



Lancashire Archaeological
Advisory Service

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FAO A Dowd

Dear Mr Macholc,

Planning Applications 3/2017/0737 and 0762: New external doors to drawing room, utilising existing openings to allow garden access. Roof glazing to the atrium roof lantern. New atrium fireplace and chimney stack, re-using existing chimney. New inner hall to replace redundant larder. Re-arrangement of master bedroom door openings. A new terrace accessed from proposed kitchen. Alterations to main entrance gates to provide a safer and more suitable entrance; Standen Hall, Worston Road, Clitheroe BB7 1PR

In general the proposed alterations are non-controversial and have limited impact on the historic building. For ease of understanding our comments will be divided up as per the planning application. Reference will be made to room, door and window numbers as set out in the plans for application 3/2016/0886 and also used in the Design and Access Statement (DAS Mason Gillibrand June 2017) and the Heritage Impact Assessment Addendum (HIAA John Martin Robinson August 2017).

It is notable that there is no overall plan provided which shows the location and extent of all the proposed works, which would have been useful, although the detail extracts in the DAS do make up for this to some degree.

- 1 New external doors to drawing room (G4, GW32 and GW33). This is a relatively minor alteration to one of the later elements of the hall (dated to c.1856) and should not impact the legibility or significance of the room. Recommendation: photograph inside and out prior to alteration.
- 2 Roof glazing to atrium roof lantern. This is a change to the agreed new lantern and has no archaeological significance. Recommendation: no further action required.
- 3 New atrium fireplace and chimney stack, re-using existing chimney. Archaeologically this may be the most significant of the alterations proposed,

impacting as it does a wall of early 17th century date (Oxford Archaeology North 2017 *Standen Hall, Worston Road, Clitheroe, Lancashire: Historic Building Survey Report* figs 2-4). The fireplace would appear to be located in the space occupied by a blocked doorway, currently in use as a cupboard (GD41 in room G9f *Op. Cit.* pp.19-20; DAS p.3) and could potentially impact the room beyond and what may be another cupboard (G25 and GD59, OA North 2017 Fig 2). We have no objection to the proposed replica chimneypiece and would accept the change to the house overall as a relatively minor alteration to the agreed scheme. What we are concerned about, however, is the potential impact on a substantial portion of one of the oldest surviving walls in the building. In particular we are concerned that there are no details provided concerning the fireplace opening itself, the new chimney stack and how these will be constructed, nor an assessment of the impact on the cupboards GD41 and GD59. The intention to re-use the stonework from the stack removed from room G9c (DAS p.3) is acknowledged and is clearly environmentally sound and minimises the visual impact of the works externally if not the actual physical impact. It is worth noting however that this stonework is of 19th century, not 17th century, origin and that the re-use of these architectural elements could lead to confusion at a later date if the works are not adequately documented now. Recommendations: further details of the proposed fireplace and stack, including a specific impact assessment of the necessary demolition and construction works, need to be provided before a planning decision is reached. It is probable that, should the this element of the proposals be considered acceptable, that archaeological monitoring and recording of interventions into the 17th century wall will be necessary, but a final recommendation will need to wait for the provision of the details requested.

- 4 New Inner Hall to replace redundant larder (G16 and G17, GD35, GW45). Again we would raise no concerns about the work to this earlier 19th century section of the building. Recommendations: photography of both faces of all walls affected, prior to alterations.
- 5 Re-arrangement of master bedroom door openings (F8, F9, F10, FD9). This intervention is described as requiring "...less alteration to historic fabric than the approved scheme" (HIAA p.8). This seems to ignore the fact that the doorway to be retained is in the c. 1856 work, whilst the new opening is through a mid-18th century wall (OAN *Op. Cit.* Fig 3) and makes a significant change to the circulation pattern in this corner of the building. Whilst we would prefer the original proposal, we do not consider that the impact of the proposed change is so severe as to make it unacceptable. Recommendation: return to original scheme if possible. If not then (i) photography of both faces of the wall to be cut through prior to alterations, and (ii) archaeological monitoring during plaster removal and demolition works. If architectural features, blocked openings, evidence of alterations and adaptations, etc. are visible in the wall following plaster removal or encountered during the works then a formal archaeological record should be made of those features, both by further photography and a measured record.

- 6 A new terrace accessed from proposed kitchen (G24 GW12). The impact of these proposals on the extant building fabric is, as assessed, minor, and we would bow to the expertise of the Lancashire Gardens Trust and Historic England with regard to the impact of the proposals on the exterior views of the building. There is, however, neither detail of the proposed foundations required to support the new terrace nor any assessment of their potential archaeological impact. It is noted however that the room in question is a 20th century extension onto a later 19th century structure and this part of the site may already have been disturbed by its construction and by external landscaping works. Given that we have no strong reason to suspect the presence of medieval or early post medieval remains here, that the proposed terrace seems to be supported on a small number of individual pillars, and that there does not appear to be any intention to excavate out the ground beneath the terrace, it is probable that any archaeological impact would in any case be small and of only minor significance to the site as a whole. Recommendations: (i) photograph inside and out prior to alteration; (ii) have a contingency plan in place for emergency recording should any archaeological remains be encountered during excavation works.
- 7 Alterations to main entrance gates. The present entrance appears to have been constructed between the surveys for the OS 1847 1:10,560 and 1886 1:2,500 mapping (sheets Lancashire 47 and Lancashire 47.14 respectively) and replaces a former drive on the south side of the house. Given that the stonework of the present gateway is to be retained we consider that the proposed alterations would have only a very minor archaeological impact. Recommendations: photography of all elements affected prior to alterations.

As you will note from the above, most of the changes proposed do not raise substantial issues and can be dealt with by a standard archaeological 'scheme of works' condition.

With regard to the proposed new fireplace and chimney, however, further details of the proposals are required which set out in some detail what demolition and construction works are required and how these will impact the significance of the early 17th century walling before an informed decision can be reached. As such we would recommend that this matter is investigated further and more information supplied by the applicants prior to any decision being made.

Yours sincerely

Peter Iles

