

# CHAPEL OF ST MICHAEL & THE MASTERS HOUSE

Saltisford, Warwick, Warwickshire



## Heritage Impact Assessment

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## SUMMARY OF PROJECT DETAILS

<b>TJC Project Code:</b>	<b>D24</b>
<b>OASIS ID:</b>	<b>thejesso1-397499</b>
<b>Project Type(s):</b>	Heritage Impact Assessment
<b>National Grid Reference:</b>	SP 27693 65416 (centred)
<b>County:</b>	Warwickshire
<b>District/Unitary Authority:</b>	Warwick
<b>Parish:</b>	Warwick
<b>Elevation (above Ordnance Datum):</b>	c.60-62m
<b>Planning Reference(s):</b>	TBC
<b>Designation Status(s):</b>	Scheduled Monument – Saltisford Leper Hospital (NHLE 1011035). Grade II* Listed building – The Masters House (NHLE 1364850). Grade II* Listed building – Chapel of St Michael (NHLE 1035366).
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<b>Version:</b>	Final

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## EXECUTIVE SUMMARY

*This report presents the results of a heritage impact assessment for the Scheduled Monument (NHLE 1011035) that forms the site of the former Medieval Leper Hospital, Saltisford Road, Warwick, Warwickshire, centred on National Grid Reference SP 27693 65416. It has been prepared to assess the significance of the site and potential impacts, arising from the proposed restoration and sympathetic conversion of two Listed buildings on the site to domestic use and any associated services. The Listed buildings are both Grade II\* - The Masters House (NHLE 1364850) and The Chapel of St Michael (NHLE 1035366).*

*The Scheduled Monument and two Listed Buildings are recognised as Nationally significant heritage assets, although their current condition is of concern, with The Masters House being recognised as in 'immediate risk of further rapid deterioration, or loss of fabric' on the Historic England Heritage at Risk register. The former Chapel of St Michael that is believed to date to the 15<sup>th</sup> Century and built on 12<sup>th</sup> Century foundations has previously been extensively restored and aspects of its historic integrity have been compromised with the loss of areas of wall fabric and internal painted plaster, although its form is still readable as a chapel and is in a stable condition.*

*The below ground remains within the site are designated as a Scheduled Monument and as such are protected by the Ancient Monuments and Arts Act of 1979, and as such a delicate balance has to be struck to enable the future preservation of archaeological remains and the desire to find long term sustainable future uses for the two standing buildings.*

*The proposed scheme seems appropriate and will lead to the preservation and enhancement of their heritage significance without compromise to their significance whilst enhancing their contribution to the wider valued landscape character and benefit of the wider public and community of Warwick, whilst offering the potential of rental income to ensure their future maintenance.*

*Resulting from detailed discussions with Historic England, and in an attempt to allow for a greater degree of certainty where buried remains might be present, it is now proposed to undertake further archaeological investigations comprising geophysics and targeted trial excavations to understand the nature of buried remains in more detail. The results will then inform the choice of route for new service trenches across the Scheduled Monument which would then be archaeologically excavated to ensure maximum preservation and capture of new data relating to the archaeological remains within the site. All of this work would be detailed within an appropriately worded Written Scheme of Investigation approved by Historic England.*

## I INTRODUCTION

### BACKGROUND

This report presents the results of a heritage impact assessment for the Scheduled Monument that forms the site of the former Medieval Leper Hospital, **Saltisford Road**, Warwick, Warwickshire, centred on National Grid Reference SP 27693 65416 (**Figure 1**). It has been prepared to assess the heritage significance of the site and potential impacts, if any, arising from the proposed renovation and conversion of buildings at the site to domestic use.

### AIMS

The purpose of this report is to gain an understanding of the archaeological and historic significance of the site to allow the project team to formulate (after ClfA, 2020):

- an assessment of the potential for heritage assets to survive within the area of study;
- an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests;
- an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings; and
- strategies to conserve the significance of heritage assets, and their settings

### SCOPE

The scope of this report included desk-based research and an appraisal of the two historic buildings on the Site. The desk-based research and assessment of setting considered previous archaeological interventions that have been undertaken, including research, excavation, geophysical survey, building recording and dendrochronology. This was to provide sufficient background information to place the site within its context and to identify heritage assets that may possess settings which could be affected by proposed scheme of works.

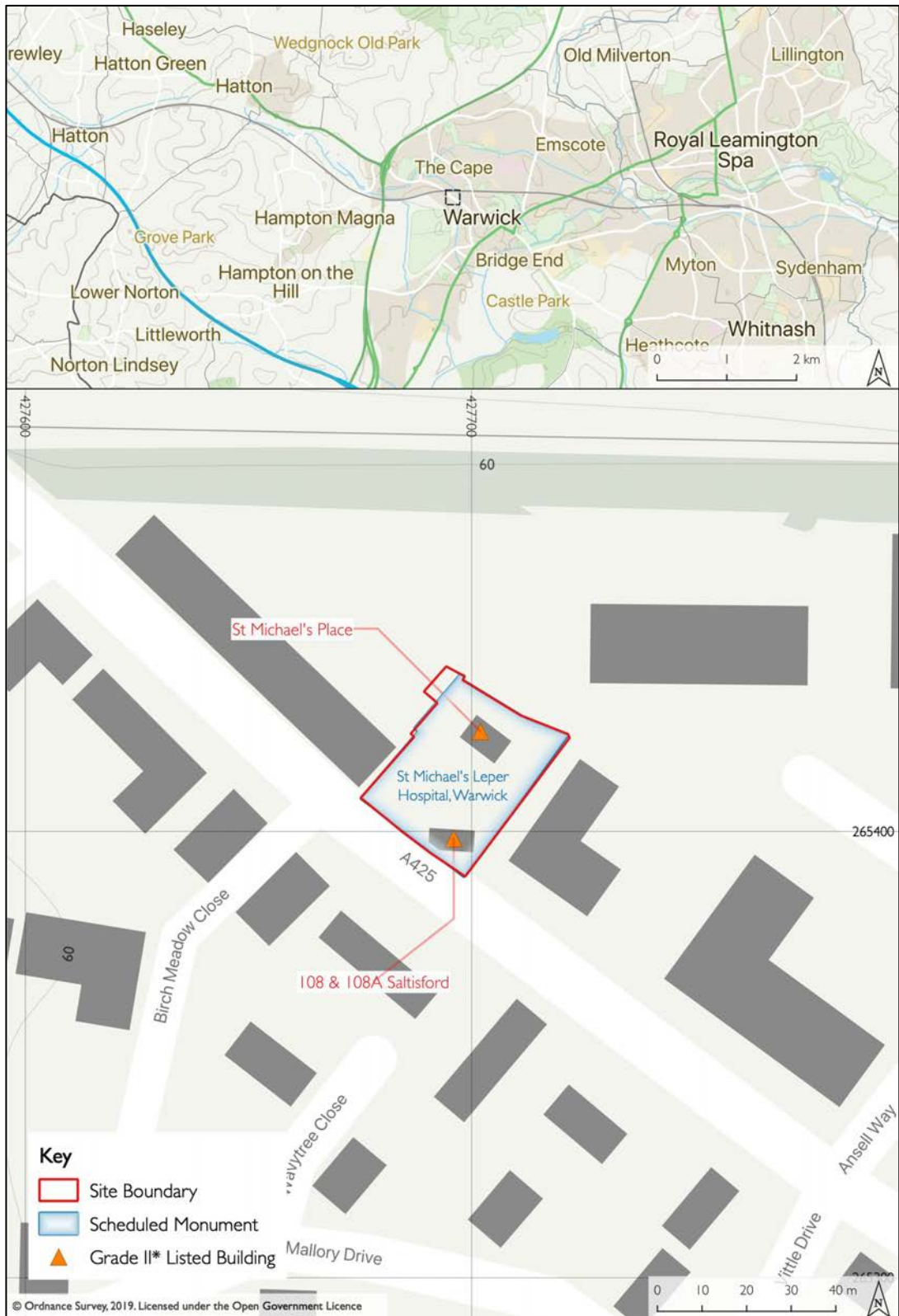


Figure I: Site location plan with designations



## 2 METHODOLOGY

### DESK-BASED RESEARCH

A review of the previous archaeological archives and documentary sources has been undertaken to identify gaps in knowledge, and to ensure that the historic character of the site and study area is understood. The primary sources consulted included:

- The Warwickshire Country Record Office;
- The Warwickshire Historic Environment Record (HER);
- The Historic England Archive (Swindon);
- Online archaeological resources;
- A review of previous archaeological reports;
- Review of the historical accounts;
- Consultation with the Country Archaeologist and Warwickshire archives.

All sources consulted are listed in **Section 9** of this report.

### SITE INSPECTION AND WALK-OVER SURVEY

The exterior of the site was inspected in July 2020 by Oliver Jessop MCIfA in order to identify the presence, extent and character of known and possible archaeological remains at the site, to consider factors in the former use and management of the site that may have affected the survival of buried archaeological remains, and to evaluate the contribution of the site to the setting of other heritage assets.

### BUILDING APPRAISAL

The exterior and interior areas of the buildings at the site was rapidly assessed to understand their historic development and use over time and to make an assessment of significance.

### WRITTEN RECORD

This report provides a synthesis of the desk-based research and a review of previous archaeological investigations an assessment of the significance of heritage assets identified at the site and those within the wider area identified to be sensitive to change at the site; and an assessment of impact referring to the heritage values identified in the National Planning Policy Framework (2019), and referencing appropriate guidance including Historic England's conservation principles (2008) and selection guides and DCMS designation criteria (2013 & 2018).



### 3 SITE DESCRIPTION

#### LOCATION

The site (defined by the boundary of the Scheduled Monument) is a rectangular plot of land c.30m x 40m that fronts on to Saltisford Road (A425), approximately 0.5km to the north-west of the centre of Warwick (Figure 1). The site is orientated north-east -south-west and bounded to the west by Victorian terrace houses, to the east by the Church of Jesus Christ of Latter Day Saints c.2004 and to the north-east by Warwickshire County Council Offices c.2000. On the opposite side of Saltisford to the south is Birch Meadow Close a modern housing development from the 1990s. Extending to the north-west is an area of wasteland/scrub that continues c.60m to meet a railway embankment.

There are two standing structures on the site (see Appendix 1.1), in the south-east corner abutting Saltisford Road is the former St Michaels Chapel (Appendices 4.1-4.11) and to the rear is a timber framed building 'the Master's House' (Appendices 4.12-4.19).

#### GEOLOGY

The underlying geology at the site is Mercia Mudstone Group – Mudstone a sedimentary bedrock. Superficial deposits comprise Alluvium – clay, silt sand and gravel (BGS, 2020).

#### DESIGNATION

The site is beyond the historic core of Warwick and does not fall within a Conservation Area. It is however designated as a **Scheduled Monument** (NHLE: 1011035) representing the site of a Medieval former Leper Hospital.

**Both of the standing buildings are Grade II\* Listed** – the former Chapel of St Michael (NHLE: 1035366) and the Masters House (NHLE: 1364850).

## 4 UNDERSTANDING THE SITE – ARCHAEOLOGY AND HISTORY

### INTRODUCTION

Previous reports (Henshaw 2017) detail the known historical accounts and archaeological investigations that have been undertaken on the site (Thompson 2004), along with a phase of standing building recording and dendrochronology of the Master's House (Morris 1996), so only a summary account is included below.

### HISTORY

Surviving historical accounts indicate that the earliest development of the Site and adjacent property to the east was as a leper hospital, chapel and cemetery. The scheduled site forms the southern part of the development area and comprises of two standing building and an area of rough grassland, representing former gardens (see **Appendices I.1-I.4**).

The hospital was founded by Roger Earl of Warwick at the end of the reign of Henry I, c.1130s. The endowment was intended to support a small community of lepers, being presided over by a warden (a priest) and records of their tenure survive from 1275. In 1535 it was given to Richard Fisher in exchange for rent and the provision of money and four beds to the poor. The last master/warden was appointed in 1557.

The chapel and Master's house were converted to cottages in the 17th-18th centuries and a row of secular almshouses were built along the Saltisford street frontage in 1635 and which were demolished in the 1960s (see **Appendix 3**).

### SUMMARY OF ARCHAEOLOGICAL EXCAVATIONS (AFTER THOMPSON 2004 & HENSHAW 2017):

There have been **three** previous phases of archaeological subsurface monitoring, or excavations within the Scheduled boundary.

#### **Archaeological watching brief: 1977**

A watching brief was undertaken by Harold Mytum for Warwickshire Museum during the demolition of later structures surrounding the Chapel. The monitoring confirmed that there appeared to be a pebble yard surface, which predated the construction of Chapel. The foundations were exposed during the watching brief and a sherd of medieval pottery, 15<sup>th</sup> Century (?) in date, was recovered.

### **Trial holes: 1988**

Two small trial holes were excavated by building contractors against the west end of the masters house in 1988 and uncovered large stone foundations of the Master's House, possibly re-used from an earlier building, and medieval deposits including the remains of a medieval sandstone floor or yard surface indicating that there is a high potential for undisturbed layers and deposits in direct proximity to the structure.

### **Archaeological excavations adjacent to the site: 2002**

In 2002 an archaeological evaluation was undertaken on the site of the former Hutfields Garage to the south-east of the Scheduled area, which most likely fell within the original hospital precinct. This recovered evidence for a yard surface of 16<sup>th</sup>-17<sup>th</sup> Century date that may have been associated with the Leper Hospital or Almshouses (SMR WA 9224). A ditch that may have formed a boundary around the Chapel was also recorded (Warwickshire Museum 2002, 11). Subsequent observation of the associated development (Warwickshire Museum 2003, 10) recorded evidence for possible 17<sup>th</sup> /18<sup>th</sup> Century industrial activity in the area (SMR WA 9679).

### **Archaeological evaluation trenches: 2004**

A series of four archaeological trenches of differing sizes were excavated across the site to assess the archaeological potential of the Scheduled Monument by Warwickshire Museum Field Services in advance of a proposal to erect a new office block (Thompson 2004).

Within the Scheduled Area the evaluation trenches revealed that complex medieval stratigraphy survives in the area between the Master's House and the Chapel. Well-preserved archaeological remains were revealed throughout the extent of Trench 4 and did not appear to have been significantly disturbed by later activity.

The earliest recorded phase of activity consisted of postholes and pits, which may date from the early phases of the Leper Hospital or from the church that preceded it. These may have formed part of timber structures associated with this phase of the site. The stratigraphic sequence included a later medieval phase surviving at approximately 0.55m below the ground level. This phase of activity included masonry wall foundations and a yard surface that appear to have formed part of the Leper Hospital complex. It is likely that the Hospital precinct did extend beyond the Scheduled Area though little detailed occupation has been recorded. Significant stratigraphic deposits and structural remains are present in the Scheduled Area in addition to the existing Listed medieval buildings.

Outside the Scheduled Area in the northern part of the site no evidence for medieval activity was recorded and significantly fewer archaeological features were apparent with trenches 1 and 2 being dominated by natural strata, cut occasionally by small drainage gullies, and overlain in places by 20<sup>th</sup> Century made ground deposits.

Close to the limit of the north boundary of the Scheduled Area and the likely line of the precinct boundary to the rear of the Master's House, part of what may have been a rubble surface was recorded in Trench 2. This extended beyond the former rear boundary, first shown on maps of the 18<sup>th</sup> Century, which may be of late medieval or early postmedieval origin. This boundary was represented by a large ditch on a north-west alignment and that was c.4m wide and at c.1.5m deep. Its surviving form indicates that it silted up in the 19<sup>th</sup> Century, but with residual pottery from earlier periods were recovered from the fill. A masonry wall following the line of the ditch at the edge of Trench 3 and immediately behind the master's house was interpreted as a possible medieval boundary feature or structure.

No evidence for any burials most likely associated with the leper hospital were recorded.

Evidence for the later occupation from the early post-medieval period to the present day, survives over the whole of Trench 4. This includes stone and brick structures, yard surfaces, make-up deposits and agricultural layers. Possible 17<sup>th</sup> Century structural remains close to the street frontage survived at 0.15m below current ground surface associated with the former Almshouses.

Trench 4 was located between the Chapel and Master's House, and produced the evaluation's most significant finds. The trench was L-shaped and five phases of archaeological deposits from the medieval period to the 20<sup>th</sup> Century were found in both. The archaeological strata were largely undisturbed by later activity, suggesting good survival of these levels across this part of the site.

#### SUMMARY OF ARCHAEOLOGICAL BUILDING RECORDING:

There have been **five** previous phases of photography, archaeological survey and analysis of the standing historic fabric within the Scheduled boundary:

#### **Photographic recording - The Masters House**

Three separate b/w photographic survey (held by the Historic England archive in Swindon) have been undertaken of the Master's House, in: 1954 by Stanley Jones; on the 14<sup>th</sup> March 1967; and the 31<sup>st</sup> October 1978.

### The Masters House: 1996

An archaeological building survey was undertaken by Richard Morriss in 2006 of the extant timber frame that comprised the Master's House suggested that the building post-dated the dissolution of monastic houses and institutions. He concluded that the building was a fairly small timber-framed building of three main components, although subsequently separated into three dwellings by the early 19<sup>th</sup> Century and had suffered relatively few major alterations. An earlier building lying to the south of the earliest surviving part of the house was demolished and replaced by a partly timber-framed lean-to-structure.

#### *Summary of fabric analysis (After Morriss 2006):*

The timber framed masters house has three main components. The oldest portion is of two storeys and two bays of close to the training. Each Bay being approximately 5m square. There are, or were curved up braces in the gable frames from the corner posts to the tie beams, but the bracing in the side frames was less symmetrical. In each bay is an intermediate frame-post extending from sill to wall plate; note this is missing in the western half of the South frame. There never was any ground floor framing between the bay posts in this section, suggesting that it was built against an existing building.

The trusses are fairly simple comprising of two queen struts rising to a collar, which support a single tier of purlins, and the principal rafters cross at the apex to support a rigid piece on each floor. There is a room, occupying each bay, a large stone chimney stack, with a stand next to it, thus obviating the need for any intermediate cross frame.

Shortly after the construction of the first two bays, an additional bay of similar proportions and design was added at the West End. This appears to have been incorporated into an enlarged dwelling, a doorway being inserted between the two at first floor level, it would have provided an additional single room on each floor level. The earlier building line to the south was demolished and replaced by a partly timber framed lean-to structure this seems to be mentioned in a deed of 1633.

Dating the building on stylistic grounds can only be vague, as the type of close studding is typical of local buildings of the mid 16<sup>th</sup> to early 17<sup>th</sup> Centuries, and as the building in its present form was there by 1633 a mid-late 16<sup>th</sup> Century date is suggested. However, the tree ring analysis would suggest a slightly earlier date and would support an earlier origin (see below).

### Dendrochronology - The Masters House: 1997

In 1997 a dendrochronology survey was undertaken by the Nottingham University Tree-ring Laboratory, which established that the timbers within the Master's House dated to 1503-1528 (VAG 1997).

### The Chapel

The Chapel is a single cell structure built from sandstone with a pitched roof. It has been extensively restored, however historic photographs from 1967 and 1978 (see **Appendix 2**) confirm that it was formerly was adorned with internal wall paintings and had a barrel vaulted timber ceiling. **Apart from the detailed photography no records for previous archaeological building surveys of the structure have been identified.**

#### ADDITIONAL HERITAGE / ARCHAEOLOGICAL SURVEYS

The following surveys have been undertaken on the site since 2006:

- 2006 - A Conservation Statement for the site was prepared by Diane Trenchard-Jones;
- 2017 - A commentary on the archaeological information for the site was prepared by Clare Henshaw;
- 2019 - Magnitude Surveys undertook an archaeological geophysical survey of the site using a hand pushed sled-mounted ground penetrating radar, over an area of c.0.22ha. The presence of a characteristic grave type anomaly was identified to the south-east of the Master's House, along with further similar responses throughout the survey area possibly suggesting more grave sites. In addition, wall-like responses were identified possibly corresponding to medieval wall remains. The survey also noted that widespread rubble material was evident throughout the site corresponding to either landscaping of the area or the demolition of previous structures.

## 5 UNDERSTANDING THE SITE – SIGNIFICANCE

### INTRODUCTION

The following heritage assets have been identified as potentially sensitive to development with the site:

- St Michael's Leper Hospital, Scheduled Monument
- Master's House (also known as nos. 4, 5 and 6 St Michael's Court), Grade II\* Listed Building
- St Michael's Chapel (also known as nos. 108 and 108A, Saltisford), Grade II\* Listed Building

### ST MICHAEL'S LEPER HOSPITAL

The site contains the Scheduled Monument of St Michael's Leper Hospital (NHLE: 1011035) comprising the below ground remains of a leper hospital, chapel and cemetery (**Appendix 5**). The hospital was founded by Roger Earl of Warwick at the end of the reign of Henry I, c.1130s, and was intended to support a small community of lepers presided over by a warden (a priest), records of which survive from 1275. The last master/warden was appointed in 1557. The Chapel and Master's House were converted to cottages in the 17<sup>th</sup> -18<sup>th</sup> centuries and a row of secular almshouses were built along the Saltisford street frontage in 1635 and which were demolished in the 1960s.

The presence of significant archaeological remains at the site has been demonstrated during archaeological works in 1977, 1988 and 2004 which have all identified stratified remains, structures and material culture dating from the 13<sup>th</sup> Century. A high potential for further remains has also been indicated by a recent ground penetrating radar (GPR) survey in 2018 of part of site which recorded a number of probable linear structures and one likely grave site.

The scheduling excludes the extant structures of Master's House and the chapel, both of which are designated Grade II\* Listed Buildings in their own right, but does include the ground beneath them.

#### *Physical Surroundings and Experience*

The character of the surroundings of St Michael's Leper Hospital has changed substantially since the medieval period. Situated on the principal north-west road out of Warwick to Birmingham, the hospital would have once lay in a predominantly rural setting, its separation from the settlement providing isolation and representing a key consideration in its location. The present setting is dominated by transport infrastructure and 19<sup>th</sup> Century development, situated towards a historic nexus of Birmingham Road, the Saltisford arm of the Birmingham Canal and the Oxford to Birmingham Branch railway. These later developments, both infrastructure and housing, have



enclosed the site, destroying both appreciation of its isolation and the character of its former landscape setting, and make a negative contribution to its setting.

Within the site, the survival of the chapel, which is contemporary with the use of the site as a hospital, and the Master's House, which likely dates from its last phase of use, provide important visual focuses for appreciating the age and significance of the site, and this are considered to make a key positive contribution to the setting of the scheduled monument.

Whilst the skyline around the site has also changed considerably, views are possible to the tower of St Mary's Church (Grade I Listed), which whilst primarily of 17<sup>th</sup> Century date has medieval origins. Views must also once have been possible to the former Priory of the Holy Sepulchre and St Helen's Church in Priory Park. The visual connectivity between these sites may have been fortuitous, rather than planned, but preserves a spatial relationship with the centre of Warwick and underlines the significance of religion both in administering to the site and in providing hope of salvation to its patients, and make a positive contribution to the setting of the site.

### *Summary of Significance*

St Michael's Leper Hospital is considered to possess **high national significance**, reflected in its designation as a Scheduled Monument, deriving from:

- \* Its **archaeological interest**, which makes a **high contribution** to its significance, in comprising well preserved buried remains of a 12<sup>th</sup> Century leper hospital, its buildings, and graveyard which are of special research interest in characterising an important period of investiture in hospitals and the treatment and perception of infectious diseases, and in respect to its rarity as one of only three known examples of medieval leper hospitals within Warwickshire;
- \* Its **historical interest**, which makes a **high contribution** to its significance, on account of its illustrative value in preserving significant insights into the relationship between urban communities and special institutions and attitudes towards disease in the medieval period, which is enhanced by the survival of extensive historical documentation;

### MASTER'S HOUSE

The Master's House is a Grade II\* Listed Building (NHLE: 1364850) comprising a detached multiple phased timber-framed building of three cells with a partial outshut to its south elevation. Timbers in the building were dated by dendrochronology to 1504-1528, and thus its estimated date of construction pre dates the dissolution of the hospital between 1536-1541. The building is

considered to have provided accommodation for the resident master of the hospital and may have comprised one of the last phases of alteration to the hospital prior to its closure. Historic England state that the building may have 12<sup>th</sup> Century foundations (**Appendix 5**). Surviving documentary sources record details of the building, and add to its historic interest.

The present part of the building is believed to have been a two-cell close-studded timber frame structure with chambers above, extended soon after construction with the addition of a further bay to the west. At this time or after an earlier building to the south of the range was rebuilt with the present lean-to outshut.

The building is currently vacant and heavily decayed, reflected in its inclusion on the Heritage at Risk Register which states it is in very bad condition and at immediate risk of further rapid deterioration.

#### *Physical Surroundings and Experience*

The setting of the house is principally attached to that of the Scheduled Monument of St Michael's Leper Hospital within which it is situated. Specifically, the wider late post-medieval development of the surrounding area makes a negative contribution to its setting, whilst its physical relationship with the chapel, the line of Birmingham Road and its separation from the historic core of Warwick as demonstrated by distant views to St Mary's Church, all make a positive contribution to setting.

#### *Summary of Significance*

Master's House is considered to possess a **high national level** of heritage significance, deriving from:

- \* Its **architectural interest**, which makes a **high contribution** to its significance, as multi-phased vernacular structure of 16<sup>th</sup> Century that is a distinctive regional type and which preserves substantial parts of its historic fabric, albeit of poor condition.
- \* Its **historic interest**, which makes a **high contribution** to its significance, in relation to its documented and physical association with the nationally important St Michael's leper hospital, and the visual juxtaposition of the domestic style of the Master's House and the chapel also contributes to the appreciation of the range and hierarchy of materials and design during the medieval period.
- \* Its **archaeological interest**, which makes a **high contribution** to its significance, in relation to its potential to preserve remains the study of which would contribute to our understanding of the origin, use and development of the building and its relationship with the wider leper hospital.

## THE CHAPEL

The Chapel is a Grade II\* Listed Building (NHLE: 1035366) comprises a single cell structure built from sandstone with a pitched roof. It has been extensively restored. Historic England have dated the building to the 15<sup>th</sup> Century with 12<sup>th</sup> Century foundations and at time of listing comprised two cottages formed in the 17<sup>th</sup> to 18<sup>th</sup> Century (**Appendix 5**), which at this time had a centra.

As series of brick extensions to the chapel were demolished in c.1977 and a substantial programme of conservation and repairs were undertaken. Part of this works included the replacement of a large part of the building's external architectural detailing, including the removal of a 18<sup>th</sup>-19<sup>th</sup> Century chimney stack and the restoration of features that had been lost including the window in the west elevation. Internally some original decorative timberwork survives within the roof, although the first floor timbers are understood to be architectural salvage.

### *Physical Surroundings and Experience*

The setting of the Chapel is principally defined by the Scheduled Monument of St Michael's Leper Hospital within which it is situated. Specifically, the wider late post-medieval development of the surrounding area makes a negative contribution to its setting, whilst its physical relationship with the Master's House, the line of Birmingham Road and its separation from the historic core of Warwick as demonstrated by distant views to St Mary's Church, all make a positive contribution to setting.

### *Summary of Significance*

The chapel is considered to possess a **high national level** of heritage significance, deriving from:

- \* Its **architectural interest**, which makes a **high contribution** to its significance, as rare surviving example, albeit heavily restored, of a 15<sup>th</sup> Century hospital chapel retaining fabric of high craftsmanship that is reflective of its age and status.
- \* Its **historic interest**, which makes a **high contribution** to its significance, in relation to its documented and physical association with the nationally important St Michael's leper hospital, and the visual juxtaposition of the domestic style of the Master's House and the chapel also contributes to the appreciation of the range and hierarchy of materials and design during the medieval period.
- \* Its **archaeological interest**, which makes a **medium contribution** to its significance, in relation to its potential to preserve remains that would contribute to our understanding of the origin, use and development of the building and its relationship to the leper hospital.

## 6 IMPACT ASSESSMENT

### PROPOSED DEVELOPMENT – POTENTIAL IMPACTS

The principal works of the proposal comprise:

1. Repair and refurbishment of the Master's House to ensure its future preservation as a dwelling;
2. The refurbishment of the partially restored Chapel of St Michael to form a dwelling;
3. The laying of new services across the Scheduled site to facilitate the future use of the buildings as dwellings; and
4. The relandscaping of the existing ground surface to reflect the needs of the change of use of the buildings, but to also ensure that their historic setting is enhanced.

The aim of the proposal is to safeguard the buildings and structures through sympathetic restoration and provide a long-term sustainable use of the site that respects its heritage sensitivity and significance. The details of the proposed scheme of works form part of the application documents and the following is a summary of key elements that have the potential to impact the heritage/archaeological significance of the site.

### IMPACT ASSESSMENT

The following assessment considers the impact of the proposals on the significance of heritage assets in relation to their sensitivity to change within the area affected (see **Section 8** for grading criteria):

#### *The Scheduled Monument (Saltisford Leper Hospital)*

	Contribution to Significance	Effect of Proposal		Contribution to Significance	Effect of Proposal
I a) Clearance of <b>discarded stone piles and rubble (under archaeological supervision) from across the site, to allow for further geophysical survey to be undertaken.</b>					
Impact on extant buildings	Neg	++	Impact upon buried archaeological remains	Neg	++
I b) Laying of new grass lawn <b>to be undertaken following restoration of the buildings and laying of new services.</b>					
Impact on extant buildings	Neg	+	Impact upon buried archaeological remains	Neg	o
I c) Formation of new areas of flower beds (shallow rooted plants)					
Impact on extant buildings	L	+	Impact upon buried archaeological remains	L	o

Contribution  
to  
Significance  
  
Effect of  
Proposal

Contribution  
to  
Significance  
  
Effect of  
Proposal

I d) Replacement of external boundary railings **with new metal fence**

Impact on extant buildings	N	+	Impact upon buried archaeological remains	L	o
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I e) Introduction of new footpaths (tarmac with metal edging) **across the central part of the site**

Impact on extant buildings	L	+	Impact upon buried archaeological remains	L	o
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I f) Introduction of paving around the Master's House and the Chapel (shallow foundations) **comprising of natural stone with permeable joints**

Impact on extant buildings	L	o	Impact upon buried archaeological remains	L	o
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I g) Installation of new soakaway trenches for surface water disposal (following HE guidance)

Impact on extant buildings	n/a	n/a	Impact upon buried archaeological remains	M	-
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I h) **Excavation of service trenches for water, electricity, sewage, gas, telecommunications (following archaeological geophysics). The overall length of trenching required will be c.40m (TBC) in length, c.1m wide and of varying depths (Electric 0.65m; Telecommunications (BT/CATV) 0.35-0.45m; Gas 0.6m; Water 0.8m; Foul drainage 1.6m nr Masters House and 3.3m nr The Chapel)**

Impact on extant buildings	L	o	Impact upon buried archaeological remains	H	-
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I i) **Excavation of French drains around the external walls of the Chapel, comprising of a perforated pipe with pea gravel**

Impact on extant buildings	N	+	Impact upon buried archaeological remains	H	?
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I j) **Formation of a new car access road to the north-east of the Master's House, with a low profile kerb and permeable pavers that will be built up above the existing ground level of the SM**

Impact on extant buildings	N	+	Impact upon buried archaeological remains	L	o
----------------------------	---	---	---	---	---

I k) **Formation of stepped in viewing area along Saltisford Road, with a tarmac surfaces and timber edged display boards facing The Master's House**

Impact on extant buildings	N	+	Impact upon buried archaeological remains	L	o
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II) **Installation of new timber fencing to the north of The Master's House garden, 1.8m high in vertical softwood boards, or painted metal railings 1.2-1.5m high**

Impact on extant buildings	o	L	Impact upon buried archaeological remains	M	?
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Summary

The impacts caused by the proposed changes to the infrastructure and general layout of the ground surfaces varies across the scheduled monument. The principal interventions being associated with the proposed sub-surface excavations of new soakaway trenches for drainage and a large trench for new services, with minor impacts caused by new fencing, French drains and paving/footpaths. The final routes for all these trenches is still to be determined, but dependent upon their depth and length they have the potential to cause a high degree of harm to any buried archaeological remains.

The Master's House

	Contribution to Significance	Effect of Proposal		Contribution to Significance	Effect of Proposal
2a) Repair to external timber frame and wall panels					
Impact on extant buildings	H	+	Impact upon buried archaeological remains	n/a	n/a
2b) Replacement of roof covering					
Impact on extant buildings	M	+	Impact upon buried archaeological remains	n/a	n/a
2c) Demolition of southern lean-to-extension and the introduction of a new south wing in the area of the demolished footprint to accommodate new stairs that are compliant with current building regulations					
Impact on extant buildings	H	-	Impact upon buried archaeological remains	M	?
2d) Replacement of existing fenestration and doors					
Impact on extant buildings	L	+	Impact upon buried archaeological remains	n/a	n/a
2e) Excavation of footings for new stair tower					
Impact on extant buildings	L	o	Impact upon buried archaeological remains	H	?
2f) Underpinning of the structure in the north-west corner and west end of south elevation					
Impact on extant buildings	L	o	Impact upon buried archaeological remains	H	?
2g) Repairs to chimney stacks and fireplaces in the south-west corner and between bays 1-2. New foundations may be required, with the brickwork stacking being rebuilt 'like-for-like' with re-used materials where possible, with new materials to match the historic fabric. New roof vents will also be incorporated into the roof coverings					
Impact on extant buildings	N	+	Impact upon buried archaeological remains	H	?

	Contribution to Significance	Effect of Proposal		Contribution to Significance	Effect of Proposal
2h) Installation of underfloor heating					
Impact on extant buildings	N	+	Impact upon buried archaeological remains	H	?

*Summary*

The proposed works seek to conserve and restore the extant built fabric to form a single dwelling arranged over two floors. The scheme proposes to maintain the legibility of the existing plan form, although the secondary extension to the south will be removed and replaced with a stair tower of slightly larger dimensions. The demolition will cause a **loss of extant historic fabric**, however as this is a later addition to the building it is considered that this is **balanced by the benefit of the overall scheme** which will ensure the long term preservation of the building. The construction of a new stair tower on a slightly enlarged footprint, the underpinning, along with the proposal to lay underfloor heating has the **potential to damage, and/or remove unknown archaeological deposits** beneath the buildings, potentially associated with earlier phases of the site and former Leper hospital.

*The Chapel of St Michael*

	Contribution to Significance	Effect of Proposal		Contribution to Significance	Effect of Proposal
3a) Repair of the 1 <sup>st</sup> floor level to include a bedroom, bathroom and glazed balcony. To incorporate a new timber staircase set away from the tracery of the gable window					
Impact on extant buildings	L	o	Impact upon buried archaeological remains	n/a	n/a
3b) Introduction of new timber fenestration and doors					
Impact on extant buildings	M	+	Impact upon buried archaeological remains	n/a	n/a
3c) Installation of new underfloor heating and services within the floor void of the ground floor					
Impact on extant buildings	N	+	Impact upon buried archaeological remain	M	?
3d) Installation of new services in the south-west corner of the Chapel from Saltisford Road					
Impact on extant buildings	L	o	Impact upon buried archaeological remain	H	?



*Summary*

The Chapel has previously undergone a considerable amount of 'rebuilding and restoration' since the former smithy and almshouses were demolished in the late 1960s. Whilst the overall historic form of the building remains, the replacement of window and door surrounds, along with relaying the roof and insertion of new joists at first floor the impact of the proposed works is considered to represent a positive change to the Listed Building that this is **balanced by the benefit of the overall scheme** which will ensure the long term preservation of the building. It is unclear whether the watching brief undertaken in 1977 included the interior of the structure, so there may still be **some potential for un-disturbed archaeological deposits remaining in situ** below the current floor level.

## 7 DISCUSSION

### SUMMARY

The Scheduled Monument that comprise the remains of the former Leper Hospital at Saltisford, including the two Listed Buildings are recognised as **Nationally significant heritage assets**. Their current condition is one of concern, with The Masters House being recognised as in '**immediate risk of further rapid deterioration, or loss of fabric**' on the Historic England Heritage at Risk register. The former Chapel of St Michael that is believed to date to the 15<sup>th</sup> Century and built on 12<sup>th</sup> Century foundations has previously been extensively restored and aspects of its historic integrity have been compromised with the loss of areas of wall fabric and internal painted plaster, although its form is still readable as a chapel and is in a stable condition.

The below ground remains within the site are designated as a Scheduled Monument and as such are protected by the Ancient Monuments and Arts Act of 1979, and as such a delicate balance has to be struck to enable the future preservation of archaeological remains and the desire to find long term sustainable future uses for the two standing buildings.

The proposals to adapt them into residential dwellings seems appropriate and has the potential to restore the external form of the buildings for the benefit of the wider public and community of Warwick, whilst offering the potential rental income to ensure their future maintenance.

### MITIGATION MEASURES

The principal issues that have been identified relate to the impact upon new services within the Scheduled boundary. The previous excavations undertaken in 2004 (see **Appendix I.4**) confirmed that there is a high degree of preservation of archaeological remains dating from the Medieval period to the 20<sup>th</sup> Century. The trenches were in the form of linear transects across the site thus providing a limited understanding into the full extent of archaeological remains. To address this, a Ground Penetrating Radar (GPR) survey was undertaken in 2019 (see **Appendices I.5-I.7**) with the aim of improving the understanding of the extent and nature of features exposed within the archaeological trenching and guide the decision process for the new service routes on the site. The geophysics was successful in providing an enhanced understanding of the nature of buried remains, including a potential grave cut, although the work was hampered by the restricted areas available for survey as a result of the stored mounds of rubble and debris on the site.

Resulting from detailed discussions with Historic England, and in an attempt to allow for a greater degree of certainty where buried remains might be present it is now proposed to undertake the following:

*Preliminary investigations*

- The clearance of the stored mounds of rubble and stone under archaeological supervision. This will then further archaeological investigations to proceed;
- A second geophysical survey across the full extent of the Scheduled Monument will be undertaken, most likely in the form of Earth Resistance and Magnetometry, although further GPR may also be appropriate;
- Small scale archaeological excavations (trial pits) within The Masters House to establish the nature of sub-surface flooring, beneath the proposed new footprint of the stair tower and areas of underpinning;
- Further consultation with Historic England once the various investigations have been completed to agree a final route for new services.

*Mitigation measures*

- To archaeologically excavate a new service trench c.40m in length with varying depths up to c.1m in depth, followed by analysis and reporting;
- An update of previous surveys of the historic fabric to ensure a comprehensive record has been produced;
- An intermittent archaeological watching brief during additional ground works or structural alterations to the standing buildings.

All of the above elements of work would be detailed within an appropriately worded Written Scheme of Investigation approved by Historic England.

## 8 SUPPORTING INFORMATION

### LEGISLATIVE CONTEXT

The principal legislation in relation to the protection and management of the historic environment comprises:

**Historic Buildings and Ancient Monuments Act 1953** – established the register of parks, gardens and battlefield sites of special historic interest. The effect of proposed development on the sites and their settings on the list is a material consideration in planning decisions. Historic England are a statutory consultee in relation to works affecting Grade I/II\* Registered Parks and Gardens.

**Ancient Monuments and Archaeological Areas Act 1979** – affords statutory protection to Scheduled Monuments and Areas of Archaeological Interest. Consent of the Secretary of State (Department for Digital, Culture, Media and Sport) is required for works affecting these assets.

**Planning (Listed Buildings and Conservation Areas) Act 1990** – provides additional planning controls for works affecting Listed Buildings and Conservation Areas. The Act established that the Local Planning Authority should have special regard to the desirability of preserving Listed Buildings, or its setting, (Section 66); and a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas (Section 72). Historic England is a statutory consultee in relation to works affecting Grade I/II\* Listed Buildings.

### NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) was published on 27<sup>th</sup> March 2012 and revised in July 2018, with further minor updates in February 2019 – sets out the Government's planning policies for England and how these should be applied by local planning authorities in plan-making and decision-taking.

Para. 11 – a presumption in favour of sustainable development is placed at the heart of the framework. To achieve this, the NPPF identifies three overarching objectives (economic, social and environmental) that are to be pursued in mutually supportive ways, and which include contributing to the protection and enhancement of the historic environment (para. 8).

Para. 127 – encourages local planning authorities to ensure that developments establish or maintain a strong sense of place and are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change (also reflected in para. 185).

Para. 130 – recommends that permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area.

Para. 131 – states great weight should be given to outstanding and innovative designs that raise the standard of design in an area whilst fitting with the overall form and layout of their surroundings

Para. 184 – identifies heritage assets as an irreplaceable resource.

Para. 189 – states that local planning authorities should require an applicant to describe the significance of any heritage assets affected to a level proportionate to their importance. Where a site includes or has the potential to include heritage assets of archaeological interest, this should include an appropriate desk-based assessment and, where necessary, a field evaluation.

Para. 194 – when considering the impact of a proposed development on the significance of a designated heritage asset, NPPF states that local planning authorities should give great weight to the asset's conservation. The more important the asset the greater this weight should be. Any harm to, or loss of, significance of a designated heritage asset should require clear and convincing justification.

Para. 197 – the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining an application, although a balanced judgment will need to be made having regard to the scale of harm, or loss, and the significance of the heritage asset.

Para. 199 – states local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their significance and the impact, and that results should be made publicly available. It goes on to state that the ability to record evidence should not be a factor in deciding whether such loss is justified.

Para. 200 – recommends that local authorities should treat favourably those proposals that preserve elements of a heritage asset's setting that make a positive contribution to its significance.

#### LOCAL PLAN

The Warwick Local Plan was adopted in September 2017 and the following policies relate to matters associated with the Historic Environment:

**HE1** – Protection of Statutory Heritage Assets; **HE2** – Protection of Conservation Areas; **HE3** – Control of Advertisements in Conservation Areas; **HE4** – Protecting Historic Parks and Gardens; **HE5** – Locally Listed Historic Assets; and **HE6** – Archaeology.

## METHODOLOGY FOR ASSESSING SIGNIFICANCE

The significance of heritage assets is their value to this and future generations because of the archaeological, architectural, artistic or historic interest embodied in their physical presence and way in which they are experienced, i.e. their setting (after definitions in National Planning Policy Framework). Planning Practice Guidance (PPG; MHCLG, 2018) defines these heritage interests as (compatible values of Historic England's *Conservation Principles* (2008) shown in italics):

- **Archaeological interest** (*Evidential value*): As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and Artistic interest** (*Aesthetic value*): These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- **Historic interest** (*Historic and Communal value*): An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

*Note: NPPF terminology is adopted, rather than Conservation Principles' four heritage values, to ensure compliance with current planning policy.*

The assessment of heritage interest is undertaken in consultation with GPA 2 (Historic England, 2015); Part 4 of the British Standard 7913:2013 *Guide to the Conversion of Historic Buildings*; Chartered Institute for Archaeologist standards and guidance (2014); and the staged approach for understanding significance published in HEAN 12 (Historic England, 2019):

1. Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits;
2. Understand the significance of the asset(s);
3. Understand the impact of the proposal on that significance;
4. Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF;
5. Look for opportunities to better reveal or enhance significance.

In addition, the assessment of setting follows the staged approach published in GPA 3 (Historic England, 2015b; step 5 of which is not relevant at this stage):

1. Identify which heritage assets and their settings are affected;
2. Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
4. Explore ways to maximise enhancement and avoid harm;
5. Make and document the decision and monitor outcomes

By understanding the heritage interest of an asset or place, it is possible to derive an assessment of overall significance through reference to published guidance and assessment criteria:

Heritage Significance		
<b>International</b>	Heritage assets of outstanding universal value which fulfil the criteria for inclusion on the UNESCO World Heritage List (section II.D of UNESCO, 2019).	<b>1</b>
<b>High National</b>	Heritage assets of exceptional interest, and of particular or national importance that fulfil the criteria for listing at a high grade (i.e. as a Scheduled Monument, or Grade I or II* Listed Building / Registered Park and Garden) (DCMS 2013 & 2018 & <a href="https://historicengland.org.uk/listing/selection-criteria/">https://historicengland.org.uk/listing/selection-criteria/</a> ).	<b>2</b>
<b>National</b>	Heritage assets of special interest that fulfil the criteria for listing (i.e. as a Conservation Area, Grade II Listed Building / Registered Park and Garden, Registered Battlefield or Protected Wreck Site) (DCMS, 2018) & <a href="https://historicengland.org.uk/listing/selection-criteria/">https://historicengland.org.uk/listing/selection-criteria/</a> .	<b>3</b>
<b>Regional</b>	Heritage assets of moderate interest that fulfil the criteria for local listing as set out by local authority guidance or Historic England's advice note on Local Listing (2016b). Broadly defined, such assets possess architectural or historical interest that notably contributes to local distinctiveness or possesses archaeological interest that greatly contributes towards the objectives of a regional research agenda.	<b>4</b>
<b>Local / Negligible</b>	Heritage asset of limited interest that fails to fulfil the criteria for local listing or only slightly contribute to the objectives of a regional research agenda, typically due to poor preservation, survival or restricted contextual associations.	<b>5</b>

Heritage assets or places recognised to be of sufficient significance to receive formal status under law or policy intended to sustain those values (such as a Listed Building, Scheduled Monument of Conservation Area) are commonly referred to as *Designated Heritage Assets*. Assets recognised to have heritage significance, but insufficient to meet the criteria for statutory designation, are referred to as *Non-Designated Heritage Assets*. It should be noted, however, that designation does not automatically bestow national or higher significance as in rare circumstances designation can be reversed where significance has been misjudged or denuded; and it is equally possible for non-designated assets to be demonstrably of national or higher significance, warranting designation.



*Assessment of Contribution*

Elements of a heritage asset, including elements of their setting, may not contribute equally to its significance, reflecting the varying degree of heritage interest embodied in its fabric, where there is capacity for an asset to support change without loss of significance, and where there are opportunities for significance to be enhanced. Contribution to significance is expressed in line with the following scale:

Contribution to Significance		
<b>High</b>	Element is fundamental to the key heritage interest/s that define the significance of the asset.	<b>H</b>
<b>Medium</b>	Element makes an important contribution to the significance of the asset, either as embodying a secondary aspect of the asset's heritage interest or comprising an aspect of the asset's key heritage interest that has been affected by moderate (under 50%) loss such that its contribution to significance is reduced.	<b>M</b>
<b>Low</b>	Element makes a slight contribution to the significance of the asset, either as embodying that complements an aspect of the asset's heritage interest or comprising an aspect of the asset's key heritage interest that has been affected by substantial (over 50%) such that its contribution to significance is greatly reduced.	<b>L</b>
<b>Neutral</b>	Element does not contribute to the significance of the asset.	<b>N</b>
<b>Negative</b>	Element represents an unsympathetic change which detracts from significance.	<b>Neg</b>
<b>Uncertain</b>	Sensitivity uncertain: more information required.	<b>?</b>

*Assessment of Effect*

An assessment of the effect of the proposed works considers the contribution made by the affected element to the significance of a heritage assets, and the nature of any effect (both negative and positive) to that contribution. The scale of effect adopted is set out in the following table:

Effect of Proposal		
<b>Very Positive</b>	Proposals will greatly reveal or enhance the contribution the effected element makes to the significance of the heritage asset, and/or substantially contribute towards the conservation of the asset.	<b>++</b>
<b>Positive</b>	Proposals will better reveal or enhance the contribution the effected element makes to the significance of the heritage asset and/or contribute towards the conservation the asset.	<b>+</b>
<b>Neutral</b>	Proposals will preserve the contribution the effected element makes to the significance of the heritage asset.	<b>o</b>
<b>Negative</b>	Proposals will result in the partial loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a detrimental effect on the conservation of the asset.	<b>-</b>
<b>Very Negative</b>	Proposals will result in the total loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a significant detrimental effect on the conservation of the asset.	<b>--</b>
<b>Uncertain</b>	Effect uncertain: more information required.	<b>?</b>

## 9 BIBLIOGRAPHY AND REFERENCES

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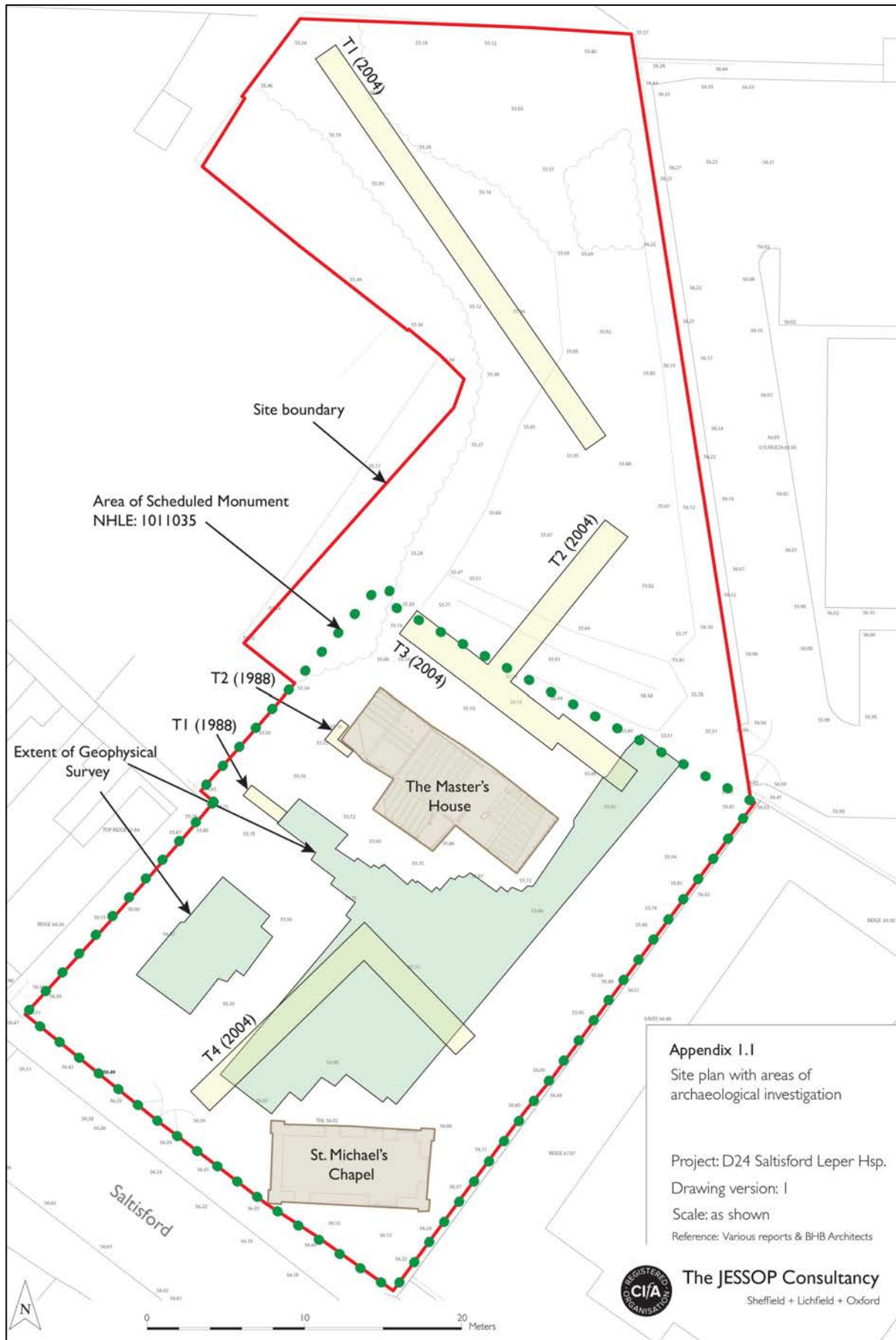
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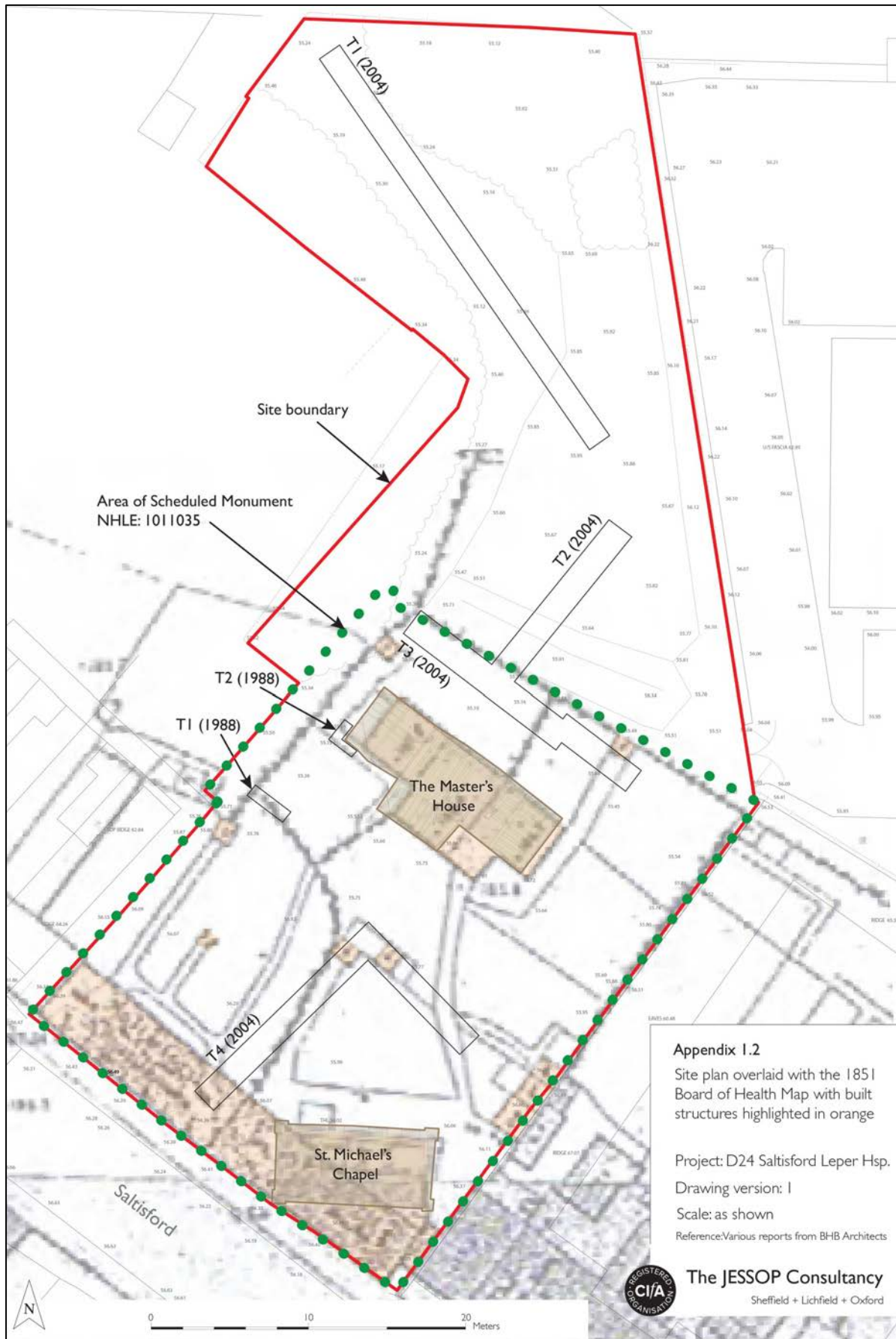
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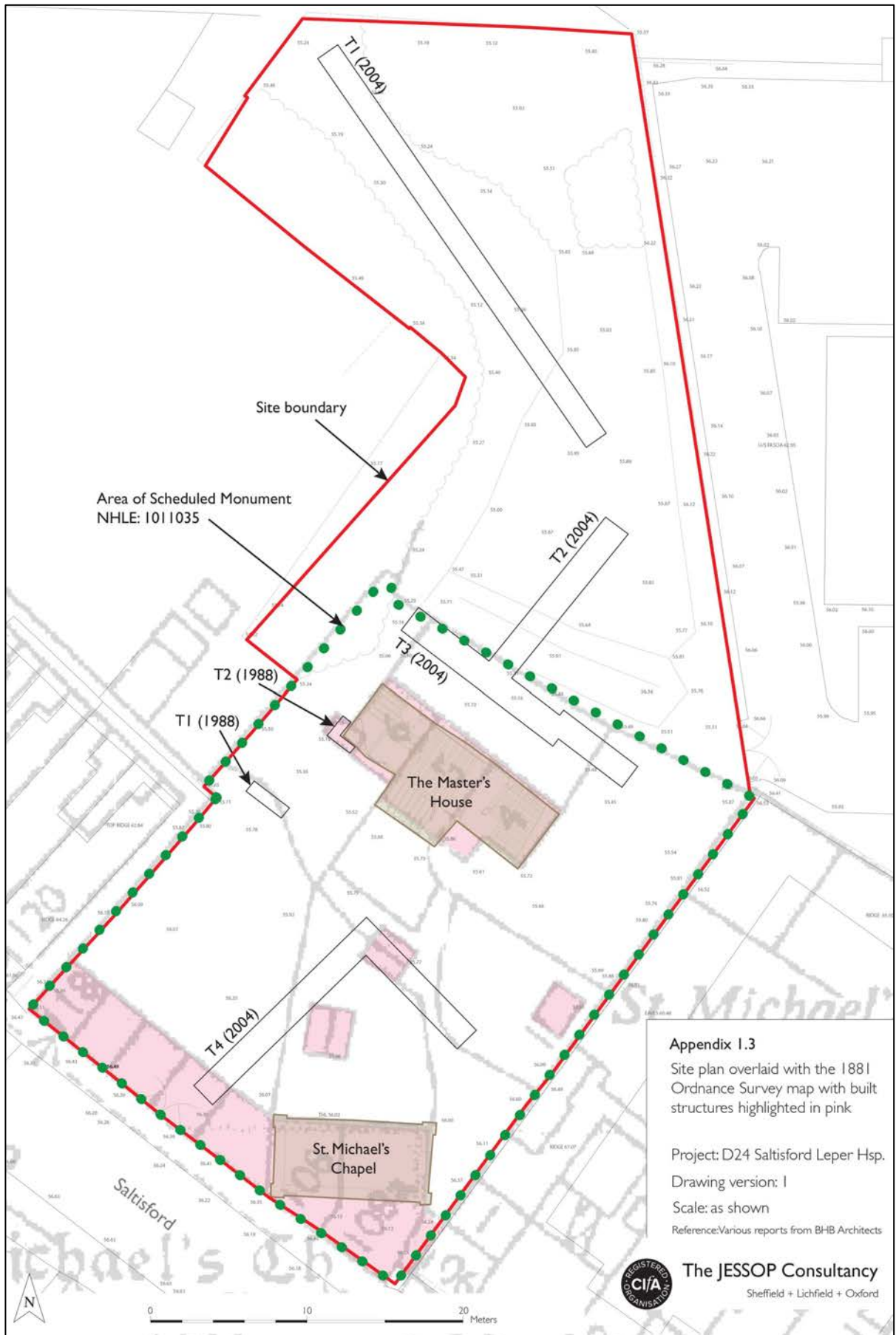
**APPENDIX I:**

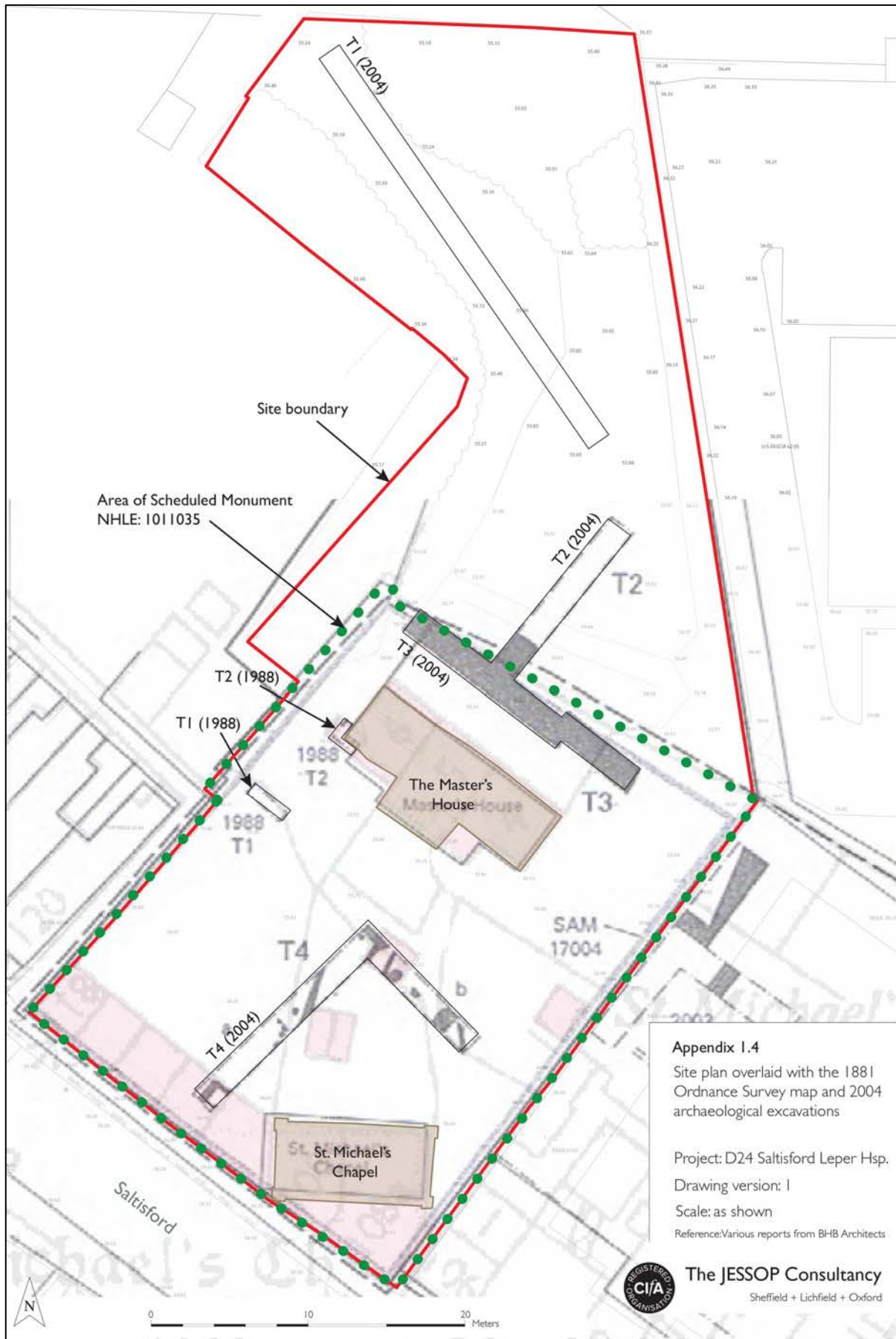
HISTORIC MAPPING AND ARCHAEOLOGICAL INVESTIGATIONS



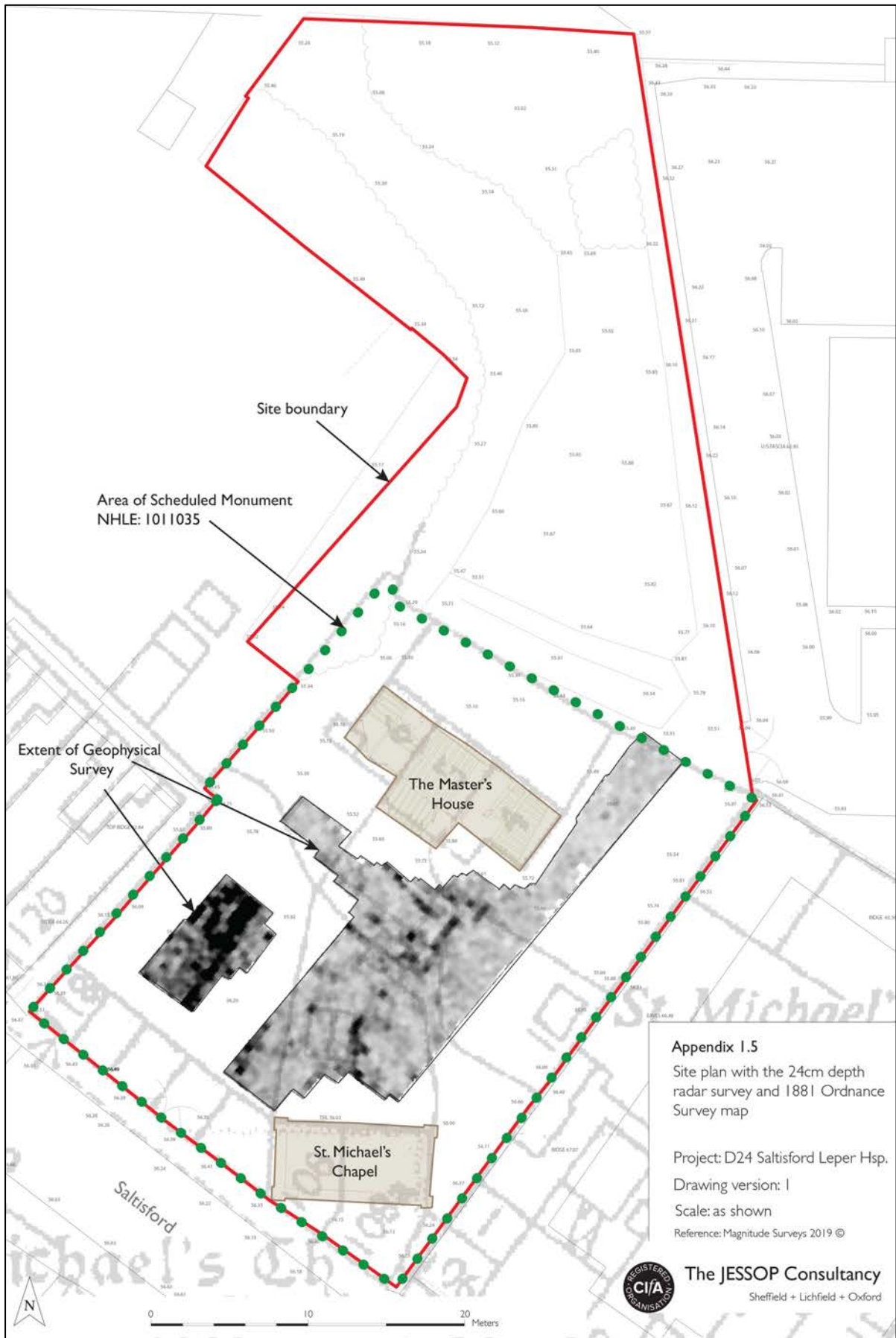


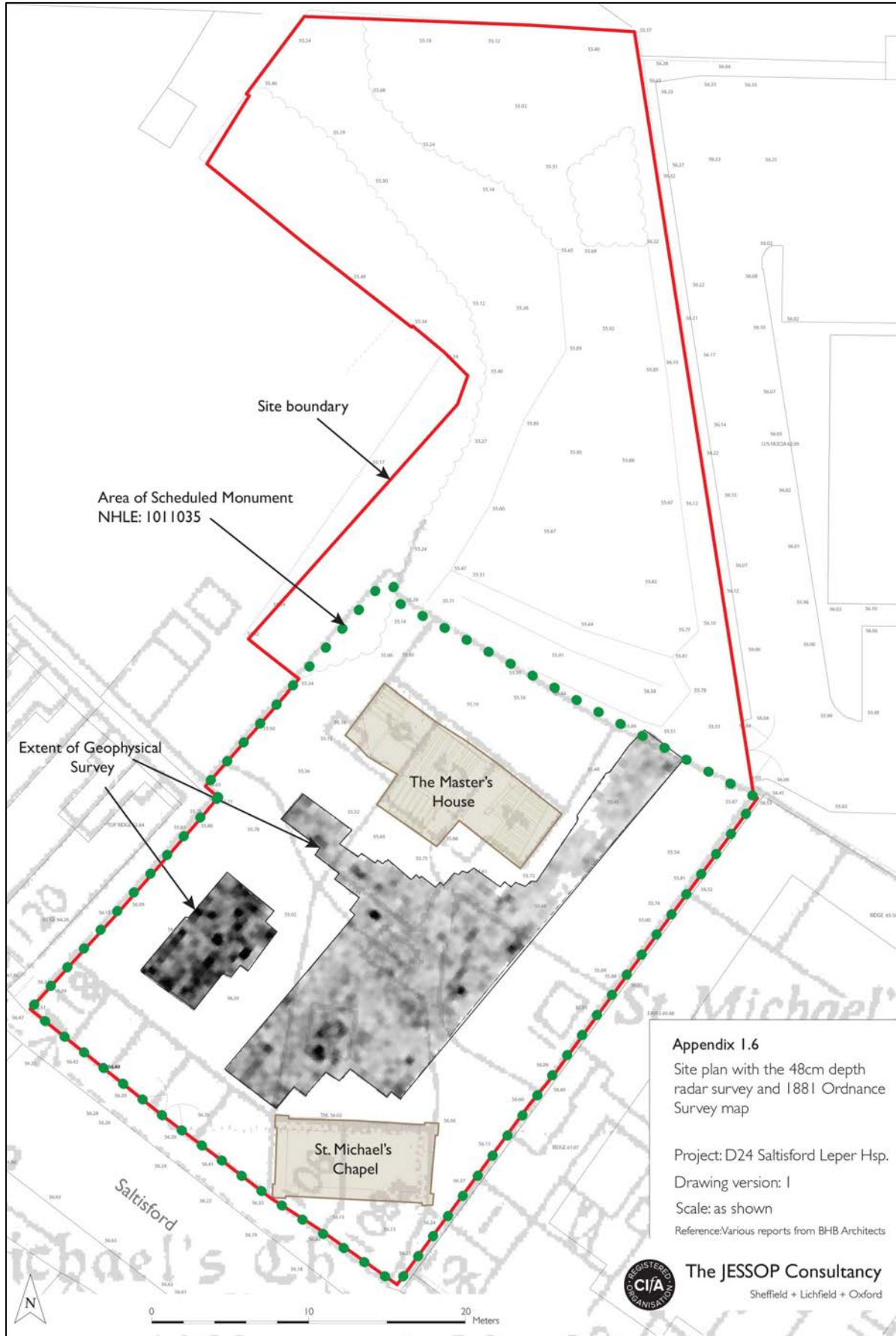


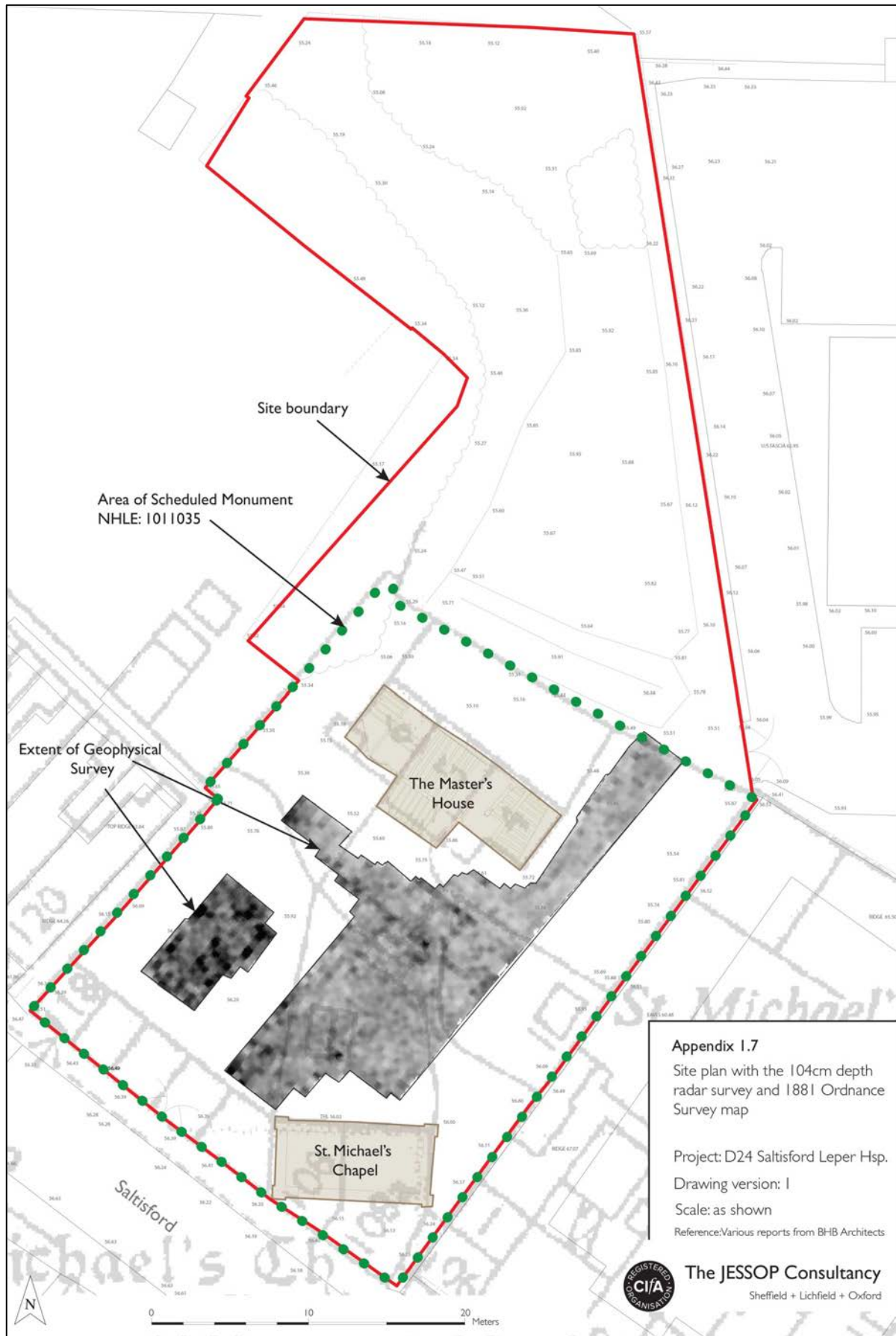




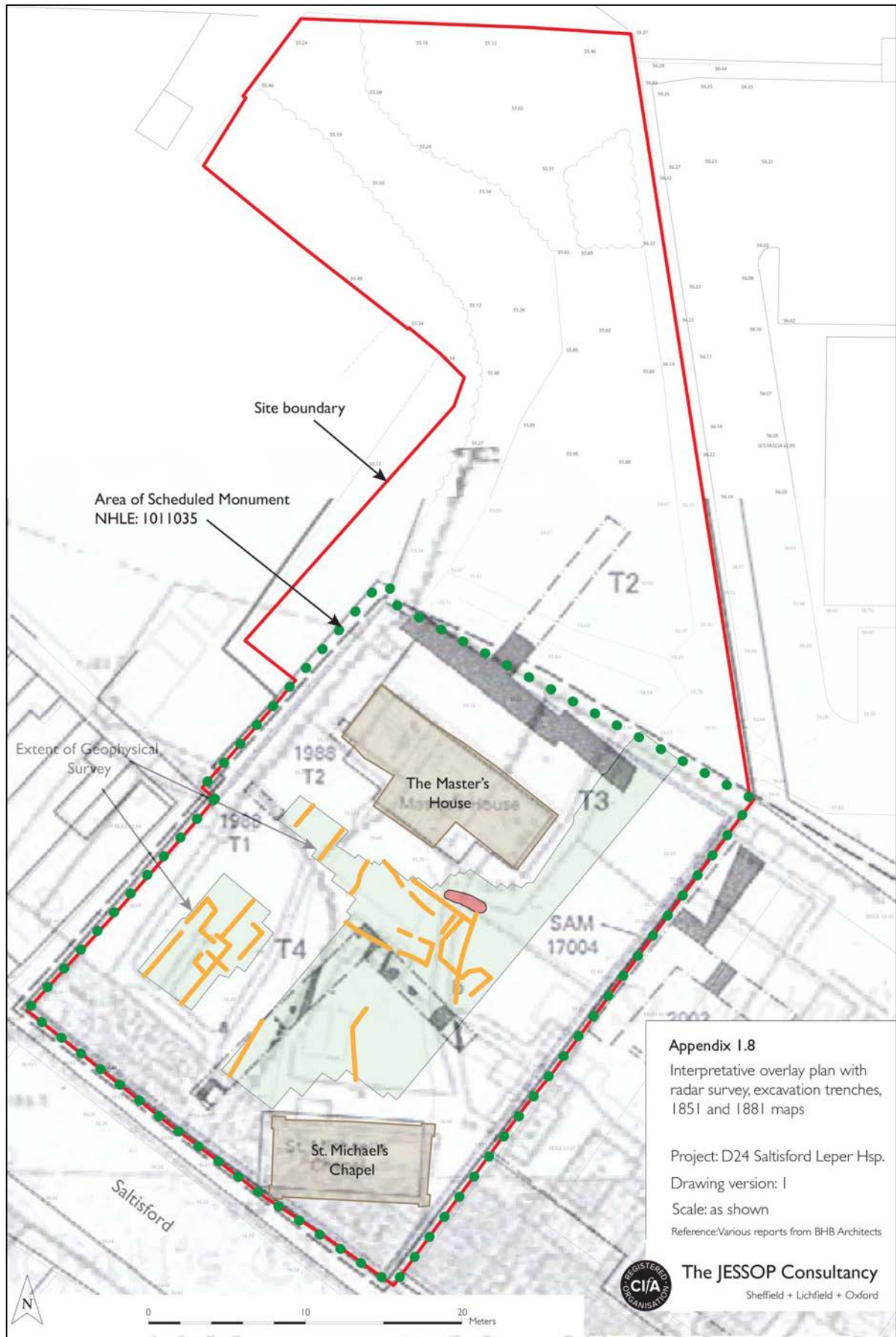








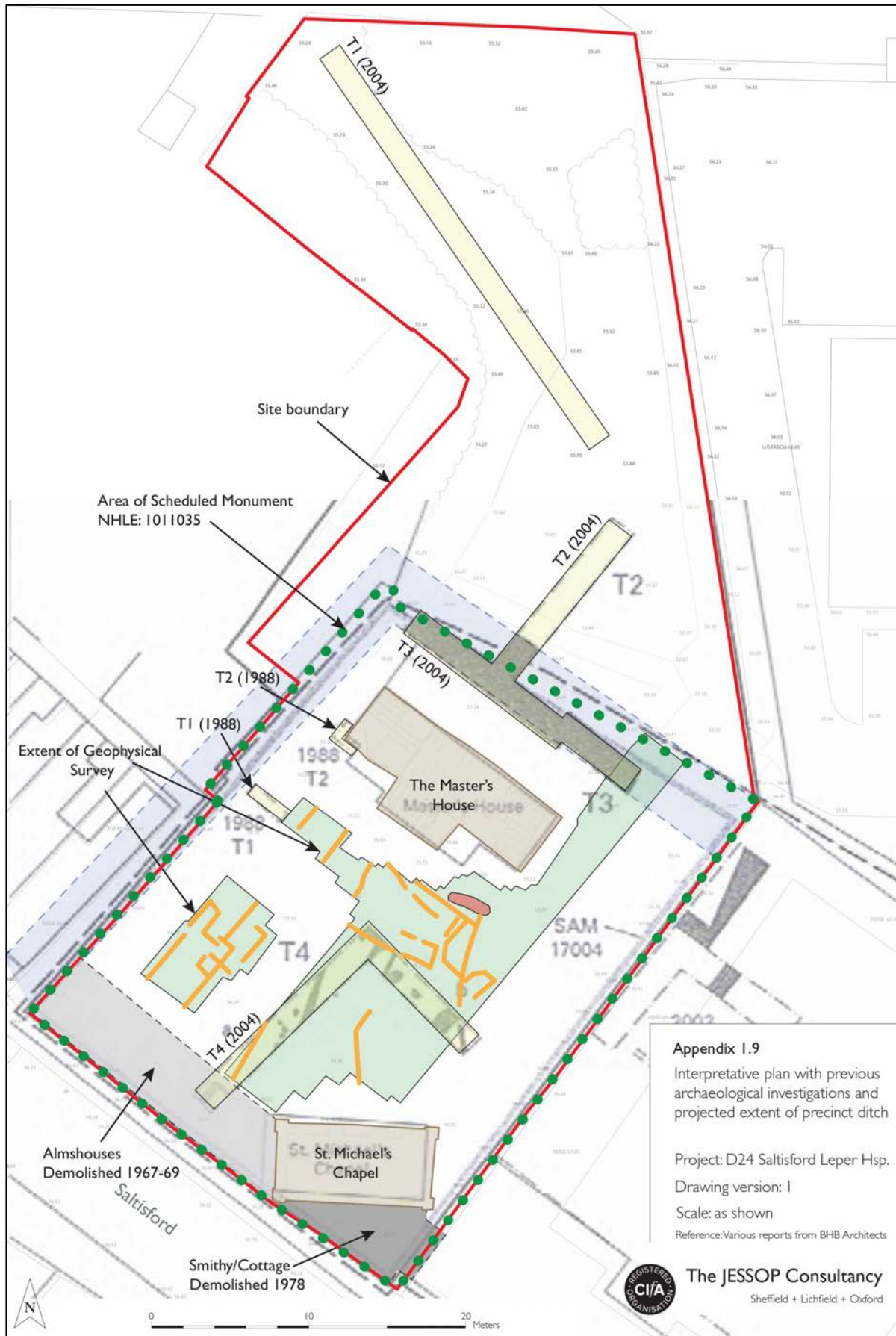




**Appendix I.8**  
 Interpretative overlay plan with radar survey, excavation trenches, 1851 and 1881 maps

Project: D24 Saltisford Leper Hsp.  
 Drawing version: I  
 Scale: as shown  
 Reference: Various reports from BHB Architects

**The JESSOP Consultancy**  
 Sheffield + Lichfield + Oxford



**APPENDIX 2:**

HISTORICAL PICTURES/PHOTOGRAPHS (CHAPEL OF ST MICHAEL)



**Appendix 2.1:**

Painting of the chapel c.1850  
with the Master's House to  
the rear (unknown artist)

Warwickshire CRO PH  
505/27 (10309)



**Appendix 2.2:**

A view looking north-west  
along Saltisford, c.1907.  
Note former Almshouses  
along the pavement (now  
demolished)

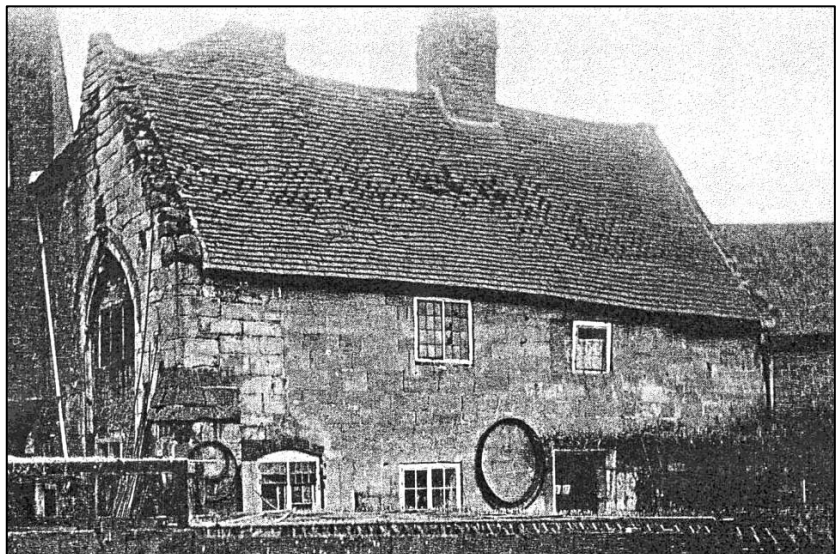
Warwickshire CRO PH  
352/187/77 (3172)



**Appendix 2.3:**

Exterior of chapel c.1880s

Warwickshire CRO DR  
1000/20



**Appendix 2.4:**

Exterior of chapel prior to  
demolition of smithy looking  
north-east  
HE Archive 6090/5



**Appendix 2.5:**

Exterior of chapel following  
demolition of smithy looking  
north  
HE Archive 6090/24  
31.10.78



**Appendix 2.6:**

Exterior of chapel following  
demolition of smithy looking  
north-east  
HE Archive 6090/25  
31.10.78





**Appendix 2.7:**

Exterior of chapel following  
looking south

HE Archive 6090/ 31.10.78



**Appendix 2.8:**

Exterior of chapel following  
looking south-east

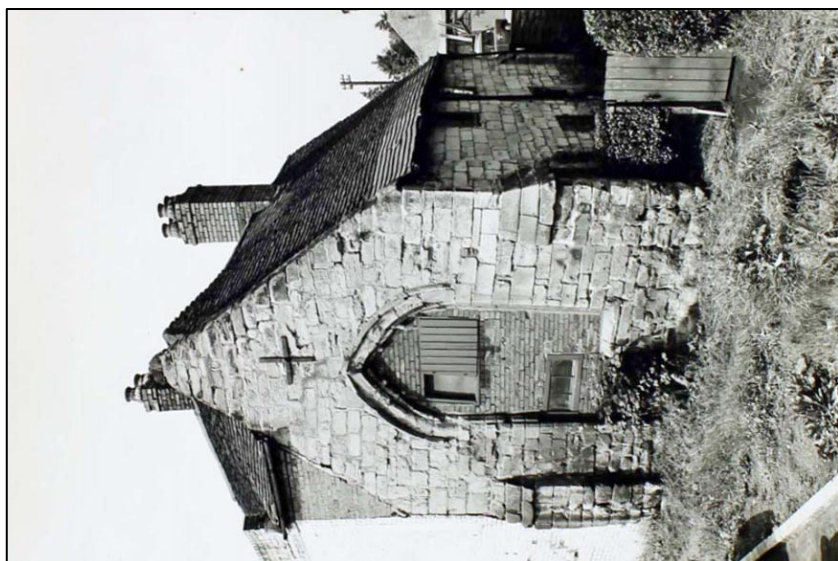
HE Archive 6090/6 31.10.78



**Appendix 2.9:**

Exterior of chapel following  
looking west

HE Archive 6090/17  
31.10.78



**Appendix 2.10:**

Detail of vaulted ceiling  
inside chapel, looking east  
HE Archive 6090/8 31.10.78



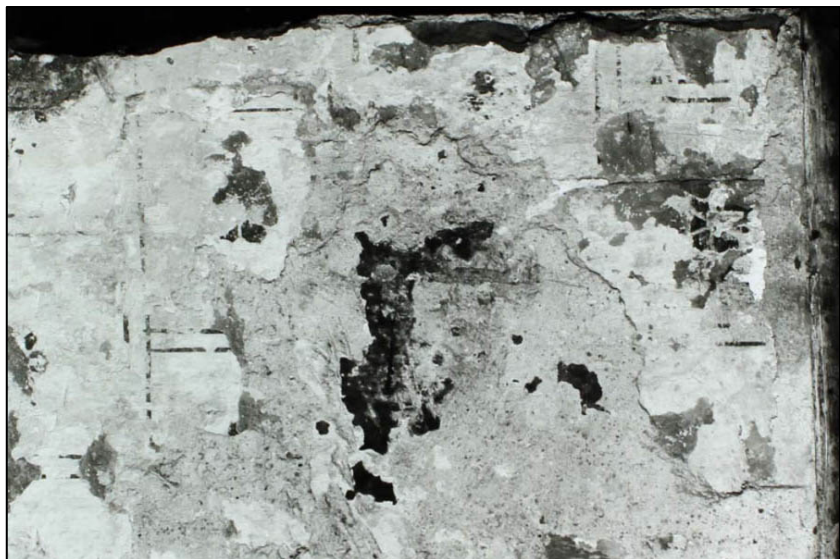
**Appendix 2.11:**

Detail of vaulted ceiling  
inside chapel, looking west  
HE Archive 6090/7 31.10.78



**Appendix 2.12:**

Detail of painted wallplaster  
inside chapel  
HE Archive 6090/11  
31.10.78





**APPENDIX 3:**

HISTORICAL PHOTOGRAPHS (MASTERS HOUSE)

**Appendix 3.1:**

Exterior of Master's House  
looking north  
HE Archive 6090/? 14.03.67



**Appendix 3.2:**

Exterior of Master's House  
looking north-east  
HE Archive 6090/28  
14.03.67



**Appendix 3.3:**

Exterior of Master's House  
looking north-east  
HE Archive 6090/26 1954





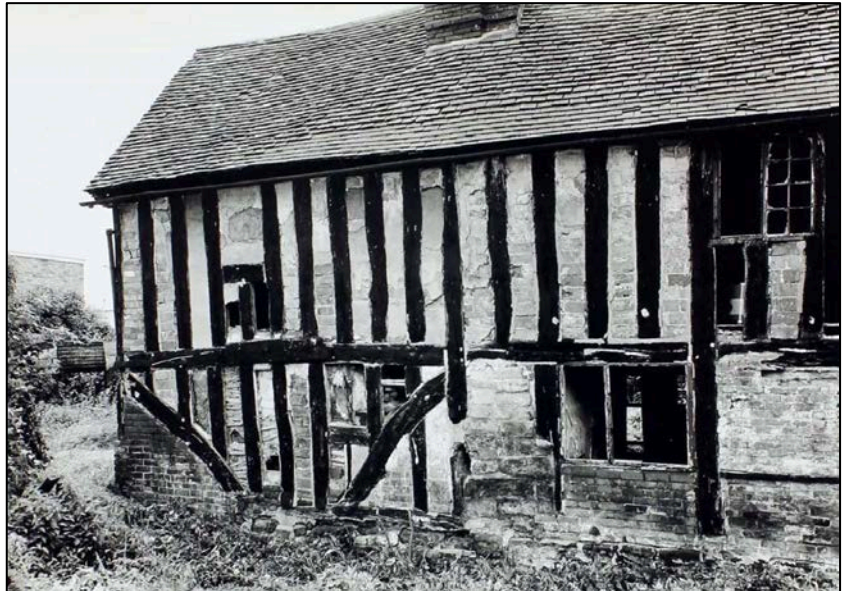
**Appendix 3.4:**

Exterior of Master's House  
looking south-west  
HE Archive 6090/31  
14.03.67



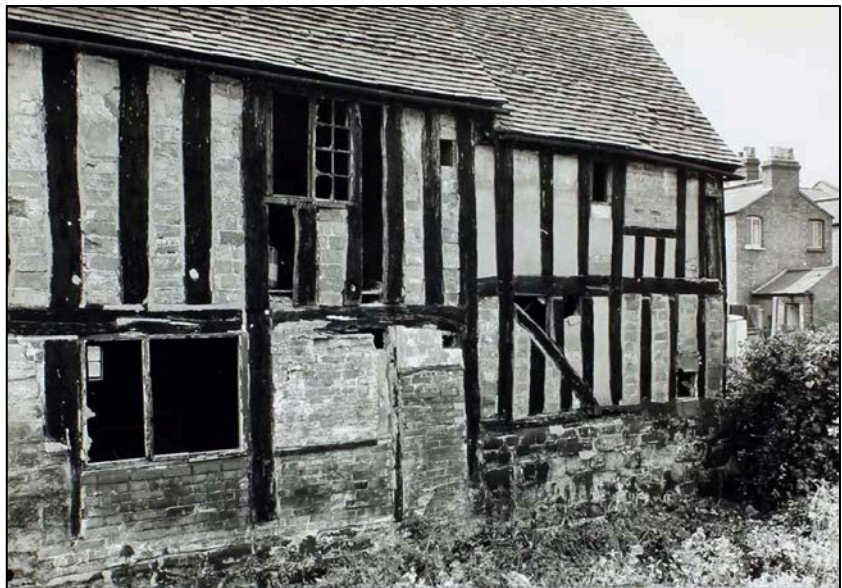
**Appendix 3.5:**

Exterior of Master's House  
looking south-west  
HE Archive 6090/32  
14.03.67



**Appendix 3.6:**

Exterior of Master's House  
looking west  
HE Archive 6090/33  
14.03.67





**Appendix 3.7:**

Detail of interior of Master's  
House (ground floor)  
HE Archive 6090/34  
14.03.67



**Appendix 3.8:**

Detail of interior of Master's  
House (ground floor)  
HE Archive 6090/38  
14.03.67



**Appendix 3.9:**

Detail of interior of Master's  
House (first floor)  
HE Archive 6090/47  
14.03.67



**Appendix 3.10:**

Detail of interior of Master's  
House (first floor)  
HE Archive 6090/43  
14.03.67



**Appendix 3.11:**

Detail of interior of Master's  
House (first floor)  
HE Archive 6090/44  
14.03.67



**Appendix 3.12:**

Detail of interior of Master's  
House (first floor)  
HE Archive 6090/46  
14.03.67

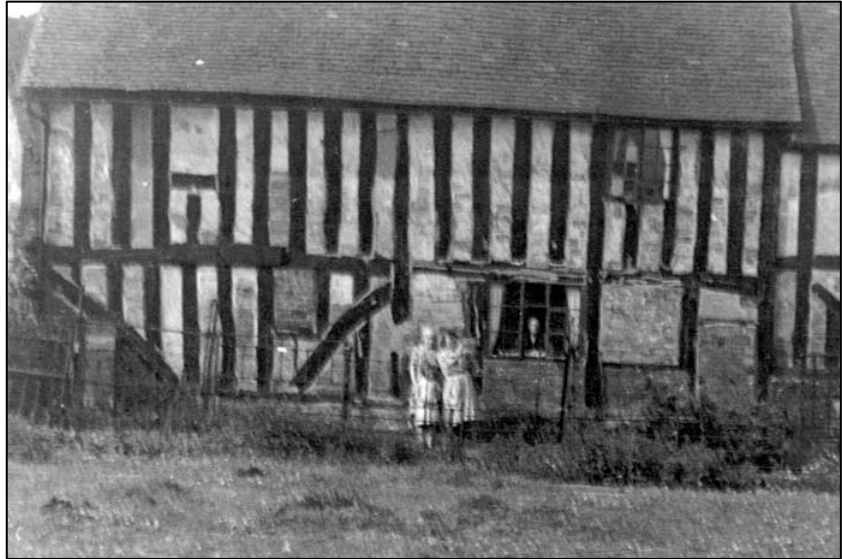




**Appendix 3.13:**

External view of the north elevation of the Master's House (c.1950s)

Image provided by BHB Architects





**APPENDIX 4:**

SITE PHOTOGRAPHS (AFTER BHB)

**Appendix 4.1:**

General view of the Chapel  
looking south, c.2020



**Appendix 4.2:**

General view of north-west  
part of site; note mounds of  
earth and stone, c.2020



**Appendix 4.3:**

Detail of scrub to the north  
of the Master's House,  
looking north-west, c.2020



**Appendix 4.4:**

Detail of south elevation of  
the Chapel, c.2020



**Appendix 4.5:**

Detail of north elevation of  
the Chapel, c.2020



**Appendix 4.6:**

General view of the north  
elevation of the Chapel,  
c.2020



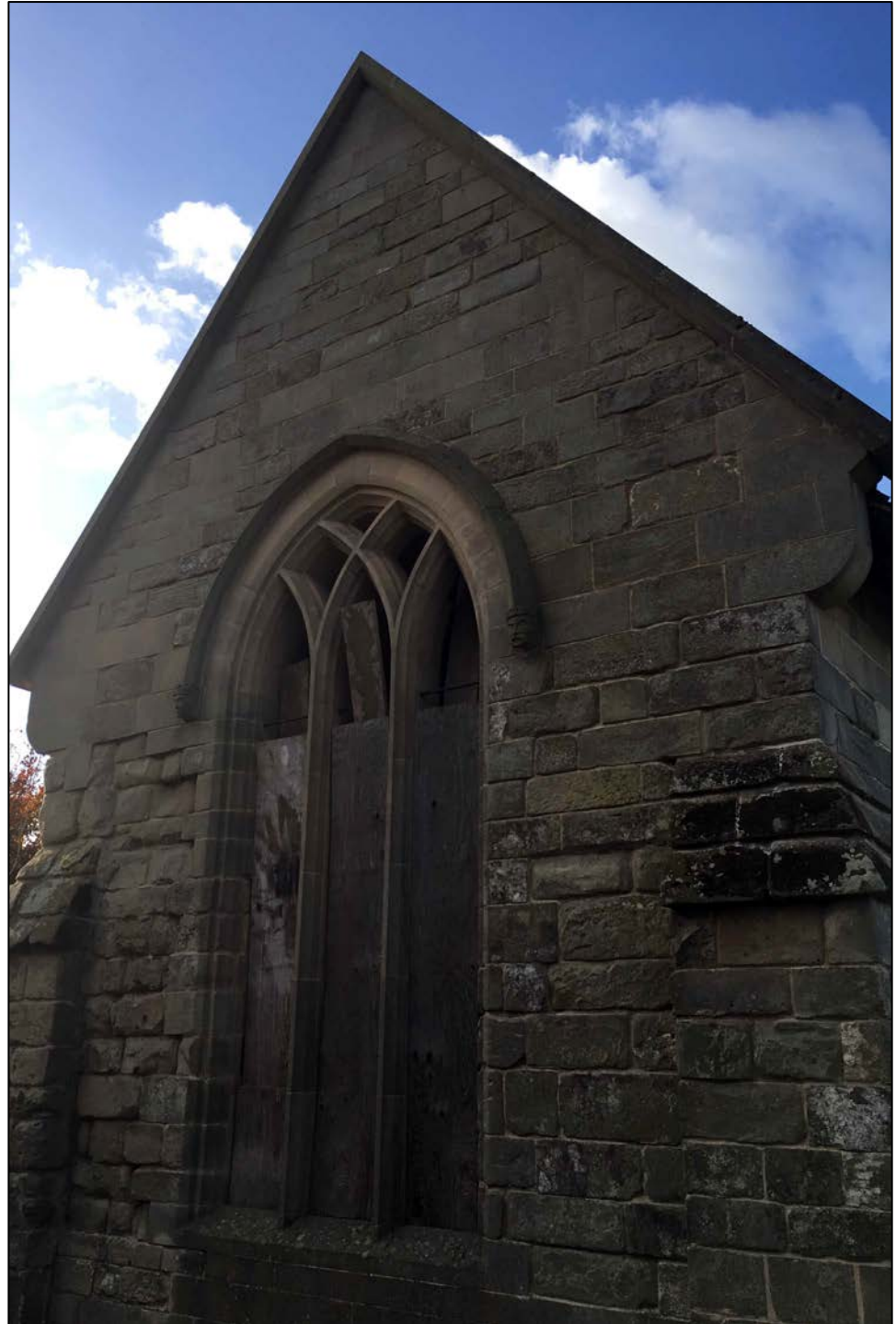


**Appendix 4.7:**  
Detail of west  
gable of the  
Chapel, c.2020



**Appendix 4.8:**

Detail of east  
gable of the  
Chapel, c.2020





**Appendix 4.9:**

Detail of ground floor of the Chapel, looking west, c.2020



**Appendix 4.10:**

Detail of ground floor of the Chapel, looking east, c.2020



**Appendix 4.11:**

View of the roof inside the Chapel, c.2020



**Appendix 4.12:**

General view of the Master's House looking north, c.2020



**Appendix 4.13:**

General view of the Master's House looking west, c.2020



**Appendix 4.14:**

General view of the Master's House looking north-east, c.2020





**Appendix 4.15:**

Detail of the ground floor of the Master's House, c.2020



**Appendix 4.16:**

Detail of the first floor of the Master's House, c.2020



**Appendix 4.17:**

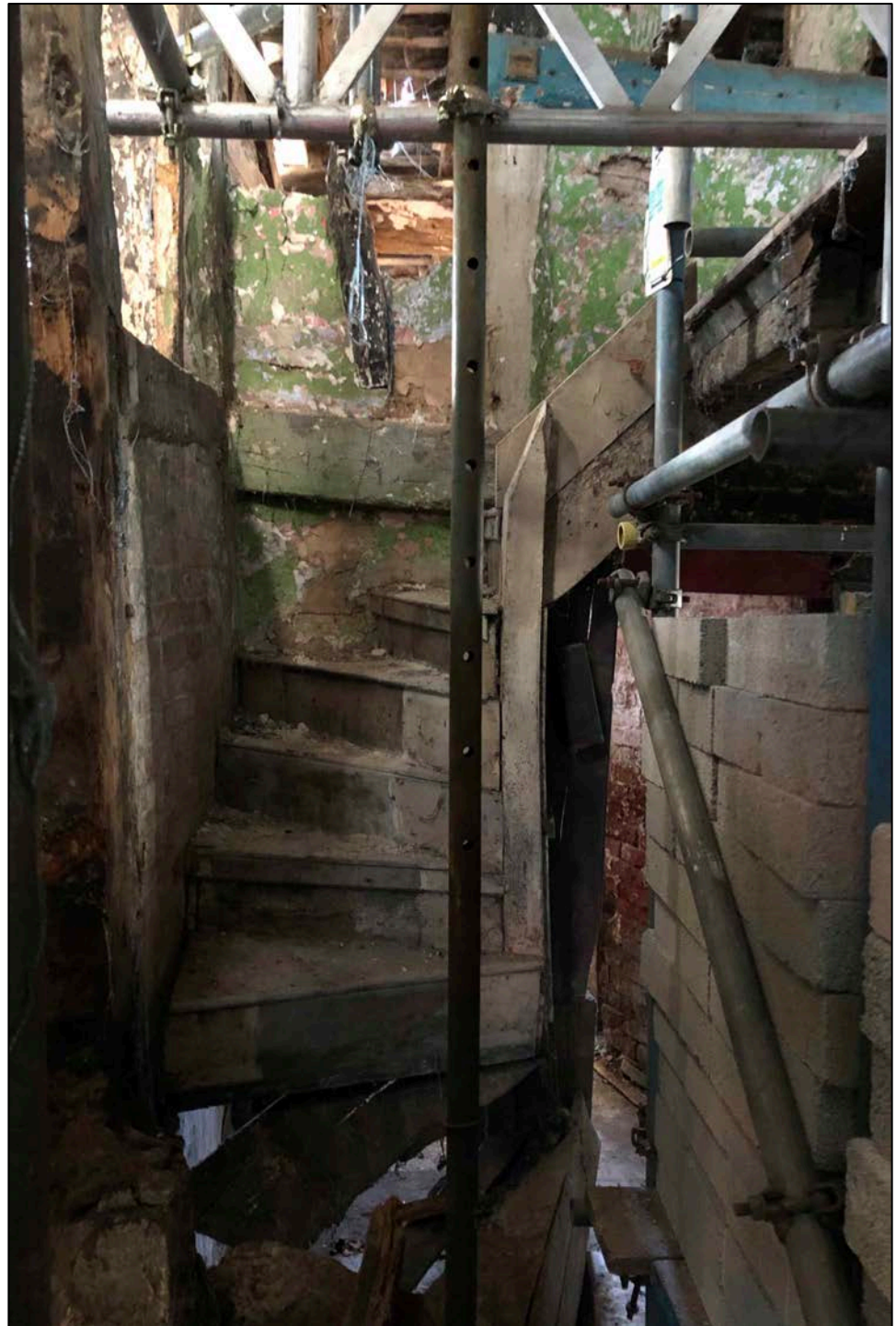
Detail of the first floor of the Master's House, c.2020





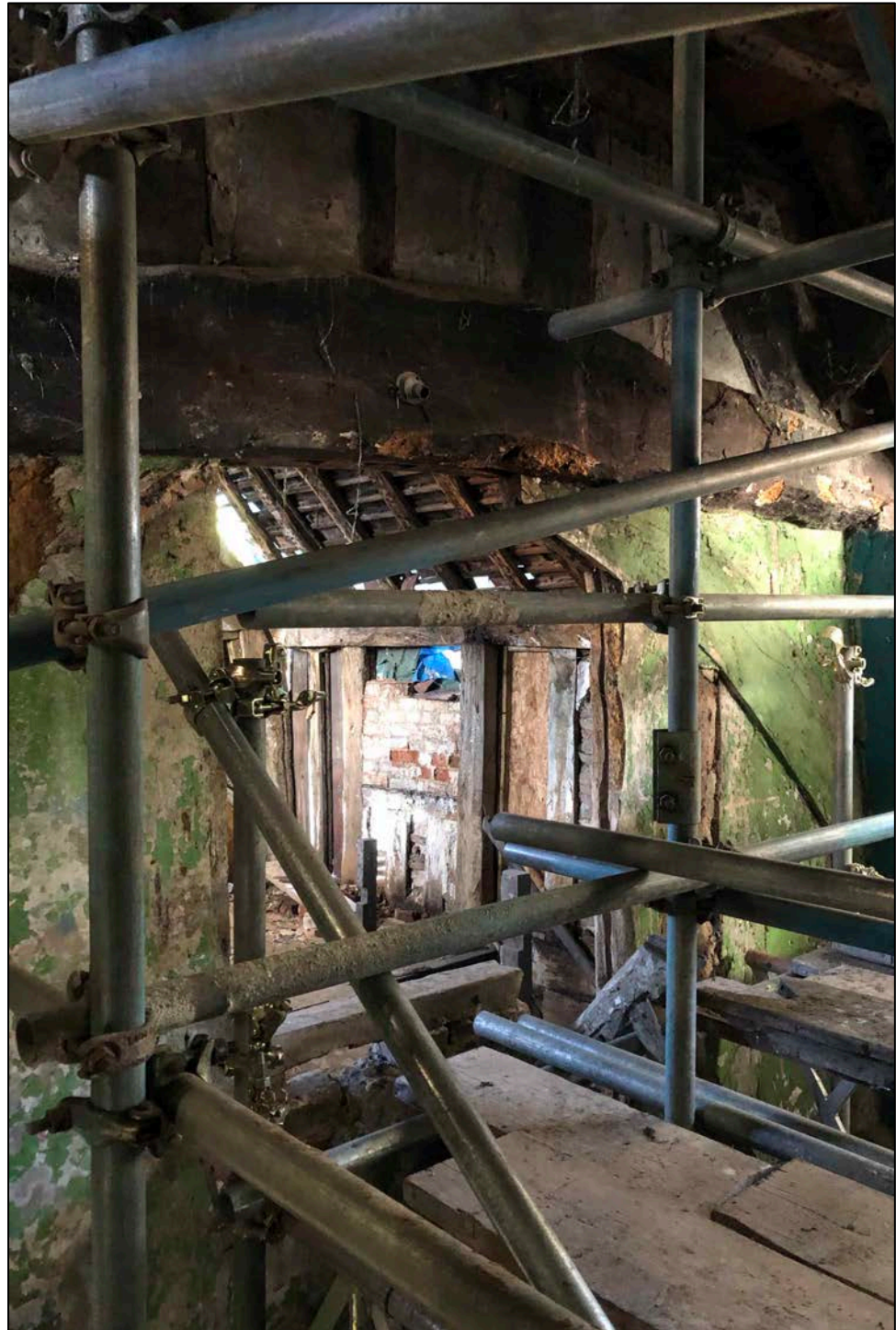
**Appendix 4.18:**

Detail of the  
interior of the  
Master's House,  
c.2020



**Appendix 4.19:**

Detail of the interior of the Master's House, c.2020



**APPENDIX 5:**

LISTED BUILDING DESCRIPTIONS



## SALTISFORD LEPER HOSPITAL

### REASONS FOR DESIGNATION

A medieval hospital is a group of buildings which housed a religious or secular institution which provided more spiritual than medical care. The leper house was a segregated settlement set up for those suffering from leprosy and other related diseases. The first definite foundations for medieval hospitals were by Anglo-Norman bishops and queens in the 11th century. Leper houses form a distinct type among medieval hospitals being settlements that provided a sufferer with permanent isolation from society. Their function was segregation rather than medical care. The first foundations were in the 11th century although most houses were founded in the 12th and 13th centuries. Between the 14th to 16th centuries only 17 houses were founded, perhaps reflecting the gradual disappearance of leprosy. Probably about half of the medieval hospitals were suppressed by 1539 as part of the Dissolution of the monasteries. The smaller institutions survived until 1547, when Edward VI dissolved all chantries. St Michael's is one of three known examples of leper hospitals in the county. The site has a long history of use documented from the 12th century onwards and includes 15th century standing buildings associated with the hospital. As such, it offers an important survival of a multi-phase medieval site unaffected by modern development. The existence of this extra-mural hospital also provides a significant insight into the relationship between urban communities and special institutions as well as attitudes towards disease in the medieval period.

### DETAILS

This monument includes the below ground remains of a leper hospital, chapel, and cemetery, located outside the medieval settlement of Warwick. The present focus of the hospital complex is formed by the upstanding chapel, a single cell stone building of 15th century date, and a late 15th or early 16th century timber-framed building, known as the Master's House, situated to the north of the chapel. Although partially rebuilt, the buildings are contemporary with the later medieval development of the site. The standing buildings are considered to overlie the remains of earlier medieval hospital buildings which extend across the whole of the site. These include an earlier chapel, the infirmary and the cemetery which coexisted on the site. Hospital records show that the church of St. Michael was founded by Roger, Earl of Warwick in 1135. The first actual reference to the leper hospital is in 1275, but by 1540 it was said to be 'much in ruin'.

By 1545 it was leased to a layman, Richard Fisher, who distributed alms to the poor and gave lodging to four poor men. The last priest recorded as warden took office in 1557. The chapel and Master's house were converted to cottages in the 17th-18th centuries. Today the site is in private ownership. The chapel and the Master's House are both listed Grade II\* and are excluded from the scheduling, although the ground beneath both of them, which is believed to contain evidence of structures relating to the earlier development of the hospital, is included.

## SALTISFORD (NORTH EAST SIDE) NOS 4, 5 AND 6 ST MICHAEL'S COURT)

### DETAILS

Grade: II\*

List Entry Number: 1035366

Date first listed: 10<sup>th</sup> January 1953

### LOCATION

County: Warwickshire

District: Warwick (District Authority)

Parish: Warwick

National Grid Reference: SP 27702 65422

### DETAILS

Part of the Leper Hospital of Saint Michael founded in C12. Subsequently divided into three tenements. C15 structure on C12 foundations; often called the Priest's or Master's House. Heavy, fairly close set timber framing, brick and some cement infilling. Later wooden casements and doors, 2 storeys, old tiled roof. One of the very few leper hospitals of the early middle ages still surviving. VCH, viii, p.438.

Nos 4, 5 and 6 St Michael's Court with Nos 108 and 108A form a group considerable historic significance.

### SOURCES

*Books and journals*

AH, Page, W, The Victoria History of the County of Warwick, (1969), 438

## I08 I08A, SALTISFORD

(FORMERLY LISTED AS "FORMER CHAPEL OF ST MICHAEL TO REAR OF NO I08 SALTISFORD")

### DETAILS

Grade: II\*

List Entry Number: I035366

Date first listed: 10<sup>th</sup> January 1953

### LOCATION

County: Warwickshire

District: Warwick (District Authority)

Parish: Warwick

National Grid Reference: SP 27696 65398

### DETAILS

C15 on C12 foundations. Chapel for the Leper Hospital of Saint Michael. Ashlar, old and machine tiled roof. Now part of 2 cottages formed in C18 from chapel and brick additions towards road. Blocked east window, no tracery. Interior: carved and moulded timber barrel vault.

Nos 4, 5 and 6 St Michael's Court with Nos I08 and I08A form a group of considerable historic significance