

DESIGN AND ACCESS STATEMENT & HERITAGE ASSESSMENT

for the

Alterations to

STANDEN HALL
Pendleton

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Introduction

This Listed Building Consent application follows the Listed Building Consent ref 3/2016/0886 dated 09.02.2017. This application seeks to obtain consent for amendments to the scheme and some additional proposed works, as outlined in this document.

This document should be read in conjunction with the following documents:

- The original Historic Building Assessment, dated October 2015 by Colin Briden
- The Heritage Impact Assessment and Statement of Significance by John Martin Robinson.
- The as Existing and as Proposed drawings by Mason Gillibrand Architects.
- The 2017 addendum to the Heritage Impact Assessment and Statement of Significance by John Martin Robinson.
- Arboricultural Impact Assessment by Yew Tree.
- Landscape proposals by Bunny Guinness

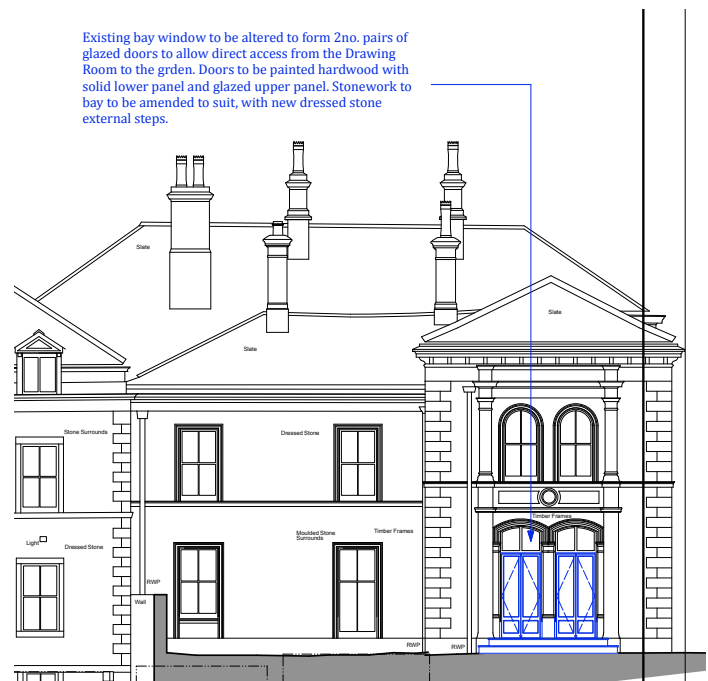
Pre-Application Advice

Pre-application dialogue has taken place with Historic England and the feedback received has informed the final proposals.

The Proposals

1. External doors to Drawing Room (G4)

As part of the new landscaping scheme for the West lawn (to the rear of the Hall), it is proposed that the existing squared bay window to the Drawing Room be altered to incorporate timber framed, glazed doors to allow direct access into the garden. This work would involve the removal of the existing windows to the West elevation of the bay, the removal of the existing vertical sliding shutters and the alteration to stone work to lower the cill.

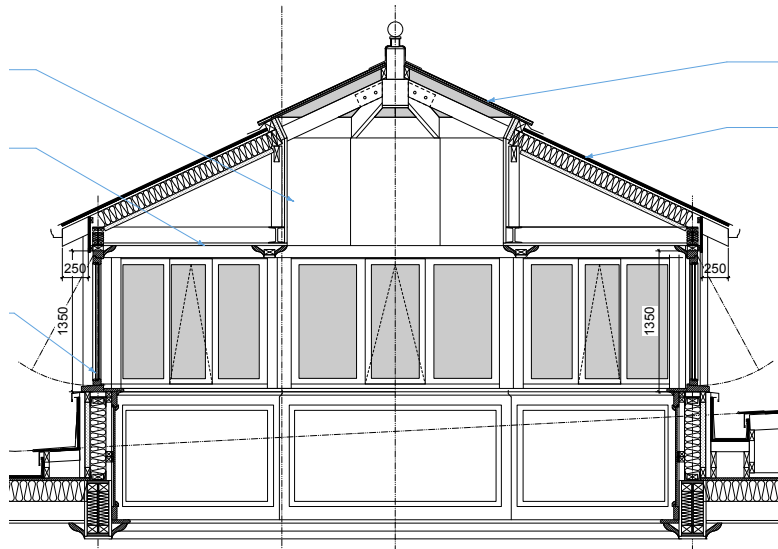


Atrium (G9)

As part of the approved scheme, a new central Atrium space will be created. It is proposed that the approved scheme be amended to include the following:

2. Roof glazing to the Atrium Roof lantern

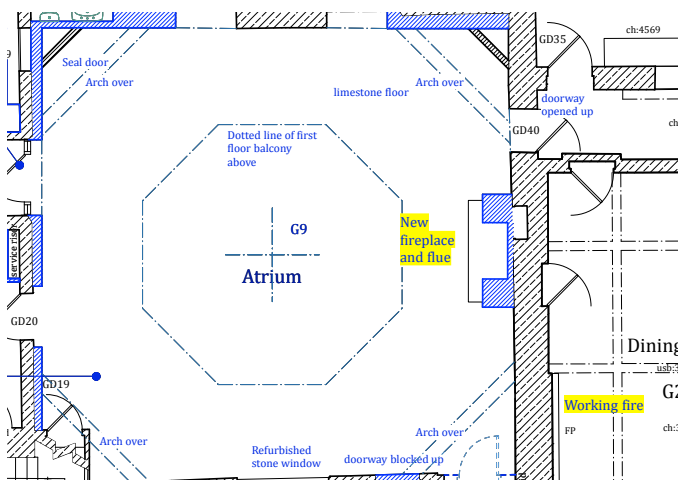
This application seeks to obtain consent to incorporate roof glazing into the approved roof lantern to the new Atrium. The lantern has windows to its perimeter, however due to the close proximity to other existing roof eaves and gables, the daylighting potential could be quite limited. In order to increase this, it is proposed to integrate some flush patent glazing to the centre of the octagonal roof. This will not increase the volume or height of the proposed lantern.



Extract from the detailed Atrium Cross Section

3. New Atrium fireplace and chimney stack

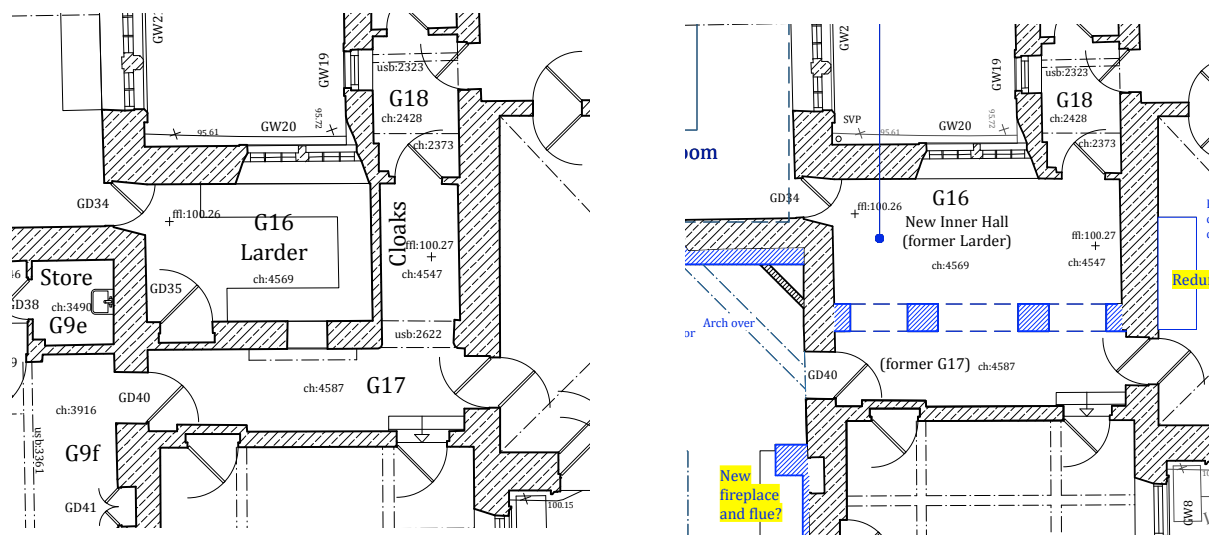
It is proposed to add a stone fireplace to the Ground Floor of the new Atrium. This would require a new flue and above roof level, the re-construction of a dressed stone chimney stack, taken down as part of the demolition work to form the new Atrium.



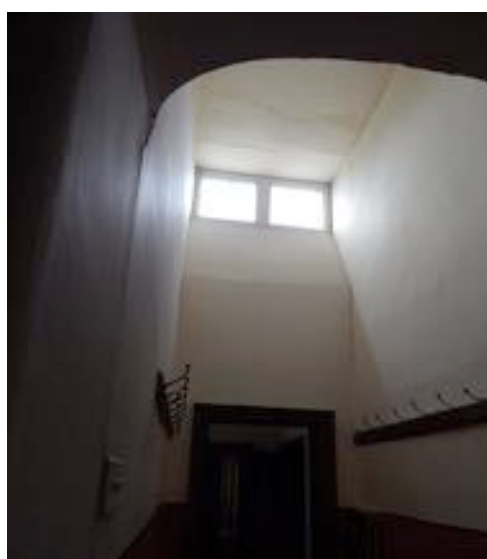
4. New Inner Hall

The approved scheme proposes a new Kitchen in the single storey Victorian Billiard Room (G23) at the front of the house and the route between that room, the existing Dining Room (G25) and the new Atrium space (G9) is one that will be used with increased frequency. The existing corridor (G17) is a rather underwhelming circulation space with limited width and the only natural light from a high level North facing window. The adjacent Larder (G16) would have been directly accessed off the former Servants Kitchen (G15) that is no longer in use. Therefore the use of the room as a Larder or Back Kitchen is no longer viable. It has simple stone and timber shelving to two walls, a former internal doorway to the South wall (now blocked), an obscure glazed internal screen also to the South wall and a large North facing window.

The proposal is to open up the wall between the Larder (G16) and the corridor space (G17) to create a wider Inner Hall space more befitting of this important circulation area. The space would benefit from the large existing window. The existing masonry wall between the two rooms would be altered to form an internal colonnade to ensure Architectural legibility is retained.



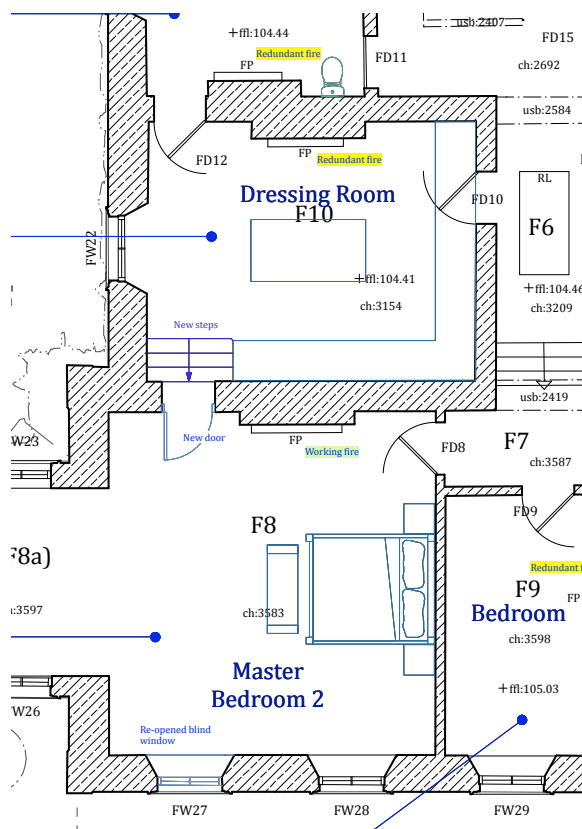
Extracts of the Existing and Proposed Ground Floor Plans & Photographs of Corridor G17 as existing.



5. Master Bedroom arrangement

The applicant has decided that the first floor Bedroom to the South West corner (F9) is to be the Master Bedroom and as such would like to amend the scheme to provide a linked Bedroom, Dressing Room and Ensuite Bathroom along the West side of the first floor. This would require the formation of a new internal door opening between F8 and F10, but the previously approved doorway between F8 and F9 would no longer be required.

This proposal would have the added benefit of retaining the existing doorway between F9 and the landing space (F7) that is important for providing daylight to the landing area.



6. East Terrace

As outlined above, the new kitchen will be situated in the former Billiard Room at the front of the house, with an annexed Breakfast Room or Informal Dining Room. The proposal is to create a new external terrace off this 'gable end' to provide an external dining space. The new structure is proposed as a metal frame with wire guarding and a timber deck and steps. The framed out 'undercroft' would have climbing plants against it. The new terrace would be screened from the driveway by hedging.

This proposal would also require the alteration of the existing gable window, with the central window altered to form a new external single, part glazed door with glazed fanlight above. The two existing side lights would be retained as existing.



7. Alterations to Main Entrance Gateway

The existing main entrance gateway is rather underwhelming architecturally but also lacks functionality. The gateway is not set back very far from the road and therefore any vehicles waiting to go through the gates, particularly at night, would be partly waiting with the rear of the vehicle out in the road. The gateway is also quite narrow by modern standards and larger vehicles (construction and delivery vehicles, fire appliances etc).

The existing Southern section of flanking wall is leaning significantly due to the presence of tree roots from the adjacent Beech tree. The existing cast iron gates are in very poor condition and in many areas are rusted through.

The Proposal is to take down and construct the gate stoops further back and wider apart to create a safer and more suitable main entrance to the property. When the gate posts are re-constructed, it is proposed to add 2 courses of matching dressed stone to increase their height and retain the proportions of the whole composition.

The applicant wishes to improve the security of the property by having automated gates and therefore new painted metal gates (design to be agreed) are proposed. Taller gates posts would allow new taller and better proportioned gates. New lantern lights are to be mounted on the gateposts.





Proposed Entrance Gates Plan

