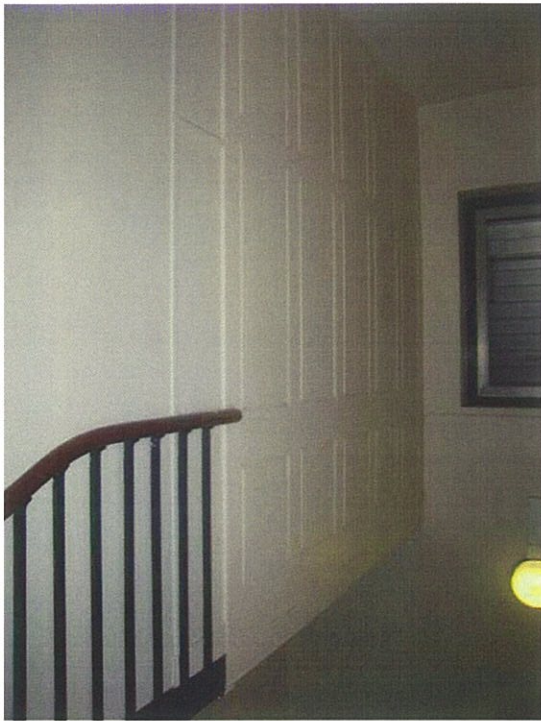


Fig 25  
Panelled partition at head of 1880s? south stair



Fig 26  
Cast iron newel to south stair



Fig 27  
Second floor north wing a typical interior



Fig 28  
Interior ground floor 1880s? north wing – floor boards. One of the few places where original finishes are visible.



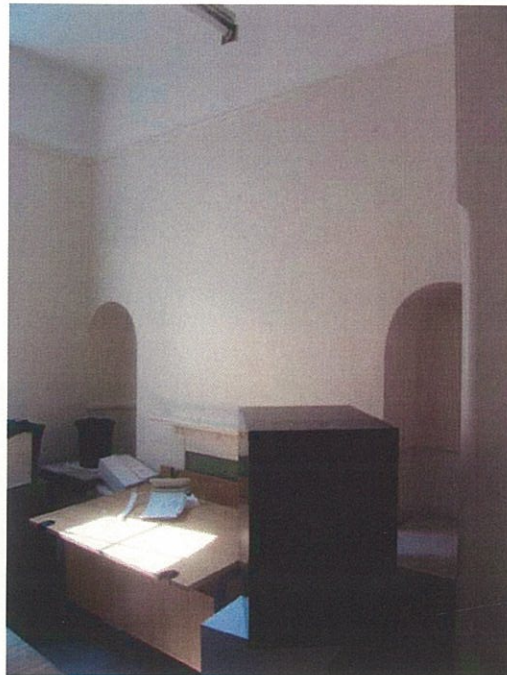


Fig 29 & 30  
Ground floor arched alcoves and fireplace to eighteenth century? Rear wall

Middlesex Hospital: The Cleveland Street Annex

1734			Parish had a workhouse in Exeter Street – which by 1774 had become too small and dilapidated
1778			Cleveland Street Workhouse built by St Paul, Covent Garden, Parish, designed by Edward Palmer
1782		Gilbert's Act permitted neighbouring parishes to group together to set up a poorhouse under a board of Guardians.	
1786		Edmund Gillingwater, <i>An Essay on Parish Workhouses</i> , recommended layouts with cross ventilation	
1797		Sir Frederick Eden, <i>The State of the Poor</i> , General review of workhouses in England	
1798		Jeremy Bentham, <i>Pauper Management</i> proposed building 250 'panopticons' each holding 2000 people in form of a 12 sided iron framed polygon	
1802			Tenders for an Infectious ward designed by Thomas Hardwick
1819			Tenders for Infirmary designed by Thomas Hardwick
1829			Workhouse extended
1834		Royal Commission on the Poor Laws. Poor Law Amendment Act	
1836			Taken over by Board of Guardians of the Strand Union
1856			Appointment of Dr Joseph Rogers as Medical Officer to the Workhouse

Middlesex Hospital: The Cleveland Street Annex

1866	Dr Edward Smith. Report on Metropolitan Workhouse Infirmary and Sick Ward advises closing several workhouses including The Strand Workhouse	
1867	Metropolitan Poor Act (Galthome Hardy's Act) resulting in the creation of the Metropolitan Asylums Board	
1868		Joseph Rogers suspended from post
1868		Strand Union merged with St James, Piccadilly and St Anne, Soho to form Westminster Union
c1874		Became Central London Sick Asylum Infirmary following transfer of workhouse to new workhouse building in Edmonton
c1874		Demolition and rebuilding of eastern wings, including chapel, with removal of original south staircase.
1924		Leased by Board of Governors of Middlesex Hospital as temporary accommodation for wards during rebuilding of M Block
1926		Official opening by the Rt Hon Neville Chamberlain
1929		Conversion to Outpatients Department began. Not completed until after war.
1930s?		Underground corridor link to main hospital?
1935-1945		Wartime bomb damage
1946	National Health Service Act	

Middlesex Hospital: The Cleveland Street Annex

1947		Alterations by A Hall
1950s?		Building of entrance porte cochère Building of south elevation lift shaft
c1992		Central ground floor 'temporary' building
1999	Publication of RCHME/EH book <i>The Workhouse</i> . Extension of Charlotte Street Conservation Area boundary to include Cleveland Street Annex	
c2004		Closure of Building with transfer of Outpatients Department to new hospital buildings on Euston Road