

STANDEN HALL,
CLITHEROE, LANCASHIRE

Heritage Impact Assessment Addendum to cover seven proposed revisions
to the existing L.B. Consent

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INTRODUCTION

Listed Building Consent was granted for extensive works to Standen Hall in February 2017, to restore it as a modern family home once again. The client now wishes to make various minor amendments to the approved scheme. This current document assesses the impact of these seven revised proposals on the special interest of the building, and should be read in tandem with the original Heritage Impact statement which outlined the history of the house in more detail and described and assessed the relative significance of the different historic parts of the building. The current document follows the same order as the Mason & Gillibrand Design and Access Statement, submitted with the application for revisions.

1. Bay Window of the Dressing Room

It is proposed to convert the two existing large central paned windows into pairs of French doors following the existing Victorian glazing pattern, but replacing the stone plinth with solid painted timber panels. These proposed alterations will have little visual impact, as the new glazed doors will read much the same as the existing large pane windows, but will involve the removal of some historic fabric in the stone sills and plinth beneath the glazing and also the vertical sliding shutters inside the bay window. The Dressing Room is an addition to the 18th century house by Paley of Lancaster, *circa* 1847, and has a strong architectural character which will be little affected by the proposed alterations. The original form of the windows will survive at the sides as an historical record. On balance it is considered that the practical amenity of lengthening the windows to give access to the garden and the sympathetic design of the French glazed doors proposed outbalances the removal of small areas of Victorian fabric at the base of the central area of the bay.

2. The Atrium Lantern

It is proposed to amend the current design of the new roof lantern, for which consent has been granted, to include flush glazing in the centre. This is a minor alteration to the approval drawing and will have no impact on the historic interest of the building.

3. Atrium Fireplace

The proposed chimneypiece is a stone replica from Chesneys, the respected London dealers in good copy fireplaces. It is a suitable late-Georgian design for this situation and is considered to be an appropriate architectural feature for the proposed new atrium from the historical point of view. The proposed chimneystack will be the rebuilding of an old one taken down as part of the current building works, reusing the old stonework, so will be the retention and reconstruction of an existing historic feature which otherwise would be lost, and is to be welcomed on those grounds.

4. New Inner Hall

It is proposed to open up the area of the redundant larder (G16) into the billiard room passage, G17, in order to create a lighter and more spacious access between the new family kitchen (in the old billiard room, G23) and the dining room, G25. This is obviously an improvement on practical grounds. The history of this area is outlined in my original statement and the supporting material. In appearance the larder is a utilitarian 19th century space, but is lit by one of the surviving stone mullion windows. Incorporating the larder area into a more spacious inner hall would enable the mullion window to be more visible and prominent. This is historically appropriate, revealing more of the history of the house and therefore enhancing the interest of the listed building. The dividing wall between the passage and larder is already perforated with doorways and a cupboard, so the opening up of three 'square arches' will require the removal of little additional masonry while the downstand and piers will continue to mark the line of the previous plan-form here. This alteration is considered to be an improvement in historic buildings terms, as it will reveal the interesting Jacobean window, currently enclosed and concealed in a subsidiary back space.

5. Dressing Room and Master Bedroom

The only impact of the proposed re-arrangement in the use of these rooms is the insertion of a new door from the bedroom, F8, to the dressing room, F10. This door has been designed so as not to disturb the architecture of the room. On the other hand, the previously proposed new door between F8 and bedroom F9 is now done away with, retaining the original door to F9 from the landing which reduces the impact on the historic arrangement. On balance the proposed re-arrangement, therefore, involves less alteration to historic fabric than the approved scheme.

6. Terrace Outside Billiard Room Window

This will take the form of a metal and wooden-deck balcony outside the large kitchen window. It will be a lightweight structure covered with climbing plants and will read more as a garden feature. It will have little impact on the structure of the building and is reversible. The only significant alteration involved will be the conversion of the central light of the tripartite window at the end of the kitchen (former billiard room) into a doorway. This will involve removal of stonework below the sill, but this is thought to be a minor change with little significant impact on the historic interest. The glazing of the new central door will follow the format and character of the existing plate-glass window.

7. The Main Entrance Gate

It is proposed to set the existing gateway back with a traditional ‘sweep’ of wall on either flank. The old stonework and gateposts will be re-used. They date from the last building phase at Standen. The East entrance and straight drive to the house is a relatively recent change to the layout of the grounds at Standen. The main entrance was from the South in the 18th century and earlier, so the existing gateway is not of any particular antiquity in itself, though a dignified piece of stonework. The proposal to set the gate back will, apart from practical advantages, create a more convincing traditional impact for the gateway. As it is intended that the existing stonework and gateposts will be re-used, there will be no loss of historic fabric. For these reasons, it is considered that this proposal is to be welcomed on historic buildings grounds, retaining the existing understated character, with visual and practical improvements.