
STANDEN HALL, CLITHEROE, LANCASHIRE, BB7 1PR

Design and Access Statement

Comprehensive Schedule of Proposed Works with Illustrations and Justifications



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INTRODUCTION

This document should be read in conjunction with the Historic Building Assessment by Colin Briden which outlines the history of the house and the Heritage Impact Assessment and Statement of Significance by John Martin Robinson which focuses on the part of the building where material alterations are planned, essentially the central courtyard and the surrounding service buildings.

GENERAL DESIGN STATEMENT

For family reasons, Standen Hall has not been altered or renovated since the First World War and retains all its late C19th service arrangements. Now a new generation wants to adapt the house for modern family living. The Victorian Kitchen has no outlook, there is only one lavatory on the ground floor in a remote corner, and the bathroom provision on the first floor is lamentably deficient. Moreover the access arrangements in the service parts of the house are a complicated and gloomy labyrinth and the ad hoc nature of their construction has led to an arrangement of roofs and gutters which are very difficult to maintain. The proposals have been designed to overcome these shortcomings.

ACCESS

The Hall is approached by a straight drive from the east, axial on the Palladian front and constructed in the late C19th. Previously the front drive came in from the south from a gateway further to the south along Worston Road. At present, the service drive cuts diagonally across the south lawn before turning right into the stable yard.

This is an unsatisfactory arrangement, both practically and visually (drawing no. 2743/5A Site Plan as Existing). It is proposed to divert the service drive by taking a spur off the main drive further to the east and bringing it round in a quadrant so that it will meet the gateway to the Stable Yard on axis (drawing no. 2743/8 Site Plan as Proposed). This arrangement will take Stable Yard traffic away from the south east corner of the house making the south terrace more private and permitting the laying out of a garden on the south lawn.

This route will not require the felling of any trees. Access to the front door of the Hall and the side door into the present Billiards Room will continue to be from the existing gravelled forecourt on the east front.

SCHEDULE OF WORKS

1. WORKS TO EXTERIOR

- 1.1. Re-sash Ground Floor windows GW1, GW2, GW3, GW4, GW6, GW7, GW8 on the East Front and GW40 AND GW41 on the South Front as twelve pane timber sliding sash windows, and Second Floor windows SW1, SW2, SW3 on the East Front as six pane timber sliding sash windows, all to match surviving original windows.

Plate glass was introduced into the above windows c 1881 with a jarring effect on the 1757 Palladian elevations. This change is noted as being an item which detracts from the special architectural interest of the hall (p 21 Colin Briden HBA). Marie Smallwood of Historic England wrote (9/6/16) in Pre-application Advice that "reinstatement of 12 pane sashes.....would lead to an enhancement overall....."



2. WORKS TO INTERIOR ~ GROUND FLOOR

2.1. G2

Open up dummy windows GW40 internally and fit shutters and architraves to match GW41

The present window arrangement unbalances the Morning Room and deprives it of a second south-facing window. Miss Smallwood q.v. wrote "...the reopening up of the windows is acceptable as the works will not harm the significance of the building".



2.2. G16 G17

Old door GD35 opened up.

GD35 is an existing door which has been closed up. In conjunction with the change of use of G23 to a Family Kitchen, it is proposed to re-open GD35 to enable G16 to be accessed for its historic use as a Larder.

2.3. G23, G24

Formation of Family Kitchen and Eating Area within the former Billiards Room and Retiring Room involving the removal/relocation of free-standing bookcases and the installation of modern kitchen units.

These adjacent rooms offer a convenient and attractive location for a modern Family Kitchen. The billiards table and the bookcases are freestanding and can be removed without Listed Building Consent. Miss Smallwood q.v. wrote "...we believe a kitchen can be accommodated in the space without harming the building, so we raise no concerns with the proposal.



2.4. G27A G28B

Removal of timber partition between two storerooms and the formation of two WC compartments and Lavatory, and the building up of a doorway on the North side.

This space in the oldest part of the Hall has had several uses in its history. It was the Servant's Hall until a more commodious one was built (G12) prior to 1881 when it was divided and relegated to china and glass store rooms. There is no decorative detail to be lost in the conversion proposed and it is well situated for use as a lavatory. The door in the north wall is thought to date from the construction of the last phase of service passages and is not an historic doorway.



3. WORKS TO THE INTERIOR ~ FIRST FLOOR

3.1. F2

Dummy windows FW33 and FW34 opened up and shutters and architraves installed to match FW1.

See item 2.1 for justification



3.2. F3

Door FD3 to passage closed up, new doorway formed to F4.

Dressing Room F3 would be fitted out as a clothes closet, retaining the fireplace. FD3 would be re-hung on the corridor side and retained, but plasterboarded over on the room side. A new door to match would be inserted in the new opening to F4. Miss Smallwood q.v. P.3.

3.3. F4

Door FD6 to passage closed up, room fitted out as Bathroom retaining ex situ oak dado panelling and fireplace.

See justification 3.2 above for door treatment. Where sanitary fittings would impinge on the dado, the dado would be boxed out and retained behind.



3.4. F8

Dummy window opened up with linings to match FW28. New door formed to F9. Screen FD8a removed.

For opening up of dummy windows, see justification item 2.1. New door into F9 will match FD8 and make east wall symmetrical. A door in this position might have been expected originally. FD8a Glazed screen is an anomaly in a bedroom dividing off the west facing bay window as it does. The explanation may be that F8 was used as a Boudoir and the bay window treated as a Winter Garden for the display of tender plants. However as this room is to be the best Guest Bedroom it is desirable to remove this screen which will, because of the nature of its construction, cause no damage to the decorative plaster cornice. Miss Smallwood q.v. p.3.



3.5. F9

Close up door FD9, fit out as bathroom 2.

FD9 rebung on F7 face and plasterboarded over on F9 side. See justification for 3.2.

Fitting out as a bathroom will not be detrimental to the features of this room.

3.6. F11

Close up door FD11, fit out as bathroom 3.

FD11 rebung on F13 face and plasterboarded over on F11 side. See justification for 3.2.

Fitting out as a bathroom will not be detrimental to the features of this room.

3.7. F12

Refitting of former bathroom as laundry. Restoration of mullioned window. Closing up of doorway in F28.

The former bathroom is well suited to laundry use. The mullioned window has been mutilated by the introduction of a double hung sash window occupying two lights and it is proposed to restore the mullioned window to its full width.



The former corridor F28 will be redundant and it is proposed to close up the doorway at the north end formed as a service access route in the late C19th and utilize the space created as a Cleaner's Cupboard.

3.8. F13A

Removal of lavatory.

The lavatory will disappear as part of the re-planning of the house. It contains a Georgian chimneypiece on the east wall which will be retained and an Edwardian box WC which will be relocated elsewhere.



3.9. F16, F17B, F17A, F18

Reconfiguring of partitions to form Bedroom 5 with en suite bathroom, en suite bathroom 4 and a new staircase to serve the attic rooms.

F15 and the room comprising F16, F17b, F17a and F18 were built as the day and night nurseries. In the latter part of the C20th, the present subdivision took place to create a flat using light partitions. This arrangement is therefore not historic and it is proposed to re-configure the partitions again. A new staircase is required to improve access to the 2nd floor attic rooms which will lose their access from the stair in F13 as part of the Atrium proposal referred to under item 4.0.



3.10. F20, F19A, F19B, F19C, F21A, F21B, F21C

Reconfiguring of partitions to form Bedroom 6 and en suite bathroom and Bedroom 7 and en suite bathroom.

These rooms were built as small bedrooms for male and female servants and are as such redundant. The partitions will be reconstructed to form two good guest bedrooms with en suite bathrooms. The modest C19th fireplaces, which are the only decorative items in these rooms will be retained. (Plaster has been removed from some of the walls in this area following a dry-rot outbreak).



3.11. F22A, F22B, F23

Removal of partition between F22a and F22b. Removal of steps linking into F24. Refitting of bathroom F23.

The partition to be removed was evidently inserted when F23 was converted into a bathroom in the early C20th. Its removal so that F23 becomes an en suite bathroom to Bedroom 8 will restore the room to its original size.



The up and down flights of stairs linking F23 and F27a are necessitated by what is thought to be a very large iron beam above floor level carrying what was a thick outside wall, inserted in the late C19th. A link at that point is no longer required so this opening can be closed up and a cupboard created in part of the wall thickness.

3.12 . F24, F25

Insertion of new partition to form an en suite bathroom to Bedroom 9.

As evidenced by the beam and cornice arrangement, this strange 'L' shaped room was clearly built as two rooms, probably bedroom and dressing room. Why and when the partition was removed is not known but its replacement will reinstate the original arrangement enabling F25 to be fitted out as an en suite bathroom to Bedroom 9.



4.0. G7B, G9A, G9B, G9C, G9D, G9E, G9F, G9G, G9H
F14A, F14B, F14C, F14D, F14E, F14F, F14G, F14H, F14I, F14J
S3, S9.

See areas coloured red on drawings 2743/102A, 103A, 104A. Removal of fabric for the formation of a top-lit atrium. See drawing 2743/110, 111, 112, 113, 114, 115.

This proposal is essential to making Standen Hall liveable as a family home in the C21st. Miss Smallwood q.v. requested a Statement of Significance and Impact Assessment in respect of this proposal in particular which has now been prepared by Dr John Martin Robinson and is submitted as part of this application. His description of the proposals and justification forms pages 9-12 of the Robinson Report.