

DESIGN AND ACCESS STATEMENT

March 2018

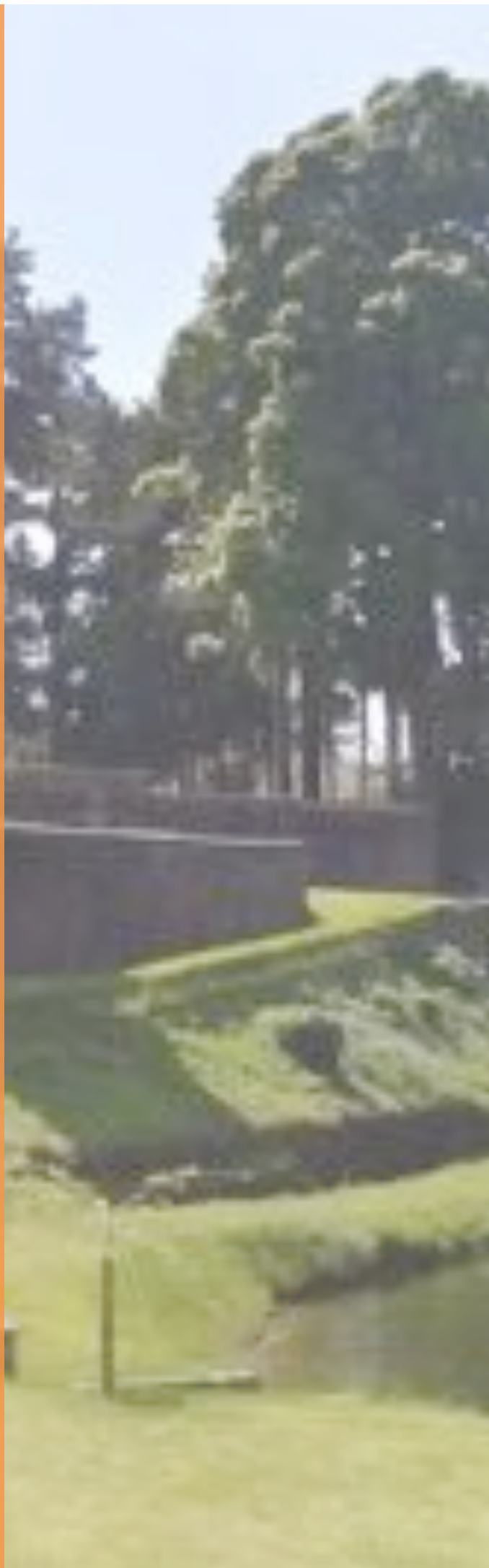
To Accompany Planning Application for:

Standen Hall,
Worston Road,
Clitheroe,
BB7 1PR

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This statement has been written to accompany a new Listed Building Application following the previous submission to Ribble Valley Borough Council Planning Department and should be read in conjunction with the application drawings and supporting documents.

INTRODUCTION

This application is for Listed Building Consent for minor alterations to the existing central-west staircase to provide safer, more attractive access and in keeping with the revised proposals agreed for Standen Hall.

The application comprises of the removal of an existing out-of date vaulted safe and the timber stairs above to be rebuilt in the same location with adjustments to the direction of flights and landings to avoid known safety concerns and to improve the layout of the staircase within its location. The works also entail modifications to the stairs leading down to the basement.

PREVIOUS APPLICATIONS	LIST ENTRY
Planning Application Pre-App Advice sought from Historic England and RVBC: May 2016 Ref: 3/2016/0886 Submitted: 14 th Sept 2016 Approved: 9 th Feb 2017, with conditions	Standen Hall LEN: 1072085 Grade II* Date first listed: 29 th Dec 1952
Listed Building Consent Applications Ref: 3/2017/0737 Submitted: 26 July 2017 Granted: 10th Jan 2018 Ref: 3/2017/0762 Submitted: 31st July 2017 Granted: 11 th Jan 2018	County: Lancashire District: Ribble Valley District Type: District Authority Parish: Pendleton

This document should be read in conjunction with:

- The existing and proposed drawings by Mason Gillibrand Architects
- Additional Heritage Statement by John Martin Robinson DPhil, FSA

UNDERSTANDING OF PLACE

The existing central-west staircase provides access from a ground floor inner hall up to the first floor bedrooms and formerly the second floor servants rooms located in the North-West corner of the house. This is one of five or so other stairs within the centre of the house, which performed similar functions and is not unique.

The 2016 planning consent includes the demolition of part of the west range to make room for the new Atrium, as a result the west stair no longer links up with the servants rooms (S4-S8) resulting in it leading up to an empty space serving no purpose.

It is thought the primary users of the staircase would have been the house servants, owing to the narrow width, and its modest construction method (having few adornments or features of architectural merit).

The layout and design of the existing stair is compromised by a walk-in security safe at ground floor level, and as such the stair is narrow, steep and with reduced head height. In the renovated house, the staircase will have a more prominent position, directly adjacent to the new Atrium and its position means that its shortcomings will now be more noticeable than before and requiring attention to rectify the situation.

The small vaulted safe is unlikely to meet the expected requirements of fire protection and its usefulness is compromised in this regard.



Existing staircase at ground floor level showing the convoluted route around the old brick built safe.

ASSESSMENT OF SIGNIFICANCE

The central-west staircase provided access from the ground to the second floor subsidiary spaces, thought mainly used by servants to reach ancillary rooms on the second floor.

Please refer to John Martin Robinson's Heritage Statement for a report regarding the heritage significance of the staircase.

PROPOSED DEVELOPMENT

SCALE OF PROPOSAL

The scale of the proposal is of a similar size to the original and occupying the same location.

CONCEPT

The concept is to remove the existing, redundant walk in safe and change the layout of the staircase so as to make it more conducive to daily, family use and to have the bottom of the stairs discharge into the inner hall and address the new atrium in a more coherent way.

The stairs should remain subservient in scale and materials to the East Hall stair, an original Georgian cantilevered stone stair.

SITING AND LAYOUT

The siting of the stair has been kept in the original location and on the same footprint, avoiding any change to the masonry fabric of the house.

ALTERNATIVE NEW STAIRHALL

Alternative locations for a staircase have been carefully explored by the design team; including an option to open-up and remove adjacent rooms to make space for a new larger stair hall. This option while generous would have involved the removal of the original Georgian study room and bedroom above. The loss of these rooms was not justifiable by the design team, on balance the rooms affected were deemed to have many good features and are readily seen to be 'in-tact'.

POTENTIAL ATRIUM STAIR LOCATION

Another potential location for a stair is within the newly formed atrium in the heart of the building. Careful consideration highlights that any stair within this space will have a wholly negative impact on the circulation routes. It would also obscure the main feature retained in that area, the Jacobean window, and is worth noting that a stair here goes against the intent of the atrium design ie. the removal of the confusing clutter from the buildings interior.

CONCLUSIONS FOR SITING

If a replacement stair was constructed in a different part of the house, presuming a suitable location could be found, it would not address the central problem of the existing west stair being generally unfit for purpose. Altering the course of the existing stair is therefore proposed as it has been assessed as the least disruptive approach.

PROPOSAL – DESIGN APPROACH

Continuing to use the stair in its current form puts users at risk and will likely be under-used as a result. By retaining the current location and altering the direction of flights, the readability of this part of the house can be retained to a degree and many of the problems associated with it can be resolved without substantial loss, as outlined in J.M. Robinsons Statement of Significance and it is for this reason it has been submitted.

The walk in safe below the stairs is regarded as a redundant feature. The loss is partially mitigated by there being another more substantial alternative to the north, which has a higher level of security, meeting current needs.

The area of the central/west stair is covered in the “detailed building record” undertaken to satisfy a condition placed on the 2016 Listed Building Consent.

MATERIALS

JOINERY

As the proposed detailed stair drawing illustrates, the new staircase would be constructed of painted timber with a runner carpet and a hardwood handrail (mahogany).

The original safe door is to be kept in situ as a retained element.

WALLS

Safe walls removed.

WINDOWS AND GLAZING

Potential inclusion of a lay light in new ceiling to utilise the light gained from the existing rooflight

ROOF

No changes are required.

HIGHWAYS AND PARKING

The staircase is internal. N/A

LANDSCAPING AND TREES

The staircase is internal. N/A

BIODIVERSITY

The proposal does not affect any known protected species.

ACCESS

The impact of the proposals on access are positive, designed to make the circulation space safe and more pleasant to use. This adjustment will allow for improved navigation of the building to make minor adjustments to fit the newly agreed atrium design.

APPENDICES

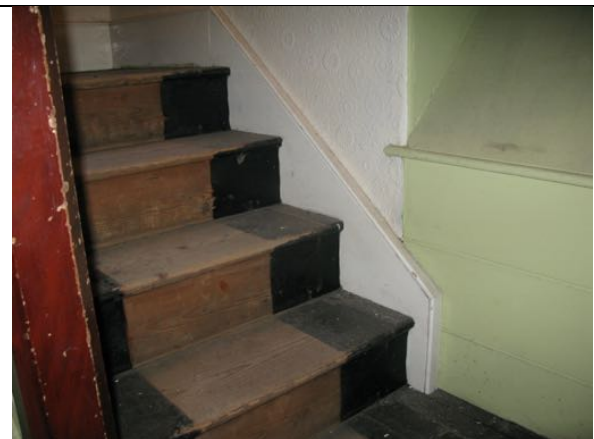
PHOTOGRAPHS OF STAIRCASE

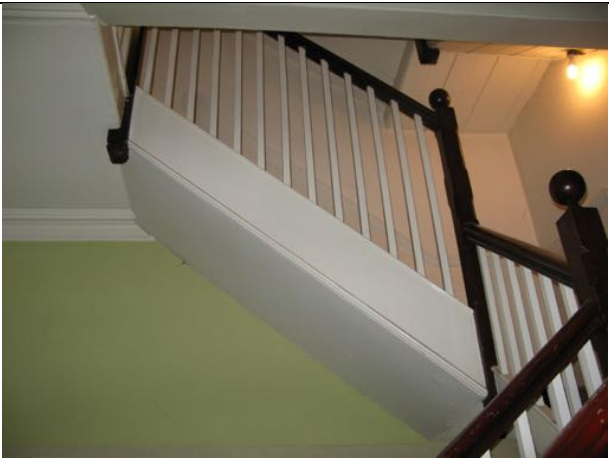


1. GF Level: Narrow stair without handrail



2. GF Level: Walls of safe



3. GF-FF: Low ceiling height	4. GF-FF: Narrow stair widths without handrails
	
5. GF-FF: Flights up to First Floor	6. GF-FF: Landing level
	
7. First Floor: Landing with plain balusters	8. First Floor: Stairs up to Second Floor
	
9. Second Floor: Landing	10. Second Floor: Rooflight