



Historic England

NORTH WEST OFFICE

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Our ref: PA00429817

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Dear Mr Harris

Pre-application Advice

STANDEN HALL, WORSTON ROAD, PENDLETON, CLITHEROE, LANCASHIRE BB7 1PR

Standen Hall at first glance, appears to be a 18th century country house in the classical style; however its history is a more complex one, with the origins of the hall dating back to the end of the 16th century. The original hall is believed to have been a H-plan building constructed of local stone and it is thought that the planned form of this phase of construction greatly influenced the alterations which occurred to the hall over the coming centuries.

The hall took on its present styling in the mid 18th century when it is understood to have been largely rebuilt, although no drawings can be located of these alterations and the architect is unknown. However, perhaps the most significant phase of change to the building occurred over the 19th century, when the existing west range was enlarged in 1856 by notable architect Paley, whilst a fashionable Billiard Room was also added in around 1875 to the North West corner. The north end of the house was further extended in approximately 1881 to create a large service wing, which included a new kitchen, scullery block, Butler's Pantry and nursery accommodation.

The hall contains many layers of development and is an example of the changing requirements of landed family's, looking to alter their homes to keep abreast of the latest fashion or social beliefs. However, perhaps due to the provincial location of the hall or the lack of a recognised architect carrying out the majority of the works, these alterations have not occurred with the grace and elegance seen in many comparative houses and the resulting layout sees a greater part of the hall given over to servant's quarters. The national significance of Standen Hall is recognised in its designation as a grade II* listed building.



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Over the course of the last century Standen hall has not be subject to any large scale works and as such, sits as a time capsule, retaining a number of original features, including the cupboards in the Butler's Pantry. It is the families desire to put Standen back into use as a home and it is the proposals to achieve that, which have been put to Historic England to consider at pre application stage. Given the range of works set out, I have divided my comments into sections for ease of reading.

Window works

From my site visit undertaken in May of this year, it is evident that the fabric of Standen is being kept in good repair and as a consequence limited works are proposed to the exterior of the hall. However, there is a desire to open up four windows on the south elevation of the hall, in order to create lighter rooms internally. The windows to be opened are all presently glazed and form part of the original planned symmetry of the hall, as such, there will be no harm to the exterior of the building by the works. Internally the windows are covered in a plain finish and as a consequence the reopening of the window will not lead to the loss of any significant fabric internally. We are therefore of the opinion that the reopening up of the windows is acceptable as the works will not harm the significance of the building.

During the works to create the new dining room in 1881 it appears that the ground floor windows on the east range, as well as a couple on the southern return of this range, were changed from 12 pane sashes to 2 pane sashes. Whilst the windows evidence the development of the hall and are of some significance as a result, the impact they have had on the aesthetic quality of the fine front elevation of Standen Hall is to its detriment and we believe the reinstatement of well detailed and good quality 12 pane sashes would re-establish the original design intent for this façade and lead to an enhancement overall, despite the recognised loss of historic fabric.

Ground Floor alterations

Setting aside the matter of the creation of an atrium area for consideration separately, the works proposed to the ground floor are quite minor in scale. The principle family rooms remain unaltered as part of the scheme and the changes proposed to most of the north wing are changes of use rather than physical alterations to the fabric. For example, the cabinets in the Butler's Pantry and the glazed partition between the existing kitchen and scullery will be retained as part of these changes of use, something we welcome as these elements do add to the overall interest and significance of Standen Hall.

With regard to the change of use of the Billiard Room to a family kitchen, the alteration is considered to result in a level of harm to the significance of the building, as the



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extension was built solely for the use of Billiards and is proportioned accordingly and incorporates a roof lantern to provide good light in the space; the room once again depicts the alterations to Standen to follow the fashions of the time.

However, in technical terms, as both the billiard table and the associated cabinets are freestanding, they are not considered to fall under the jurisdiction of listing, so can be relocated without the need for listed building consent. As such, it is only the intended use of the room which is for us to consider and we believe a kitchen can be accommodated in the space without harming the building, so we raise no concerns with the proposal.

First Floor bedroom alterations

The majority of the works proposed to the existing family bedrooms relates to the aspiration to create en-suite bathrooms and in one case, a dressing room. As a whole these proposals are felt to be appropriate as doorways will be created where there is evidence of former doorways and walls are also to be reinstated. However, as discussed onsite, it is always preferable that when a doorway is to fall out of use due to a change in layout, that that doorway remains in situ, locked and potentially covered by studding on the interior face. The advantage of utilising this method is that the planned form of the building remains legible and the historic fabric remains in situ; as such the only element for our consideration is the change of use of the space, which is rarely likely to trigger concerns.

Another further point relates to consideration which is being given to removing a glazed screen from bedroom 2. My advice would be to retain this element, as its relative significance is not established and its presence does not affect the usability of the space. However, if there is still the desire to remove it, its interest and importance needs to be established and its removal justified.

The creation of an atrium

Whilst reviewing the proposals commented on above, it is evident that those works are actually quite minor, straightforward and by their nature would result in a limit impact to Standen Hall. It has therefore been possible for me to judge the suitability of the works based on my own site visit and the detail set out in the Historic Building Assessment.

The proposed works to create an atrium, however, are not so straightforward and would result in the removal of a notable percentage of historic fabric, the significance of which has yet to be fully established. As we discussed at our meeting, the Historic Building Assessment which has been produced has been invaluable in exploring the



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phases of development at Standen Hall and identifying fabric from those periods; as an analysis of the history and development of the hall it is a highly informative document.

Where further information would be highly beneficial is in the consideration of the significance of those phases of change and remaining fabric, from which we could then ascertain the level of harm its loss would result in (National Planning Policy Framework 128 & 129). Historic England's, Conservation Principles, sets out that significance can be divided into four key values, evidential, aesthetic, historic and communal. Often a building will display all four values to a varying degree and it is in understanding those elements that the true significance of a structure, as a whole or in part, can be identified.

It is this further level of analysis which is required before we can consider the appropriateness or otherwise of the proposals to removal elements such as a servants staircase. We would therefore recommend that the existing Historic Building Assessment is expanded to include both a Statement of Significance and an Impact Assessment.

Once we have a clearer understanding of the importance of the fabric to be removed, we can judge the appropriateness of the works.

Conclusion

In conclusion, a large proportion of the works which we have been asked to consider have been found to be appropriate and providing the recommendation to retain existing doors in situ where possible, is accepted, they do not require any further consideration. However, as the possible creation of an atrium space, would lead to the loss of a number of historic features, we must be certain of the impact their removal would have on the significance of Standen Hall and as such a greater analysis of the hall is required.



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Next Steps

The existing Historic Building Assessment should be expanded to include a Statement of Significance and an Impact Assessment.

Yours sincerely

Marie Smallwood

Inspector of Historic Buildings and Areas

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