

**STANDEN HALL
CLITHEROE
LANCASHIRE**

**Historic Building
Assessment**

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October 2015*

SUMMARY

The construction of Standen Hall in its present form took place between c.1600 - 1907. It is likely that the site, an ancient one, was occupied by earlier buildings but no sign of these has been seen in the course of the present investigation.

As constructed at the end of the C16 the Hall was a building on the conventional H-plan. The principal ranges were aligned south-north with the entrance front on the south side. It is likely, though not yet confirmed, that the east range was a service range and the west range the domestic accommodation; between them lay a small three-storey transverse range. There was an east-west lodging-block or other detached range to the north, overlooking the Pendleton Brook; this detached range made use of the sharp fall in levels to the brook to obtain a semi-basement with its own elaborate external doorway facing east. The minor transverse range and the lodging block survive in part, with some independent dating evidence; of the main ranges there is now little sign although their former existence can be deduced from scanty remains in the high-level fabric and some documentary evidence.

In the middle of the C18 the main ranges were completely rebuilt although they may incorporate some earlier fabric. The original internal arrangement of the east range in particular (altered in the late C19) strongly suggests control by a pre-C18 functional layout.

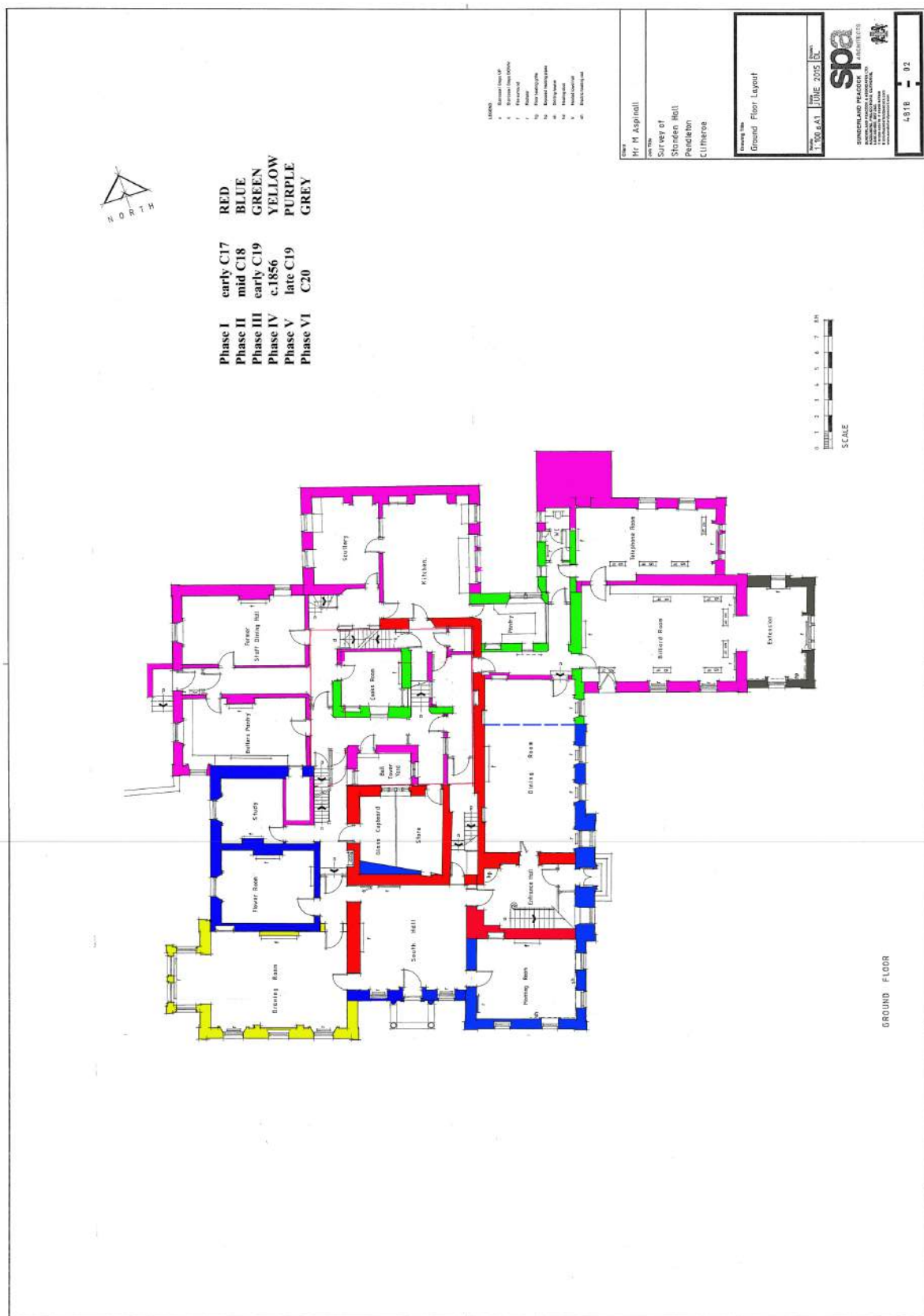
In 1856 the south bay of the west range was demolished and rebuilt on a much larger scale to provide a spacious dining-room with bedroom over.

Between 1875 and 1881 the north end of the house was extended, in three major campaigns of work, to provide, successively, a Billiard Room; a Kitchen and Scullery block with servant bedrooms over; and a Butler's Pantry and Servants' hall with day and night nurseries over on separate floors. The east range was altered to provide a large dining room and the present access to the house from the east was created.

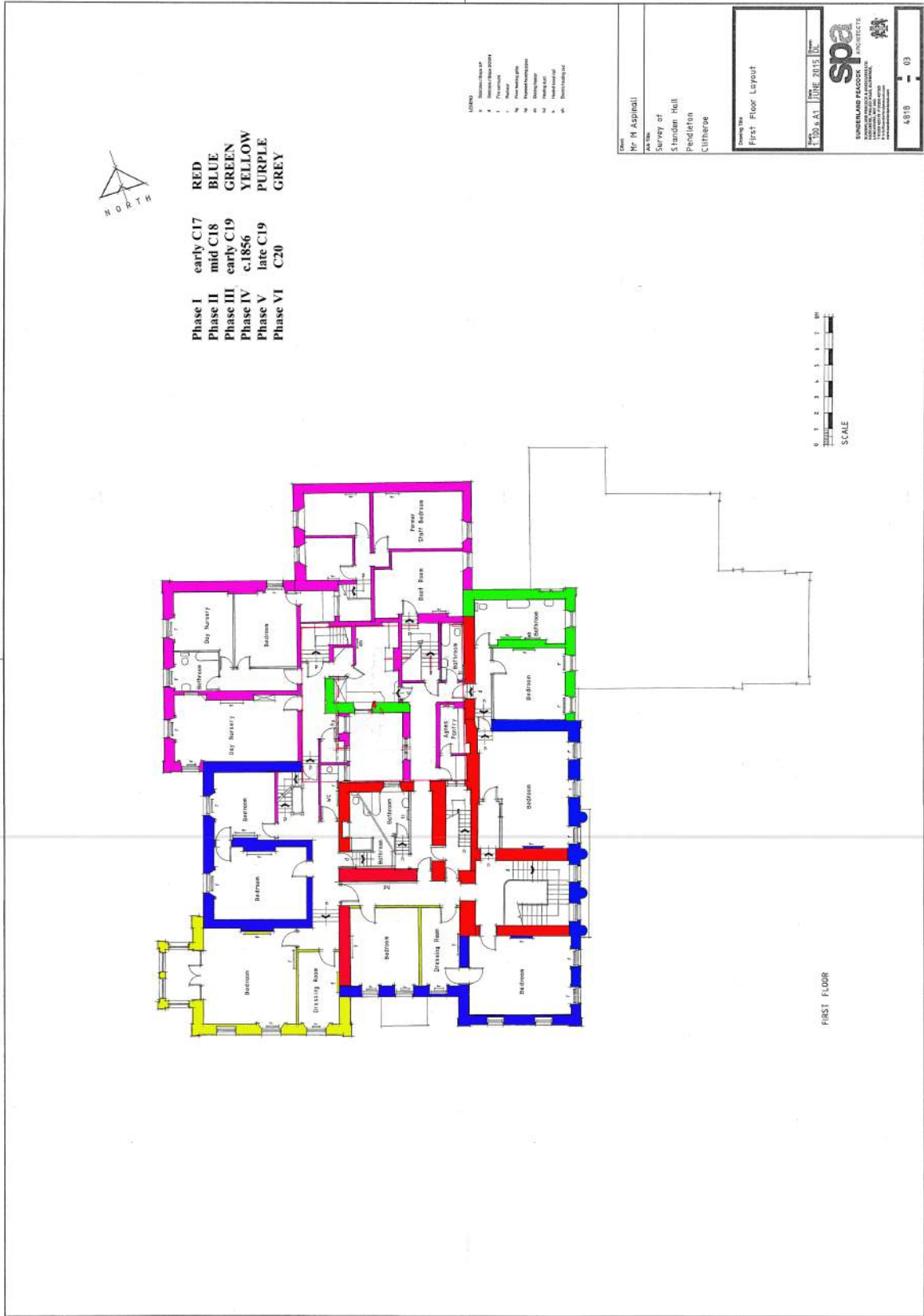
In 1907 the Billiard Room was extended by one bay to create a Retiring-room.

Apart from some minor internal alteration the Hall has not undergone any further significant works.

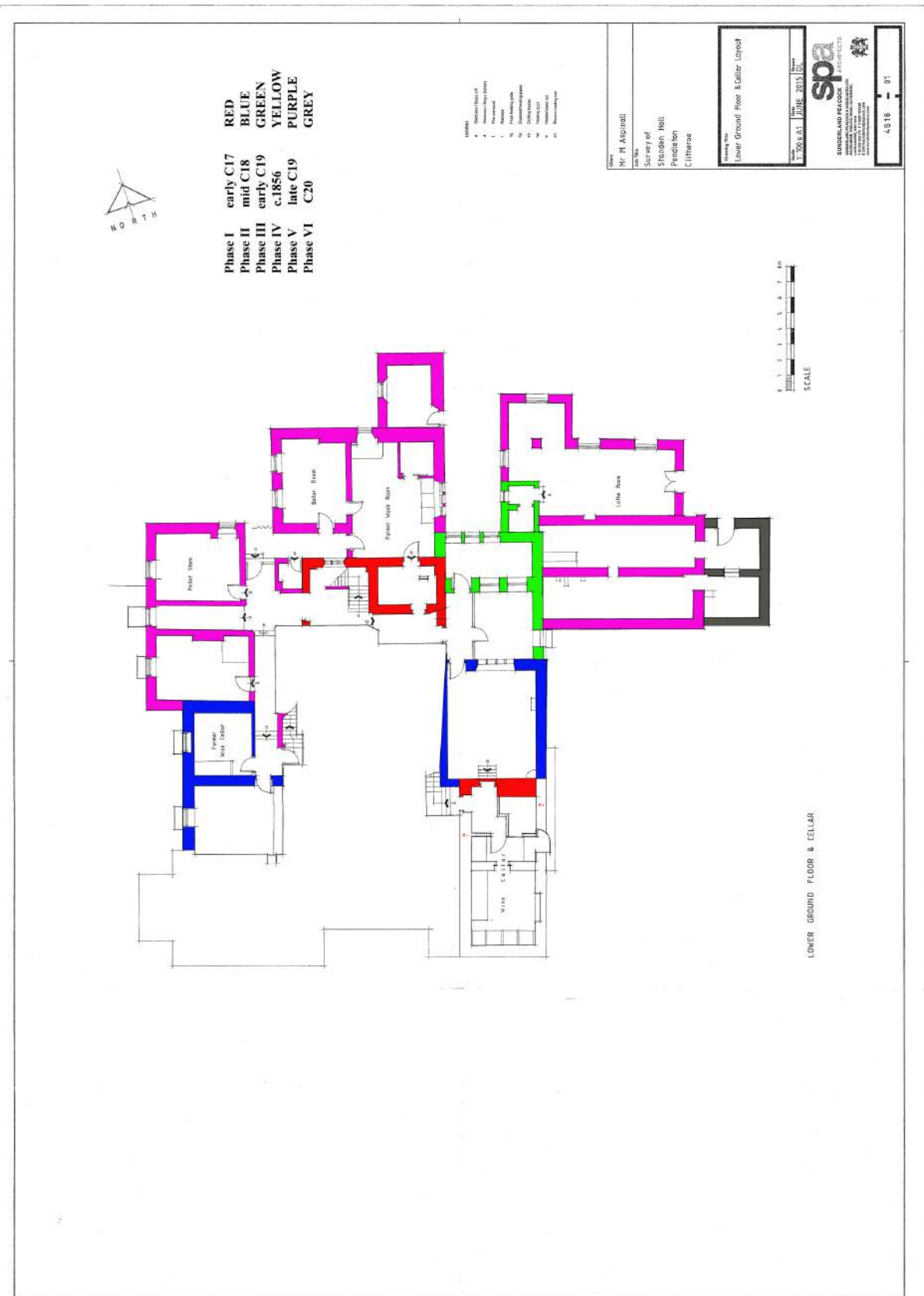
PHASE PLANS



Ground floor



First floor



1. INTRODUCTION

Standen Hall, a Grade II* listed building, is situated in the civil parish of Pendleton about 1.5km south of Clitheroe, east Lancashire. It lies on Carboniferous limestone, and is close to extensive outcrops of Millstone grit: the finer grades of both materials are represented in the fabric.

Standen Hall has a reputation as a complex building: it is generally described as a house 'rebuilt' in 1757, but retaining parts of an older house, to which further additions were made in c.1858. All this is perfectly true; but the extent to which the that older house survives, and the details of the substantial additions to the service accommodation which were made after 1858, have never been fully explored. This Historic Building Assessment attempts to describe the development of the fabric, by broad phases, and to assess its significance.

To describe the fabric is more easily said than done. The Hall is not only complex, it is in good condition. Hence much of the interpretation of its history must rest upon external straight joints, changes in fabric, and dateable details: in walls the full extent of which cannot be traced owing to the masking effect of later additions and the survival of historic finishes. Only in the basements and in the roof spaces is original fabric, without wall finishes, easily seen. This lack of visibility has inevitably led to a certain amount of uncertainty; particularly concerning the layout of the Hall before 1757. The question is more than an academic one as it is clear that the earlier buildings have not only controlled the form of the Hall as it developed after that date but to some limited extent survive within it. Some limited opening-up was carried out in order to determine the extent of Phase I fabric (see below).

Preserved in the Hall is a small archive of drawings; including floor plans. On the face of it these should be a major boon to the investigator. Unfortunately however few of these drawings are dated. The earliest of them is undoubtedly a proposal drawing of 1856 showing the SW domestic block as it was actually built about two years later. The remaining drawings are all demonstrably later but only one - a drainage plan of 1881 - is dated; and by that time nearly all of the present Hall had been built. Some of these drawings are proposal drawings and so there must be some doubt as to whether all the details as drawn were ever constructed. This point is examined in more detail below. Finally there is a small number of early C20 drawings which confirm the date of some minor additions of that date - for example the single-bay extension of 1907 to the Billiard Room.

So much for the difficulties. In all other respects the Hall was fully open to view at the time of this investigation, including the whole of the basement and some key roof-spaces over the older parts of the building. Every part of the house was therefore seen over several visits in the late summer and autumn of 2015. A full set of up-to-date floor plans was made available by the Trustees who offered every assistance in getting around this occasionally labyrinthine building. The modern survey has been used to prepare coloured-up phase plans illustrating the development of the Hall. The phase plans should be treated with some caution; although the broad outlines are clear further discoveries could change them in detail.

2. HISTORIC MAPS AND ILLUSTRATIONS

Standen Hall has generated a small archive of historic drawings which at the time of this survey was kept at the Hall. The drawings range in date from a proposal drawing of 1856, by Paley of Lancaster, for the dining-room extension (now the drawing room) to another for the billiard-room extension dated 1907 by Bulcock of Blackpool. The mostly undated drawings between these two fixed points relate almost exclusively to the changes made to the service end of the Hall. There are no drawings earlier than 1856 and consequently no accurate information about the layout of the Hall before the middle of the C19.

Maps are no more helpful in this regard. Some C18 estate plans exist but the Hall itself is shown schematically. A MS plan of 1870 shows the footprint of the Hall as it was immediately before later C19 enlargement: it appears exactly as shown in the 1856 Paley proposal drawing.

One illustration has been very helpful: a lithograph published in 1847 by Twycross in his book *Mansions of Lancashire*. This is a view of the Hall from the south-east which shows the C18 south elevation of the west range before it was completely rebuilt in c.1856.

All relevant items are referenced in the descriptive text; they are reproduced at the end of the report.

3. THE DEVELOPMENT OF THE FABRIC

Standen Hall appears, on first acquaintance, to stand on a level site. However on the north the ground falls away steeply to a small beck, the Pendleton Brook, which runs east-west in its own small valley to join the Ribble below Clitheroe. The dramatic fall in levels has been exploited, since the early C17 at least, to provide the Hall with extensive semi-basements on the north side of the house; the topography of the site therefore determined the use of that end of the house for service accommodation. This arrangement has given the Hall a series of austere, cliff-like, and sparsely-fenestrated north elevations which are as impressive in their own way as the more polite elevations of the east and south fronts.

At basement level the hillside was cut back, in the earliest phase, and simply revetted with a substantial wall of rubble to form the back wall of a simple east-west basement a little narrower than the range above it; in the C18 still more was dug out to form a variety of basement rooms beneath the east and west ranges, more fully described below. In the later C19 the whole north elevation was pushed out beyond the C17 line to create still more basement space and to provide spacious rooms for kitchen, scullery, pantries, and bedrooms on the floors above.

The south front was originally the entrance front; but in the late C19 the carriage route to the east front was created and the old route turned over to gardens. These gardens, which surround the Hall on all sides, have not been investigated in any detail but in

the vicinity of the Hall itself a typical garden wall of local stone rubble construction runs up to the west elevation to separate the polite accommodation from the service ranges at the only point on the building where the two can be seen to meet.

As noted in the introduction the Hall is almost wholly constructed of local stone, with considerable use of rough brickwork in the later phases for inner skins of external walls and for some minor internal walls. The roofs are covered with stone slates.

3.1 Phase I early C17

Date

It is highly unlikely that all the fabric of this period so far identified was built at the same time - there are clear differences of detail - but in general terms the detail is consistent with a date around 1600. The principal evidence comes from three windows and an elaborate door-head. There is an intact three-light window under a label-moulding in a basement north wall and another of four lights on the ground floor in the body of the house; there is also a somewhat damaged window of four lights on the floor above. The latter two windows do not have label moulds and never did. The door-head, a robust and stylish example of a locally common type, is in the basement. All these items can be dated to c.1600. Less easily dateable but quite evidently pre-C18 is a heavily cambered oak tie-beam above a second-floor chamber; it now carries an C18 replacement roof truss.

Plan

The plan of the Phase I house, as defined by the walls pierced by these C17 openings, and as shown on the phase plan, does not altogether make sense. The windows and the formerly external basement east door plainly belong to two separate parallel ranges running east-west: and two such ranges appear in the 1856 ground floor plan [Fig 1]. This is not only the earliest floor plan to show these ranges but also shows them before late C19 alteration.

In the northern range at this level two rooms are shown: at that time they were used as a wash house and a laundry. Each is lit by a north window with splayed reveals, one of them with a mullion. This plan survives today only in the basement, where the western room is lit by a mullioned window. The question naturally arises as to whether fabric of this period rises to higher levels in the present Hall. The line of the C17 north basement wall barely exists at ground floor level: late C19 alteration has removed the west end of it entirely. However the Phase V (late C19) kitchen is entered by a doorway which on the east side retains a deep, wide, splay and this is probably the east reveal of the C17 window opening shown in the 1856 drawing: cut down to form a door. Above ground floor level (to judge from wall thicknesses) it has been wholly rebuilt in the C19.

Small areas of wall-plaster were removed across the external faces of the south and west walls of the Cook's Room to ascertain the date of the fabric on those sides of the range. It turned out that the wall plaster is in large part a hard cementitious render dating from a period before the yard was roofed; while the fabric is of 3" red brick with freestone quoins. The quoins had been tooled in a distinctive way paralleled in

only one place in the Hall: the early C19 fabric of the Phase III northward extension to the east range. This suggests that the north range as drawn in 1856 was an early C19 rebuild: an interpretation supported by the early C19 roof structure (see below) and window openings.

On the south side of the yard the 1856 drawing shows a slightly shorter parallel south range containing a servants' hall and a narrow room with a stair down to the basement beneath the C18 east range. Considerably modified, this arrangement survives today. The 1856 servants' hall is shown as lit by a four-light mullioned north window, which still survives, and the narrow room by a two-light mullioned north window, now lost to a C19 doorway.

Minor ranges, however, do not make a hall: it must be asked where the rest of the C17 house was. The clear implication of the 1847 OS [Fig 9] and the Twycross lithograph of the same date [Fig 8] is that it must have lain beneath the present C18 east range and the C18 and C19 west range to create the H-shaped plan as described in the 1911 Victoria County History. The southern surviving C17 range will therefore have been part of a transverse range in the early house, and the north range a service range over basements, with its own surprisingly grand doorway at basement level in the east gable end. Between the ranges was a small open yard; now reduced to what is known today as Bell Tower Yard.

This does seem obvious: but it is remarkably difficult to prove. Even at basement level the evidence is contradictory. The large vaulted basement immediately beneath the present dining room in the 1757 east range is C18 in its scale and detailing; while the two smaller basement rooms to the south, beneath the stair hall and the Morning Room respectively, although C17 in scale, also exhibit C18 features. Nevertheless it seems certain that a NS range, of the early C17 or earlier, preceded the existing 1757 block.

On the west side the C18 and mid-C19 rebuilding was more thorough. However in the roof-space over the South Hall it is clear that the west ends of the C18 purlins are lodged in a rubble wall which must, by definition, be older than 1856 and possibly older than the C18. This wall is thick, and constructed of coursed rubble; it is probably the east wall of the Phase I west range where it returned to meet the transverse Phase I range represented now by the glass cupboard bay.

This postulated reconstruction of the C17 Hall has been described in tedious detail as it underlies the development of most of the present house; in particular it means that the east and west ranges may rest on Phase I footings, or even include Phase I walls. This possibility is discussed in greater detail in later Sections.

Details

The Phase I south range is the best-preserved section of the older building. It is built of coursed rubble and is of three low floors, the lower two originally lit by four-light hollow-chamfered mullioned windows without hood-moulds. Only the ground floor window to the present glass cupboard and store survives reasonably intact: on the floor above the outer mullions have been removed to make way for C19 glazing. The second-floor window (which may have been smaller than the others) has been

replaced with a small sash. That this south range did originally have a second floor and that it has not been raised is demonstrated by the fact that partly concealed in the later ceiling of this room is a heavy cambered oak tie-beam; although the roof itself is a late C18 or later replacement. In the early C17 a steeply-pitched roof with limited attic accommodation might be expected and this possibly accounts for the unsplayed window opening in the south gable, now hidden beneath the South Hall roof.

Floor structures were traditional, and heavily built: the first floor is of common joists carrying wide boards. It is likely that the second floor is of the same early form of construction.

The only clearly identifiable Phase I details in the north range are to be seen at basement level. Here there is an external doorway in the east gable end under a fine and surprisingly ornate door-head of early C17 date which does seem to be *in situ*. In the north wall of the west chamber there is a high-quality three-light hollow-chamfered mullioned window under a hood-mould.

3.2 Phase II mid-C18

Date

In Phase II the old H-plan house was substantially rebuilt although the Phase I footprint was maintained. This is the house shown on the 1847 OS and depicted by Twycross at about the same date [Figs 8 & 9]. The VCH offers a date of 1757 for this work although no reference is given; that date has been followed in the English Heritage listed building entry.

Plan

As Twycross shows the earlier approach to the house from the south was maintained throughout the C18; in fact it was still in use in the mid-C19. The south front, then, would have been the entrance front in Phase II.

The C18 rebuild of the east range resulted in a fine, symmetrical, seven bay, east elevation which in any other house of this size would be regarded as the principal front. However the symmetry is only skin deep. The three centre bays break forward under an attached giant order of Doric columns supporting an entablature with triglyph frieze and a dentilled and moulded pediment: this would naturally suggest an entrance and stair hall, and indeed, after a fashion, this does lie within: but the stair hall is only two bays wide, not the three it appears to be externally. To the south of the stair hall lies a two-bay morning room, as might be expected, but to the north, in 1856, there was, almost incredibly, a three-bay kitchen with a large cooking hearth and stack against the north external wall of the range [Fig 1]. This odd, unbalanced, layout was in all likelihood controlled by the old Phase I east range. In c.1600 this side of the house probably did contain the kitchen - used by all occupants for all purposes, including cooking - a notion which is reinforced by the survival within the present range of a massive wall on the north side of the stair hall. It is this wall which has forced a solution on the C18 builders which they must have regarded with some distaste at the time, but which presumably they found unavoidable. Beneath the C18

kitchen, stair hall, and morning room are extensive cellars - again, more usually a feature of a service range than of one offering polite accommodation for the family. All this is curiously at odds with outward appearance.¹

On the first floor there are two bedrooms; these were high-status rooms for family occupation. Servants were accommodated in four smaller rooms at second floor level. Their much plainer chambers were reached by a narrow stone stair in an outshot against the west wall which was lit by a full-height north window with flat-fronted mullion and transoms.

At the same time as the east range was rebuilt the South Hall was constructed, or possibly reconstructed. The masonry and detailing of its south wall and door is of this period (the porch is a little later) but whether it lies on the line of a C17 south wall or not is currently unknown. The South Hall is one bay deep and only two storeys high but is three windows wide.

The west range was also rebuilt. The south end wall is seen in elevation in the Twycross lithograph [Fig 8]: in contrast to the more imposing east range it was only two storeys high although like the east range it was two windows wide. However at second-floor level on the west re-entrant wall of the east range there are projecting blocks on the line of the south wall of the South Hall: a detail which demonstrates a clear intention to raise both the South Hall and the west range to a full three storeys at some future time. This plan was eventually superseded by the demolition of the south bay of the west range and the construction in its place of the larger dining-room block, with its much greater floor-to-ceiling heights, after 1856.

The centre and north bays of the C18 west range still survive. They contain one small room each (shown in 1856 as the Library and the Butler's Pantry) which may also be relics of the C17 floor plan. There are minor bedrooms on the first floor. Between 1875 - 1881 this part of the west range was further modified both inside and out, to resemble the nursery block, so that it no longer appears to be Georgian at all; but the roof structure and C18 brickwork in the attic storey, described below, confirm its origin.

In the late C18 a small pedimented south porch on Tuscan columns was added.

Details

The heavily quoined walls of the *east range* are constructed of coursed gritstone ashlar in watershot courses. This visually important block was also given, in addition to the pedimented centre bays, a first-floor plat band and, on the south elevation only, an elaborate moulded second floor band which extends west to form the bracketed eaves cornices to the South Hall and of the lost west range; an arrangement which would have given some unity to the otherwise rather disparate elements of the south front. The range has a hipped roof and a pair of axial stacks which, reflecting the layout below, have necessarily been placed asymmetrically.

¹ At this point in the 1856 floor plan there is a huge blunder: both stair hall and kitchen are shown as three bays long, making the entire range appear one bay longer than it actually is.

The short length of the west elevation of the *west range* which survived C19 rebuilding is similarly constructed but lacks the detail of the east range. All the windows of the east range are in moulded stone architraves; but the similar windows of the west range are the result of C19 alteration to match the nursery block to the north.

C18 roof structures survive over the east range and the South Hall: they are king-post trusses with raked struts and tenoned side purlins. In the much larger roof over the east range the tie-beam is secured to the king-post with a wrought-iron strap but in the roof over the South Hall the king-post is tenoned into the tie. The simple common-rafter roof over the east servants' stair is concealed above a coved ceiling supported on broad split laths; part of this ceiling has been removed for repairs, revealing the usual poor workmanship and second-hand materials of the period.

Considerable fragments of the C18 roof (purlins and sawn-off common rafters) still exist over the central and north bays of the west range although it was drastically remodelled using machine-sawn softwood in the mid-late C19. In the east wall of the attic room over the centre bay a large area of C18 brickwork in the east wall has been revealed by the removal or collapse of wall-plaster: this wall carries the wall-plate to the roof.

The main stair has an open string with three plain wrought-iron stick balusters to each tread supporting a ramped and wreathed moulded handrail; the stair hall has a deep moulded plaster ceiling cornice which exactly matches those of the Morning Room and South Hall. The remaining decorative features of the stair hall are all C19; in fact the panelling details can be paralleled in the Phase IV 1856 block. The C18 servants' stair has stone steps and twisted iron stick balusters supporting an iron handrail.

There are surviving Phase II details elsewhere in the house. In the South Hall there is a fireplace with Doric pilasters, frieze, and cornice flanked by doors in moulded architraves under cornices. In the west room above the South Hall there is some re-set early C17 dado panelling and a six-panel door in a simple moulded architrave which may also be of this period. The Morning Room has a mid-C19 Italianate fireplace but the fireplace in the bedroom over it has a simple moulded stone surround matched closely by the window architraves. The rooms in this south bay, and the South Hall, all have C18 folding panelled window shutters on plain variants of H-hinges and butterfly hinges.

Of the three brick-vaulted basement rooms beneath the east range the northernmost - beneath the former kitchen - is certainly of Phase II. As a result of the fall in the land it has a four-light mullioned window in the north wall; the mullions are of the flat-fronted type also seen in the full-height window to the servants' stair. This window, unusually, retains a small area of original glazing - small rectangular quarries of surprisingly good quality glass set in lead comes.

A minor alteration was carried out on the ground floor of the Phase I south range (the servants' hall in 1856, but now the glass cupboard and store). Here a tapering mass of 2¼" brickwork was built against the south wall. Its function was to provide a fireplace

and narrow stack. The fireplace was sealed in the later C19 when the room was used as a store following the construction of a larger and more comfortable servants' hall.

3.3 *Phase III early C19*

Date

The 1847 engraving shows no buildings at the north end of the C18 east range [Fig 8]. That this may have been merely poetic licence in the interest of providing a more picturesque view, however, is strongly suggested by the OS sheet of the same published date in which the east front is shown carried across to meet the east end of the Phase I north range [Fig 9]. That could only have been the case if the present Phase III service building already existed. A date in the first half of the C19 is in any case confirmed by the roof structure and by brickwork details visible in the roof space.

Plan

At some point not long before 1847 a minor two-bay two-storey addition, of good masonry with an inner skin of 3" red brickwork, under a hipped roof, was constructed at the north end of the Phase II east range. Its purpose was to house a scullery (shown as 'KITCHEN' on the 1856 plan) and a pantry. On the floor above, mirroring the ground floor plan, were two small rooms, presumably servant bedrooms. The scullery had a two-light window in the east wall, a spacious sink beneath the window, and a large hearth against its north wall. The pantry was lit by a large two-light window in the north wall and a narrower single-light window in the east wall. By 1856 there was a WC attached to the north wall which at that time could only be reached by an external door at ground floor level.

Because of the fall in the land this extension had its own vaulted semi-basement. This is plain and workmanlike with its north (outer) wall carried on round-headed arches: they are filled with two windows and a west door. The door of course would have been external at the time of construction. The roof over this service extension was of the usual early C19 king-post type.

At the same time, as masonry details make clear, the minor north range was reconstructed under a hipped roof to take a wash house and laundry. The feet of the hip rafters are visible from the first floor: they are of sawn plank-section softwood.

3.4 *Phase IV c.1856*

Date

On the basis of a dated and signed plan found in the Standen Hall archive this phase of work is ascribed to Paley of Lancaster, 1856 [Fig 1]. E G Paley was a noted local architect with a national reputation for building and rebuilding churches: notably St Peter, Lancaster, later Lancaster Cathedral. However he also took on a certain amount of country-house work and consequently died a very wealthy man.

The ground floor plan in the Standen Hall archive was probably made as a proposal drawing for a new SW block intended to house a dining room (not a drawing room as now) with the owners' bedroom above it. It is, in its own Italianate way, quite typical of a certain style of mid-century building made fashionable by the recently-completed Osborne House, designed for the Royal family by the Prince Consort and his builder, Cubitt.²

Plan

There is no longer any trace to be seen of the narrower C18 south bay of the west range; every part of it (except the party wall with the South Hall) appears to have been demolished as a preliminary to reconstruction. Like its predecessor the 1856 block is two storeys high but the C19 taste for greater floor-to-ceiling heights has given it a taller elevation than the old Phase II range; and it is also wider by one whole window. It has a hipped roof and a stack against the north wall, and a large two-storey square bay window on the west wall to catch the afternoon sunshine on that side of the house. At the time of its completion the ground floor room in this block was the only fine, large, room in the Hall as the east range still housed only a morning room, a stair, and the kitchen. This was to remain the case until late in the C19.

Details

The SW block is constructed in similar masonry, and with similar attention to windows, plinth, and eaves, to the C18 work; nevertheless there is no mistaking the characteristically mid-Victorian heaviness of its execution.

Internally there is a good deal of decorative plaster detail in the form of wall panelling, alcoves, and an elaborate ceiling cornice; an alcove with a richly detailed moulded plaster architrave may be a nod in the general direction of such alcoves (often housing a wine buffet at one end of the room and the head of the table at the other) which are found in some early Georgian dining rooms although its position in a side wall is anomalous since it enclosed the central window in the south wall, now sealed. Plainer decorative treatment in a similar style is found in the Flower Room (the 1856 Library) adjoining.

By contrast the first floor bedroom is very modest: joinery, ceiling cornice, fireplace and other details are no more than one would expect in any well-to-do mid-Victorian home.

One high-quality detail is seen in the ground floor windows, all of which are equipped with sash shutters. These are stored in the usual way in under-window panelled sash boxes beneath hinged sills.

² Albert seems to have been flattered and amused by the popularity of his chosen style for his holiday home; even when it was sycophantically applied to almost every County Lunatic Asylum in the country. He opened several of them personally.

3.5 Phase V late C19

A MS estate plan of c.1870 shows that up to that date the Hall had not been enlarged since 1856 [Fig 10]. Between 1875 and 1881 Standen Hall took on nearly the whole of its modern plan: but not all at once. At least three major building campaigns took place in that period of time. To some extent these campaigns are represented in the collection of historic plans that survives at the house but in interpreting these there is a problem: very few of the drawings are dated, and some are proposals for structures that very likely were never built. Care is therefore necessary.

Placing the plans in some sort of order however, and examining the changes in fabric between the blocks, does allow the relative dating to be established. That virtually all the major building work was finished by 1881 is demonstrated by one of the few dated drawings in the Standen Hall archive - a drainage plan [Fig 6]. The down-to-earth purpose of this rough drawing adequately confirms their existence by that time.

Hence it is possible to list the various C19 alterations and extensions in date order:

<i>Billiard Room:</i>	<i>1875</i>
<i>Kitchen and scullery block (and alterations to form dining room):</i>	<i>unknown</i>
<i>Butler's Pantry and Servants' Hall:</i>	<i>by 1881</i>

All three additions take the form of radial extensions to the northern end - the service end - of the Hall: the Billiard Room to the east, the Kitchen and Scullery block to the north, and the Butler's Pantry and Servants' Hall to the west.

The later C19 work appears to have begun with the construction of a two-storey NS wall across the internal yard between the 1856 Servants' Hall and the present Cook's Room.³ This had a central external doorway; the intention was clearly to bring the east end of this yard within the roofed area of the building. The wall and doorway are shown as already constructed on the proposal drawing for the kitchen and scullery block [Fig 2]. After that block was built this wall was altered to place the doorway against the Cook's Room and a cross-mullion window to the south, overlooking the Bell Tower Yard. The window survives. Finally, when the Butler's Pantry and Servants' Hall was being built, the present arrangement was constructed with new walls to enclose Bell Tower Yard completely. One of these walls, remarkably, incorporates a Roman relief carving: probably of a goddess.

The *Billiard Room* is dated to 1875 by the authors of the VCH; this construction date is otherwise unverified but in 1911 it would have lain within living memory. In any case the room appears in outline on the proposal drawings for the kitchen and scullery block [Fig 2]. As was usually the case where sufficient space was available it was handily sited for family use but in such a way that the riotous late-night behaviour for which it was expressly designed was unlikely to disturb the slumbers of the very young or the very old. It was thoughtfully equipped with its own WC, formed in what in the early C19 had been an outdoor closet.

³ This wall does not appear on the 1856 plan.

The single storey Billiard Room, with semi-basement, is of two bays. It is constructed of good-quality ashlar with plinth, quoins, and moulded architraves to door and windows and has a hipped roof with a ridge rooflight over the table. Internally it is open to a simple common- and hip-rafter roof; it is heated by a fireplace at the west end which probably makes use of a Phase III window embrasure for its flue.

The *Kitchen and Scullery* (with four minor bedrooms over, and large semi-basement rooms beneath) is a three-storey block under a hipped roof; it marks the northern extremity of the Hall. As it was a service building of low status, and pretty well hidden, it was constructed of coursed rubble with simple openings in plain architraves. The kitchen received the traditional large window (here of tripartite sashes) in the east wall, overlooking the narrow yard on that side, while the scullery had two much smaller windows in the west elevation. Internally both rooms retain original fireplace openings (a large plain one for a cooking stove, now removed, in the kitchen, and a smaller one with plain architrave and mantelshelf in the scullery) and some attractive fitted cupboards and drawers. A small pantry with shelving was contrived in the early C19 Phase III extension; this was lit with an inserted mullion and transom window.

At semi basement level there was a wash-house under the kitchen and what is described in a later drawing as a drying room to the west. The wash-house retains a large number of original fixtures and fittings.

This is also the period at which the present dining room, in the east range, was created. It appears for the first time on the proposal drawing [Fig 2]. Part of the purpose in building a new kitchen was no doubt to clear the old one out of the elegant C18 block and, in so doing, to reduce the time taken to get hot food from stove to plate. In 1856, and probably for some considerable time before, the route from the kitchen to the dining room had been very circuitous. So the dining room was moved to where it might have been expected all along: the principal bays of the 1757 range. In order to make more space the north wall of the range was removed at ground floor level (simple to write, but a task requiring some care) and rebuilt further to the north, within the footprint of the Phase III block. Here it reduced the small room identified as a scullery to the status of a passage, the fireplace and stack of which were therefore removed at ground floor level. The remnant of the stack is still visible.

The dining room then received a facsimile Georgian interior: although not one the Georgians themselves would necessarily have admired [Fig 5]. It is in fact a heavy and rather unconvincing piece of work. The exact date and author of this interior are alike unknown although the (undated) drawings have survived. It is in a different hand from the proposal drawing for the kitchen and scullery block and the decorative work may be somewhat later than the actual creation of this room.

The final large-scale addition was the three-storey block (as usual, with basements, which included a wine cellar with a private stair under the butler's eye) containing the *Butler's Pantry and Servants' Hall*. A proposal drawing which post-dates the construction of the Kitchen and Scullery block shows a small butler's pantry: it was planned as a rectangular extension more or less on the site of the present Servants' Hall [Fig 3]. It seems unlikely that it was ever built as there was simply insufficient time available given the bounding dates of 1875 and 1881. It is more likely that the

proposed small room was in the end not considered adequate; while a servants' hall was also urgently required.⁴ In the end both the butler and the servants were given warm and spacious rooms with excellent views; not of the family's gardens, it is true, but over lawns and woodland nevertheless.⁵ A passage between the two rooms led directly to these lawns and formed the service door to the Hall. Both rooms, but more especially the Butler's Pantry, retain interesting and well-made fixtures and fittings including a number of sink, cupboard, and drawer units as well as a remarkably complete array of service bells fixed in the lobby outside the butler's doorway.⁶

Access to both these rooms from within the Hall was reasonably straightforward. Their construction had involved fully enclosing the old C16 internal courtyard which lay between the two Phase I ranges: this was further walled in (to leave a small rump of a light-well, the present Bell Tower Yard) and roofed passages created between all the service rooms and the family areas of the house. To describe all this work in detail would be tedious as it also included numerous minor alterations and additions to the various vertical routes through the building; but the outcome, though labyrinthine and often deeply confusing, at least allowed the more knowledgeable servants to get around the place reasonably quickly.

Above the Butler's Pantry and the Servants' Hall were two floors of nurseries: day nurseries on the first floor, and night nurseries in a kind of raised penthouse on the second. The number of doors, stairs, and thick walls between the latter and the bedrooms of the older generation is impressive, and somewhat to be envied. Externally the nurseries had iron or steel window bars fitted, which have survived.

Finally a good deal of cosmetic work was done to the Hall. In the polite areas of the house this included a refurbishment of the entrance hall; while the service areas received a comprehensive Pompeian paint scheme of deep gallery red walls up to just above shoulder height, a chocolate-brown narrow band, and cream paint above. What is now readily visible is an accurate modern reconstruction; but one small area in its original paint finish survives at the head of the servants' stair to the second-floor rooms of the C18 east range.

Externally this work included the replacement of a number of 12-pane sashes in the east and south fronts of the 1757 east range with less attractive two-pane sashes which can be seen there today. The jarring effect of this alteration is particularly noticeable on the ground floor of the east front where every window was so treated. This work almost certainly dates to the time the dining room was created in c.1881. The change in status of the east range, which came with the new dining room, also allowed the opening-up of a new access to the house, from the east. This is today the only access from the public road. At its junction with the road there is a pair of cast- and wrought-iron gates hung on stumpy gate piers with plain caps topped by balls.

⁴ The 1856 servants' hall (in the C16 room which now houses the glass cupboard) may still have been in use up to this point.

⁵ A window in the Butler's Pantry which *does* overlook the west gardens is filled with obscured glass.

⁶ The work of the unsung heroes responsible for installing the unusually complex system of service bells is to be seen, in the form of wires, springs, tubes, and quadrant wheels, in all the most hidden areas of the house.

3.6 *Phase VI* C20

Shortly after 1900 the family rewarded themselves with a small extension the building of which represented a tiny fraction of the effort expended on the service ranges: this was a single-bay annexe under a hipped roof attached to the east end of the Billiard Room. The proposal drawing for this addition survives in the Hall archive: it is dated 1907, and identifies the structure as a Retiring Room. The drawing is by J Wardle Bulcock of Blackpool [Fig 7]. Comparison of the drawing with the fabric reveals that it was built pretty much as designed. The external fabric blends in imperceptibly with that of the older building while the interior includes the common but always startling conceit of a window placed directly over the fireplace.

For domestic reasons no other work of any consequence was carried out at the Hall in the C20; and so the building was spared any of the destructive alteration with which this disastrous period is often associated. One minor modification was the refurbishment of the upper floor of the Phase I north range to form a small flat; this was accomplished without any great impact on the fabric. More recently the cellars beneath the Stair Hall and Morning Room have been refurbished, and a biomass heating system installed in the basement room beneath the Scullery.

4. ASSESSMENT OF SIGNIFICANCE

Virtually all listed buildings, even high-graded buildings, possess little nooks and crannies which, generally as a result of C20 alterations or additions, can be regarded as having little or no special architectural or historic interest. For reasons which will have become apparent Standen Hall is not one of these. No significant addition to the plan of the house was made after 1907, and the latest major work was carried out thirty years before that. In addition there are many areas of the Hall - those sections demonstrably in place before 1875 - where intrusive work may reveal earlier, if fragmentary, fabric. For this reason Standen Hall must be regarded as an archaeologically sensitive structure.

It is, moreover, solidly built, and in good condition. Much of the house has remained untouched since at least the mid-C20, if not long before. Only minor cosmetic work has been carried out since then. None of this is particularly inappropriate, and all of it is reversible.

On the other hand there is little about the Hall which can be regarded as significantly *architectural*. It is largely a product of a lengthy period of organic growth on which the hand of the professional designer has fallen lightly. The only exception to this is the Palladian east front: but even here the appearance of high architecture is belied by what lies behind; a group of spaces controlled not by the mind of a designer but simply by what had already been constructed in earlier and less ordered times. The remaining principal elevations - the south and west fronts - are essentially homely; a reflection, perhaps, of the comfortable if limited architectural aspirations of the family which built them. Meanwhile the elevations of the Victorian service ranges are purely functional: it is their siting, on steeply-falling ground, which gives them their rather unusual massivity.

Internally the Hall could be described, without disrespect, as a warren. The attempts made by the owners and their builders and architects to fit one suite of rooms to another as the house was steadily enlarged have led to an absence of many of the expected attributes - such as symmetry and hierarchy of status - of Georgian and later country houses. In particular there is a quite remarkable absence of family accommodation: most of the available floor area at all levels has been given over to service functions and servants' rooms. In 1856 the family inhabited only three rooms on the ground floor, and one of those was the south entrance hall.

The Assessment of Significance which follows should therefore be read with these factors in mind. The items listed are not in order of priority but run from the general to the particular.

General

- Standen Hall occupies an ancient site: and the present building, itself the product of many phases of work, is almost certainly not the first house to be constructed there;
- The Hall is well built of good materials and is in good condition;
- The Hall almost certainly incorporates hidden fabric of pre-C18 date.

The following items are thought to be significant; the list is not fully comprehensive:

Phase I

- All fabric identified as Phase I from dateable details including the basement walls of the north transverse range and all the external walls of the three-storeyed south transverse range (the *Glass Cupboard* range);
- All the Phase I windows, including fragmentary windows, of both ranges;
- The surviving roof structure, wall-plates, and floor structures of the south transverse range;
- Any walls, sealed openings, and other features which may survive, hidden within the Phase II east range.

Phase II

- All C18 external elevations: including the east front, the south front, and the Tuscan south porch;
- The elevational details including watershot masonry, plinths and quoins, and windows and doors;
- All surviving internal details including the main stair, panelled doors and shutters, architraves and other joinery details, plaster ceiling cornices, and surviving fireplaces;
- The servants' stair and its tall mullioned-and-transomed north window;
- Intact Pompeian paint scheme at the head of the servants' stair;
- Basement rooms and details including iron pintles and the mullioned north window to the north basement with surviving intact glazing.

Phase III

- External elevations.

Phase IV

- The attribution to Edward Graham Paley of Lancaster, a noted local architect with a wide regional practice;
- External elevations;
- All internal detailing of the 1856 dining-room block particularly the fireplace, joinery, and plasterwork details of the dining room itself;
- The Phase IV decorative scheme in the Phase II entrance and stair hall.

Phases V & VI

- The immediate setting; which in its present form is largely late C19 and complements the additions of this period;
- The external elevations of the Billiard Room and the Retiring Room;
- The external elevations of the service ranges and in particular the west elevations of the nursery block;
- The re-set Roman relief in the north wall of the Bell Tower Yard;

- The decorative details of the Billiard Room and Retiring Room;
- All surviving fireplaces;
- The various balustraded stairs, of stone and timber;
- The barred nursery windows;
- Interior details including the kitchen and scullery fireplaces, and the fitted cupboards and other items in the Butler's Pantry and Servants' Hall;
- The interior of the dining room in the east range;
- The intact service bells above the Butler's Pantry lobby.

Items which detract from the special architectural or historic interest of the Hall

- The removal of the rooflight over the Billiard Room;
- The late C19 inserted two-pane sashes in the east and south elevations of the Phase II east range.

5. LISTED BUILDING DESCRIPTION

SD 74 SW PENDLETON

SD 747 402

6/116 Standen Hall 29.12.1952 GV II*

Country house, rebuilt 1757 (VCH) with west wing rebuilt c.1858. Squared sandstone with slate roofs. East front a symmetrical composition of 3 storeys and 7 bays, with projecting quoins, a string course above the 1st floor and a cornice. The central 3 bays on the ground floor project to carry an attached giant order of Doric columns supporting an entablature with triglyph frieze and a dentilled moulded pediment. Windows sashed, with glazing bars on the 1st floor and to the 3 right-hand bays of the 2nd floor, the remainder sashed with no glazing bars. All have architraves, the 3 central 1st floor ones with pulvinated friezes and pediments, the central one segmental. The central doorway has Tuscan pilasters, a semi-circular head, and a pediment on console brackets. 2 chimneys on ridge. Adjoining to the right is a 2-storey 3-bay wing in a similar style. Adjoining its front wall at right angles is the single-storey billiard room of 1876. The south front has, at its right-hand side, 2 bays of the 3-storey east block, the 2nd floor above a cornice. Towards the centre of the facade is a recessed 2-storey section of 3 bays in a similar style, with a central doorway with architrave, and pediment on console brackets. The doorway is within an open Adamesque porch with corner urns. To the left are 3 bays of the taller 2-storey 1858 wing, whose details are more Italianate on the west side. Interior appears to have been re-modelled in C19th. North room at front of east block has pedimented oak doorcases. Door in east front now enters under a stair with stick balusters and ramped handrail. 1st floor rooms not accessible at time of survey.

Listing NGR: SD7473640275

FIGURES

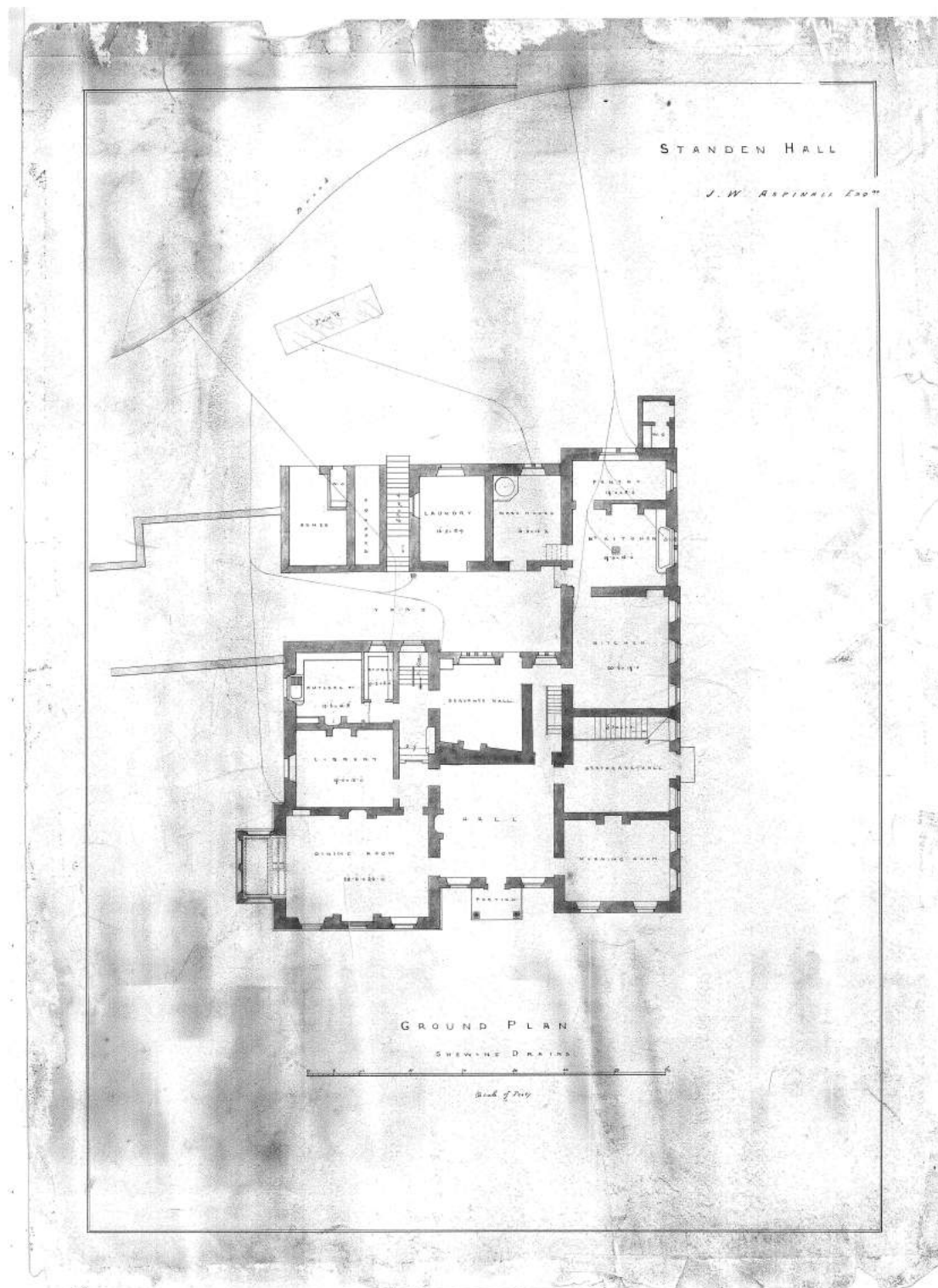


Fig 1 1856 proposal drawing by Paley of Lancaster

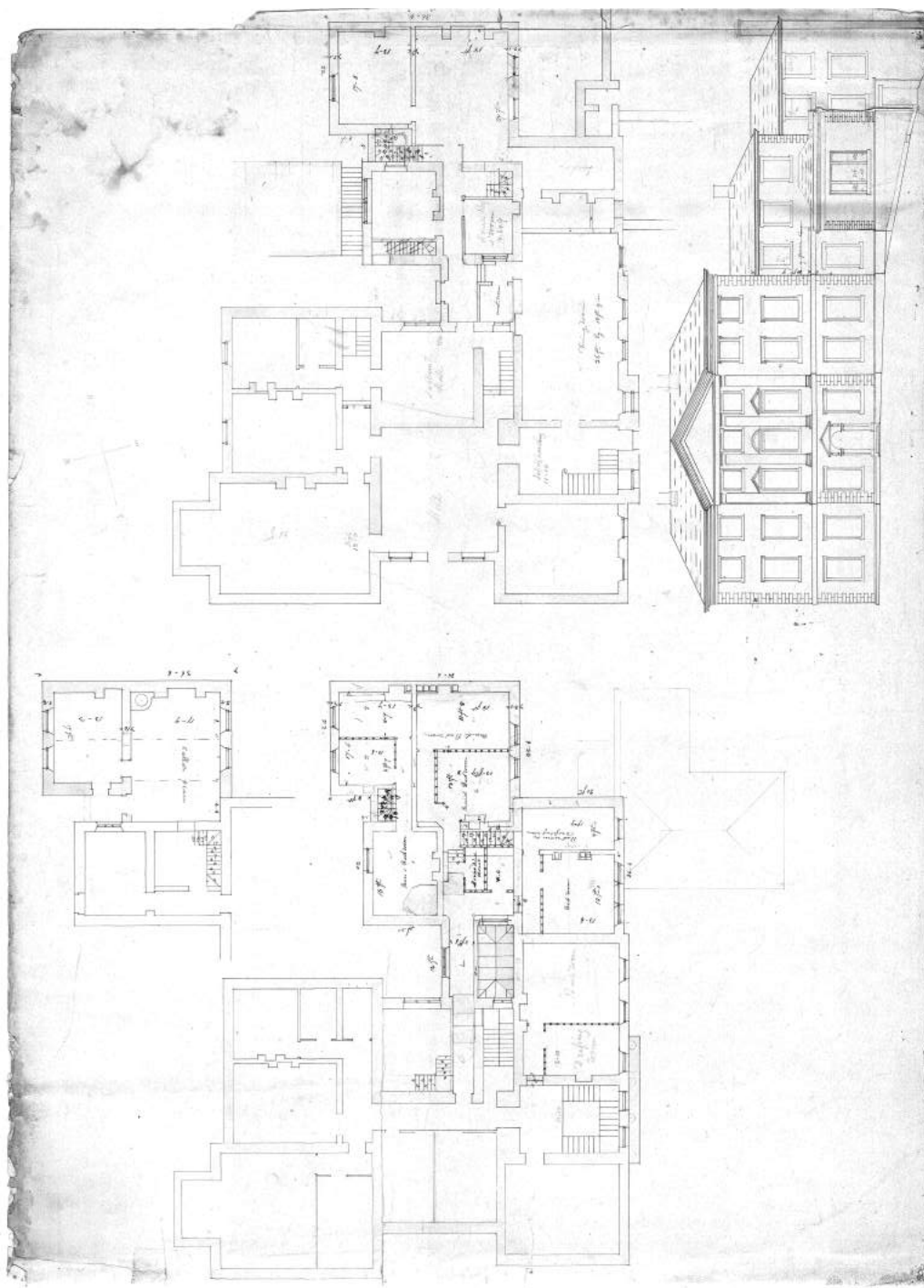


Fig 2 Proposal drawing for Kitchen and Scullery (n.d.)

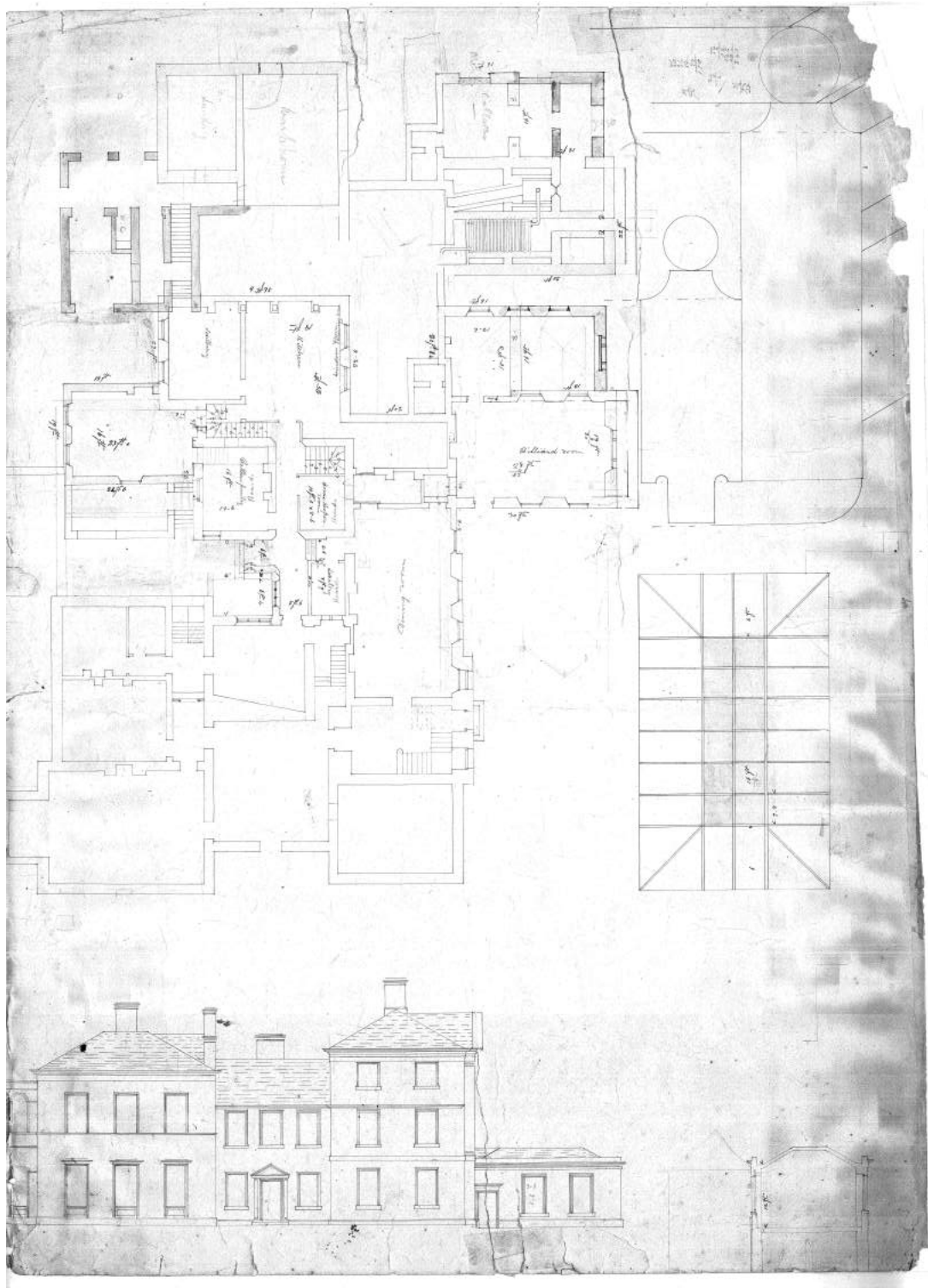


Fig 3 Proposal drawing for Butler's Pantry (n.d.; not built)

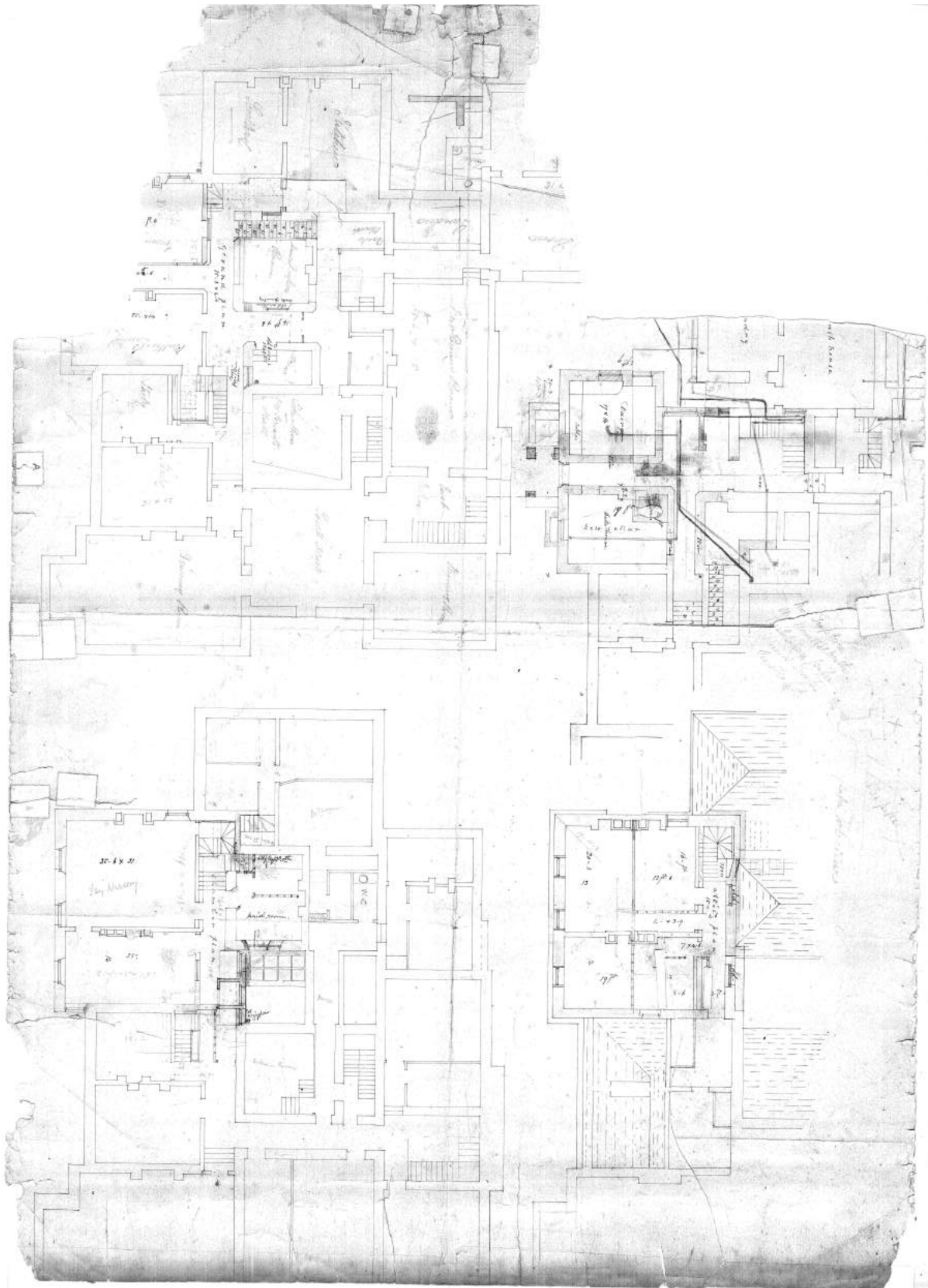


Fig 4 Proposal drawing for Butler's Pantry and Nursery block (n.d.)

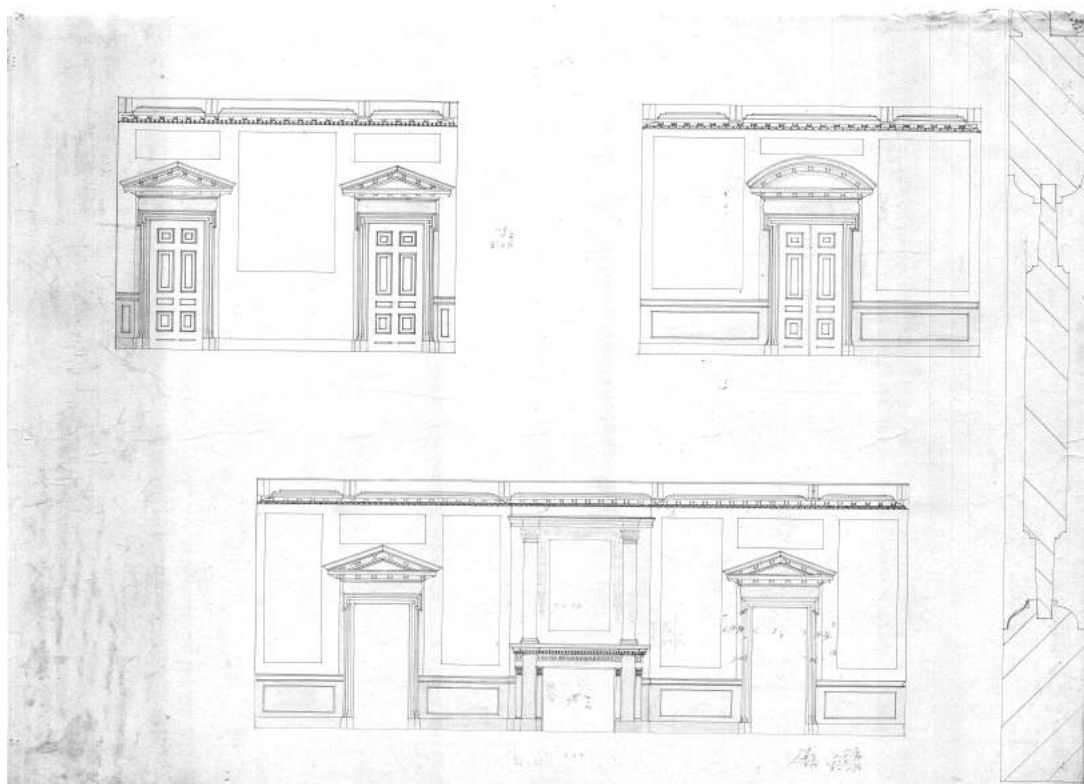


Fig 5 Proposal drawing for interior of dining room (n.d. late C19)

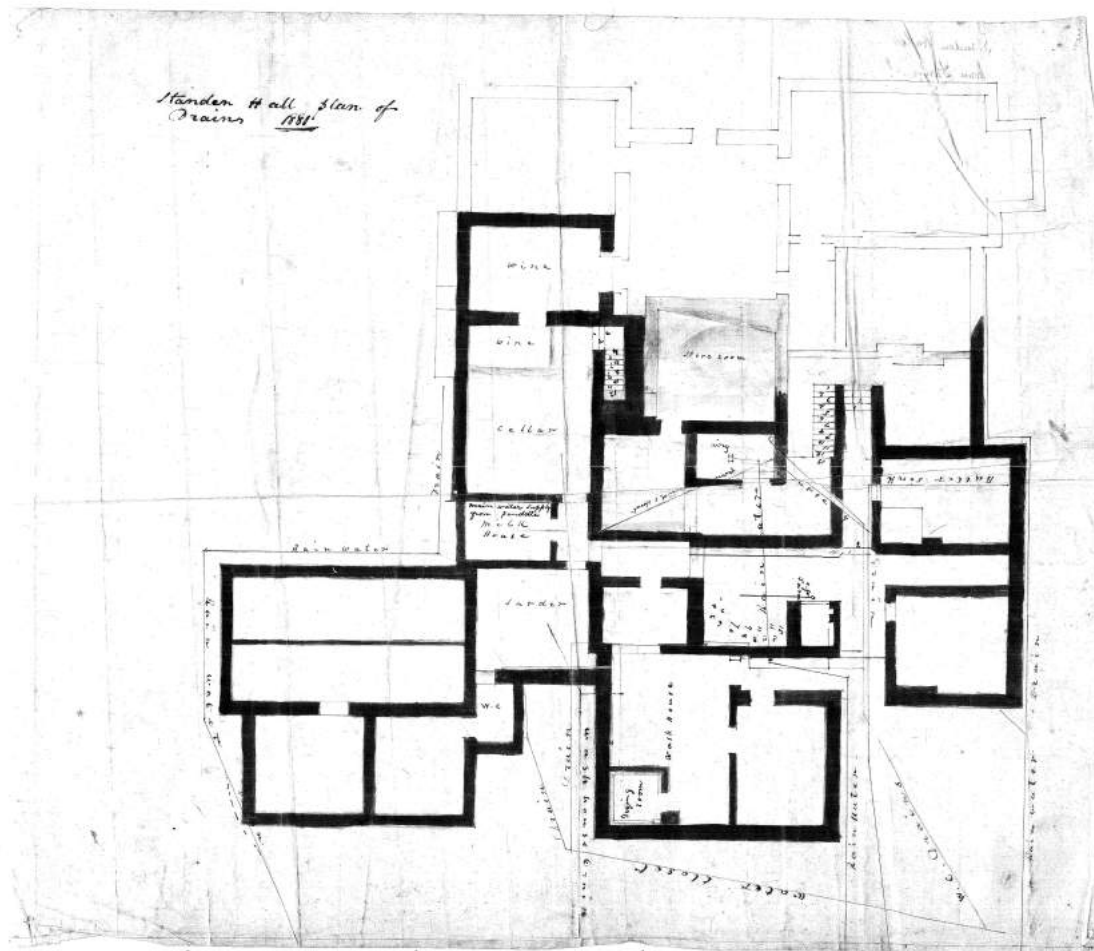


Fig 6 1881 drainage plan showing Standen Hall on existing footprint

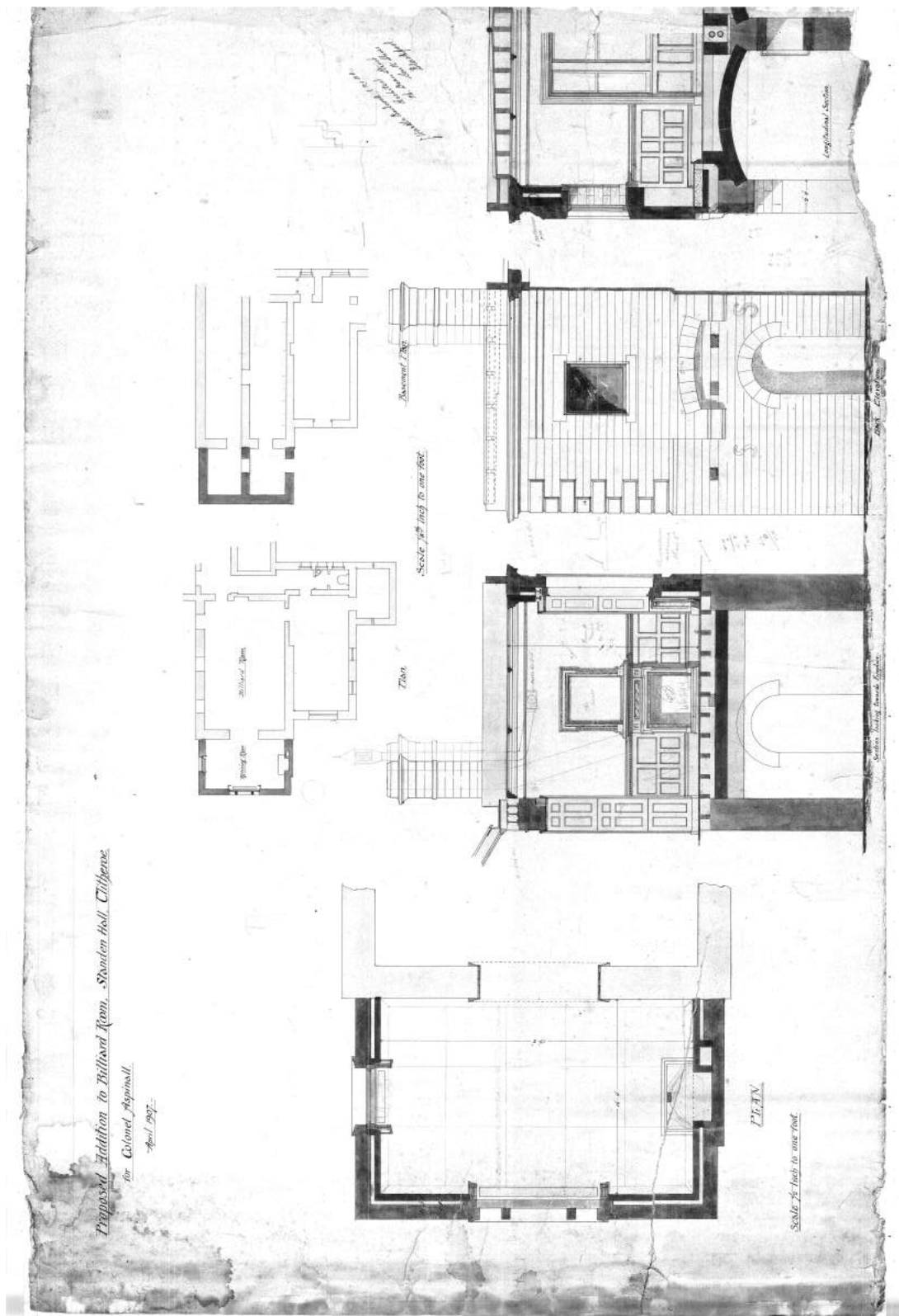


Fig 7 1907 proposal drawing by Bulcock of Blackpool for extension to Billiard Room (Retiring Room)



Fig 8 1847 Lithograph by Twycross for *Mansions of Lancashire*



Fig 9 1847 OS

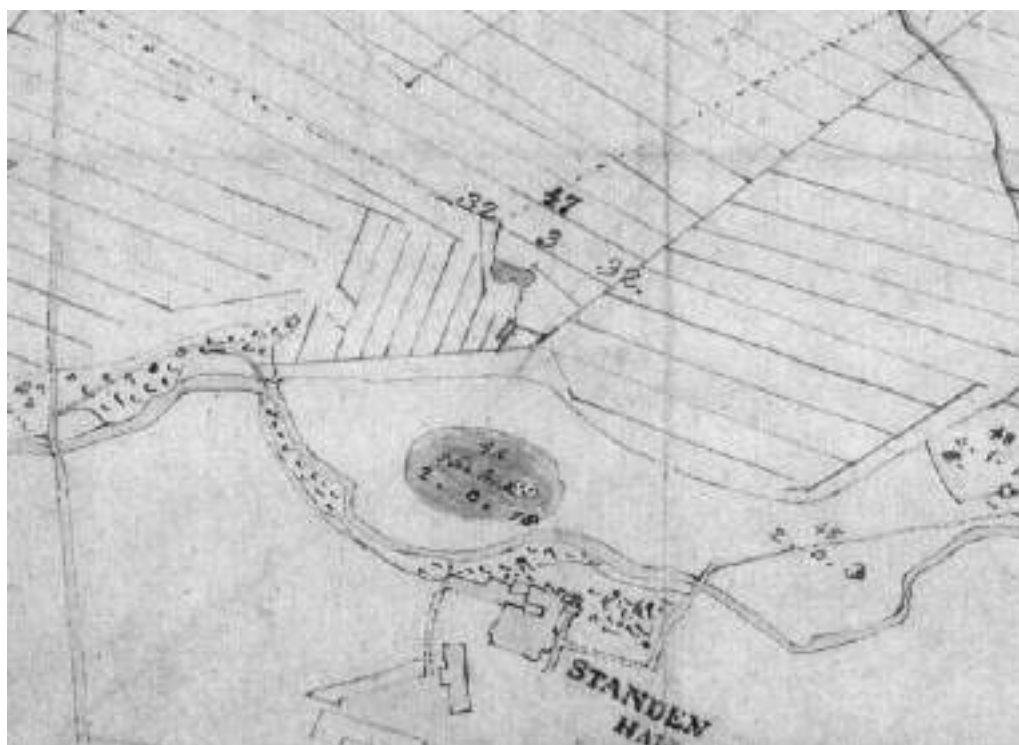


Fig 10 1870 MS plan