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Date: 10th October 2016

FAO A Dowd

Dear Mr Macholc,

Planning Application 3/2016/0886: Re-sashing of plate glass windows to follow the original Georgian pattern; opening up dummy windows internally and fitting shutters and architraves to match existing; re-opening old doorways and closing existing; conversion of billiards room to family kitchen including removal of timber partitions, building up existing doorway and formation of two WC compartments and lavatory; formation of en-suite bathrooms to bedrooms including insertion of new partitions; refitting of former bathroom as laundry including restoration of mullioned window; removal of historic fabric for formation of central atrium; re-routing of service drive; Standen Hall, Worston Road, Clitheroe BB7 1PR.

The above planning application is for works to a Grade II* Listed Building which is thought to be of 15th century origin but substantially rebuilt in the mid-18th century and with 19th – early 20th century extensions and alterations. It is also possible (but how probable is difficult to tell) that the site was also used for a grange of the lord of Clitheroe, which was extant in 1280. A sculpted stone, now built into a late 19th century wall of the light well, is said to be of Roman origin but does not indicate occupation during that period and was probably brought here by John Aspinall in the second half of the 18th century.

The works proposed on this site include a number of non-controversial items such as the refurbishment of the south front windows, but also includes significant alterations in the area proposed for the new central atrium. Following advice from Marie Smallwood of Historic England the arguments for this are included in the Heritage Impact Assessment and the Design and Access Statement. We understand the arguments that are being made but consider that as you are already being advised by Ms Smallwood and your Conservation Officer Mr Dowd, we should defer to their expertise. We would, however, comment that should consent be given an appropriate record of the building 'as existing' needs to be made prior to any works being undertaken. We would suggest that this should generally be a photographic record, supplemented by a full set of architect's

drawings, but in the atrium area where significant changes are being proposed this should probably be a formal 'level 3' record as set out in '*Understanding Historic Buildings*' (Historic England 2016).

Finally it should be noted that the proposed alterations to the access to the service areas of the site (Design and Access Statement p.2 and drawing 2743/8) loops to the south of the main house and approaches the stable block through an area where a meandering garden part is shown on the OS 1:10,560 mapping of 1847-8 (sheets Lancashire 47 and 55, surveyed 1844-6) and the OS 1:2,500 maps of 1886 and 1893 (sheets Lancashire 47.14 and 55.02, surveyed 1884-92) before meeting the former line of the drive to the south of the hall. The latter mapping shows a fountain on the south lawn and the Listed mounting block (HE 1362348) is also located in this area. We would have no objection to the proposal in principal but would suggest that the applicants are asked how the proposals impact the mounting block (which is not noted in the DAS or shown on the plans), what is intended for it and how it will be protected during the works.

The following wording is suggested for the recording condition:

Condition: No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the site.

Note: The programme of works should include the creation of a formal record of the building. This should comprise a photographic record for works outside the new atrium area but be a full level 3 record of the features to be lost or altered as part of the atrium works. This work should be guided and informed by "*Recording Historic Buildings*" (Historic England 2016). This work shall be carried out by an appropriately qualified and experienced professional archaeological contractor to the standards and guidance of the Chartered Institute for Archaeologists (CIfA, see www.archaeologists.net).

It is hoped that the above is self-explanatory, but please do not hesitate to contact us should you wish to discuss the matter further.

Yours sincerely

Peter Iles