

STANDEN HALL, CLITHEROE

Additional Heritage Statement by John Martin Robinson D.Phil, FSA

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This document should be read in conjunction with the original historic buildings assessment dated October 2015 by Colin Briden and the Heritage Impact Assessment and Statement of Significance by John Martin Robinson, 2016.

Standen Hall is included in the Statutory List at Grade II\*, and is the seat of the Aspinall family. Listed Building Consent has been granted for works including the glazing over of the central courtyard to make an inner hall or atrium between the main Georgian part of the house and Victorian servants' quarters. The current proposal is for a minor variation in connection with those permitted works which are now in progress and does not affect the principal part of the historic building.

Standen Hall is essentially a Georgian country house with a handsome Doric façade to the East. It is on the site of a Jacobean yeoman's house, with extensive Victorian additions to the West. The latter include large servants' quarters at the rear including former kitchen, sculleries, butler's pantry, servants' hall and similar subsidiary accommodation. (Cf Briden, and Robinson).

The current proposal affects the link to the latter area and has no impact on the Georgian fabric of the main East part of the house. It involves the reconstruction of the back stairs in the same position, for practical reasons to improve the headroom, as the existing arrangement is very constricted and does not meet current standards. It is also intended to remove the redundant top-most flight which does not lead anywhere now the atrium has been constructed, in order to improve the lighting to the stairs from above. The work involves the removal of the old walk-in safe below, but the iron door to it will be preserved in the old

butler's pantry to preserve the character of that room. The safe is a small plain space with no fittings.

The existing back stairs are constricted and rise between plain walls without a balustrade or bannisters so are devoid of features of interest. The safe below is just a simple large cupboard. It is argued that neither of these has any special architectural interest. The significance of the back stairs is entirely historic, indicating the working of the service side of the house in the late-Victorian period, and in relation to the servants' quarters of which they are a part.

The proposed reconstruction of the stairs in the same place with a more spacious layout and better headroom will retain the historic aspect of a subsidiary staircase in the situation in the house plan, and will not therefore remove the historic interest of the stairs. No fabric or features of special interest are affected by the alteration. The reconstructed stairs will continue to read as a subsidiary back staircase adjacent to the old servants' quarters, and will not therefore detract from the historic interest of the former service area at the back of the house where the old plan and functions will continue to read as they do now. The reconstructed stairs in the same place will continue to read as a secondary staircase in the plan.

It is argued that this minor variation to the existing permitted proposals will not detract from the special historical interest of the Heritage Asset and does not affect any fabric of special architectural significance. The practical benefit outweighs any minor heritage loss.