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**Issue 01**  
February 2021  
*Colin Shenton*

# CUERDEN HALL: CONSERVATION MANAGEMENT PLAN

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# VOLUME ONE

## CONSERVATION MANAGEMENT PLAN

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# SECTION 1.0: INTRODUCTION

## 1.1 PURPOSE OF THE DOCUMENT

This report has been prepared by Purcell Architecture Ltd. for Colin Shenton (hereafter known as 'the client') to inform the sensitive management of change at the Grade II\* Cuerden Hall near Preston. The research, understanding and analysis set out in this Conservation Management Plan (the 'CMP') will be used to facilitate the restoration and refurbishment of Cuerden Hall from a vacant care home back into a single-family home.

This report is compliant with the Planning (Listed Buildings and Conservation Areas) Act, 1990 (the 'Act') and the National Planning Policy Framework (NPPF, 2019). It has been produced following the guidance set out in Historic England Advice Note 12 - *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019).

## 1.2 VISION AND OBJECTIVES

Cuerden Hall is a building of more than special historical and architectural interest, which has suffered detrimental impacts due to its former use by the Ministry of Defence and as a Sue Ryder care home. Minimal maintenance has retained the building in a reasonable state of repair in the most part, but in some areas the condition of fabric is poor and requires major intervention to sustain it into the future. The vision of the new owner, Colin Shenton, is to return the house to a single family dwelling, restoring much of the lost grandeur of the house. This is an exceptional and rare opportunity, offering positive outcomes for heritage significance. His aim is to restore, conserve and adapt in a way that also creates a country house fit for 21st-century living. This CMP have been produced to independently inform the management of change at Cuerden Hall, understanding the vision of Colin, but without bias towards any particular physical outcomes. The Heritage Impact Assessment appended to this report was produced later, with specific proposals in mind.

## 1.3 AUTHORSHIP AND ACKNOWLEDGEMENTS

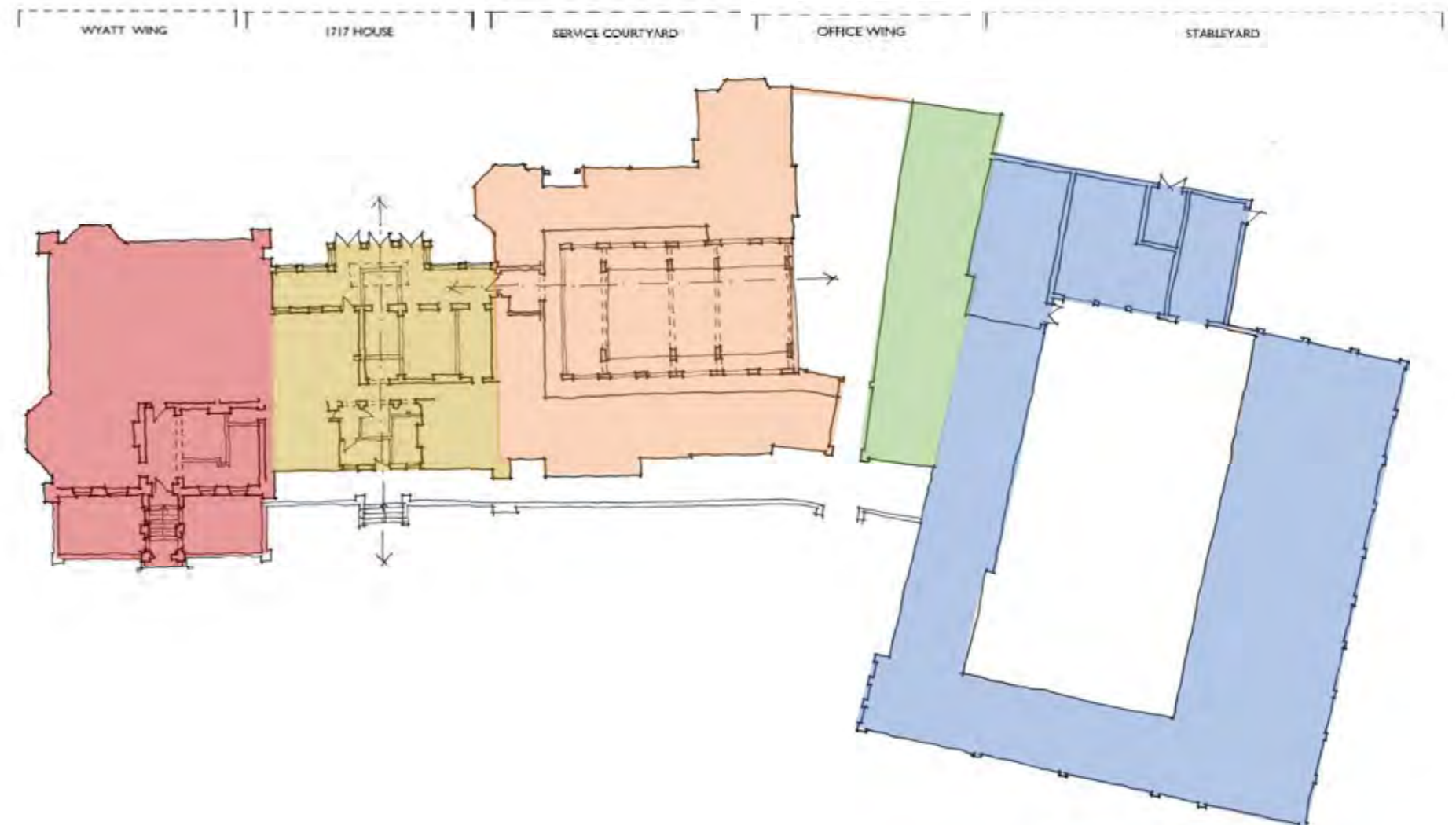
This CMP has been prepared for the client by Purcell Architecture Ltd, written by Rebecca Burrows (BA (Hons), MSc, IHBC, AssocRTPI). Copyright will be vested by Purcell with the client given rights to distribute this report to the relevant stakeholders.

Sincere thanks are extended to the client for providing access to the building, to the archivists at the Lancashire Archives and Canadian Centre for Architecture for their assistance and to local historian Alison Whitham for her input into the project.

## 1.4 ABBREVIATIONS AND TERMINOLOGY

Historic resources and previous planning applications have referred to the various components of Cuerden Hall by a variety of different names. For the sake of clarity, the primary names noted below are those used in this report. They can be cross-referenced with their alternative names if any uncertainty arises.

PRIMARY NAME	ALTERNATIVE	ALTERNATIVE	ALTERNATIVE
Wyatt Wing	East Wing	1816 Wing	New Hall
1717 House	Old Hall		
Service Court	Office Court	West Wing	
Office Wing	Office Range		
Stable Yard	Stables	Garaging	Courtyard



### 1.5 DESIGNATION RECORDS FOR THE HERITAGE ASSET

Cuerden Hall is a Grade II\* listed building on the National Heritage List for England (NHLE), set in grounds that extend to some 6.46 hectares and include formal lawns, parking areas, hardstanding and areas of woodland. The stable block adjoining the Hall is Grade II listed.

The heritage assets affected by the proposed development are:-

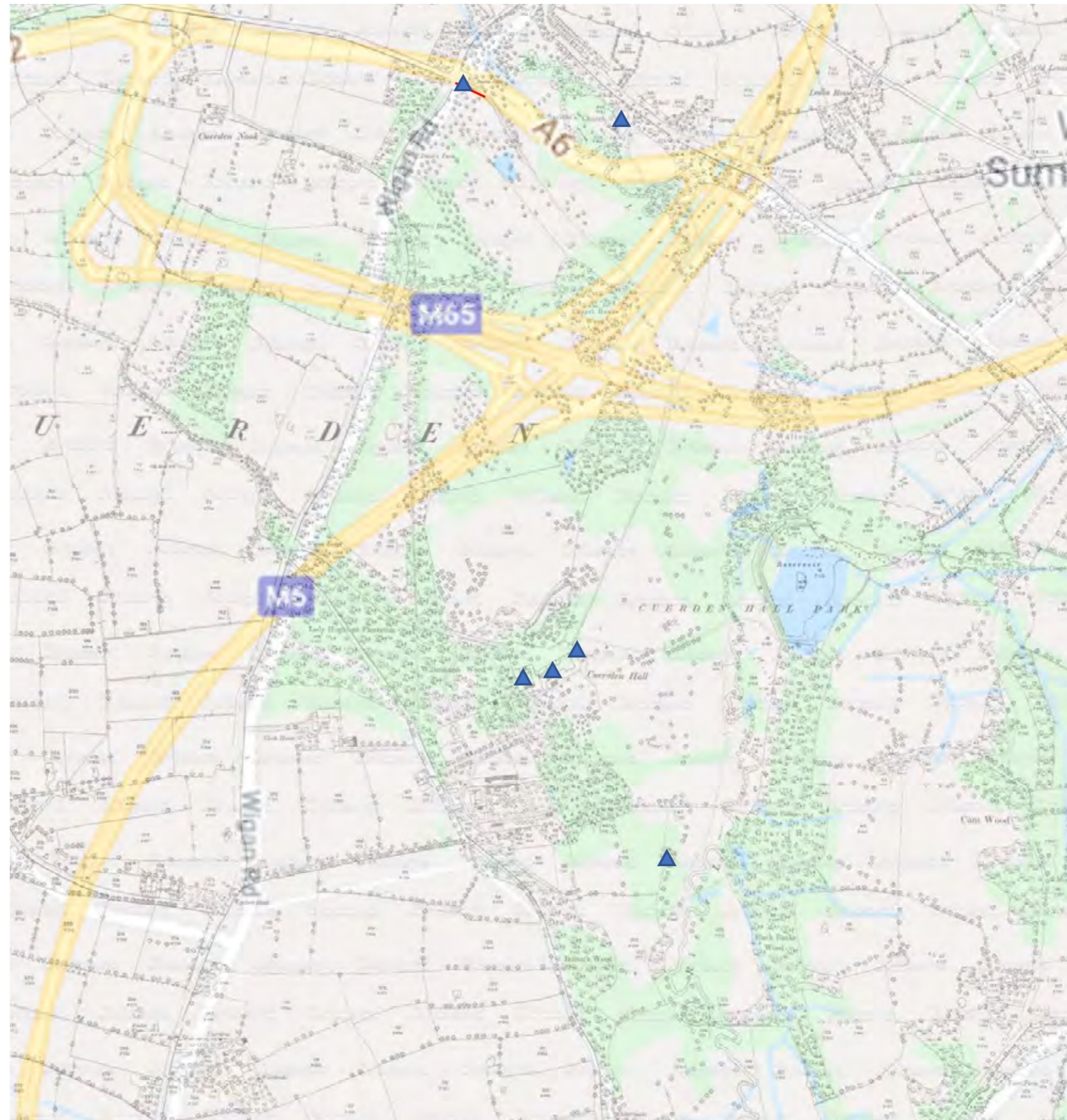
- Cuerden Hall – Grade-II\* Listed (1362174, 1984)
- Stable Block attached to the west end of Cuerden Hall – Grade-II Listed (1072455, 1984)
- Iron Gates at foot of terrace steps east of Cuerden Hall – Grade-II Listed (1281343, 1984)

Other buildings which originally formed part of the wider Cuerden Hall estate, but which are now some distance away, in separate ownership and are not considered to be affected by the development are:-

- Stag Lodge to Cuerden Hall (incorporating gateway) – Grade-II Listed (1362136, 1984)
- Ice House 400m SSE of Cuerden Hall – Grade-II Listed (1072450, 1984)

The other listed building in the vicinity is the C17 or earlier Clock House Farmhouse to the east. This is listed in Grade II. It is located some distance from Cuerden Hall and does not have a close relationship with the estate.

The site is not within or adjacent to a conservation area and there are no scheduled monuments within or adjacent to the site. The parks and gardens of Cuerden Hall are not included within English Heritage's register of such assets. The site is located within the green belt and a Tree Preservation Order was recently made in respect of the entire site (Tree Preservation Order No.8 (Cuerden)).



Modern and historic 19th century maps overlaid, with Listed Buildings highlighted as triangles

## 1.6 REFERENCE(S) IN THE LOCAL HISTORIC ENVIRONMENT RECORD

A preliminary search was undertaken within the Lancashire Historic Environment Record (HER) for sites within 1km of Cuerden Hall. This search returned the items shown in the table below. Only Blandford House (HER No. 5170) is located on the site. The remainder of the records are located in the vicinity of the site. All the listed records are extant buildings and no archaeological results have been recorded nearby.

### 1.6.1 NATIONAL HERITAGE LIST FOR ENGLAND

- Listing ICE HOUSE CIRCA 400 METRES SOUTH SOUTH EAST OF CUERDEN HALL, SHADY LANE, Clayton-le-Woods, Chorley, Lancashire II
- Listing STABLE BLOCK ATTACHED TO WEST END OF CUERDEN HALL, SHADY LANE, Cuerden, Chorley, Lancashire II
- Listing CHURCH OF ST SAVIOUR, CHURCH ROAD, WALTON LE DALE, BAMBER BRIDGE, South Ribble, Lancashire II
- Listing CLOCK HOUSE FARMHOUSE, WIGAN ROAD, Cuerden, Chorley, Lancashire II
- Listing ST SAVIOUR'S CHURCH OF ENGLAND SCHOOL, CHURCH ROAD, WALTON LE DALE, BAMBER BRIDGE, Non-Civil Parish, South Ribble, Lancashire II
- Listing IRON GATES AT FOOT OF TERRACE STEPS TO EAST OF CUERDEN HALL, SHADY LANE, Cuerden, Chorley, Lancashire II
- Listing STAG LODGE TO CUERDEN HALL INCORPORATING GATEWAY, WIGAN ROAD, Farington, South Ribble, Lancashire II
- Cuerden Hall  
Listing Cuerden Hall, Shady Lane, Cuerden, Chorley, Lancashire II\*

### 1.6.2 NATIONAL MONUMENTS RECORD EXCAVATION INDEX

The Excavation Index (EI) is a guide to the archaeological excavations and interventions carried out in England since the earliest days of scientific archaeology, and an index to the location of the excavation archives and finds. It is part of the National Monuments Record, England's heritage archive.

#### CUERDEN

No Description  
LANCASHIRE, CHORLEY, CUERDEN  
Description: No Description  
Parish: CUERDEN  
District: CHORLEY  
County: LANCASHIRE  
Grid reference: SD5550024600  
Map reference: [ EPSG:27700 ] 355500, 424600  
Period/Subjects: UNCERTAIN - SITE  
Identifiers: [ ADS ] Depositor ID - 1431624  
[ ADS ] Associated ID - AIP Record Number: B.30.K006

#### CINDER PATH WOOD (M65 BLACKBURN BYPASS)

Single trench excavated across the expected alignment of the Roman road from Wigan to Walton-le-Dale revealed no trace of the Roman or any other archaeological features. Funded by Howard Humphreys Ltd.  
LANCASHIRE, SOUTH RIBBLE, FARINGTON  
Parish: FARINGTON  
District: SOUTH RIBBLE  
County: LANCASHIRE  
Grid reference: SD5613024640  
Map reference: [ EPSG:27700 ] 356130, 424640  
Period/Subjects: UNCERTAIN - SITE  
Identifiers: [ ADS ] Depositor ID - 1177151  
[ ADS ] Associated ID - AIP Record Number: C.30.0030

#### M65 BLACKBURN SOUTHERN BYPASS (CONTRACT I)

Assessment and walkover survey of the proposed road route. Funded by Howard Humphreys & Partners Ltd.

LANCASHIRE, SOUTH RIBBLE, BAMBER BRIDGE

Parish: BAMBER BRIDGE

District: SOUTH RIBBLE

County: LANCASHIRE

Grid reference: SD5555024760

Grid reference: SD6428024440

Map reference: [ EPSG:27700 ] 355550, 424760

Period/Subjects: ROMAN - ROAD

MEDIEVAL - GRANGE

POST MEDIEVAL - FARM

POST MEDIEVAL - CANAL

Identifiers: [ ADS ] Depositor ID - 1306888

[ ADS ] Associated ID - AIP Record Number: B.30.0068

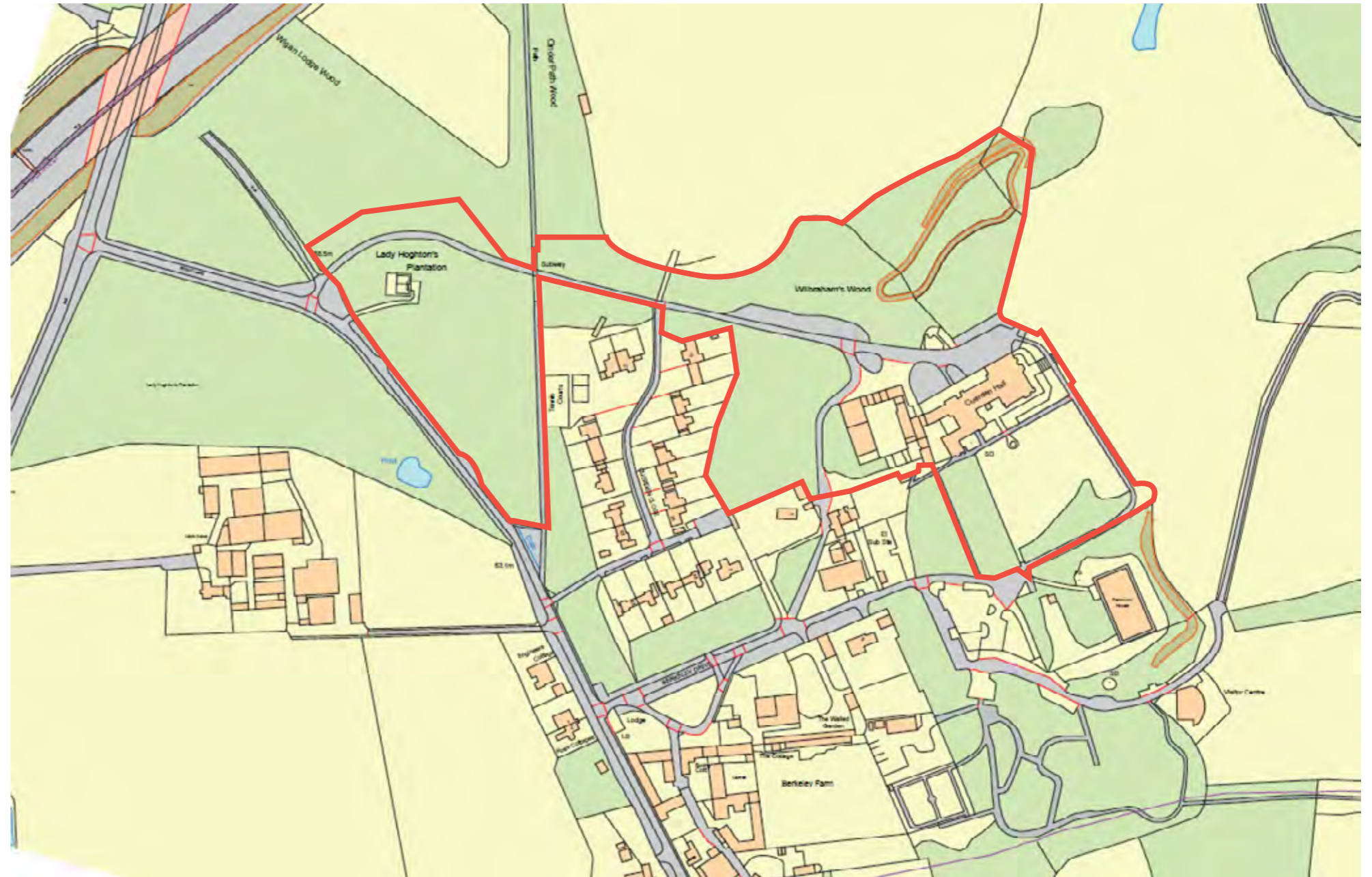
### 1.7 LOCATION

Cuerden Hall is located approximately 5 miles South of Preston in Lancashire, close to the intersections of the M1, M65 and M61. The site is located in the Cuerden Valley approximately one mile to the south east of Bamber Bridge and one mile to the north east of Leyland. Preston city centre is five miles to the north. Cuerden is located on the bend of the River Lostock which flows north and then westwards before joining the River Yarrow.

The Hall is accessed via a former carriage drive to the West, which leads to Shady Lane and to Wigan Road beyond. Although surrounded by former estate parkland to the North, East and South (now part of Cuerden Valley Country Park), the northern, southern and western boundaries of the site are heavily wooded so that the Hall is only visible from within the parkland to the East.

Topographically, the Hall sits on raised ground which falls steeply to the park, and the River Lostock, on the eastern side. The natural high point has been enhanced through the construction of broad garden terraces, defined by large, battered stone walls, designed by Lewis Wyatt to enclose the wing of 1816.

Most of the original service buildings of the estate, including the walled garden, estate cottages and other outbuildings are located to the south-east of the Hall, and are no longer visible from the property. Elements of the wider designed landscape survive within Cuerden Valley Country Park to the south-west, a popular local recreation spot for dog walkers and family groups.



Location plan of land associated with Cuerden Hall



### 1.8 RESEARCH REVIEW AND GAPS IN KNOWLEDGE

A wealth of materials on the history of Cuerden Hall has survived, including an almost complete corpus of surviving letters and plans from Lewis Wyatt that give a vivid insight into the business methods, building and furnishing techniques at the time. The majority of the sources on Cuerden Hall survive in the Lancashire archives and can be viewed by the public on request. The original Wyatt drawings are now in the Canadian Centre for Architecture but can be digitised upon requests and high-quality copies exist within the Lancashire Archives.

A collection of papers were discovered when RA Tatton moved to Cuerden Hall in 1906, concerning lands and messages of existing estates and ancient documents brought into the family by earlier marriages concerning inherited lands. Some of these were sold as part of the auctions at the hall in 1958, including photographs from the early 20th century. However, hospital registers and accounts were lodged in the Lancashire Record Office as part of their permanent collection.

Another collection of papers were found in 1984 in an outbuilding behind Cuerden Hall. Some of these found their way to the Lancashire Record Office although others have since been lost.

The documents that survive, in part, relate to three periods:

- i 1817-1820, consists of letters, drawings, accounts and reports of Lewis and Edward Wyatt
- ii Personal and business letters and accounts of RA Tatton from 1906-1911
- iii World War I records from when the Tatton set up a convalescent hospital at Cuerden, including a register and accounts

#### 1.8.1 PUBLISHED SOURCES

There are no published sources on Cuerden Hall although a number of amateur research papers have survived in the archives. E. Twycross's *Mansions of England and Wales*, Lancashire, 1847 appears to have been the last time a publicised survey was undertaken on the house.

#### 1.8.2 ARCHIVAL SOURCES

The archival collections in the Lancashire Archive are well catalogued, with the reference numbers and descriptions for those used in this report included in the appendices. A number of additional resources were not deemed to be of relevance and therefore not examined. They may be found to be of use in the future. Others, such as the 1810s Benson account books will be of relevance but would likely require a longer period of study to make use of them.

The main research questions that have arising during this project, and have not yet been answered, include:

- Understanding of the route of the Roman road and whether this crosses the surviving Cuerden estate.
- Whereabouts of the 1908 heating plans for Cuerden Hall, which were known to survive in the 2010s but have not been deposited with the archives.
- Photographs of the hall in use as a convalescent hospital during the first world war were sold in the early 21st century and no copies have been identified.
- No information on the whereabouts of the contents of the hall has been discovered, the majority having been sold off in the early 20th century.
- The location of the old hall (16th-17th century) remains unknown although there are a number of possible sites that could be considered in any future research.
- The level of survival of original or historic features beneath modern finishes is currently unknown.

### 1.9 CONSULTATIONS UNDERTAKEN

#### 1.9.1 STATUTORY BODIES CONSULTATION

Statutory consultee pre-application meetings were held on-site at Cuerden Hall on the 2nd December 2020 and via online meetings on the 9th and 19th March 2021. The three pre-application consultation meetings were:

- **2nd December 2020 - Meeting with Mike Halsall (MH) Chief Planning Officer, Chorley Council and Ian Bond (IB), Growth Lancashire.**
- **9th March 2021 - Meeting with Gareth Roberts (GR), Georgian Society.**
- **19th March 2021 - Meeting with Richard Broadhead (RB), Historic England.**

#### 1.9.2 PUBLIC CONSULTATION

Colin Shenton, the new owner of Cuerden Hall, has published a website to keep the public updated on progress of the restoration project. This has been an invaluable resource during Covid-19 in 2020 and has led to a significant number of contributions from the local community including historic photographs, memories and suggestions for research.

<https://www.cuerdenhall.com/>

An active Twitter account and Facebook page has ensured that local communities are kept informed and as more is known about the site, this is added into the public domain, including historic facts, a gallery of images, information on future plans and current condition.

A formal public consultation event was held on 13th April 2021

This CMP forms an important element in the consultation process, setting out an agreed baseline of what is special about Cuerden Hall and for gaining consensus on the most appropriate way forward in terms of conservation repairs and alterations. This CMP has been made accessible to key stakeholders as part of a formal consultation process. Their input has been considered and updates made where necessary.

## SECTION 2.0: PLANNING HISTORY AND RELEVANT POLICY

### 2.1 LOCAL PLANNING POLICY

The adopted Development Plan comprises:

- Central Lancashire Core Strategy (July 2012)
- Chorley Local Plan 2012-2026 (adopted 2015)

#### 2.1.1 CENTRAL LANCASHIRE CORE STRATEGY

6.6 The Core Strategy (CS) sets out the broad spatial objectives and policies to guide development across Preston, South Ribble and Chorley in the period to 2026.

Policy 16 addresses heritage assets, requiring:

*'a) Safeguarding heritage assets from inappropriate development that would cause harm to their significances.*

*b) Supporting development or other initiatives where they protect and enhance the local character, setting, management and historic significance of heritage assets, with particular support for initiatives that will improve any assets that are recognised as being in poor condition, or at risk.'*

Policy 17 provides broad guidance in respect of the design of new buildings, which should:

- *Take account of the character of the local area, with particular regard to siting, layout, massing, scale, design, materials, building to plot ratio and landscaping.*
- *Safeguarding and enhancing the built and historic environment.*
- *Be sympathetic to surrounding land uses and occupiers, and avoid demonstrable harm to the amenities of the local area.*
- *Ensure that the amenities of occupiers of the new development will not be adversely affected by neighbouring uses and vice versa.*
- *Provide landscaping as an integral part of the development, protecting existing landscape features and natural assets, habitat creation, providing open space, and enhance the public realm.*
- *Include public art in appropriate circumstances.*
- *Demonstrate through the Design and Access Statement, the appropriateness of the proposal.*
- *Make provision for the needs of special groups in the community such as the elderly and those with disabilities.*
- *Promote designs that will be adaptable to climate change.*
- *Adopt principles of sustainable construction including Sustainable Drainage Systems.*
- *Achieve Building for Life rating of 'Silver' or 'Gold' for new residential developments.*

#### 2.1.2 CHORLEY LOCAL PLAN

##### POLICY NO.

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**ST4** Parking provision should accord with the adopted standards (set out at Appendix D of the plan):  
Use Class C2, Residential Institutions:  
1 space/5 beds  
3 disabled bays (or 6% of total)  
1 bicycle space/40 beds  
1 motorcycle space/100 beds  
Use Class C3, Residential:  
1-bed – 1 space + 1 allocated and 1 communal cycle space  
2 or 3-bed – 2 spaces + 2 allocated and 1 communal cycle space

---

**HS4A** Open space requirements in new housing development:  
Amenity greenspace: 0.73ha/1,000 population  
Provision for children/young people: 0.08ha/1,000 population  
Parks and gardens: 1.91ha/1,000 population  
Natural and semi-natural greenspace: 4.64 ha/1,000 population  
Allotments: 0.07 ha/1,000 population

---

**HS4B** All new housing developments will be required to pay a financial contribution towards new playing pitch provision in the Borough or towards improvements to existing playing pitches. The financial contribution will be calculated using a standard of 1.21 hectares per 1,000 population.

---

**POLICY NO.**

**BNE1** Design criteria for new development.  
 Planning permission will be granted for new development where it:

- a) would not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials;
- b) would not cause harm to any neighbouring property by virtue of overlooking, overshadowing, or overbearing;
- c) the layout, design and landscaping of all elements of the proposal, including any internal roads, car parking, footpaths and open spaces, are of a high quality and respect the character of the site and local area;
- d) the residual cumulative highways impact of the development is not severe and it would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces to below the adopted standards, unless there are other material considerations which justify the reduction;
- e) would not adversely affect the character or setting of a listed building, conservation area or heritage asset;
- f) would not have a detrimental impact on important natural habitats and landscape features such as historic landscapes, mature trees, hedgerows, ponds and watercourses. In some circumstances where on balance it is considered acceptable to remove one or more of these features then mitigation measures to replace the feature/s will be required either on or off-site;
- g) would not cause an unacceptable degree of noise disturbance to surrounding land uses;
- h) includes measures to help to prevent crime and promote community safety.

**BNE6** Light pollution

Details of external lighting are to be included with applications. Lighting schemes will be permitted where it can be demonstrated that:

- a) The amount of lighting is the minimum required for security and public safety;
- b) Light spillage will be minimised; and
- c) There will be no nuisance to neighbours or adverse effect on the character of an area.

**BNE8** Protection and Enhancement of Heritage Assets

Applications affecting a heritage asset will be granted where:

- i) it accords with the NPPF and English Heritage advice;
- ii) takes account of the relevant Conservation Area Appraisals and Management Proposals;
- iii) is accompanied by a satisfactory heritage statement.

Applications will be granted where they sustain, conserve and, where appropriate, enhance the significance, appearance, character and setting of the heritage asset itself and the surrounding historic environment and where they show consideration for the following:

- i. The conservation of features and elements that contribute to the heritage asset's significance and character. This may include: chimneys, windows and doors, boundary treatments, original roof coverings, earthworks or buried remains, shop fronts or elements of shop fronts in conservation areas, as well as internal features such as fireplaces, plaster cornices, doors, architraves, panelling and any walls in listed buildings.
- ii. The reinstatement of features and elements that contribute to the heritage asset's significance which have been lost or damaged.
- iii. The conservation and, where appropriate, the enhancement of the setting of heritage assets.
- iv. The removal of additions or modifications that are considered harmful to the significance of any heritage asset. This may include the removal of pebbledash, paint from brickwork, non-original style windows, doors, satellite dishes or other equipment.
- v. The use of the Heritage Asset should be compatible with the conservation of its significance. Whilst the original use of a building is always the most appropriate one it is recognised that continuance of this use is not always possible. Sensitive and creative adaptation to enable an alternative use can be achieved and innovative design solutions will be positively encouraged.
- vi. Historical information discovered during the application process shall be submitted to the Lancashire Historic Environment Record.

Development involving the demolition or removal of significant heritage assets or parts thereof will be granted only in exceptional circumstances which have been clearly and convincingly demonstrated to be in accordance with the requirements of the Framework.

POLICY NO.

BNE9 Biodiversity and Ecological Network resources will be protected, conserved, restored and enhanced. Priority will be given to:

- i. Protecting and safeguarding all designated sites of international, national, regional, county and local level importance including all Ramsar sites, Special Protection Areas, Special Areas of Conservation, national nature reserves, sites of special scientific interest and biological heritage sites, geological heritage sites, local nature reserves and wildlife corridors together with any ecological network approved by the Council.
- ii. Protecting, safeguarding and enhancing habitats for European, nationally and locally important species.
- iii. The ecology of the site and the surrounding area (safeguarding existing habitats / features such as but not exclusive to trees, hedgerows, ponds and streams), unless justified otherwise.
- iv. When considering applications for planning permission, protecting, conserving, restoring and enhancing Chorley's ecological network and providing links to the network from and/or through the proposed development site.

In addition development must adhere to the provisions set out below:

- a) The production of a net gain in biodiversity where possible by designing in wildlife and by ensuring that any adverse impacts are avoided or if unavoidable are reduced or appropriately mitigated and/or compensated.
- b) The provision of opportunities for habitats and species to adapt to climate change.
- c) The support and encouragement of enhancements which contribute to habitat restoration.
- d) Where there is reason to suspect that there may be protected habitats/species on or close to a proposed development site, the developer will be expected to carry out all necessary surveys in the first instance; planning applications must then be accompanied by a survey assessing the presence of such habitats/species and, where appropriate, make provision for their needs.
- e) In exceptional cases where the need for development in social or economic terms is considered to significantly outweigh the impact on the natural environment, appropriate and proportionate mitigation measures and/or compensatory habitat creation and/or restoration will be required through planning conditions and/or planning obligations.

The following definition of what constitutes damage to natural environmental assets will be used in assessing applications potentially impacting upon assets: 1. Loss of the undeveloped open character of a part, parts or all of the ecological network.

2. Reducing the width or causing direct or indirect severance of the ecological network or any part of it.
3. Restricting the potential for lateral movement of wildlife.
4. Causing the degradation of the ecological functions of the ecological network or any part of it.
5. Directly or indirectly damaging or severing links between green spaces, wildlife corridors and the open countryside
6. Impeding links to ecological networks recognised by neighbouring planning authorities.

POLICY NO.

BNE10 Proposals that would result in the loss of trees, woodland areas or hedgerows which make a valuable contribution to the character of the landscape, a building, a settlement or the setting thereof will not be permitted. Replacement planting will be required where it is considered that the benefit of the development outweighs the loss of some trees or hedgerows. Tree planting will be required as part of new development proposals and an associated maintenance scheme. Tree Preservation Orders will be used to protect trees of landscape or townscape significance.

BNE11 Planning permission will not be granted for development which would have an adverse effect on a protected priority species unless the benefits of the development outweigh the need to maintain the population of the species in situ. Should development be permitted that might have an effect on a protected priority species planning conditions or agreements will be used to:

- a) Facilitate the survival of the individual species affected;
- b) Reduce the disturbance to a minimum; and
- c) Provide adequate alternative habitats to sustain the viability of the local population of that species.

## 2.2 NATIONAL PLANNING POLICY

- The Planning (Listed Buildings and Conservation Areas) Act 1990
- The National Planning Policy Framework, 2019
- Historic England, Conservation Principles, 2008
- Planning Practice Guidance, 2019
- Historic Environment Good Practice Advice in Planning Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets, 2019
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets, 2017
- C. Mynors, Listed Buildings and Other Heritage Assets, 5th Ed.

### 2.2.1 THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

The *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out relevant legislative considerations for listed buildings and conservation areas, including authorisation of works such as currently proposed. In particular:

*'In considering whether to grant listed building consent for any works the local planning authority... shall have special regard to the desirability of preserving the building of its setting or any features of special architectural or historic interest which it possesses'* - Section 16(2)

Section 66 of the Act requires the Local Planning Authority to *'have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'* when considering whether to grant Planning Permission.

### 2.2.2 THE NATIONAL PLANNING POLICY FRAMEWORK (2019)

The *National Planning Policy Framework* (NPPF) sets out the Government's planning policies for England and how these should be applied. A key concept of this is that of achieving 'sustainable development' (paragraph 7), the objective of which is summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. This is identified as having three principal objectives – economic, social and environmental.

The NPPF gives particular emphasis to the heritage contribution to the environmental objective, defining this as, "contribut[ing] to protecting and enhancing our natural, built and historic environment". This, and wider contributions to social and economic benefits, is further evidenced in Historic England's 'Heritage Counts' research.<sup>01</sup>

Chapter 16 of the NPPF addresses specifically national planning considerations with respect to the historic environment and delivery of sustainable development. In these terms, development which fails to give due weight to the conservation of heritage assets are deemed not to be sustainable development, and consequently should not be supported.

The focus of Government planning policy regarding the historic environment is to ensure that account is always taken of the desirability of sustaining and enhancing the significance of heritage assets and the contribution they make to sustainable communities and economic vitality, putting them to viable uses consistent with their conservation, and for new development to make a positive contribution to local character and distinctiveness (NPPF paragraph 185).

The NPPF stresses that 'great weight' should be given to the conservation of designated heritage assets (paragraph 193), and clearly sets out any tests for harm to the significance of heritage asset with respect to reaching balanced sustainable development. Clear and convincing justification is required for any harm to the significance of a heritage asset, including through change within its setting (paragraph 194). In addition to this, 'less than substantial' harm requires weighing against the public benefits of a proposal and, where appropriate, securing the optimum viable use of a heritage asset (paragraph 196).

### 2.2.3 PLANNING PRACTICE GUIDANCE (2019)<sup>02</sup>

Planning Practice Guidance (PPG) was introduced in March 2014 as an online resource to support the NPPF. It brings together planning practice guidance for England in an accessible and usable way and is a material consideration in assessing this application.

The PPG recognises that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach to get the best out of assets. It states that:

*'Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.'* - Paragraph 007

The PPG acknowledges that substantial harm is a high test, and that it is the degree of harm to the significance of an asset, rather than the scale of the development, which is to be assessed.

The PPG also sets out that developments which impact upon heritage assets should deliver public benefits (paragraph 020). These benefits should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, NPPG notes that benefits do not always have to be

visible or accessible to the public in order to be genuine public benefits. Public benefits may include heritage benefits, such as:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long-term conservation

### 2.2.4 HISTORIC ENGLAND, CONSERVATION PRINCIPLES, 2008

Historic England's *Conservation Principles, Policies and Guidance* provides a comprehensive framework for the sustainable management of the historic environment, encouraging change to a significant place and its setting only in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.

### 2.2.5 HISTORIC ENVIRONMENT GOOD PRACTICE ADVICE IN PLANNING NOTE 3: THE SETTING OF HERITAGE ASSETS (2017)

The NPPF details the requirement to examine a building within its setting for the impact that it has on the landscape around, and for the contribution that its setting makes to its significance:

*'Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'*<sup>03</sup>

This advice note provides guidance on how changes within the setting of a Listed Building, Conservation Area, Scheduled Monument, etc. can affect the significance of an asset itself. When assessing setting as part of this CMP, the following staged approach will be undertaken:

- **Step 1:** Identify which heritage assets and their settings are affected
- **Step 2:** Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated
- **Step 3:** Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it
- **Step 4:** Explore ways to maximise enhancement and avoid or minimise harm
- **Step 5:** Make and document the decision and monitor outcomes

<sup>01</sup> <https://www.historicengland.org.uk/research/heritage-counts>

<sup>02</sup> <https://www.gov.uk/government/collections/planning-practice-guidance>

<sup>03</sup> Ministry of Housing, Communities & Local Government (2019). *National Planning Policy Framework*. London: Ministry of Housing, Communities and Local Government, p. 71.

## 2.3 PLANNING HISTORY

The table below sets out the planning history at Cuerden Hall since 1972. Minor tree works and advertising consents are excluded from the list.

### [Erection of security fencing surrounding the listed building \(retrospective\)](#)

Sue Ryder Care Care Home Cuerden Hall Shady Lane Cuerden Bamber Bridge Preston PR5 6AZ  
Ref. No: 20/01377/FUL | Received: Tue 22 Dec 2020 | Validated: Tue 12 Jan 2021 | Status: Awaiting decision

### [Application for listed building consent for the erection of temporary security measures including a temporary CCTV system and steel security screens to ground floor windows](#)

Sue Ryder Care Home Cuerden Hall Shady Lane Cuerden Bamber Bridge Preston PR5 6AZ  
Ref. No: 20/01177/LBC | Received: Tue 03 Nov 2020 | Validated: Wed 18 Nov 2020 | Status: Granted

### [Tree Survey Report Tree no. T1675 Oak - Fell and replant with 12-14 containerised English Oak trees; Tree Survey Report Tree no. T1849 Sycamore - Fell and replant with 12-14 containerised English Oak trees.](#)

Sue Ryder Care Care Home Cuerden Hall Shady Lane Cuerden Bamber Bridge Preston PR5 6AZ  
Ref. No: 16/00842/TPO | Received: Sun 11 Sep 2016 | Validated: Sun 11 Sep 2016 | Status: Granted

### [Listed Building Consent for: Change of use of Cuerden Hall, the stables block and ancillary buildings from a residential care home \(use class C2\) to residential \(use class C3\). Construction of three new dwellings and reinstatement of fire damaged stable block to provide new dwellings. Construction of ancillary waste and cycle storage buildings Works to a listed building. Construction of a new neurological care building \(use class C2\).](#)

Sue Ryder Care Care Home Cuerden Hall Shady Lane Cuerden Bamber Bridge Preston PR5 6AZ  
Ref. No: 13/01088/LBC | Received: Fri 15 Nov 2013 | Validated: Fri 07 Feb 2014 | Status: Withdrawn

### [Change of use of Cuerden Hall, the stables block and ancillary buildings from a residential care home \(use class C2\) to residential \(use class C3\). Construction of three new dwellings and reinstatement of fire damaged stable block to provide new dwellings. Construction of ancillary waste and cycle storage buildings. Works to a listed building. Construction of a new neurological care building \(use class C2\). Felling and works to trees that are the subject of a TPO](#)

Sue Ryder Care Care Home Cuerden Hall Shady Lane Cuerden Bamber Bridge Preston PR5 6AZ  
Ref. No: 13/01087/FULMAJ | Received: Fri 15 Nov 2013 | Validated: Fri 07 Feb 2014 | Status: Withdrawn

### [Request for Screening Opinion Pursuant to Regulation 5 of The Town and Country Planning \(Environmental Impact Assessment\) \(England and Wales\) Regulations 2011.](#)

Sue Ryder Care Centre Cuerden Hall Shady Lane Cuerden Bamber Bridge Preston PR5 6AZ  
Ref. No: 13/01033/SCE | Received: Wed 30 Oct 2013 | Validated: Wed 30 Oct 2013 | Status: Other decision

### [Change of use of former glasshouse and brick outbuildings to live/work unit including erection of car shelter and canopy](#)

Former Kitchen Garden To Cuerden Hall And Site Of P J Fork Trucks Ltd Berkeley Drive Cuerden Bamber Bridge Lancashire  
Ref. No: 10/01050/FUL | Received: Wed 01 Dec 2010 | Validated: Wed 01 Dec 2010 | Status: Granted

### [Listed Building Consent to install a ladder tie system around the perimeter of the building, install wire system to part of the roof parapets and exchange and/or improve existing ladders for safe access, all to comply with the Working at Heights Regulations 2005](#)

Sue Ryder Home Cuerden Hall Shady Lane Cuerden Lancashire PR5 6AZ  
Ref. No: 06/00717/LBC | Received: Tue 20 Jun 2006 | Validated: Mon 03 Jul 2006 | Status: Granted

### [Application for listed building consent to demolish and make safe gable wall and roof to courtyard stables.](#)

Sue Ryder Home, Cuerden Hall, Shady Lane, Cuerden, Leyland, Lancashire PR25 5TA  
Ref. No: 98/00269/LBC | Received: Thu 09 Apr 1998 | Validated: Tue 23 Jun 1998 | Status: Granted

### [Listed building consent for internal alterations to provide single bedroom accommodation and to improve admin waiting and ancillary accommodation](#)

Sue Ryder Care Care Home Cuerden Hall Shady Lane Cuerden Bamber Bridge Preston Lancashire PR5 6AZ  
Ref. No: 94/00036/LBC | Received: Fri 14 Jan 1994 | Validated: Fri 14 Jan 1994 | Status: Granted

### [New foul and surface water sewers \(approx 1333 metres\) and erection of prefabricated building to house control equipment to serve existing premises](#)

Cuerden Hall And Park Cuerden Valley Cuerden Lancashire  
Ref. No: 92/00677/FUL | Received: Fri 04 Sep 1992 | Validated: Fri 04 Sep 1992 | Status: Granted

### [Alterations](#)

Sue Ryder Care Centre Cuerden Hall Shady Lane Cuerden Bamber Bridge Preston Lancashire PR5 6AZ  
Ref. No: 86/00558/FUL | Received: Tue 29 Jul 1986 | Validated: Tue 29 Jul 1986 | Status: Granted

### [Change of use from offices to a sue ryder home providing nursing and residential care with associated facilities including coffee and gift shop](#)

Sue Ryder Care Centre Cuerden Hall Shady Lane Cuerden Bamber Bridge Preston Lancashire PR5 6AZ  
Ref. No: 85/00834/FUL | Received: Mon 25 Nov 1985 | Validated: Mon 25 Nov 1985 | Status: Granted

### [Change of use of part of stable block to offices](#)

Sue Ryder Care Centre Cuerden Hall Shady Lane Cuerden Bamber Bridge Preston Lancashire PR5 6AZ  
Ref. No: 80/00204/FUL | Received: Tue 26 Feb 1980 | Validated: Tue 26 Feb 1980 | Status: Granted

### [Change of use of ground floor of stable block to offices](#)

Cuerden Hall Off Wigan Road Cuerden Lancashire  
Ref. No: 78/00666/FUL | Received: Mon 26 Jun 1978 | Validated: Mon 26 Jun 1978 | Status: Granted

[Entrance canopy](#)

Sue Ryder Care Centre Cuerden Hall Shady Lane Cuerden Bamber Bridge Preston Lancashire PR5 6AZ  
Ref. No: 77/00014/FUL | Received: Mon 10 Jan 1977 | Validated: Mon 10 Jan 1977 | Status: Granted

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[Change of use of part of Cuerden Hall to Offices](#)

Sue Ryder Care Centre Cuerden Hall Shady Lane Cuerden Bamber Bridge Preston Lancashire PR5 6AZ  
Ref. No: 77/00015/FUL | Received: Mon 10 Jan 1977 | Validated: Mon 10 Jan 1977 | Status: Granted

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[Temporary office accommodation](#)

Cuerden Hall, Cuerden

Ref. No: CLDC/1 | Received: Wed 21 Jun 1972 | Validated: Wed 21 Jun 1972 | Status: Granted

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### 3.1 INTRODUCTION

This CMP has been prepared to comply with the tests and requirements of the National Planning Policy Framework (NPPF), specifically paragraphs 189 and 190, under which a description of the significance of a site, including any contribution made by their setting, must be provided to support any planning applications. There is a requirement for applicants to make an informed assessment of heritage significance as part of a staged approach to decision-making. As part of determination, Local Authorities must also identify and assess the effect on that significance of any proposed changes. This assessment also considers local planning policies within the Central Lancashire Core Strategy and Chorley Local Plan 2012-2026.

The assessment follows the staged approach to decision-making set out within Historic England Advice Note 12 - *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019):

- 01 *Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits*
- 02 *Understand the significance of the asset(s)*
- 03 *Understand the impact of the proposal on that significance*
- 04 *Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF*
- 05 *Look for opportunities to better reveal or enhance significance*

The report itself follows the suggested structure for a heritage statement or conservation management plan:

- Introduction
- Planning history and relevant policy
- Approach and methodology
- Understanding historic development
- Understanding the heritage assets
- Understanding significance
- Management policies
- Impact on the significance
- Avoiding harmful impacts
- Justification for harmful impacts

The report also draws on other best practice guidance documents, *Conservation Principles* (2008) and Historic Environment Good Practice Advice in Planning Note 3 - *The Setting of Heritage Assets* (2017).

### 3.2 SIGNIFICANCE CRITERIA

Significance can be defined as the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting (NPPF, 2019). The understanding of the significance of a place is vital to inform sensitively managed change.

In accordance with Historic England Advice Note 12 - *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019) and the NPPF, the following criteria are employed within this report to assess significance:

**Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

**Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

**Historic Interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

The levels of relative significance used to inform the assessment of significance in this CMP are outlined below:

**High Significance:** Fabric or spaces of the highest significance that are capable of accepting change providing it sustains or enhances significance. Special regard should be given to the desirability of preserving the building, its setting and features of special architectural or historic interest. Harm or loss should be avoided. Any identified harm caused by the proposals will need to be outweighed by substantial public benefits.

**Medium Significance:** Fabric or spaces that make a collective contribution to significance but are not necessarily outstanding in their own right. Such elements are receptive to a moderate degree of change that sustains or enhances significance, and/or relieves development pressure from elements of higher significance. Special regard should still be given to preserving elements of special architectural or historic interest, but localised harm or loss caused by the proposals may be permissible if appropriately outweighed by public benefits.

**Low Significance:** Fabric or spaces that make a lesser or limited contribution to significance and are receptive to a far higher degree of change than elements of medium or high significance. Change should sustain or enhance significance and/or relieve development pressure from elements of medium or high significance. Harm or loss should still be avoided if possible but may be permissible if appropriately outweighed by public benefits.

**Intrusive -** Fabric or spaces that make no contribution to significance and may even actively detract from it. Removal or reversal of such elements is desirable to sustain and/or reveal significance, and/or enhance setting. Such action should seek to relieve development pressure from elements of high, medium or low significance.



### 3.3 ASSESSMENT OF SETTING

The NPPF details the requirement to examine a building within its setting for the impact that it has on the landscape around, and for the contribution that its setting makes to its significance:

*'Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'*<sup>01</sup>

Originally produced in 2011 by Historic England, *Historic Environment Good Practice Advice In Planning, Note 3: The Setting Of Heritage Assets (Second Edition)* (2017), has been revised to reflect changes resulting from the NPPF and now takes the form of a Good Practice Advice note (GPA 3). The document sets out how the significance of a heritage asset derives not only from its physical presence and historic fabric but also from its setting – the surroundings in which it is experienced. The careful management of change within the surroundings of heritage assets therefore makes an important contribution to the quality of the places in which we live.

When assessing the setting of heritage assets, regard should be had for Historic England's *Seeing the History in View* (2017). This document offers guidance for initial baseline analysis of the heritage significance in any selected view, followed by assessment of the impact on that significance of particular development proposals.

When assessing setting as part of this CMP, the following staged approach will be undertaken:

- **Step 1:** Identify which heritage assets and their settings are affected
- **Step 2:** Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated
- **Step 3:** Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it
- **Step 4:** Explore ways to maximise enhancement and avoid or minimise harm
- **Step 5:** Make and document the decision and monitor outcomes

### 3.4 CRITERIA FOR MANAGING CHANGE

Section 7.0 of this CMP uses the understanding of historic development and significance to make recommendations for how to manage Cuerden Hall in the future in the way that best sustains and enhances its significance. It includes high-level principles for conservation based on national best practice. Historic England's Conservation Principles (2008) for example:

- The historic environment is a shared resource
- Everyone should be able to participate in sustaining the historic environment
- Understanding the significance of places is vital
- Significant places should be managed to sustain their values
- Decisions about change must be reasonable, transparent and consistent
- Documenting and learning from decisions is essential

The section on managing change also includes parameters to constrain the conservation and design requirements specific to Cuerden Hall. These strategic parameters for change should be applied across the site to ensure appropriate decision-making and provide a viable future use for the site.

<sup>01</sup> Ministry of Housing, Communities & Local Government (2019). National Planning Policy Framework. London: Ministry of Housing, Communities and Local Government, p. 71.

## SECTION 4.0: HISTORIC DEVELOPMENT

### 4.1 SUMMARY TIMELINE

1086

Manor of Cuerden is within the manor and hundred of Leyland and held by King Edward the Confessor.

1199

Cuerden was granted to Roger de Poictu and from him to Vivian Molinaux of Normandy. Robert Molinaux gave the manor in marriage with his sister from whom it descended to Henry de Keuerden.

1270

Roger, the son of Henry de Keuerden, granted the lands to Gilbert Woodcock, whose passed the estate via his daughter and heiress to Robert Banastre.

1314-1521

The manor was granted to Robert Charnock and then to John Fleetwood of Penwortham via his sister Joan.

c.1560-1600

The estate reverted to the Banastre family of Bank in Bretherton, possibly to Christopher (b.1570). John Cuerden owned or tenanted the Hall in 1601. He was the father of Alice, who married Henry Banastre (b.1564).

1601

Cuerden Hall was a substantial house of six hearths, including two end chambers, parlour or hall, a closet and another chamber for Mr Banastre, kitchen, servants rooms, dairy, brewhouse and workshop.

1666

The parish had 45 inhabitants and Cuerden Hall retained six hearths.

1690

Elizabeth Banastre (daughter of Christopher) inherited Cuerden and married Robert Parker of Extwistle.

1717-1719

Cuerden Hall is extensively rebuilt by the son of Robert Parker, Banastre Parker.

1719

Banastre Parker transferred the family seat to Cuerden and moved into the new hall. A seven bay house with central hall and four chambers. The stable block was constructed during the 18th century.

1738

Banastre Parker died and is succeeded by son Robert, who married Anne Townley of Royle.

1788

Thomas Townley Parker, son of Robert Parker and Anne Townley, inherited the estate and married Susannah Brooke of Astley Hall.

1794

Robert Townley Parker inherited the estate. He was High Sheriff of Lancashire in 1817, chief magistrate in 1819 and Tory MP for Preston, 1837 and 1852.

1807-1810

Lewis Wyatt completed Tatton Park in Cheshire.

1816-1819

Robert Townley Parker commissioned Lewis Wyatt to extensively rebuild and extended Cuerden Hall, creating a new wing, office range and incorporating the old house.

1817

Additional lands of Clayton Hall adjacent to Cuerden were purchased by Townley Parker.

1818

Lewis Wyatt became Clerk of Works at Whitehall.

1838-1848

The single storey extension to either side of Wyatt's front entrance hall is built between 1838 and 1848.

1872

A picnic was held at Cuerden Hall by Townley Parker for the Walton le Dale Conservative Association.

1879

Thomas Townley Parker succeeded his father.

1893

Thomas Townley Parker further modified Cuerden Hall with extensions to the Office Range, Service Wing and Stables.

1901

The parish had 401 inhabitants.

1906

The death of Thomas led to the estate passing to his nephew (his sister's son) Reginald Arthur Tatton of Chelford.

1907

Substantial alterations and additions made by Reginald Arthur Tatton.

1908

Central heating was installed in the main house and a maintenance pit for motor cars was added to the garages.

1909

Electricity had been installed in the main house, stables, laundry and engine house.

1915-1917

Cuerden Hall was used as an Auxiliary Hospital during WWI while the Tatton's remained in residence.

1919

Reginald Arthur Tatton gifted Astley Hall and Park to Chorley as a War Memorial and museum.

1918-1939

Cuerden Hall reverted to a private dwelling for the Tatton family, the heir of which was Thomas Arthur Tatton, who came of age in 1911.

1928

Jewellery, furniture, silver and paintings from Cuerden Hall were sold off at auction.

1929

A picnic was held in the Cuerden Hall grounds for 1,500 local children.

**1939-1945**

Cuerden Hall was requisitioned by the Ministry of Defence for use as an education centre during World War Two. It then continued as British Army Divisional Headquarters for No. 4 Anti-Aircraft Command.

**1950**

The agricultural land and part of the Cuerden Hall Park were put up for auction by Thomas Arthur Tatton, including 24 dairy farms and eight small holdings totalling 1,739 acres.

**1958**

Cuerden Hall was purchased from the Tatton family by the Army's North West District to provide Headquarters and accommodation for the Major General in command.

**1977**

Cuerden Hall became the Headquarters of the Central Lancashire Development Corporation and the associated parkland was developed into Cuerden Valley Park.

**1980**

The Stables were converted to provide additional office accommodation.

**1980s**

Care of the Cuerden Valley Park was transferred to a Trust.

**1986-1990**

Permission was granted for change of use to a residential care home, which opened under Sue Ryder in 1990.

**1990-2019**

Cuerden Hall operated as a hospice, providing long term care for patients with neurological conditions.

**2013-14**

Sue Ryder sought permission to convert the hall, mews and stable courtyard into residential use and build a purpose built, new neurological unit to the west of the Hall. This was withdrawn the same year.

**2019-2020**

Cuerden Hall was purchased by Colin Shenton of Shenton Group, developers based in Manchester. The aim is to convert the Hall back into a family home.



William Yates, The County Palatine of Lancaster, 1788 (Reproduced courtesy of Lancaster University)

#### 4.2 PRE-HISTORIC CUERDEN

A desk-based archaeological investigation into Cuerden and Clayton le Woods was carried out in the latter half of the 20th century, from which the following information has been summarised. Evidence of pre-historic activity in the area includes a Bronze age ritual burial site near Astley Hall and hilltop settlement sites at Hawksclough house and Dovecote farm within the Clayton le Woods parish<sup>01</sup>.

There is little established archaeological evidence from the Roman period within Cuerden and Clayton le Woods, beyond the conjectured line of the Roman road. 20th century archaeological reports and press articles note that a Roman road running from Wigan to Ribchester was recorded as passing through Cuerden Park from Brownedge to Walton. This was first observed in the 19th century and in 1977, traces of sandstone slabs were identified on the Lancaster Lane housing estate. Across the Cuerden estate the line of the Roman road is known as the Cinder Path and is identified as a track on the 1838 Tithe Award Plan<sup>02</sup>. However, I.D Margary puts the road on the line of the A49 from Wigan to Preston, about half a mile to the west<sup>03</sup>.

No archaeological finds have been identified from the Anglian and Norse 'Dark Ages' in Cuerden, although the field and township boundaries are thought to date back to this period of land administration. Place names such as Clayton and Cuerden are likely derived from Anglo-Saxon settlements. Cuerden or Kerden appears to be Celtic in origin, being similar to the Welsh 'cerddin' meaning ash tree<sup>04</sup>. Medieval variations on the name include Kirden, Kerden and Kerdyn, with Keurden, Kuyrdon and Keverden used until the 15th century. There is evidence that at one time, the Knights Hospitallers and the Benedictines had lands or a mission at Cuerden and the adjacent Woodcock Hall<sup>05</sup>.

*'Cuerden Hall, near Preston, which has been the chief residence of the Parkers now for two or three generations, passed into their hands through the marriage of Robert Parker, Esq. of Extwisle, grandfather of the deceased, with Elizabeth, daughter and co-heiress of Christopher Banastre. Early records show that the manor of Cuerden together with Sephton and Thornton were originally given by Roger de Poicton to William or Vivian de Molines, founder of the Molyneux family of Sephton. In course of generations the lands changed owners on several occasions until finally Roger, the son and heir of Henry de Kuerden, gave the manor to Gilbert Woodcock, whose daughter and heiress was married to Robert Banastre, baron of Newton and lord of Walton. This too place towards the latter end of the reign of Henry III. In 1309, Robert Banastre granted the lordship of this manor to Ingelram, son of Laurence Amicorn, and some years later the manor, with its appendances, was given to Robert de Chernoc and his heirs. In the hands of this family it remained for a considerable time, and passed to a younger branch of the Charnocks of Leyland. By deed, dated January 1521, Richard Charnock, of Leyland, conveyed the manor in exchange for other lands to Thomas Langton, baron of Newton. From the Langtons it passed by marriage into the possession of John Fleetwood, of Penwortham, and it descended in that family to Sir Richard Fleetwood, of Colwick Staffordshire, whose son and heir, Thomas, married Ann, one of the daughters of Christopher Banastre.'*<sup>06</sup>



Detail of the M Gregson, Reproduction of a 1598 map of Lancashire, 1821 (Reproduced courtesy of Lancaster University)

#### 4.3 MEDIEVAL CUERDEN: THE MOLINAUX AND BANASTRE FAMILIES

By the Domesday Survey in 1086, the manor of Cuerden was within the manor and hundred of Leyland and held by King Edward the Confessor. Cuerden was granted to Roger de Poicton and from him to Vivian Molinaux of Normandy.

The earliest surviving document relating to the Manor of Cuerden dates from 1199, when the lands were still held by the Molyneux family. Robert Molinaux, grandson of Vivian, gave the manor of 'Kardon' in marriage with his sister to Siward, from whom it descended to his son Henry de Keurden<sup>07</sup>. Roger, the son of Henry de Keurden, granted the lands to Gilbert Woodcock, whose daughter and heiress was married to Robert Banastre, Baron of Newton and Lord of Walton, circa 1270<sup>08</sup>.

By 1309, Robert Banastre then Lord of Kuerden, granted the lordship to Ingelram the son of Lawrence Amilcorn and in 1314, Richard, the son of William de Amilcorn, granted the entire manor to Robert de Charnoe (or Charnock), in whose family it remained until the 1520s, when Richard Charnoe conveyed the manor to Thomas Langton, Baron of Newton, who died without male issue. The estate then passed to his sister Joan (or Joanne), the wife of John Fleetwood of Penwortham, who died in 1590<sup>09</sup>. The earliest map on which 'Kerdon' appears is an 1821 reproduction of Lancashire in 1598. The Saxton map of 1579 does not show Cuerden, most likely due to its small size, although its immediate neighbours 'Laland' and 'Claton' are shown.

The manor continued in the Fleetwood family until around 1600, when it was sold by Sir Thomas Langton to John Sweeting, of which little is known<sup>10</sup>. The estate appears to have been owned or tenanted by a John Cuerden also around 1600<sup>11</sup>, whose daughter Alice married Henry Banastre of Bank. Their daughter, also Alice, wife of Sir Thomas Haggerston, then held the estate until 1641. The estate then reverted back (possibly through a sale) to the Banastre family and descended to Christopher Banastre of Bank<sup>12</sup>.

<sup>01</sup> Lancashire archive reference DDX 2681 ACC 10372 Vol I

<sup>02</sup> Lancashire archive reference DDX 2681 ACC 10372 Vol I and DRB/1/59/entry38

<sup>03</sup> I.D Margary, Roman Roads in Britain, 1967

<sup>04</sup> Lancashire archive reference DDX 2681 ACC 10372 Vol I

<sup>05</sup> Lancashire archive reference NTC/14/3/1 (Vernon, 1968)

<sup>07</sup> Of interest, Henry de Keurden was an ancestor of Richard Kuerden, a famous physician and antiquary in the reigns of Charles I and Charles II.

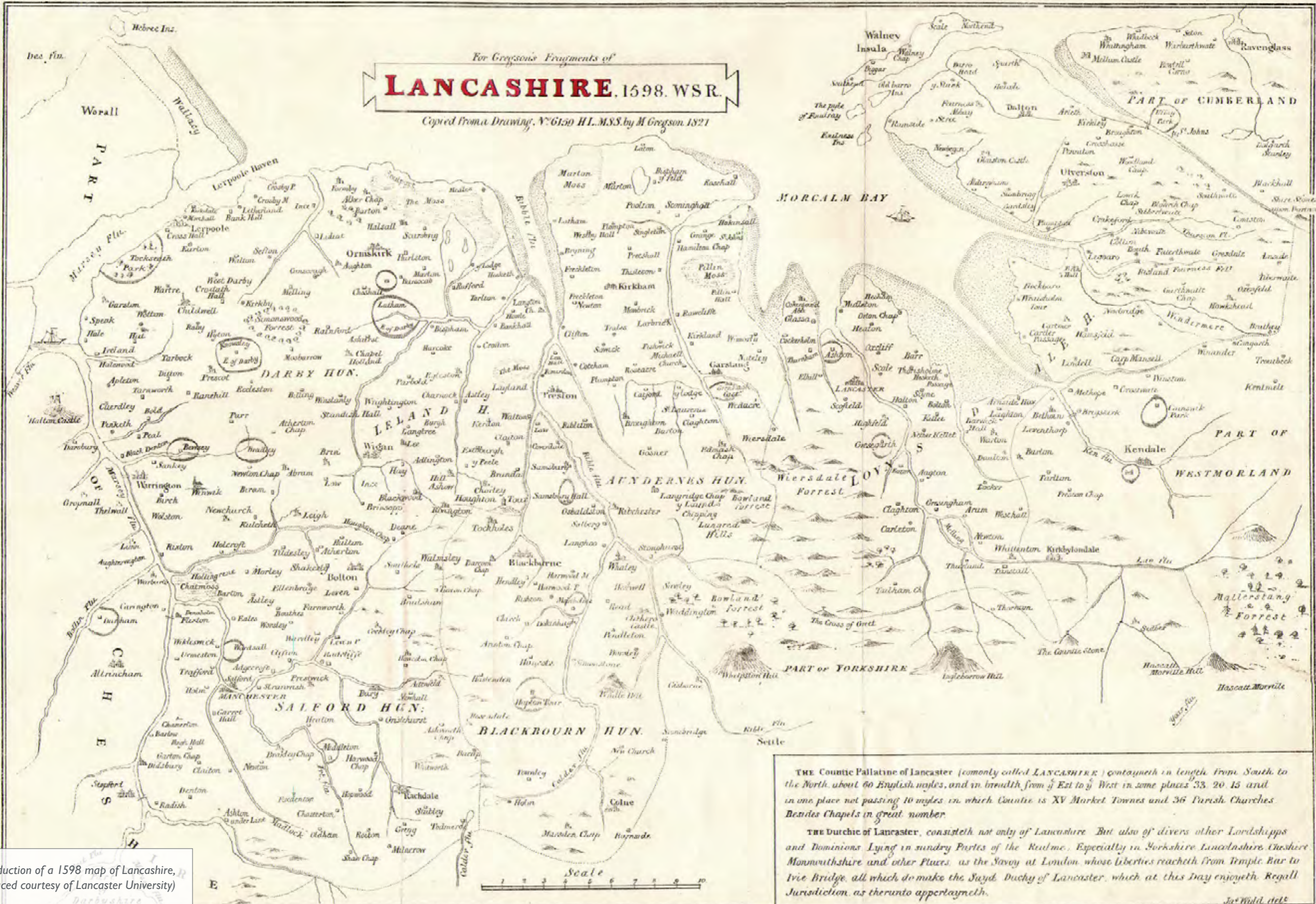
<sup>08</sup> Lancashire archive reference NTC/14/3/1 (Vernon, 1968)

<sup>09</sup> Lancashire archive reference DDX 3046/34 Champness, 1984

<sup>10</sup> Twycross, E. (1847), Mansions of England and Wales, Lancashire.

<sup>11</sup> Clayton le Woods and Cuerden archaeological report, pre-19th century Cuerden vol.3, 1983, DDX 2681.10372

<sup>12</sup> There is some uncertainty around the timeline of ownership around the turn of the 17th century. The individual players are named as above but the exact ownership and dates are unclear.



THE Countie Pallatine of Lancaster (commonly called LANCASHIRE) containeth in length from South to the North, about 60 English miles, and in breadth from  $\frac{1}{2}$  East to  $\frac{1}{2}$  West in some places 33, 20, 15 and in one place not passing 10 miles, in which Countie is XV Market Townes and 36 Parish Churches Besides Chapels in great number.

THE Duchie of Lancaster, consisteth not only of Lancashire, But also of divers other Lordships and Dominions Lying in sundry Partes of the Realme, Especially in Yorkshire Lancashire Cheshire Monmouthshire and other Places, as the Savoy at London whose Liberties reacheth from Temple Bar to Ivie Bridge, all which do make the Sayd Duchy of Lancaster, which at this Day enjoyeth Regall Jurisdiction as therunto appertayneth.

J. W. de Witt del.

M Gregson, Reproduction of a 1598 map of Lancashire, 1821 (reproduced courtesy of Lancaster University)

LANCASTRÆ COMITATVS PALATINVS,  
 CONTINENS IN SE OPPIDA MERCATORIA XVI.  
 ECCLESIASQVE PAROCHIALES TANTVM XXXVI.  
 SED ILLÆ VALDE POPVLOSÆ, ET QVÆ MAXIMAS  
 ALIBI PARCECIAS INCOLARVM MVLTITVDINE  
 LONGE SVPERANT: PRÆTER PLVRIMAS CAPELLAS.



Scala miliarium Anglicorum.  
 2 4 6 8 10

NOMINA HVNDRED.  
 IN HOC COMITATV.  
 A. Darby Hundred.  
 B. Lailand Hundred.  
 C. Salford Hundred.  
 D. Blackborne Hundred.  
 E. Aundernes Hundred.  
 F. Fournes Fells.

LOCORVM SIGNIFICATIONES.  
 LAT. ANG.  
 Oppida Mercatoria. Market towns.  
 Castellæ. Castles.  
 Ecclesiæ Parochiales. Parishes.  
 Nobilium ædes. Gentlemen's houses.  
 Villæ. Villages.

W. Smith, Lancastriæ Comitatus Palatinus, 1660 (Reproduced courtesy of Lancaster University)

#### 4.4 EARLY MODERN CUERDEN: JOHN CUERDEN

The land subsidy of 1564 shows two landowners in Cuerden: John Cuerden and William Woodcock, representing the two main houses of the township<sup>13</sup>.

A probate inventory of 1601<sup>14</sup> from Cuerden Hall offers a fascinating glimpse into the use and family life of the house in this period. The probate was drawn up following the death of John Cuerden in 1601. Genealogical research indicates John Cuerden (b.1552) was the father of Alice (b.1560), who later married Henry Bannester (b. 1564 d.1617). This marriage connects the Cuerden and Bannaster families and the inventory places them both at Cuerden Hall in this period, although it is not clear who is the owner and who is the tenant. John Cuerden was the son of Thomas Cuerden and served in several public offices in the local area. The family appear to have been of lesser gentry status, John's mother was a daughter of the Orell's of Turton and John married Elizabeth Farington, whose father was Peter Farington of Lower Farington, a junior member of the Farington family of Leyland. John Cuerden appears to have been prosperous and intent on extending his estates. He had three children, a son Thomas who appears to have died young, and two daughters who became his co-heirs. John Cuerden was regarded as one of the 'gentlemen of the best calling' in Lancashire. He was a Justice of the Pease and a 'foreign burgess' of Preston.

The inventory compiled on his death offers insight into the goods and chattels at Cuerden Hall, as well as giving an indication of the size and wealth of the house. 18 rooms are named as well as a closet and loft, with separate brewhouse and dairy. Mr Bannester's Chamber was likely a room for this regular guest, possibly Henry, the husband of Alice<sup>15</sup>. The inventory indicates a substantial and comfortable house, typical of the late 16th century.

- Hall
- Parlour
- Lower Parlour
- Kitchen
- Brewhouse
- Dairyhouse
- Great High Chamber
- End High Chamber
- End Chamber
- Mr Banastre's Chamber
- The closet
- Chamber over the Hall
- Kitchen Chamber
- Brewhouse Chamber
- Dairyhouse Chamber
- Maids Chamber
- The loft
- The workhouse

<sup>13</sup> Lancashire archive reference DDX 3046/34 Champness, 1984

<sup>14</sup> Lancashire archive reference DDX 2681 ACC 10372 (Archaeological report Vol 4, 1983)

<sup>15</sup> Twycross, E. (1847), Mansions of England and Wales, Lancashire as well as research into the Bannester family genealogy online.

#### PROBATE INVENTORY OF IOHN CUERDEN. 1601

##### End High Chamber

1 feather bed  
2 bolsters  
2 pillows  
3 coverlets  
2 blankets  
1 shed bed with curtains  
1 chest  
1 chair  
2 stools

##### End chamber

2 feather beds  
2 bolsters  
1 pillow  
1 chaff bed  
4 coverlets  
4 blankets  
2 pair bedstocks  
1 coffer  
1 buffet stool

##### Lower parlour

1 feather bed  
3 bolsters  
2 other beds  
4 coverlets  
3 blankets  
2 pair of bedstocks

##### Mr Bannesters Chamber

1 feather bed  
1 bolster  
2 pillows  
1 covering  
1 double blanket  
3 single blankets  
1 stand bed with curtains  
1 cupboard  
1 chair  
2 buffet stools  
Curtains for the windows

##### Kitchen Chamber

2 feather beds  
2 bolsters  
1 pillow

1 covering  
4 coverlets  
1 double blanket  
3 single blankets  
2 pair of bedstocks with curtains  
1 trunk  
1 cupboard with covering  
1 chair  
2 buffet stools

##### Brewhouse Chamber

2 feather beds  
2 bolsters  
1 pillow  
2 coverlets  
2 double blankets  
3 single blankets  
1 high bed with curtains  
Truckle bed  
Cupboards with coverings  
3 chairs  
2 stools

##### Dairyhouse Chamber

1 feather bed  
2 bolsters  
1 pillow  
1 covering  
1 coverlett  
1 double blanket  
1 single blanket  
1 stand bed with curtains

##### Maids Chamber

2 feather beds  
2 bolsters  
5 coverlets  
2 blankets

##### Servants Chamber

3 chaff beds  
3 feather bolster  
9 coverlets  
2 blankets

##### Closet

1 chest

1 cupboard  
1 little coffer  
1 arcke with other things in the Chamber  
over the hall  
6 new feather bed cases and 6 bolsters  
2 pairs of holland sheets  
2 holland pillow cases  
21 pairs and 1 odd sheet of flaxen cloth  
47 pairs of canvas sheets  
17 pairs of flaxen pillow cases  
17 flaxen table clothes  
17 canvas table cloths  
10 flaxen towels  
18 canvas towels  
38 flaxen table napkins  
89 canvas napkins  
4 flaxen cupboard clothes  
A quantity of salt

1 candle chest  
18 new cushions  
1 great chest in the barn  
3 great pans  
5 brass or tin pans  
14 candlesticks  
1 chafing dish to hold burning fuel  
3 bronze ladles  
8 pewter cans  
1 cup  
48 storage vessels  
1 pewter bottle  
14 plates  
6 big saucers  
6 little pewter dishes  
1 cupboard in the pantry  
2 little chests  
10 coarser cushions  
3 hinge pans  
7 pots  
1 mortar and pestle  
2 basins or jugs  
2 tins  
3 great pewter bottles  
Great pewter dishes weighing 9 stone

16 little pewter dishes  
15 little saucers  
4 saucers  
1 salt box  
1 brewing vat  
1 large vat for beer  
Tubs in the brewhouse  
1 cooler 6 large tubs (washing)  
15 barrels  
1 cheese press  
2 sifting boxes  
1 churn  
Cheese vats, stands, mugs, laggin and moulds  
3 boards  
6 butter tubs  
23 basins and troughs

Boards in the dairy  
Quantity of large pails and tubs  
5 pairs of old bedstocks  
Boards and coverings in the hall  
19 chairs and stools  
1 cupboard in the parlour  
1 still  
Boards and forms in the kitchen  
Tubs, boards and shelves in the larder  
Quantity of candles, tallow and grease  
Glasses and cups  
Quantity of bottles and cans, sacks and curtains  
1 pair of scales  
Quantity of baskets and measuring vessels, wool and woollen yarn, boards and other wood in the out loft, turf and coal  
1 cistern  
Quantity of linen yarn and cloth  
1 half fire-grate with chain  
5 fuel carriers, 2 racks and 4 pairs of tongs with pot hooks  
2 broiling irons, with toasting irons  
1 fire iron, 2 brand irons with fire

pot and iron shovels  
1 dripping pan  
1 frying pan  
2 iron chaffing dishes  
3 pairs of bellows  
Quantity of trenchers, dishes and wicker baskets, butter and cheese  
5 turf spaces  
5 foot space  
4 forks  
5 pitchforks  
4 ploughs with irons  
5 harrows with iron pins  
7 iron chains  
4 pairs of clamps  
4 axletrees  
Quantity of rakes  
1 board  
2 plough beams with other wood things in the Workhouse  
New ox yoke

3 belly bands  
3 halters  
4 wainropes with cart tresses and horse gear  
2 hay wains  
2 hay carts  
3 muck wains  
4 pairs of wheels  
5 turf wains  
A horse hide  
16 yokes with bows  
2 barrows  
2 ladders  
3 saddles with bridles and girths

1 fire pan  
12 chamber pots  
1 silver salt with a cover double gilded  
1 bowl double gilded  
4 silver drinking vessels  
9 silver spoons  
2 silver bowls  
10 silver spoons  
Books

#### 4.5 THE MEDIEVAL TO ELIZABETHAN HOUSE

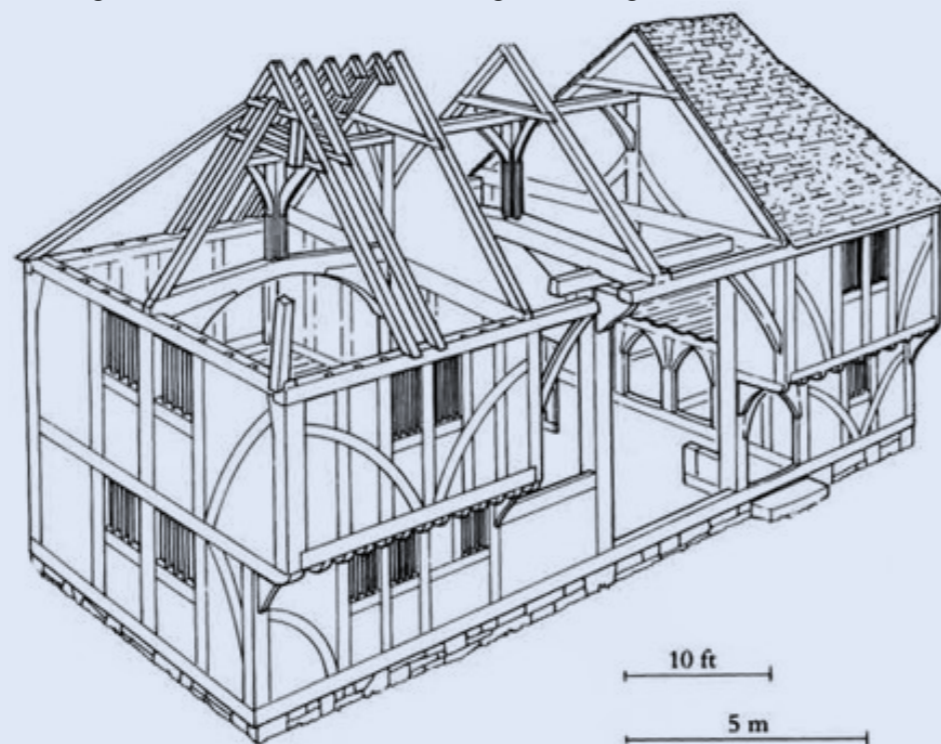
Typical of gentry houses of the late medieval and Elizabethan period, Cuerden Hall would likely have been of a hall house. This plan form had evolved from the earlier 'open hall' medieval house. The 'Chamber over the Hall' in John Cuerden's probate inventory illustrates how Cuerden had progressed to this form but as with other houses throughout this period, respected the social hierarchy of a 'high end' for the owner and a 'low end' for services.

In the 14th and 15th centuries, hall houses adopted separately roofed two storey cross wings. These allowed more space for chambers and services and a substantial house such as at Cuerden Hall would likely have been a similar box-framed construction, potentially with the brew and dairy houses sitting externally to the lower end or forming a courtyard.

Owners of a high social status would have had cross wings at both ends of the house in a 'H' plan offering more space and symmetry than an 'L' or 'T' plan layout. The grandest houses adopted a courtyard plan to accommodate the facilities needed to support the house; kitchens, stabling, brewhouses, lodgings and a chapel. Some of these functions are present on the 1601 inventory showing the gentry status of Cuerden's owners. As medieval houses developed the activities of their owners became more private and began to take place in rooms away from the hall such as withdrawing chambers and parlours. There was a clear division between the high and low ends of the house and the best rooms were placed on the upper floor. The parlours, chambers and closets at Cuerden Hall reflect this trend.

Defence at this time was of a lesser concern than for early medieval fortified houses and castles and by the Elizabethan period the 'grand house' became much more outward looking and concerned with displaying the latest architectural fashions and trends, becoming a social tool for influence and accommodation. These fashions then disseminated throughout the regions and down the social hierarchy to owners such as John Cuerden.

The prosperity and security of the Elizabethan age fuelled a boom in house building, something that been referred to as the 'Great Rebuilding' (W.G Hoskins, 1953). As well as wanting to reflect their social status through symmetry, height and a compact plan form, owners also benefitted from improving the heating, lighting and sanitation in their homes. These innovations again filtered through the social strata, with dates of rebuilding varying across England. In the North the widespread renewal of many houses wasn't until the late seventeenth century after the Restoration, however the fashion toward adopting symmetry and classical detail was becoming clear.<sup>16</sup>



Sketch of a typical medieval hall house

<sup>16</sup> Pevsner, Houses, An Architectural Guide, 2017 pp.10-18 & 48-60



Example of a medieval hall house in Stoneleigh



Example of a medieval hall house near Nantwich



#### 4.6 17TH CENTURY CUERDEN: THE BANASTRE FAMILY

By the time of the Hearth Tax of 1666, the parish had 45 recorded inhabitants and Cuerden Hall and Woodcock Hall were still the only principal houses, each with six hearths.

From Henry and Alice Bannester (b.1564), who possibly shared the house with John Cuerden around 1600, the estate passed to their eldest child, a daughter also called Alice Bannester, and from there into the Haggerston family of her husband Thomas (b.1580). From their son, Sir Thomas Haggerston (b.1610), the estate then reverted back by sale in 1637 to Christopher Banester of Bank (b.1632). William Blundell of Little Crosby wrote in 1673<sup>17</sup>:

*'There was a fair estate called Cuerden which was held by my wife's father, Sir Thomas Haggerston, only for the term of his life, the remainder to his infant son in tail. This was sold by Sir Thomas to Mr. Banastre of the Bank in the year 1637, and security given for the same out of some lands in Northumberland.'*<sup>18</sup>

Christopher Banastre of Bank certainly owned Cuerden Hall c.1688. After his death in 1690, Christopher Banastre's inheritance was divided between his daughters, and Cuerden was included in the share of Elizabeth, who married Robert Parker of Extwistle.



Extwistle Hall (Reproduced courtesy of Lancashire Telegraph)

<sup>17</sup> Lancashire archive reference DDX 3046/34 Champness, 1984

<sup>18</sup> Lancs. and Ches. Hist. and Gen. Notes, ii, 117

#### 4.7 18TH CENTURY CUERDEN: THE PARKER FAMILY

##### Robert Parker

The Parkers were a landed family of similar antiquity to the Banastres and they owned large estates in the Burnley area. Robert Parker was born in 1663 and was a notable figure locally, he was High Sherriff of Lancashire and keen on hunting. Local tradition relates how Parker died in 1718 when returned home from a wet days hunting and was drying himself before the fire at Extwistle. Unfortunately, he forgot to remove the powder charges from his flintlock gun in his pocket, which exploded and killed him.

Robert and Elizabeth had eight children and it was their surviving son, Banastre, who inherited Cuerden through his mother and Extwistle Hall from his father. Banastre Parker, their son, was born in 1696 and transferred the family seat to Cuerden in 1719 following his mother's death the same year.

The date of re-building Cuerden Hall in 1717 indicates Banastre had been granted Cuerden before his father died and was having it rebuilt in preparation for setting up house after his upcoming marriage.

##### Robert Parker's demise

Legend has it, that on Thursday, 17th March, 1718, Captain Robert Parker set off for a day of shooting on the moors around Extwistle Hall -- the day ended wet and windy, and the Captain arrived home thoroughly drenched.

When he arrived at the hall, he took off his great hunting coat and placed it near a roaring fire in the dining room. Unfortunately, in his haste to get warm and dry, he forgot about a large canister of gunpowder in his pocket. An explosion followed that severely injured Captain Parker, two of his daughters, Mary Townley and Betty Atkinson, and a child. The dining room was badly damaged in the explosion, as were two other rooms, which were set alight.

The Captain never recovered from his injuries and died four weeks later. Following this, the family removed themselves from Extwistle Hall and took up residence at Cuerden Hall.<sup>19</sup>

# Cash Paid

6

1771		K	Recht	s	d	q	
	Bro <sup>r</sup> Dore from fol: 11			1931	19	4	
Feb <sup>r</sup> 2	Thomas Ditchfield Esq <sup>r</sup> Principall and Tutor Bond from Rob <sup>t</sup> Parhor Esq <sup>r</sup> to Thomas Ditchfield	179	41	165	3	9	
	Rob <sup>t</sup> Parhor Esq <sup>r</sup> Cash		112	31	16	3	
6	Wong <sup>r</sup> Smith Will for Walling at the rock side		113	1	5	0	
	D <sup>o</sup> for wood to Fryer Head		114	5	13	5	
	John Slack Will		115	2	13	6	
	D <sup>o</sup> Towards building a New Stable		116	25			
	D <sup>o</sup>		117	1	17		
	D <sup>o</sup> M <sup>r</sup> Wainman being Deficient in rent		118		12		
	Wong <sup>r</sup> Smith for repairs at Shoot Hall Barn		119	2	10		
	John Slack for passage thorrow Glusburn Turnpike		120	1	1		
	John Slack for the land for M <sup>r</sup> Watson's improvement		121		5	3	

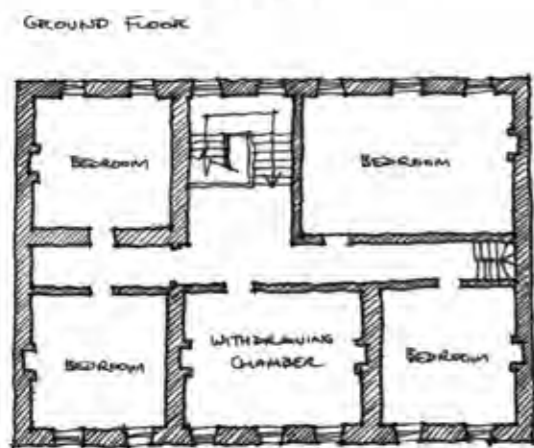
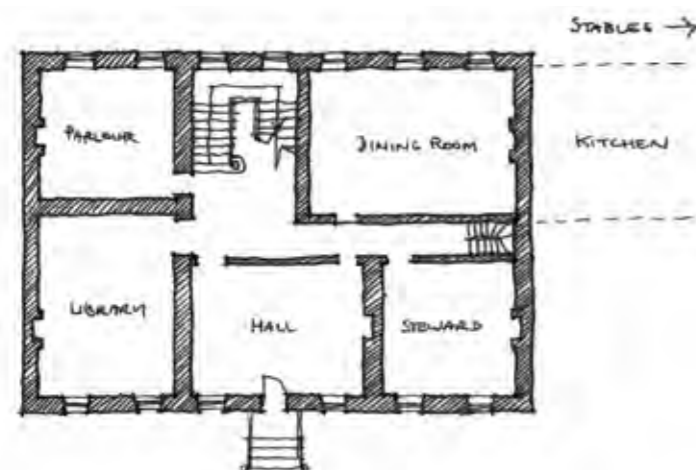
Example page from the Cuerden Hall account book of 1771, during the ownership of the second Robert Parke son of Banastre (Reproduced courtesy of Lancashire Archives Ref.DDX.1362.1)

Banastre Parker

Banastre Parker was the son of Robert Parker of Extwistle and Elizabeth Banastre of Cuerden. Banastre Parker inherited in 1719, when he moved the family seat to the newly constructed Cuerden Hall. He married Anne Clayton of Fulwood and they had a large family of four sons and six daughters, all likely born at Cuerden.

He had already begun erecting a house of 'plain classic style'<sup>20</sup> on the site of the previous Cuerden Hall in 1717, which was finally complete by 1719. The 1717 house was a simple, rectangular double-pile plan house of two storeys<sup>21</sup>, which, although no longer visible, has been completely incorporated into Lewis Wyatt substantial rebuilding a hundred years later in 1816. Enclosing the old hall within the later 19th century envelope has provided an invaluable survival from this period and much of its former layout can still be unpicked today. The general plan form of the 1717 House has survived and its original form can be approximated and described as below:

Seven bay house across two floors with attics and cellars. Brick building with central entry on the ground floor on the north side, facing the main carriage drives back towards the lodges and roads to Leyland and Cuerden. Southern elevation faces onto the gardens and the parkland that slopes down into the valley. The house is likely to have had a central corridor running east-west across both floors with backstairs at either end leading to the attic rooms. The central entrance likely opened into a large hall with fireplace, with possibly a library or drawing room to the east and steward's room to the west. On the other side of the corridor could have been a grand central staircase adjacent to a parlour and dining room to east and west respectively. On the first floor, four bedroom/chambers at each end of the house with closets and small servants or dressing rooms could have been serviced from the backstairs. The central staircase may have faced a large withdrawing chamber or parlour at the front of the house. The attic and roof layout appears to have survived intact (apart from the staircases), with central corridor and six rooms in the eaves leading from this.



20 NTC12.3.15 (c.1980)

21 HE listing



THE FORMAL HOUSE: 1630-1720

The 17th and early 18th centuries were characterised by a desire for symmetry and the need for architectural order to reflect evolving social order. The works of Palladio first influenced English architecture around 1600 although it began to be visible in plan form before it affected external appearance. Palladio's plan of one large room with symmetrical flanking rooms appealed to the English due to the ease with which it could be imposed on to the earlier medieval model of a central hall and great chamber.

Coleshill in Berkshire (c.1650) is a good example of this formality evolving from a continental model to meet English needs. Sir George Pratt placed the great hall and stairs at the centre of the house, with great parlour above, with smaller sets of rooms flanking this, each with associated closets, reflecting the formal arrangement of withdrawing chamber, bedchamber and closet. This was a flexible arrangement where rooms could be parlours, withdrawing room or bedroom. A long central corridor ran along the house from end to end. The hall now often contained the staircase rather than acting as a place for retainers to dine.

Externally, brick structures built in a single block with few applied orders became popular. Hipped roofs, end and central chimney stacks and dormered attic lodgings were common. This rectangular classical double pile plan with hipped roof was 'exceedingly popular among the gentry by the end of the seventeenth century and in to the next'<sup>22</sup>. By 1720, Cuerden was therefore typical of a provincial gentry house that had the symmetrical, compact, central passage plan that had become prevalent in more fashionable circles in the preceding century and was to continue to prove popular until the development of the Picturesque.

The layout such as at Coleshill and that later evident at Cuerden Hall shows how the hall had become an entrance place rather than being used for dining and entertaining. The principal stories would have been for the owners' use with services and servants pushed to attic and basement levels. Socially the household became more stratified too. Servants no longer ate in the hall and the 'revolutionary invention' of backstairs led to them becoming much less visible and fewer in number. This also reflected society at large with the formal house being indicative of a more independent gentry and their growing political power.<sup>23</sup>

The common function of rooms in the formal house were similar regardless of size and grandeur. The hall provided an entrance and reception room with entertaining taking place in a saloon or dining room and a second common parlour providing more private family space for leisure.

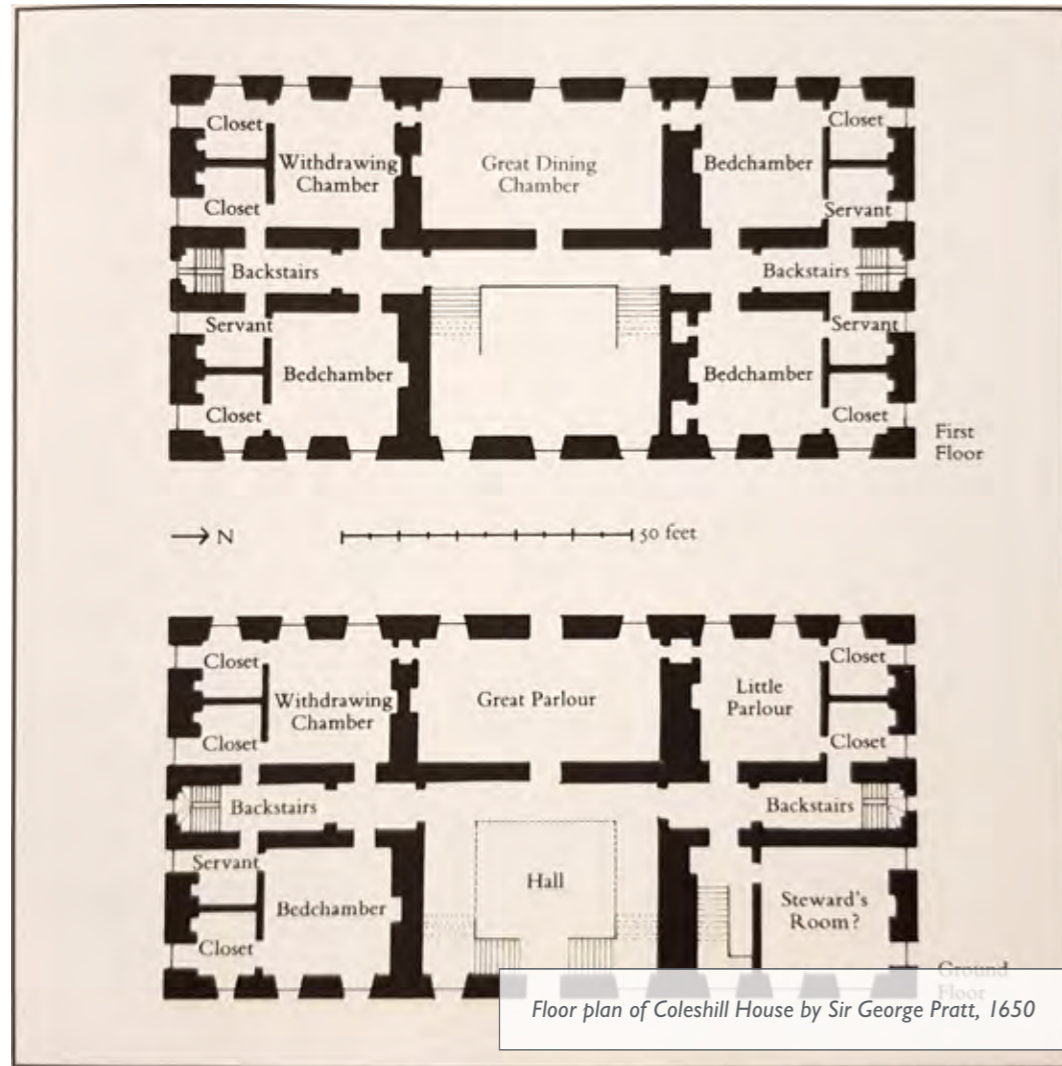
Cuerden has evidence of these functions, as shown on the 1779 inventory, though not on the scale of the grandest houses of the period, which had the dining room on the first floor and suites of apartments with withdrawing chambers. These rooms followed the royal precedent with the first being for receiving visitors and the following rooms more private, and therefore exclusive leading to a private bed chamber with closet or cabinet. The formal house reflected the growth of a formal etiquette and entertainment, and the standing of a guest would be reflected in how far they progressed through the sequence of rooms and how far the occupant came to meet them.

*"The formal house was beautifully calculated as an instrument both to express etiquette and to back up negotiation"* <sup>24</sup>

22 Pevsner, Houses, An Architectural Guide, p.83

23 Mark Girouard, Life in The English Country House, 1978 p138-143

24 Mark Girouard, Life in The English Country House, 1978



### Robert Parker

Banastre Parker died in 1738 and was succeeded by his eldest son Robert, who was only 11 years old when he inherited. About 1750, he married Ann Townley, heiress of Royle, and an estate in Burnley. The Townley's of Royle had prospered during the 16th and 17th centuries and had built up a considerable estate. The result of this marriage was that now both Extwistle and Royle lands were part of the Cuerden estate. The couple had six children, their eldest son, another Banastre, and a younger son Thomas, were to inherit Cuerden and their estates.<sup>25</sup>

### Banastre Parker

Banastre inherited the estates at the age of 21 when his father died in 1779. About this time he married but only lived another nine years and died in 1788, leaving his widow without children.

A map of Lancashire of 1788 by William Yates is the first to show Cuerden with its modern spelling and a representation of the hall as a simple rectangular form, accessed from Cuerden Green to the north.

### Thomas Parker

Thomas was two years younger than his brother and married in 1781. He was High Sheriff in 1793. His wife was Susanna Brooke, who, on the death of her brother Peter that year, had inherited Astley Hall and the Brooke estates. Astley Hall in Chorley was home of the Brooke family from 1653 but had previously been home of the Charnocks' in the 15th century (who were also previous owners of Cuerden Hall). After his brother's death in 1788, he inherited Cuerden Hall and the estates, and become known as Thomas Townley Parker of Cuerden and Astley. It is not clear whether Thomas and Susanna lived at Astley Hall or Cuerden Hall. Cuerden had become the family seat of the Parkers so it would be expected that the head of the family would live there. As was customary, Banastre's widow, Anna, would have moved out of Cuerden after the death of her husband to a dower house, but details are limited. As cock fighting was being held at Cuerden Hall in the 1790s – a legal, but not polite sport – it was unlikely to have been organised in front of family and servants, indicating the Hall may have been empty for a time.

Robert Townley Parker, their only surviving son, was born at Cuerden Hall in 1793. Thomas died after only seven years of marriage in 1794, leaving Susanna at Astley Hall with 3 children, with Robert being only one year old at the time. After Susanna's death in 1852, Astley Hall was never inhabited again by the family.

<sup>25</sup> Lancashire archive reference DDX 3046/34 Champness, 1984 25

### PROBATE INVENTORY OF ROBERT PARKER, 1779

DDTA.20.8 1779 Inventory - An inventory of the household goods and chattels belonging to the late Robert Parker of Cuerden Hall, 5th February 1779

#### Hall

- 1 Fire Iron
- 2 Billiard Table
- 3 Lamp
- 4 1 Mahogany Table & Slab?
- 5 1 Square Dining Table
- 6 1 Coach Chair
- 7 a picture
- 8 4 Arm Chairs
- 9 Mahogany Table & Slab?
- 7 a picture

#### Flagged Parlour

- 10 fire iron, shovel, tongs, poker & fender
- 11 Mahogany snap table
- 12 one bound table mahogany
- 13 Mahogany dining table
- 14 6 winsor chairs
- 15 Carpet
- 16 one arm chair
- 17 one picture: a dog
- 18 one picture: dead game
- 19 1 Weath? Glass
- 20 Mahogany Sea Chest

#### Dining Room

- 21 fire iron, shovel, tongs, poker & fender
- 22 Mahogany table & slab?
- 21 1 "
- 22 1 Mahogany dining table
- 23 10 leather bottom'd chairs & smoking "
- 24 3 window curtains
- 25 5 sconces
- 26 1 fire screen
- 27 11 fans? & bakers?

#### Drawing Room

- 28 fire iron, shovel, tongs, poker & fender
- 29 9 Mahogany Chairs & Sopha
- 30 2 Window Curtains

- 31 2 & glass covers
- 32 1 carpet
- 33 1 mahogany table
- 34 1 card table & leaf
- 35 1 glass
- 36 1 marble slab & frame
- 37 9 Pieces China
- 38 2 China jugs and saucers
- 39 1 Blue and White Jar
- 40 1 Mahogany stand
- 41 Table china 22? & 21 plates
- 42 18 Coloured plates

#### Lobby & Staircase

- 43 Clock & Case
- 44 a longe 6 Seac'd Screen
- 45 Chandelier
- 46 1 Spinet
- 47 1 napking press & drawers
- 48 1 Glass Lantern?
- 49 1 Mahogany Desk & Book Case - to remain as a ? Struck through

#### Mrs Parker

- Bed stocks &co
- Feather bed &co
- 13 Blankets
- Mattress
- Counterpane?
- 6 Mahogany Chairs
- Pier? Glass in the yellow room
- Commode
- Bedside Carpette
- Covering for bed
- Coach and Harness?
- Tea chest
- four wax pictures?
- small painting
- 2 oval pictures gilt frames
- 1 " shell work
- 2 Landseapers?
- 3 Drawing gilt framed and glazed
- 1 Case of silver knives and forks with spoons
- 1 Double sett of Dresden? China
- 1 Blue and white 12 cups
- 4 China scallops
- 2 Blue China bowls and dishes and little odd dish
- 2 China jugs and saucers
- Blue and white jarr

- 2 Glass bowls and covers
- 1 Ingraved silver waiter
- 2 silver jugs
- 1 silver bread basket
- 4 Silver candlesticks
- 1 Silver Castor? Frame
- 1 Milk pale, ladle, glass and sugar tongs
- 1 Mustard pott and spoon
- Old white quilt
- 9 Pieces of China

#### Bannister Parker Esq

? (1659) at Cuerden Hall

- 1 Silver cordial cup and cover won by his father's horse at Newton, the horse called Pompy
- " 1 Gallon pegge tankard
- " 1 Two quart silver tankard
- 1 Silver coffee pott and waiter
- 3 Silver castors
- 4 Silver setts and spoons
- 13 Table spoons
- 2 Sauce spoons

#### Now in use by ?

- 1 Silver Tobacco Box together with
- 1 Lady ivory leg tipped with silver
- 1 pair of silver tea tongues
- 1 pockett liquor flask
- 1 large square silver waiter
- 1 silver Kann?
- 2 large pewter dishes ? On
- 2 of sets size for top & bottom "
- 8 " for sides & middle "
- 4 doz'n pewter plates "
- 1 Doz'n Soup Plates
- 16 Wine Glasses

#### Mrs Parkers Goods Continued

- 6 Large table cloth
- 3 pair fine sheet
- 14? " for napkins at ?]
- 18 Towels

#### Miss Ann Parker

- 1 Candlestick
- 1 small cup
- 6 forks
- 3 spoons
- 6 Ounces? Silver

An Inventory of the Household goods and Chattels belonging the late Mr. Parker of London Esq. taken this 5<sup>th</sup> of Feb. 1779

Hall	
N <sup>o</sup> 1. Fire Iron	£ 5 0
2. Billiard Table	15 -
3. Lamp	4 10 -
4. 1 Mah <sup>y</sup> Table & Slab	1 10 -
5. 1 Square Dining Table	2 12 6
6. 1 Coach Chair	1 10 -
7. 1 Picture	3 3 -
8. 4 Iron Chairs	0 12 -
9. 1 Mah <sup>y</sup> Table & Slab	1 4 -
7. 1 Picture	2 12 6
7. 1 Picture	" 12 -

Flagged Mantour	
10. Fire Iron Shovel Tonges Forked & fender	£ 13 -
11. Mahogany Soap Table	15 -
12. one Round Table Mahogany	18 -
13. Mahogany Dining Table	1 10 -
14. Six Windsor Chairs	1 7 -
15. Carpet	1 -
16. one Arm Chair	1 5 -
17. One Picture a Day	10 6 -
18. One D <sup>o</sup> Dead Game	" 10 -
19. 1. Weather Glass	" 10 6 -
20. Mahogany Tea Chest	" 10 -

Dining Room	
1. Hall fire Gate	1 1 -
3. 4 Lamp	1 10 -
5. Mahogany Dining Table Thomas Mann	1 8 -
10. 10 Arm'd Chairs	10 -
2 D <sup>o</sup> : Mr. Edward Alkerton	40 -
+ a picture	7 6 -
+ a Hat Box	6 -
+ 10 News papers Ralph Pearson	3 -
+ one Book	3 -
+ 1 small iron Tonges & fender	2 6 -
11. Flagged parlour Mahogany Soap table	14 6 -
13. Mahogany Dining Table	1 -
+ one Windsor Chair	4 6 -
+ one Windsor Chair	3 -
+ one Windsor Chair	3 6 -
Miss Gooddells	1 -
16. one Arm'd Chair	1 -
bid. by Mr. Wilcock New Crutch	7 6 -
Mr. Addison's Patent Mr. Carell Book	-
Pres <sup>t</sup> . Mr. Lewis Cowell Book of the Book	-
Mr. Parker	-
£ 10 12 -	

Dining Room	
2.1. Fire Iron Shovel Tonges Forked & fender	2 12 6
2.2. Mahog <sup>y</sup> Table & Slab	2 2 -
2.1. 1 D <sup>o</sup>	2 2 -
2.2. 1 Mahog <sup>y</sup> Dining Table	1 10 -
2.3. 10 Seath <sup>r</sup> . Bottom'd Chairs Br. Smooth D <sup>o</sup>	7 1 -
2.1. 3 Window Curtains	6 -
2.5. 5 Sconces	1 15 0
2.6. 1. Fire Screen	1 -
2.7. 11 Jars & Bakers	" 5 -

Drawing Room	
2.8. Fire Iron Shovel Tonges Forked & fender	2 10 -
2.9. 9 Mah <sup>y</sup> Chairs	19 10 -
& Sofa	3 -
3.0. 2 Window Curtains	2 2 -
3.1. 2 Jersandoles & Glass Cases	2 10 -
3.2. 1 Carpet	17 7 -
3.3. 1 Mah <sup>y</sup> Table	" 18 -
3.4. 1 Card Table & Leaf	2 10 -
3.5. 1 Glass	6 16 6
3.6. 1 Marble Slab & Frame	2 10 -
2.6. 37. 2 China China	1 -
3.8. 2 China Sugar Saucers	1 10 -
3.9. 1 Blue & White Jar	" 2 6 -
4.0. 1 Mahogany Stand	" 1 -
4.1. 1 Table China 2.2. D <sup>o</sup> 2.1. White	15 -
4.2. 14 Coloured Plates	1 7 -

2.2. + Mahogany Dining Table	1 4 -
2.3. + 10 Seath <sup>r</sup> . Bottom'd Chair	7 -
Mrs. Legh Mr. Coffin the book	
2.6. Fire Screen	10 6 -
2.8. Fire Iron Shovel Tonges Forked & fender	2 7 -
Robt. Holden Esq. 19 -	} 21 -
Robt. Holden Esq. 2 -	
Mrs. Tomkey of Carrott	
3.3. + 1 Mahogany Soap table	17 -
3.4. + 1 Card Table & leaves	1 13 -
Entire Showen of Cowells Book	
Mrs. Parker	11 18 6
Mrs. Parker	
Mrs. Parker	

1779 Inventory of Robert Townley Parker (Reproduced courtesy of Lancashire Archives Ref.DDTA.20.8 1779)

#### 4.8 EARLY 19TH CENTURY CUERDEN: THE TOWNLEY PARKER FAMILY

##### Robert Townley Parker

In 1794, Robert Townley Parker, the son of Susannah and Thomas, inherited the Cuerden estate. He was one year old when his father died and was brought up at Astley Hall, with his mother and step-father, Sir Henry Hoghton. When he was nine, as the heir to Cuerden, he was enrolled as a Burgess of Preston at the Preston Guild of 1802. He went to school at Eton where he was known as the 'cock of Cuerden' and then went to Christ Church College Oxford<sup>26</sup>. Townley Parker held a number of public offices during his lifetime including chief magistrate of Preston in 1819, High Sheriff of Lancashire in 1817 and Member of Parliament for Preston in 1837 and 1852.

In 1816 at the age of 23, he married Harriet Brooke of Cheshire and determined to provide a house for his bride, reflecting their position in local society. Cuerden Hall, long in the ownership of his family, and now standing empty and in need of repair was seen to provide such a home if suitably modernised and extended. The Hall would have been uninhabited for over 20 years by this point and probably little would have been done to it since 1717.

After first considering designs by Webb, who submitted plans used to be at Cuerden, Townley Parker rejected them in favour of the cleaner lines and more "modern" approach of Lewis Wyatt from the prestigious family firm of Wyatts.

Robert and Harriet's first child, Harriet, later mother of R. A. Tatton, was born at Davenham in Chester in her parental home. Their second daughter Emily was born in 1819 in Cuerden Hall, even though the work on the new part of the house was not finished.

In the early 1820s, further children were born to Robert and Harriet in their new hall at Cuerden. Thomas, who was to inherit in 1822 and Robert in 1823. The Parkers appear to have spent some time abroad, with two daughters being born in Geneva. Two later sons were born in Italy in 1830 and 1832.



*Susanna Townley Parker, late 18th century, wife of Thomas Townley Parker and mother of Robert Townley Parker*



*Robert Townley Parker, early 19th century*

<sup>26</sup> Lancashire archive reference NTC12.3.15 (c.1980)



Towneley Hall, Burnley

After the 1830s, the couple appear to have settled at Cuerden, with Robert actively engaged in politics as a Conservative Member of Parliament for Preston and as Justice of the Peace for 60 years. As well as councillor, and alderman, he was Chairman of the Preston Conservation Association and Guild Mayor of Preston in 1862.

He was not always successful in his electioneering for Parliament; he lost elections in 1841 and 1847 but was returned to serve in the Palmerston government in 1852. He was politically unpopular in his constituency for a time and at variance with local feeling through his opposition to the Repeal of the Corn Laws and to Parliamentary reform.

However, as the years passed, Squire Parker recovered some of his popularity. He was referred to in the Preston Guardian during 1879, when he was 86 years old, as the 'patriarch of Cuerden whose bent form could be seen visiting his friends in Preston'.

Harriet died on the 20th May 1878, aged 68 years, and Robert was to follow her barely 18 months later. They are both buried at St. Saviours Church at the northern end of the Park; a church which the Parkers not only attended regularly but to which Robert handsomely gave financial support. Their daughter Emily and son Frederick are also buried there.

His pedigree was recognised by Twycross in his book on the mansions of Lancashire:

*'Robert Townley Parker of Cuerden Hall, Lancashire has long held a high position in the county, and the many families of which he is the representative have been on the roll of the Lancashire gentry for several generations. Through his father, Mr Parker represents the families of Parker of Extwistle, Clayton of Fulwood, Banastre of Bank and Townley of Royle. Through his mother he represents the Brookses of Astley, the Charnocs of Charnock and Astley, the Booths of Barton and the Molyneuxes of Sefton and Crosby.'*<sup>27</sup>



The north wing of Towneley Hall, c.1630s exhibits some similarities to the Wyatt Wing of Cuerden Hall, with Robert Townley Parker perhaps seeking to reflect the ancestral pedigree in his branch of the family.



Astley Hall, Chorley, home of the Brooke family from which Susanna Townley Parker was descended.



TOWNLEY PARKER FAMILY TREE

In 1847, Edward Twycross set out the Townley Parker family tree in his Lancashire edition of Mansions of England and Wales:

'The family of Parker have for centuries held large possessions in this County. In the reign of King John, Adam de Preston having conveyed the lands which he held in Extwistle to the monks of St Mary at Kirkestall, an abbot of the monastery in the 13th year of the reign of Richard II (1389) granted those lands to:

- William le Parker, who was succeeded by his son,
- Laurence, he had a son and successor,
- John Parker, who died 14th September 1507 leaving a son,
- John, born 1481 on whom his estates devolved. By Isabella, daughter of John Brockholes, John Parker had a son,
- Robert Parker, who purchased in 1544, by royal licence, the manors of Bryercliffe and Extwistle. He died in the lifetime of his father in 1560, leaving by Joan, daughter of Simon Haydock of Hesandforth, a son,
- John, who on the death of his grandfather in 1565, succeeded to the estates. John Parker married Margaret, daughter of Lawrence Townley of Burnside, in this county, by whom he left at his death in 1634, a son and successor,
- John Parker Esq, Sheriff of Lancashire in 1653, who by Elizabeth, daughter of Cuthbert Holdsworth Esq of Sowerby, in the county of York, had a son Robert, born 1604, married to Mary, eldest daughter and co-heir of Nicholas Scarborough Esq of Glasburn, in that county. He died vita patris in 1636, leaving a son,
- John Parker Esq, the successor to the estates on the death of his grandfather in 1655. He married Jane, daughter of Henry Foster Esq, of the county of Southampton, and widow of Colonel Francis Malham, by whom he had an only son,
- Robert Parker Esq, Sheriff of Lancashire in the year 1710. By Elizabeth, daughter of Christopher Banastre Esq of Banke in this county, he had a son, who at his death in 1718, succeeded to the estates,
- Banastre Parker Esq, in 1719 he left Extwistle, and settled in Cuerden Hall, which property he had acquired in right of his mother who was co-heiress of Christopher Banastre Esq. he left at his decease in 1738, by Anne, daughter and co-heiress of William Clayton Esq of Fulwood in Lancashire, and representative for Liverpool in several parliaments, a son and successor,
- Robert Parker Esq, he married Anne, only daughter and sole heiress of Thomas Townley Esq of Royle, in this county, and dying in 1779, was succeeded by his elder son,
- Banastre Parker Esq, who married Anne, only daughter of William Hutton Esq of Hutton Park but dying without issue in 1788, was succeeded by his brother,
- Thomas Townley Parker Esq, He was sheriff of Lancashire in 1793 and dying the same year, left by Susanna, only daughter and heiress of Peter Brooke Esq of Astley and representative of the ancient family of Charnock, a son and successor, the present heir of Cuerden,
- Robert Townley Parker Esq, Mr Parker who served the office of High Sheriff of Lancashire in 1817, is a Magistrate and Deputy Lieutenant of the County, and was formerly representative in Parliament for the borough of Preston. He married Harriet, youngest daughter of Thomas Brooke Esq of Church Minshill, Cheshire, second son of Sire Ricard Brooke, fourth Baronet of Norton Priory in that county, by Margaret, daughter of Robert Cunliffe, Bart.<sup>128</sup>



Langton. Argent three cheverons gules.



Banastre. Argent a cross patonce sable.



Townley. Argent on a fesse sable a cinquefoil or, in chief three molets of the second.

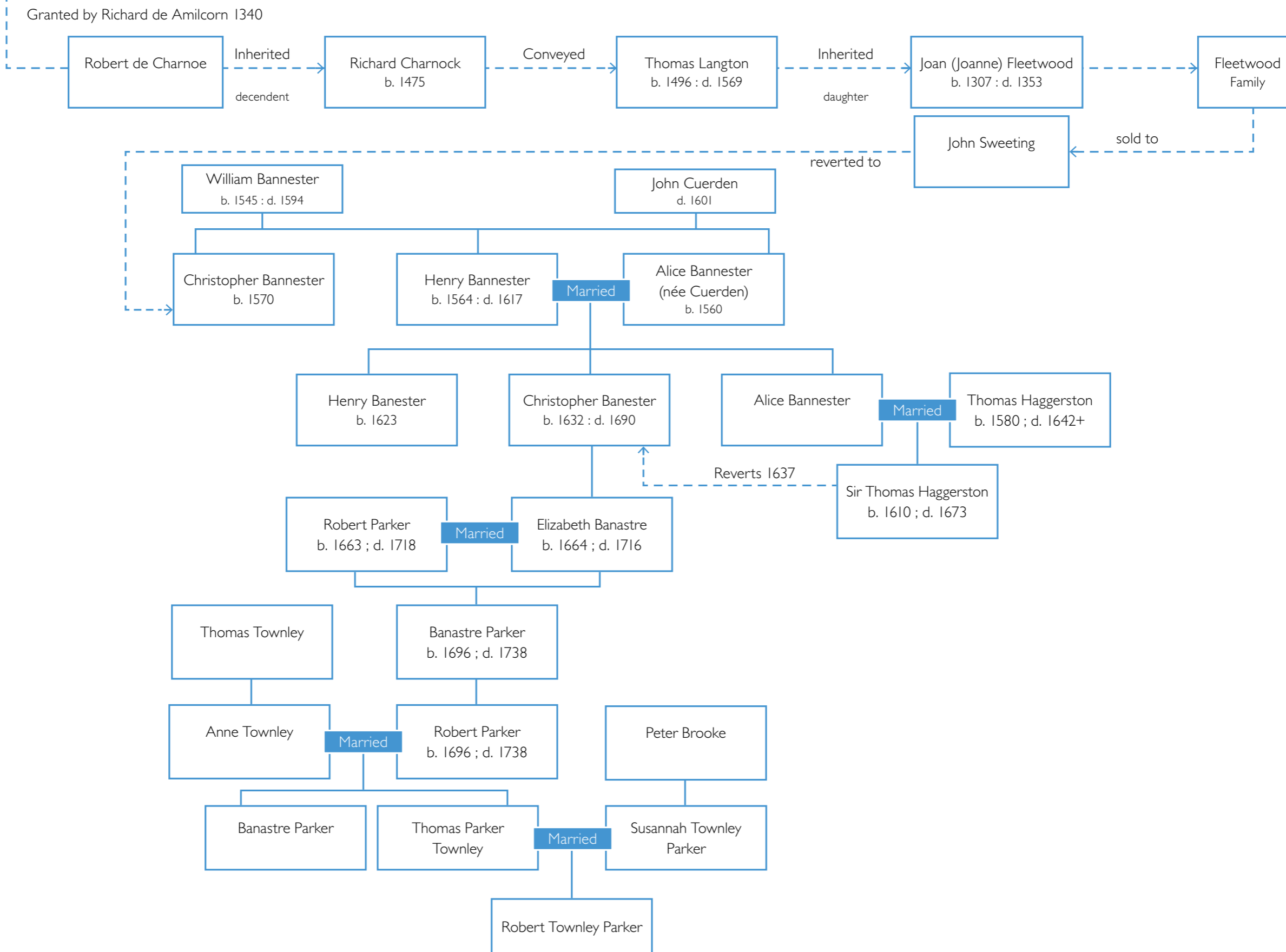


Parker. Gules a chevron between three leopards' faces or, in the mouth of each an arrow fesseways argent.



Tatton. Quarterly argent and gules four crescents counterchanged.

CUERDEN HALL INHERITANCE



#### 4.9 EARLY 19TH CENTURY: RE-BUILDING CUERDEN HALL

##### Early stages of development

In 1815, in anticipation of his upcoming marriage to Harriet, Robert Townley Parker set about rebuilding Cuerden Hall. He initially engaged a Mr Webb to draw up plans and provide estimates for remodelling the old 1717 house, but these were soon abandoned. He subsequently commissioned Lewis Wyatt, an architect from the great dynasty of Wyatts, to design a grand new building. Lewis Wyatt had already submitted his plan for the repairs and new extensions to Cuerden Hall, which had been accepted by Robert, and his clerk of works Benson had visited to make arrangements for the builders and to commencement of the work. Wyatt was a leading architect with new ideals and original designs no doubt appealed to the enthusiastic Robert, who was intent on creating a new house and enhancing the extensive Park. Townley Parker employed a local builder, Mr. Roper, for general building work, Benson engaged the craftsmen, joiners, etc., and purchased the building materials.<sup>29</sup>

Work began in 1816 and the house was complete by 1819 although Parker remained in communication with Wyatt into the early 1820s regarding finishing touches. Benson's records show that the work commenced in the spring of 1816. The order of building was:

- 01 The new domestic offices.
- 02 The alteration to the existing house.
- 03 The new house
- 04 The ancillary buildings, gatehouses, etc.

For his services Benson was paid two guineas a week and provided with a house, rent free, during the time that he supervised the building work at Cuerden. He arrived at Cuerden on the 16th April 1816 by coach from Davenham where he would have been engaged by and received instructions from Robert Townley Parker. Benson's first task was to arrange temporary lodgings in which he was to remain until a cottage was available and his family were able to join him, which they did on 6th July 1816, travelling by coach from Stockport at a cost of £4.8.6. the carriage of their household goods cost a further £7.10.0.

During that year, 1816, work on the older 1717 house began with repairs and preparations for the new extension. January 1817 saw foundations for this new part being dug and by December, with the exception of window and doors the fabric was complete. This first phase appears to have been the easiest part of the project. It was close to another two and a half years, May 1820, before the internal fittings and furnishes were finished to satisfaction.

#### HISTORIC SOURCES

A wealth of materials on the history of Cuerden Hall has survived, including an almost complete corpus of surviving letters and plans from Lewis Wyatt that give a vivid insight into the business methods, building and furnishing techniques at the time. They also made clear that Robert took an active part with Lewis Wyatt, the architect, and Benson, his clerk of works, in the rebuilding of the Hall.

The majority of the sources on Cuerden Hall survive in the Lancashire archives and can be viewed by the public on request. However, the route these papers took to get to the archives have sometimes been convoluted. For example, in a sale of books and documents, including the plans of Lewis Wyatt was held at Cuerden c.1948. These were bought by a dealer, Mr. Kippax of Hitchin, who returned in 1981 and allowed copies of the plans to be made. The originals are now in the Canadian Centre for Architecture. Another collection of papers were found in 1984 in an outbuilding behind Cuerden Hall, in several decayed suitcases. Some of these found their way to the Lancashire Record Office, the remainder were noted as being examined and seem to have disappeared as well.

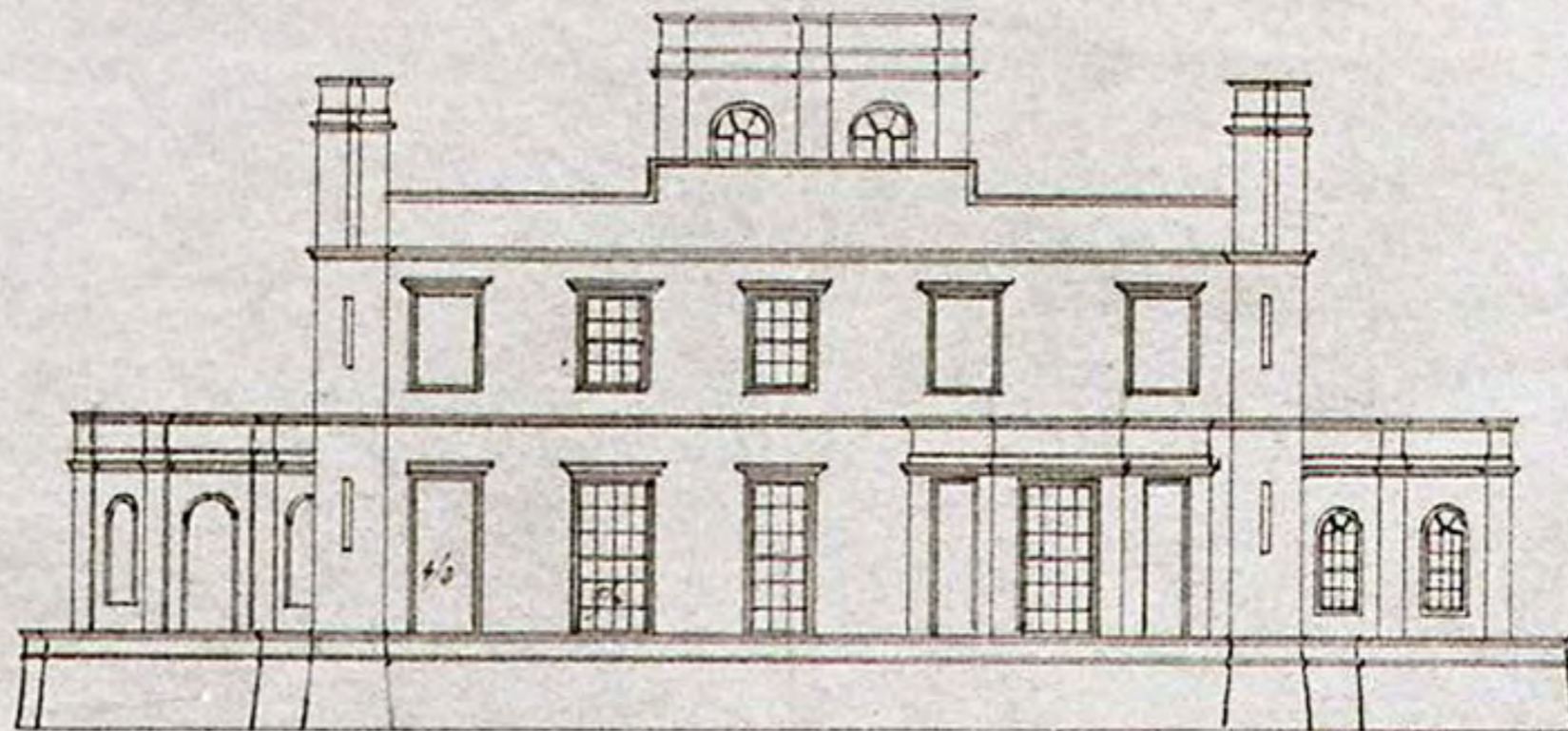
The documents that survive, in part, relate to three periods:

- i 1817-1820, consists of letters, drawings, accounts and reports of Lewis and Edward Wyatt
- ii Personal and business letters and accounts of RA Tatton from 1906-1911
- iii World War I records from when the Tatton set up a convalescent hospital at Cuerden, including a register and accounts<sup>30</sup>



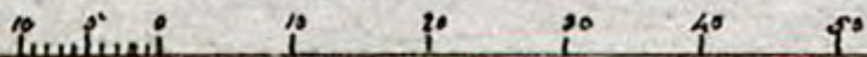
Wyatt watercolour of Cuerden Hall, c.1816 (Reproduced courtesy of the RIBA Archives)

<sup>29</sup> Lancashire archive reference NTC12.3.15 (c.1980)



Wyatt drawing of Cuerden Hall east elevation, c.1816  
(Reproduced courtesy of Lancashire Archives Ref. DDX 2681/acc 10372)

*Elevation of the East front of Cuerden. R. Townley Parker Esq.*

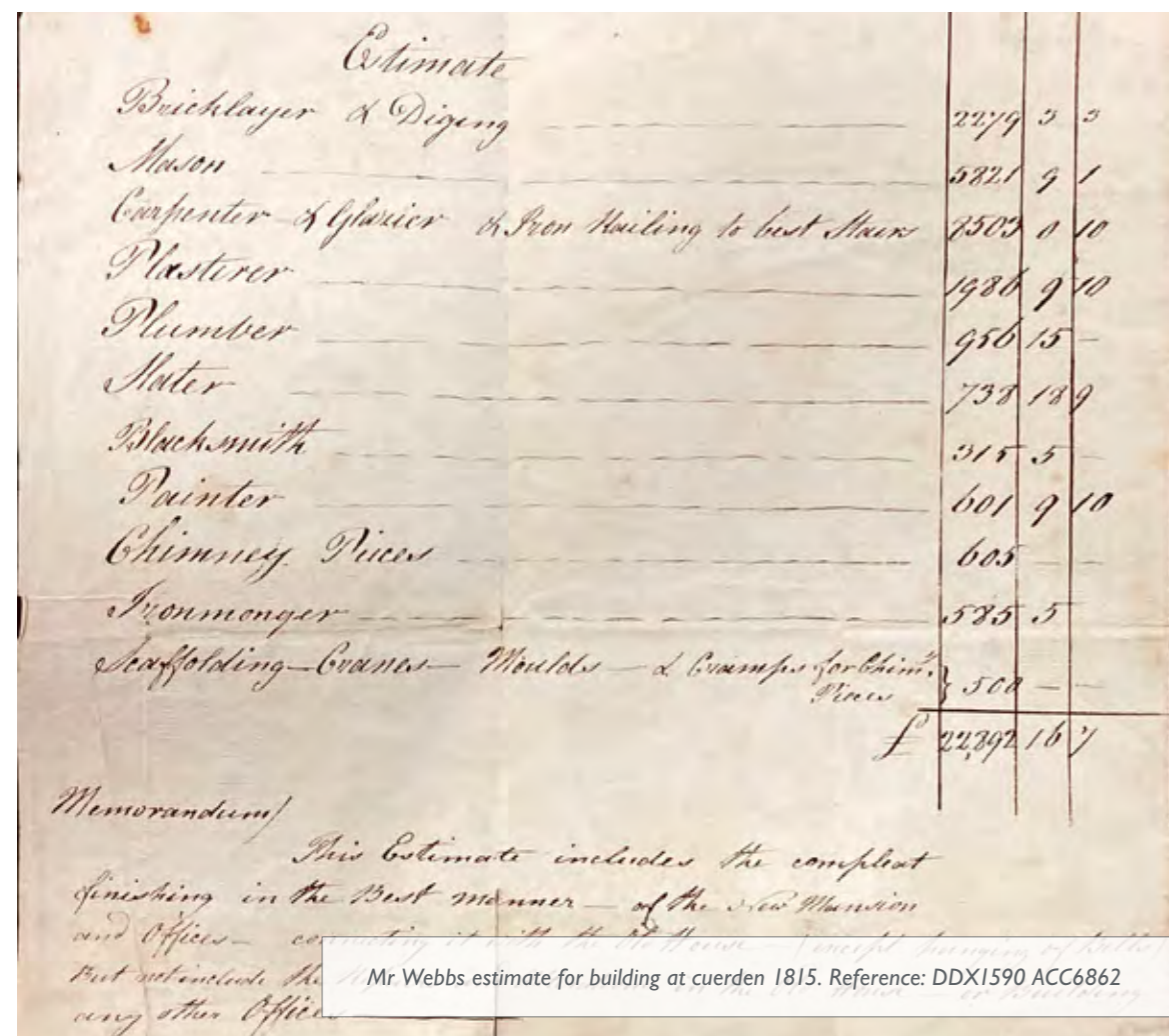


MR WEBB'S ESTIMATE FOR BUILDING AT CUERDEN, 1815

Estimate

Bricklayer and digging	2279.3.3
Mason	5821.9.1
Carpenter and glazier	8503 0 10
Plasterer	1986 9 10
Plumber	956 15 0
Slater	738 18 9
Blacksmith	315 5 0
Painter	601 9 10
Chimney pieces	605 0 0
Ironmonger	585 5 0
Scaffolding, cranes, moulds etc	500 0 0
Total	£22,892"16"7

Memorandum – this estimate includes the complete finishing in the best manner – of the new mansion and offices - connecting it with the old house – but excluding the repairs and alterations in the old house.

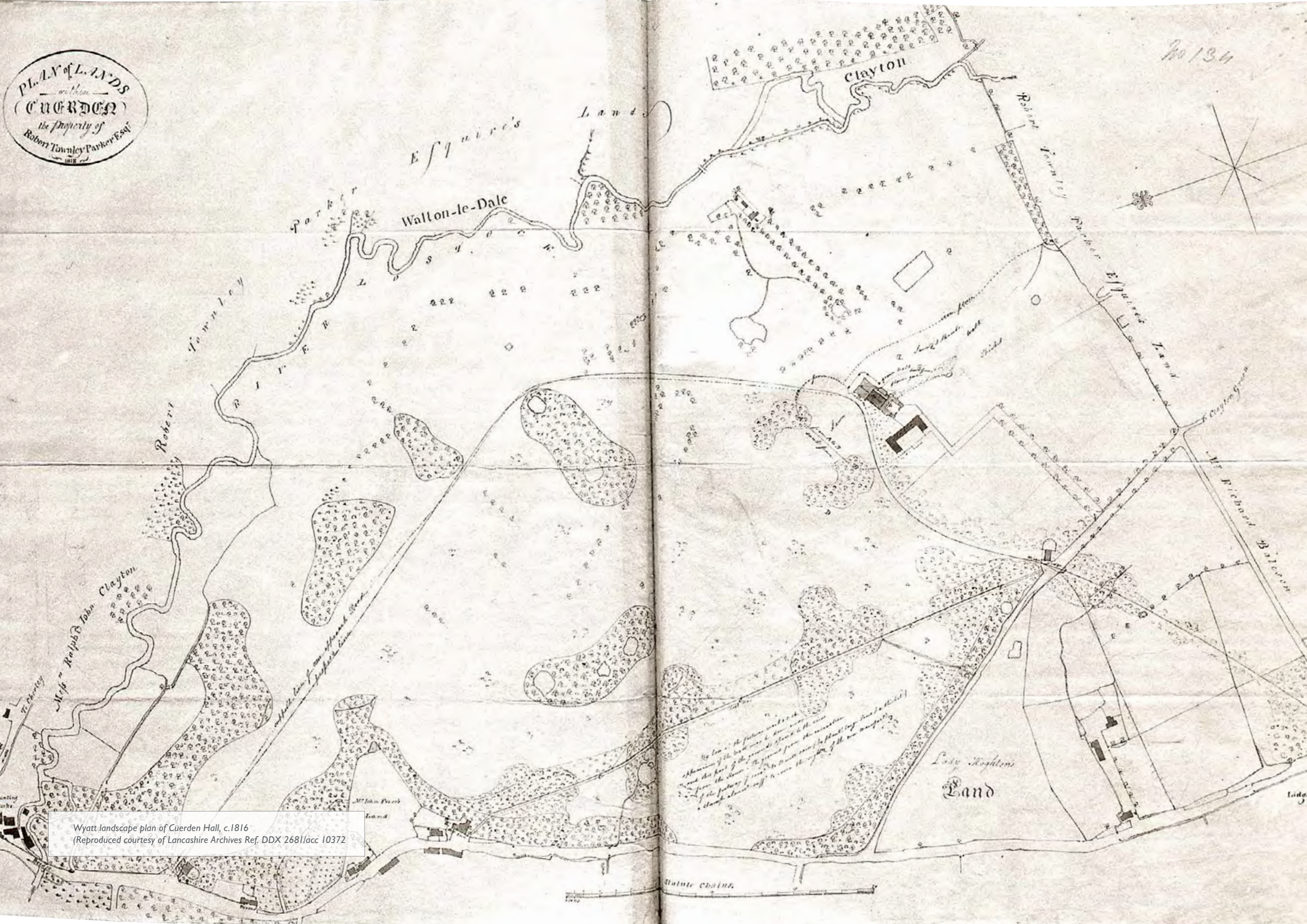


Mr Webb's estimate for building at cuerden 1815. Reference: DDX1590 ACC6862

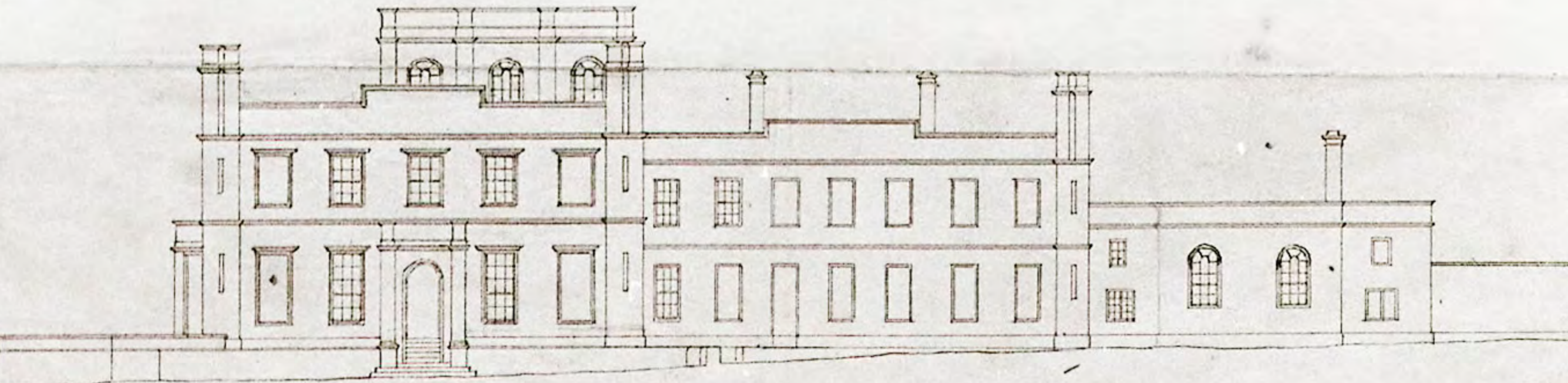


PLAN of LANDS  
 within  
 (CUERDEN)  
 the Property of  
 Robert Townley Parker Esq

No 134



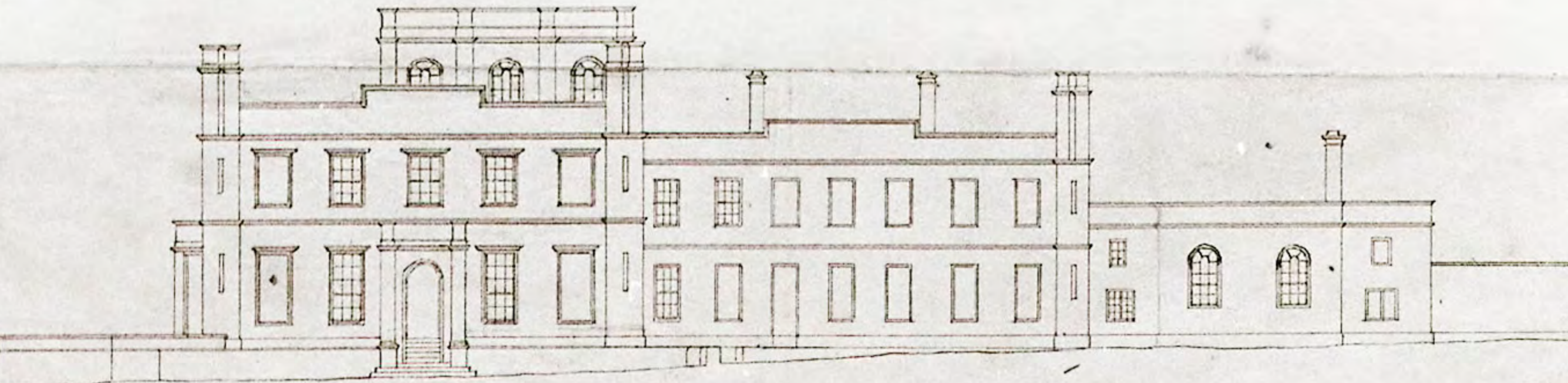
Wyatt landscape plan of Cuerden Hall, c.1816  
 (Reproduced courtesy of Lancashire Archives Ref. DDX 2681/acc 10372)



Wyatt drawing of Cuerden Hall, north elevation c.1816  
(Reproduced courtesy of Lancashire Archives Ref. DDX 2681/acc 10372)

Elevation of the North or Entrance front of Cuerden. R. Townley Parker

10 20 30 40 50



Elevation of the North or Entrance front of Cooverden. R. Townley Parker

10 20 30 40 50



### Wyatt's design of Cuerden Hall

Wyatt did not demolish the 1717 Banastre Parker house but instead carried out significant remodelling to incorporate it into the grand edifice of the new house. The shell of the building and its fenestration were virtually unchanged, the entrance door on the north side was moved from its central position one window bay eastwards. The roof was partially stripped, repaired and the lead flashings and gutters renewed. New parapets were built to the North and South elevations and decoration applied to these elevations in the form of plaster moulded string courses and a stone plinth. The main staircase was removed, access to the first floor being via a new staircase sited at the western end between the old house and the new kitchen and two new staircases in the new house.<sup>31</sup>

A large 'plain classic' wing was added to the east side of the 1717 house, which contained the new principal rooms. A U-shaped Service Court was added to the west side containing servants' accommodation and offices, forming a courtyard that opened onto the Stables. The new domestic offices of the kitchen court were open at the western end, with covered walkways on the three over sides and a central, a hexagonal-shaped, game larder at the eastern end. This had fly screened openings in five sides and an access door leading to the covered walkway to the east. The kitchen court also contained a well to which was connected to a pump situated in the kitchen.<sup>32</sup>

The new Wyatt wing to the east was rectangular, with five bays on each side, tall corner chimneys in 'turrets', two storeys, and a wide stepped brick parapet, hiding the roof. The staircase rose to the 'belvedere like' stone-clad tower that also served to light the spaces beneath. The north front had a projecting stone porch with an internal flight of steps, which has subsequently been extended to enlarge the two flanking rooms. Robert Townley Parker approved the drawings as Wyatt noted in 1816: 'I am happy to find that you have adopted a feeling so characteristic of the style of building, which I had proposed for your house at Cuerden.'

In his letter dated 8th March 1816 to Townley Parker, Lewis Wyatt describes his scheme in simple terms:

*'I feel confidence in recommending the design to you, as calculated to afford you every comfort, and the style of architecture which I have adopted may be considered more purely English and a medium betwixt the Gothick and Grecian Or more properly modern, the terrace, turrets, parapets, and chimney stacks, all combining to give effect, as well as the Partial appearance of the interior and out buildings, in which perhaps their irregularity is the most favourite feature and was I think the least expensive style, next to the common class of buildings, and most unlike what is unused in manufactories.*

*I perhaps may have been led into a larger extent of accommodation in the offices than I was at first aware of, but I conceive not more than is essential to comfort, and I hope you will think the whole is compact and conveniently arranged. The ground floor is explained upon the plans by the names and dimensions of the rooms - on the bedchamber floor will be found in the house four double apartments with dress rooms, each large enough to admit a bed, a water closet and the maids closet, in the present building may be got five good single rooms or, if required two may be used as dress-rooms - two valets and two 1st maids rooms with closets and staircase up to Livery Servants rooms in the roof - three additional bedrooms for valets, 1st maids, or the family servants out of livery, may be got over part of the offices - and a kitchen maids bedroom over the Scullery.*

*I believe every part is capable of being well lighted, warmed and ventilated and the turrets will be found very useful to contain the flues and provide an additional security against smoking chimneys. I have thus enumerated the principal features of the design.'*

The building has been described by Dr John Martin Robertson, an authority on historic buildings, in the following terms:

*'Lewis Wyatt's concern to exploit the potentialities of picturesque classicism is clear, His most complete experiment of this type is Cuerden Hall in Lancashire. Here he attempted to create a composition Comparable to Vanbrugh or the Elizabethan 'prodigy houses', At each corner of the main block he placed Square towers which continue above the parapet of the flat roof as chimney-stacks. In the centre the Staircase-hall is lit by a clerestory which rises above the mass of the main block as a turreted tower on the pattern of such Elizabethan houses as Gawthorpe Hall. All the detail is curiously attenuated and the total effect is far from beautiful. This does not, however, detract from the Originality of the concept.*

*[Cuerden] Hall is of outstanding interest and apart from Astley Hall, Chorley, is the most important building in the area. It was undoubtedly inspired by the Romantic classical structures in the backgrounds of the romantic landscape paintings of Poussin and Rosa. It is of considerable historic importance. It foreshadows the belvedere like towers that were to be a feature of early Victorian Italianate houses influenced by Barry's Mount Felix and Wyatville's Chatsworth. Cuerden is 10 to 20 years earlier than those and without precedent in English Architecture. The theme only became popular in the mid-century following its adoption by Prince Albert at Osborne [House]. Cuerden is therefore a monument of the greatest historical importance in the history of Picturesque Classicism.*

*The interior of Cuerden is also good and has been well restored. The staircase hall is the finest room, the dining room chimney piece is influenced by the designs of Thomas Hope. But the Hall is half the composition only. It is complemented by the park undulating, with a lake and early 19th century tree planting.<sup>33</sup>*



Poussin, Landscape with Three Figures, 1650 (Prado Museum)

<sup>33</sup> Lancashire archive reference NTC12.3.15 (c.1980)

<sup>31</sup> Beacon Planning, Heritage Statement 2013



E. Twycross, north elevation of Cuerden Hall, from 1847  
(Reproduced courtesy of Lancashire Archives Ref. DDX.3178.2.6)

### Ground Floor Accommodation

A full set of Wyatt's original plans for the early 19th century modifications survive which show the hall, presumably as built, with labels given to the rooms. This provides a valuable insight into how the house was intended to function in the early 19th century.

The ground floor plan shows clearly the addition of the Hall and Billiard Room to the east of the historic core. This room functioned both as a reception room as well as a billiard room, being the first room of entry from the principal entrance. Facing east, a Drawing Room was inserted with a Library to the south. The Dining Room was located to look out of the south elevation over the garden terrace. With the exception of Mr Parker's Room to the west of the Hall and Billiards Room, the original house and new accommodation provided to the west serviced the household. In addition to Mr Parker's Room, in the original core of the hall was the Butler's Room and associated Plate Room and Bedroom, Servants' Hall, Still Room, Housekeeper's Room, Stores and steps down to the cellar in the location of the existing arcade.

### First Floor Accommodation

At first floor, this arrangement was continued, with a series of bedrooms and dressing rooms arranged around the principal staircase and a nursery and school room in the Office Court. Not all the rooms in Office Court were two storeys, and the kitchen was designed as a double height space –both factors that limited the accommodation within this part of the house at first floor level.

A parapet wraps around the entirety of the hall, taking a stepped form around Wyatt's east extension. The parapet to the 17th century core has a straight horizontal form and is particularly deep relative to the proportions of the remainder of the elevation, giving it a somewhat ungainly appearance. The brickwork across the parapet is patched,

and would appear to contrast with the brickwork in the chimneys and of the elevations below. No evidence has been seen which would date the parapet to Wyatt's extensions, however they would appear to have been in place by the mid 19th century as suggested by Edward Twycross's engravings of 1846. Two engravings show the north and south elevations of the hall; the north elevation is perhaps most useful here. Not only does it show the hall with Wyatt's original entrance hall, now enclosed to either side by the later 19th century single storey extension which forms the enlarged billiard room and area now used as staff facilities, it shows the stepped parapet to the main hall, and a stepped form to the parapet on the 17th century core. This is at odds with the current horizontal form of the parapet in this location which appears to be higher than depicted in the illustration. It is hypothesised that post-1846, the parapet on the 17th century section was built up to the height of the central step to give its current horizontal form. This has resulted in its current disproportionately tall appearance which was not the historic design intention.

### Office Court

To the west of the house in Office Court, was the Kitchen, Scullery and Coals along the north range, Scale Room, Steward's Office, Wood Ashes and Charcoal Store along the south range, an octagonal Dairy in the southeast corner of the court, and Larder, Knife Room, Chart Room, Boot Room and Pantry in the east range. The west side was enclosed with a wall with a central opening, and a colonnade ran along the east range with a Game Larder attached set within the courtyard.<sup>34</sup>

<sup>34</sup> Beacon Planning Heritage Statement, 2013

### VICTORIA COUNTY HISTORIES: DESCRIPTION OF FINISHED HOUSE

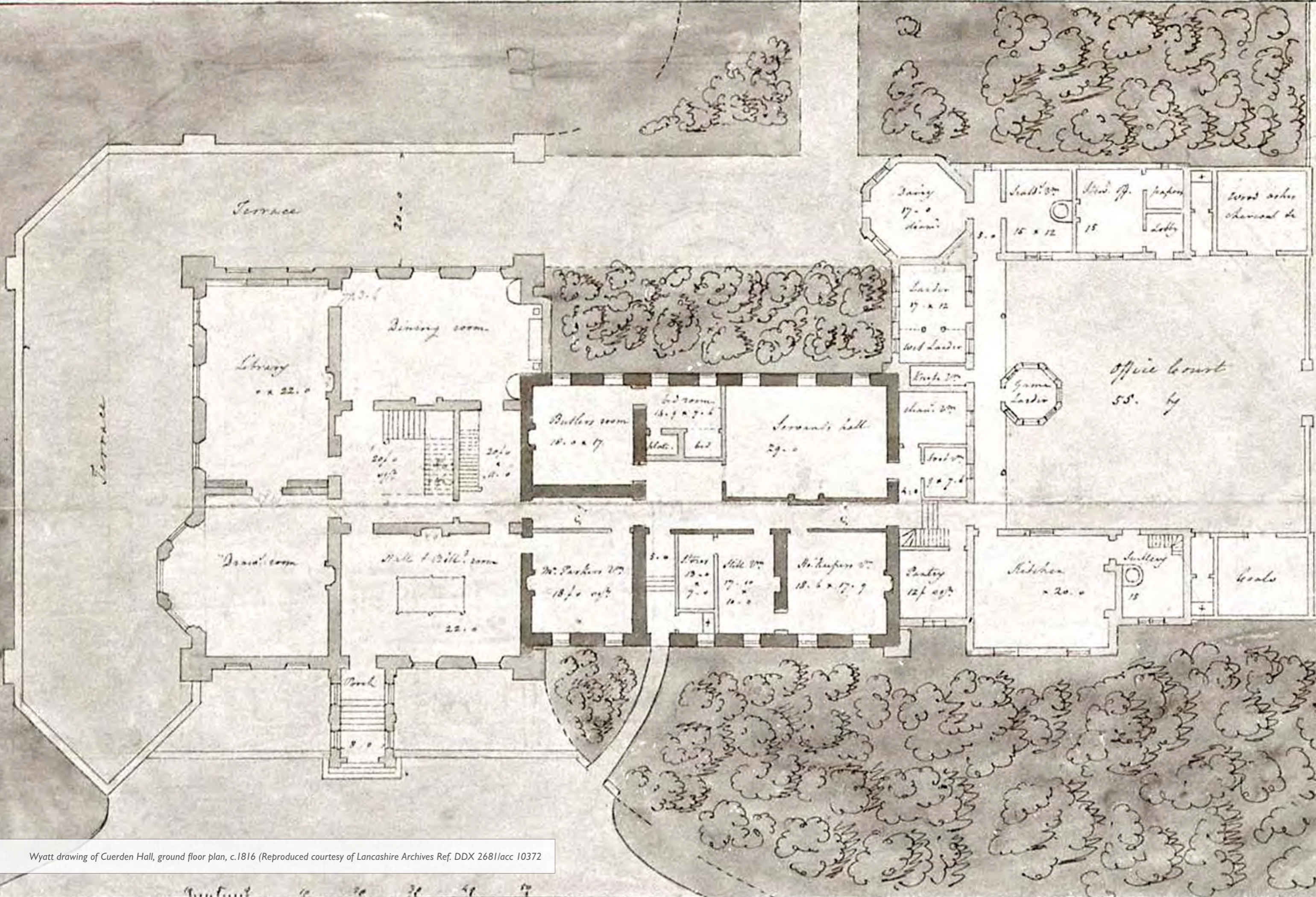
*'Cuerden Hall is a modern mansion of brick and stone, standing in a large park on an elevated site commanding extensive views, about 4 miles south-east of Preston. Of the original house which stood on the site in the 17th century nothing remains. Part of the present structure however, dates back to about 1717, and was erected by Mr Banastre Parker.*

*The house of this date was a plain classic building of two storeys and an attic, rectangular in plan, measuring about 68ft by 48 ft, the longer sides facing north and south, with entrance on the north and now forms the middle part of the mansion. This house was completely remodelled and large additions made in the years 1816-19 from the designs of Lewis Wyatt, the additions consisting of a large east wing, 72ft by 60ft, containing the principal rooms, and a large servants wing and offices to the west built on three sides of a courtyard open to the west. Wyatt's building was a dignified composition of brick, two storeys in height, with plain brick parapets and barred sash windows. In the east wing the flutes are grouped together at the angles of the building, and the chimneys carried up above the parapets in the form of turrets, but the chief external architectural feature is the tower above the staircase in the middle of the building. The original entrance faced north, and had a projecting stone porch, and on the east side the gardens were laid out in terrace form on the slope of the hill. The old house was refronted to harmonize with the new work, and formed an integral part of the design. In more recent years the ground floor of the east wing was extended northward on each side of and linal with the porch, and Wyatt's west wing remodelled, the courtyard built upon and further extensions made westward. The general appearance of the house, however, remains unaltered. It occupies the site of a more ancient fabric called Kuerden Hall, which was the property of Christopher Banastre, Esq of Banke in the time of Charles II. The Arms of the Parker family (Gules a Chevron between three leopard's faces or, in the mouth of each an arrow fesseways argent) can still be seen on the leaden rainwater heads on the building. Extensive additions were made about 1907.*

*Considering the date of its erection Cuerden Hall as designed by Lewis Wyatt is curiously 'modern' in feeling. It is far in advance of the usual domestic architecture, either classic or 'Gothic,' of the early years of the 19th century. A project for the remodelling of the old house on strictly classic lines, and additions thereto, from designs by J. Webb, architect, was abandoned in 1816. Webb's drawings (1815) are preserved at the Hall.<sup>35</sup>*

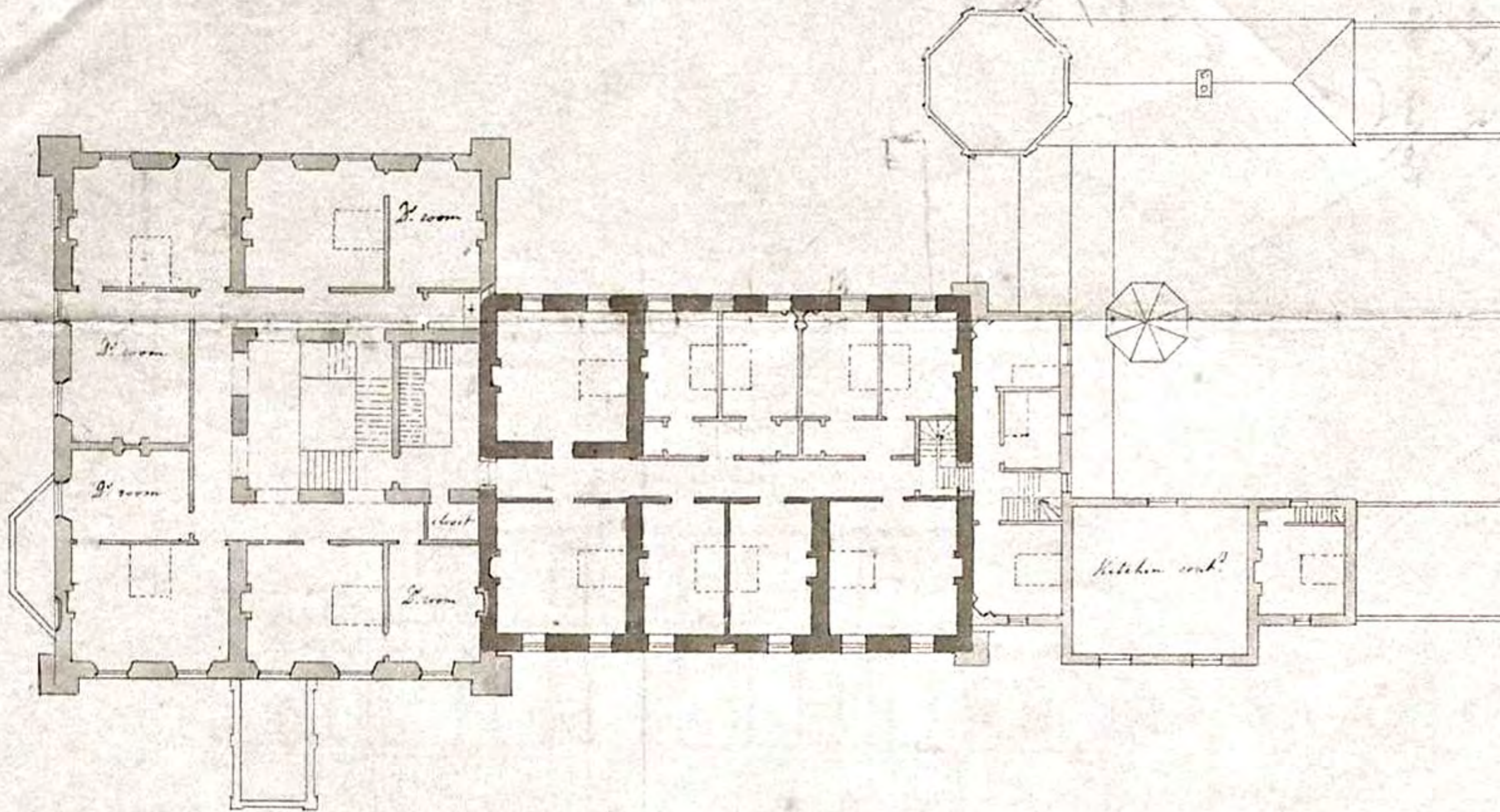


Photograph of Cuerden Hall, 20th century (Reproduced courtesy of Lancashire Archives Ref. DDX 2681.16010)



Wyatt drawing of Cuerden Hall, ground floor plan, c.1816 (Reproduced courtesy of Lancashire Archives Ref. DDX 2681/acc 10372)

Principal floor plan of the House & Office at Cuerden - R. Townley Parker Esq.



Bed chamber Plan of the House offices at Cuerden A. T. Wyatt Esq. Esq.

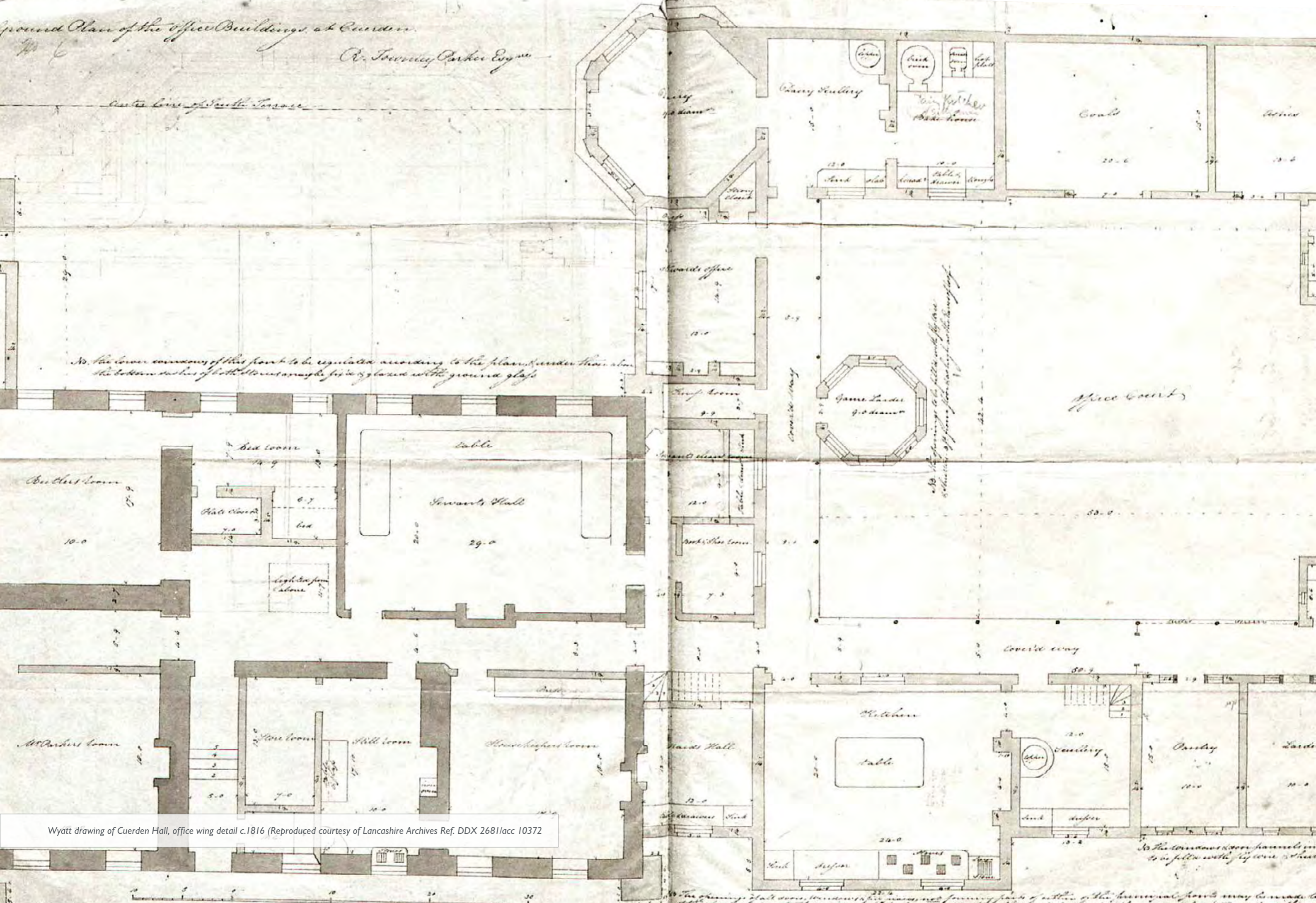
Wyatt drawing of Cuerden Hall, first floor plan c.1816 (Reproduced courtesy of Lancashire Archives Ref. DDX 2681/acc 10372)

1 2 3 4 5

Ground Plan of the Office Buildings, at Cuerden.

R. Jennings Parker Esq.

Center line of South Passage



No. the lower cornices of this front to be regulated according to the plan. Besides this also the bottom sashes of both doors on the left of glass with the ground glass

No. the openings to be filled with glass & sashes off from the wall with heavy iron

No. the windows & door frames on to be filled with glass & sashes

The openings shall doors, windows & fire places, not forming parts of either of the principal front's may be made of the old ones to pair the fireplaces, in these four chimney halls, that will best suit the same to be altered to with reglazing panes, for the windows, & fireplaces

Wyatt drawing of Cuerden Hall, office wing detail c.1816 (Reproduced courtesy of Lancashire Archives Ref. DDX 2681/acc 10372)

Low's Map to Class 1816

## LEWIS WYATT AND THE WYATT DYNASTY OF ARCHITECTS

Cuerden Hall was built by architect Lewis William Wyatt (1778-1853), a scholar, connoisseur and part of the Wyatt architectural dynasty; a family which dominated English architecture for 150 years, producing some of the most accomplished and prolific architects, sculptors, wood carvers, inventors, land agents and builders of the time. The family are well documented in "The Wyatts an Architectural Dynasty" by John Martin Robinson.

Lewis Wyatt was a fourth-generation member of this impressive dynasty. His father, Benjamin Wyatt II, was an architect, land surveyor, and estate agent and his uncles Samuel and James were acclaimed architects. Samuel specialised in the designing of medium-sized country houses in an elegant and restrained neo-classical manner and achieved much celebrity. Yet more so, James Wyatt was one of the most fashionable architects of his time, well known for his Romantic and Gothic Revival country houses, the Pantheon in Oxford Street and as royal architect to George III.

Lewis was apprenticed to both his uncles. After a brief naval career, he began training as an architect firstly in his uncle Samuel's office before joining James Wyatt's office for several years. Lewis acted chiefly as James' principal clerk though he made some designs on his own for houses, including Patshull and Wigginton Lodge in Staffordshire. He started his own independent practice in c.1805.

Following Samuel Wyatt's death in 1807, Lewis succeeded him as the principal country house architect in Cheshire and the surrounding area. His many works including Lyme Hall, Oulton Park, Tatton Park and Stockport Parish Church, indicate he would have been well known in Townley Parker's circle of friends.

Wyatt was well travelled and undertook several visits to the Continent for 'professional improvement'. He visited Paris to study French architecture first hand, toured Italy collecting works of art and maintained a library on 'modern' Italian, German, and French architecture.

Wyatt made his name chiefly as a country house architect despite repeated efforts to win commissions for public buildings. His designs for the Houses of Parliament, St. George's Hospital, the National Gallery, the British Embassy in Paris, and the Royal Institution in Manchester and Downing College, Cambridge were all passed over in favour of other architects.

His country house practice flourished however, and he carried on the family connection with the Office of Works, as clerk of works at Whitehall and at Hampton Court, and succeeded James as Surveyor to the Middlesex Hospital and the Ordnance Office.

After a number of troubled projects in the 1830s, he decided to give up architecture and retired to the Isle of Wight. He died in February 1853 at the age of 76, leaving substantial bequests to various missionary and religious causes.

John Martin Robinson comments how despite his professional achievements "As a person he remains a mystery. No private letters or relics, not even a portrait, survive to help us penetrate his aloofness."<sup>36</sup>

### Edward Wyatt

Cuerden Hall also benefitted from the talents of Lewis' cousin Edward Wyatt (1757-1833). Edward was a woodcarver who started his career making picture frames at 360 Bond Street, London. He remained there to become one of the most accomplished woodcarvers in the country, his work being comparable with that of Grinling Gibbons and with Jacques Verbeekt, carver to Louis XV at Versailles.

Like Verbeekt, Edward Wyatt enjoyed royal patronage. As commissions for the Crown, he undertook work at St James's Palace, Buckingham Palace and the Houses of Parliament. His decorative work remains today in Windsor Castle on the grand staircase and the doors in the private apartments, these doors having originally made for the Prince Regent and hung in the blue velvet rooms at Carlton House.

### Wyatt's Clerks

Lewis Wyatt's architectural practice was efficiently organized. His London office was run by a clerk, Mr. Weston, who carried out the day-to-day work. On site, Lewis provided his own clerk of works to supervise the process of building.

Thomas West, Lewis Wyatt's clerk (possibly his chief clerk) prepared the estimates and visited Cuerden Hall at least twice to measure the work.

Thomas Benson was the clerk of works nominated by Lewis Wyatt and employed by Robert Townley Parker. In addition to making regular reports to Wyatt and to Townley Parker, Benson kept meticulous records in the form of a weekly journal, recording the labours employed, their tasks, the materials used in the construction and the payments made.<sup>37</sup>

### Context: Wyatt Architecture

Lewis Wyatt had an eclectic historicist approach to the buildings he designed. In this way he continued the brilliant work of his uncles James and Samuel, combining their tutelage to create something truly unique.

Wyatt's ability to handle grand classicism can be best seen at the grade II\* listed Willey Hall (1813) in Shropshire. Described as a 'neo-classical masterpiece' (Robinson p.144) for its grand Corinthian portico, fine classical details and 28 feet high vaulted hall, at Willey Wyatt created an elegant mansion and one of the last provincial houses in the grand manner.

Internally, Wyatt created an impressive progression of spaces; his oval Entrance-Hall leads to a vast central atrium, through a screen of columns to an oval Staircase-Hall with two sweeping flights of steps connected to the upper galleries by a flying bridge.<sup>38</sup>

*'One of the most ingenious creators of processional spaces in England.'*<sup>39</sup>

Wyatt's interior designs are close to the French Empire style and reflect his continental experiences. He admired the work of influential French architects and interior designers Charles Percier and Pierre Fontaine and had three of their books in his library. Wyatt is seen as their closest English equivalent due to his halls at Tatton and Willey and the Dining-Rooms at Hackwood and Rode. Particularly distinctive features of these rooms are the black marble chimney-pieces with bronze mounts of a type not found in the work of other English architects of the period.





### Context: Wyatt architecture

Wyatt developed his own personal neo-classical style and incorporated antique sources. Following the death of Samuel Wyatt in 1807 Lewis completed Tatton Hall adding a portico and Tuscan colonnade among other improvements. He was employed on major works there into the 1820s and the rooms at Tatton are some of his best surviving interiors where he again showed an understanding of space. His staircase hall has a central oculus open to the floor above where it is surrounded by arches and a series of galleried landings.

Wyatt's serious and historicist approach to design can be seen at St. Mary's Church, Stockport which he rebuilt in 1813-17 in Perpendicular Gothic and incorporating archaeologically accurate features including the pinnacles and pierced battlements of the tower. This was one of his only public works.

Lewis was also among the earliest to employ revived Jacobean and Tudor styles using them at least twenty years before they became widely popular. In his 'old English' work such as Sherborne House Wyatt was keen to make his 19th-century masonry appear like the 16th-century work it was replacing.

*'my only fear is that in the ostentation of their [the masons] superiority they may do it too well for the old work to which it can not be too nearly assimilated in material, workmanship and labour.'* Lewis Wyatt to Lord Sherborne, 9 Jan 1829.

At the same time as he was working on Cuerden Wyatt worked on remodelling and extending Lyme Park, the largest house in Cheshire, between 1814 and 1822 including the addition of a central tower behind the pediment. His dining room in the east range at Lyme is the earliest surviving example of Wren revival and a precursor to the 'Wrenaissance' style. Illustrating his historicist approach and ability to work within a variety of architectural styles.

At Heaton Hall (1806), Wyatt's improvements which included the library, north front, chimney-stacks, orangery, and entrance-lodges show his experimentation with picturesque classicism but Cuerden Hall was his most complete experiment in this style.

Robinson views the composition at Cuerden Hall as comparable to Vanbrugh or the Elizabethan 'prodigy houses'. Cuerden was one of Wyatt's most original the concepts and the first 19th-century classical house with a belvedere tower.

*"Cuerden is a monument of the greatest historical importance in the history of Picturesque classicism."<sup>40</sup>*

### Classical, Gothick and the Picturesque

The period of 1770-1830 has been described by Mark Girouard as 'the arrival of informality'. Following the stately, processional formality of the earlier houses, there became a desire for principal rooms of the house to open out onto the gardens and landscape, interacting with the outside, which is something that was not possible with the rustic, plinths and raised piano nobile popular in the 18th-century.

The fashion became to have rooms at ground level with low cilled or French windows opening straight into the gardens. Houses and gardens flowed together with more floral planting, vases in the house or a conservatory attached. The upper and upper-middle classes were seeking to 'get back to nature', in a more passionate and pure romantic way. This mirrored changes in literature and society, country living and country pursuits were seen as virtuous and prestigious, the house itself changed as it became less formal and 'designed less for balls than for house parties.'<sup>41</sup>

To reflect the desire to be closure to nature the main rooms were now on the ground floor and opening up to the gardens, this meant that servants were removed to a service wing and innovations in bell wiring allowed them to be on call without being seen.

The practicality of a service and kitchen wing, combined with decline in the need for internal symmetry of apartments allowed for houses to become less symmetrical, an external expression of the return to nature and escape from artifice. The concept of an asymmetric country house developed with servants' wing to one side usually to the north, as at Cuerden Hall, and with living rooms of different shapes, facing different aspects.

Charles Hoare's Luscombe in Devon (1800) is a 'natural house in a natural landscape' of irregular plan and broken outline, all the main rooms had windows down to the ground in a gothic style with a relaxed and simplified classicism, a polite castle-like architecture was utilised The revived castle style was not only romantic however, it served as a subtle authoritarian reminder of the hierarchical social order and the owners power.

James Wyatt and Jeffrey Wyatville's Ashridge Park (1808-17) in Hertfordshire did this on a grander scale, mixing formality with a sprawling composition. Its layout is similar to Cuerden Hall in that its main block was occupied by the families living rooms on the ground floor. Upstairs too there were changes with bedrooms becoming mainly on this storey rather than a ground floor apartment and the accompaniment of smaller dressing rooms.

The pursuit of Picturesque Classicism can be seen in Wyatt's 8th March 1816 letter to Townley Parker he describes his design as *'a medium betwixt the Gothick and Grecian'* and the *'terrace, turrets, parapets, and chimney stacks, all combining to give effect... their irregularity is the most favourite feature'*.

Cuerden Hall also foreshadows the belvedere-like towers that were to be a feature of early Victorian Italianate houses influenced by Barry's Mount Felix and Wyatville's Chatsworth. Cuerden is 10 to 20 years earlier than those and without precedent in English architecture.

*Handwritten notes in the top left corner, partially illegible.*

*Handwritten number '23' in the top right corner.*

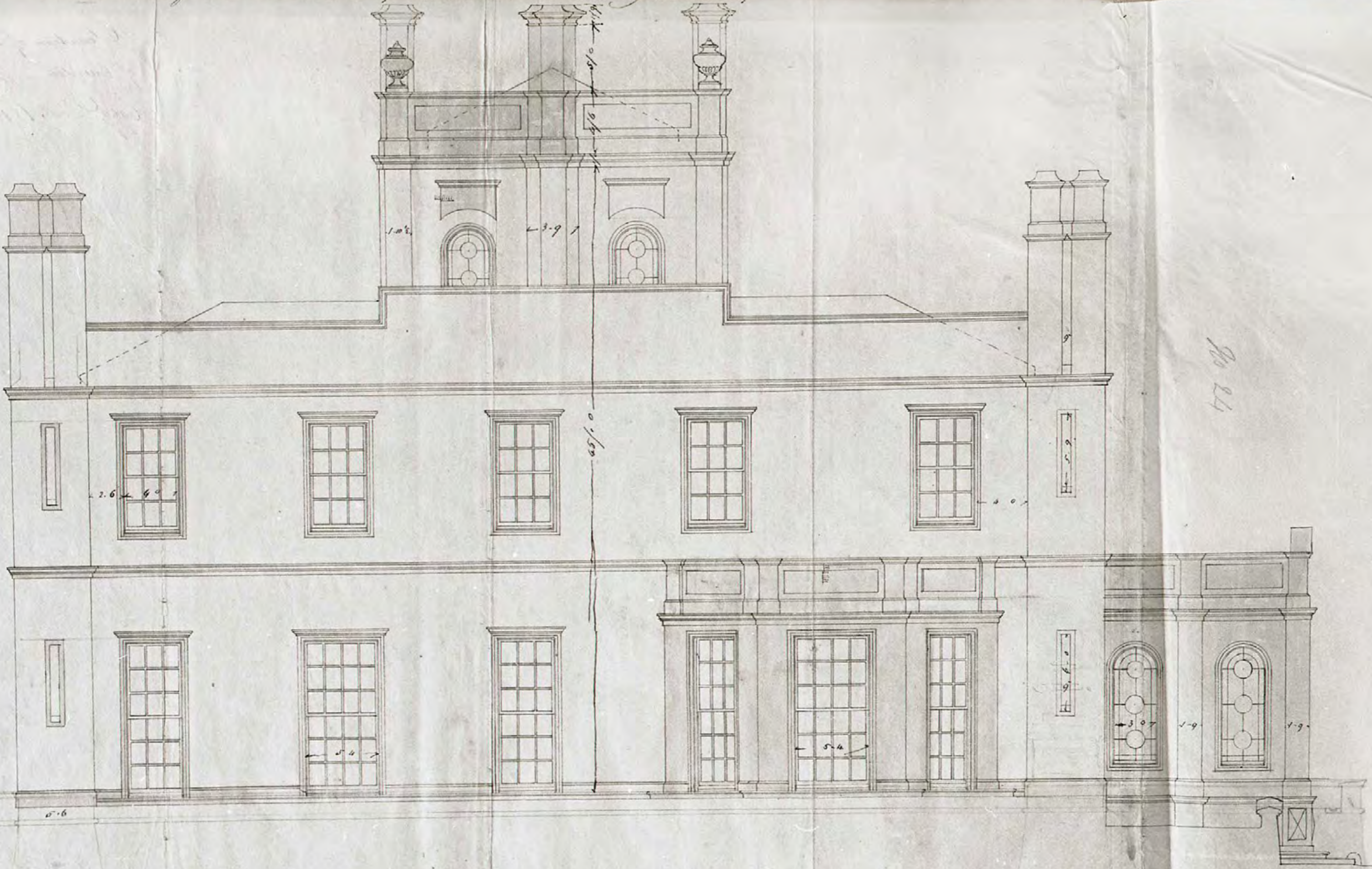


Wyatt plan of the north elevation of Cuerden Hall c.1816 (Reproduced from Lancashire Archives Ref.DDX.2681.10372)

*NB The parts tinted brown to be either stone or stucco jointed and coloured - The remainder to be brickwork colour'd*

*Dec: 1816*

Elevation of the East End of Cuerden St. Jounley Parker Esq

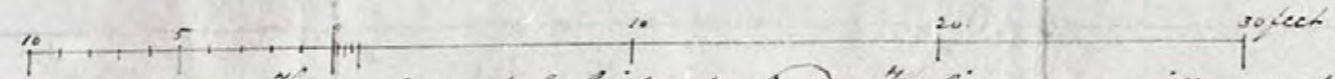


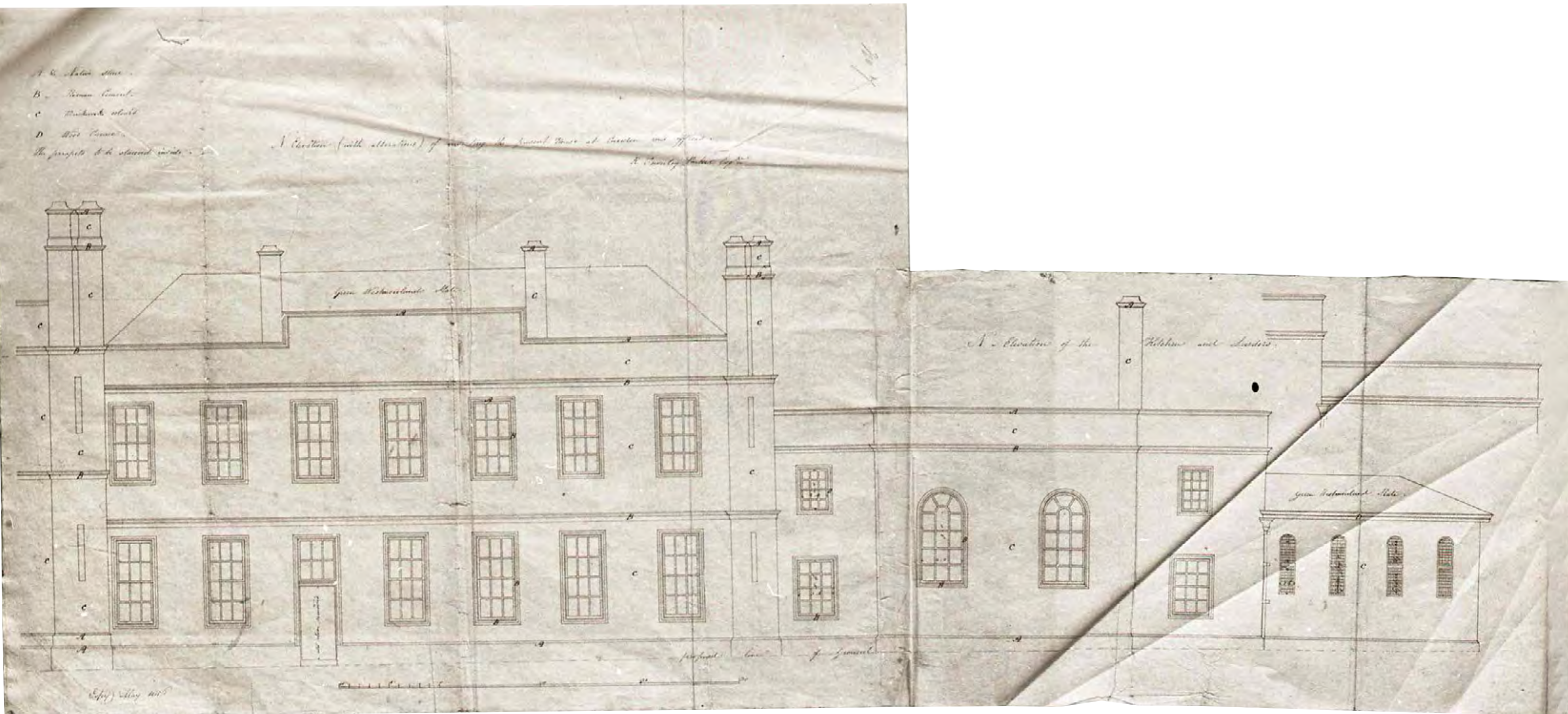
No 24

Wyatt drawing of Cuerden Hall, east elevation c.1816 (Reproduced courtesy of Lancashire Archives Ref. DDX 2681/acc 10372)

parts tinted brown

parts tinted brown to be either stone or stucco jointed and coloured - the remainder to be brickwork colour - the lines drawn with red, shows the height and form of the Terrace.





Wyatt drawing of Cuerden Hall, old hall and office wing northern elevation c.1816 (Reproduced courtesy of Lancashire Archives Ref. DDX 2681/acc 10372)

### HOW CUERDEN HALL FUNCTIONED

A full set of Wyatt's original plans for the early 19th century survive that show the uses of each space within the redesigned Hall. These, along with Wyatt's letters, provides a valuable insight into how the house was intended to function in the early 19th century.

The ground floor plan shows clearly the addition of the Hall and Billiard Room to the east of the historic core. This room functioned both as a reception room as well as a billiard room, being the first room of entry from the principal entrance. Facing east, a Drawing Room was inserted with a Library to the south. The Dining Room was located to look out of the south elevation over the garden terrace. With the exception of Mr Parker's Room to the west of the Hall and Billiards Room, the original house and new accommodation to the west serviced the household.

The formal rooms in the new East Wing were the centre of activity in the early 19th century house. Despite increasing informality, dinner remained a formal ritual and involved assembly in the drawing room before proceeding to the dining room where dinner was served. Women would then retire to the drawing room leaving the men to smoke and talk. The dining room became a masculine territory and the drawing room feminine. This was also reflected in its decoration. The library was an informal living space and study. As well as its vast collection of books, usually in bespoke cases, it served as a comfortable, relaxed sitting room for the owner of the house.

The social parts of the house rather than the private were the dominant force in the 19th century, with intimate house parties being used to celebrate events, such as a coming-of-age or a hunt. Contemporary newspaper reports illustrate some of the social gatherings that took place at Cuerden Hall.

In addition to Mr Parker's Room, in the original core of the hall was the Butler's Room and associated Plate Room and Bedroom, Servants' Hall, Still Room, Housekeeper's Room, Stores and steps down to the cellar in the location of the existing arcade. To the west of the house in Office Court, was the Kitchen, Scullery and Coals along the north range, Scale Room, Steward's Office, Wood Ashes and Charcoal Store along the south range, an octagonal Dairy in the southeast corner of the court, and Larder, Knife Room, Chart Room, Boot Room and Pantry in the east range. The west side was enclosed with a wall with a central opening, and a colonnade ran along the east range with a Game Larder attached set within the courtyard.

Wyatt described these rooms in his September 1816 letter:

*'I perhaps may have been led into a larger extent of accommodation in the offices than I was at first aware of, but I conceive not more than is essential to comfort, and I hope you will think the whole is compact and conveniently arranged.'*

At first floor, this arrangement was continued, with a series of bedrooms and dressing rooms arranged around the principal staircase. Not all the rooms in Office Court were two storeys, and the kitchen was designed as a double height space –both factors that limited the accommodation within this part of the house at first floor level.

The servants hall, butlers and housekeepers room and ancillary functional service rooms were typical of the period with a hierarchy between the butler, housekeeper and lower staff. The housekeeper had responsibility for the house maids, cleaning and linen and the butler over footmen, plates and drink. The butler was close to the dining room with the kitchens further removed to keep smells from the gentry end of the house with the 'baize door' marking the separation of servants and family.

The Census Returns provide a glimpse of the occupants of Cuerden Hall during the mid-19th century. In 1841 the Hall was closed up and left in the care of a bailiff, presumably the family were abroad. In following 30 years the Parkers were in residence with their un-married daughter Emily and their youngest un-married son Frederick living at home in 1851. Ten years later, in 1861, Frederick is married and no longer there, Emily had died the year before; however, their married son Henry is listed as staying with them.

Visitors staying at the Hall on the night of the Returns are also recorded. In 1851 there are twelve visitors, including servants such as butler and footmen as well as ladies maids. Unfortunately, the copy of this return is difficult to read and closer study would be necessary to define some of the details. Consequently, it is not clear whether some of the visitors are guests or servants.

From these returns the number of servants living-in are listed and the posts they occupied are listed. They include:-

- butler
- coachman
- under-butler
- groom
- footman
- usher
- general servant
- housekeeper
- cook
- ladies maid
- house maids kitchen maid
- still room maid
- Laundry maids
- dairy maid
- scullery maid

Their birth places are of course included and it is interesting to note that they have come from every corner of England and Wales and even the Isle of Man. Only one is recorded as having been born in Cuerden, It is not possible to see how many servants lived out and how many were employed at one time. In the Census Returns apart from a coachman and groom in 1861, no outside staff are included.

The 1881 Returns shows that Thomas and his wife had moved into Cuerden Hall from their former house at Charnock Richard and were to live there for the remainder of their lives.



Robert Townley Parker, 19th century, Illustrated London News, portraying him as the Guild Mayor of Preston



Drawing of Cuerden Hall, c.1819 (Reproduced from Lancashire Archives Ref.DDX.985.ACC8406.13)

#### 4.10 BUILDING CUERDEN HALL: THE WYATT LETTERS

Chronological analysis of Wyatt's letters and drawings, as well as Benson's journal and accounts shape an understanding of the process involved in constructing Cuerden Hall in the early 19th century. They offer glimpses of the relationship between architect and client, the wholly manual building methods of the early 19th century and insight into family life in a country house at that time.

Having first requested accurate dimensions of the existing 1717 house in early April 1816 – including wall thicknesses, locations of openings, fireplaces, waterpipes etc for the existing house, as well as the landscape and major planting schemes. Wyatt then proceeded to design the remodelled structure and the new wing.

*'In the execution of the building I will spare no pains to make it correspondent with the effect conveyed by the drawings, and if you can reconcile it with modern customs, to live in a new house characterised as one of an earlier period, though neither Grecian or Gothic, but proposing perhaps the comforts and advantages of both, I hope you will not have occasion to repent or be disappointed.'*

The letters show Townley Parker was closely involved in the design and construction process, with Wyatt at one point enquiring, 'if I have entered too largely into technical explanation, or, for want of knowing to whom I might apply for such information, you will I am sure excuse it.' Evidently this was not the case, and Townley Parker remained closely involved in the process, including the financial arrangements. He sought to make economies by demolishing Chorley Hall and salvaging its timber, stone, bricks, fireplaces and furniture for reuse in the alterations to the old house and the new domestic offices. They appear to have reused old joinery from this house to fit out the offices at Cuerden. TP continued to look for carved joinery being sold in London and Wyatt promised to keep an eye out for such opportunities in the future (June 1816).

However, he was not averse to spending money if it hastened the building process. Timber for the work at Cuerden was purchased in Liverpool, despite Lewis Wyatt's repeated urging to use the Hull market and to obtain better prices. Benson made regular visits to the docks there for this purpose. The timber bought was transported on the Liverpool Canal to Bank Bridge, Whittle-le-Woods, from where it was carted to Cuerden, usually with horses hired from Townley Parker.

In a letter dated 23rd April 1816 Wyatt states,

*'The list of prices you were so good as to send me, appear to be very high, particularly the wages, which (excepting the Joiners 4/8 pr day) are as much as is given in London - Reductions now, both in wages and materials are everywhere taking place, and I should hope that Benson or your Steward would inform themselves, and find out that there must have been some mistake - I think it possible, as the war duties are likely to be continued, that timber and deals may be bought cheaper this Spring than they are likely to be, from the immense stock on hand, both in the foreign and home markets, and if judiciously selected, will be better for your buildings, and by being laid in soon, will of course be the better season'd for work - Your idea of Wainscot floors, doors, sashes, shutters, architraves, base and surbase mouldings, in the principal rooms, and wainscot Staircase, I approve of very much, and if it was desirable to indulge in a larger extent of it.'* And again, on the 29th April 1816, Wyatt writes:

*'I have also look'd over the letters of the L'pool Merchants, containing the prices of Timber and deals, and I cannot but think them high in comparison with the London prices – I do not know how you are situated as to the Hull markets, they are said to be low, and it may not be amiss if your Steward was to write to some of the Merchants there, we had some very good Dantzick Wainscot Logs from Messr Barkworth & Co. of Hull for Mr. Legh's buildings at Lyme.'*

In December 1816, Lewis Wyatt had completed the working drawings for the new house and, having organised his personal arrangements early in April 1816, Benson immediately tackles this work and his journal shows in the week from January 4th to the 11th, 1817, 'Digging out foundations for cellars and walls for the new house.' Benson engaged 3 carpenters named Mishall and together with two masons and a labourer employed by Mr. Roper, set about the task of clearing the site to carry out the alterations to the old house and to dig the foundations for the new domestic offices in accordance with Wyatt's sketch proposals. Benson also engaged two sawyers named Bradshaw, one of whom with various "mates" was to spend most of the next two years reducing baulks of timber to usable and specified sizes. Benson had previously taken the precaution of forming a barrowing way into the new cellar area but the excavation and removal of the surplus material all by hand took until the 22nd March by which time some foundations had been laid, the cellar walls were being raised and the timber centres being readied to form the vaulting.<sup>42</sup>

In a letter dated 9th February 1817, to Townley Parker, Benson reports on his purchases following one such visit and enquires if Townley Parker will be making and supplying the bricks during the coming summer. Mr. West had already estimated that some 540,000 commons and 66,000 facing bricks would be required in the new house.

In December 1816 Lewis Wyatt having studied Benson's returns and sketches takes the clerk of works to task for having oversized the timbers and for his uneconomical use of craftsmen.

*'I have received from Benson his returns, and working drawings from which he framed the partitions and floors of offices - they were made out in a strong workmanlike manner, and as he stated, principally out of old materials, it is possible that the scantlings of some of the Timbers might be a little more than was absolutely necessary and I am afraid the intermixture of old and new work and materials in the offices, may not appear quite so creditable as Benson perhaps would wish, but as the object is to make them plain and comfortable, I hope he will use them with as much judgment as the difficulties attending such works will permit - In our future works in the new building I trust we shall be more successful, and be able to introduce a more economical system, than by employing Master Tradesmen so generally, and also to keep down the price of wages, which I am sorry to see kept up in that part of the country.'*

It was during this phase that Edward Wyatt, the carver, did his work. Balusters and other woodworks made by the local joiners were sent to Edward Wyatt in London for carving and returned to Cuerden for installing. At the same time work continued on the repairs and alterations in the old house and the completion of the domestic offices, the total work force had now risen to 37.

<sup>42</sup> Lancashire archive reference DDX 3046/34 Champness, 1984

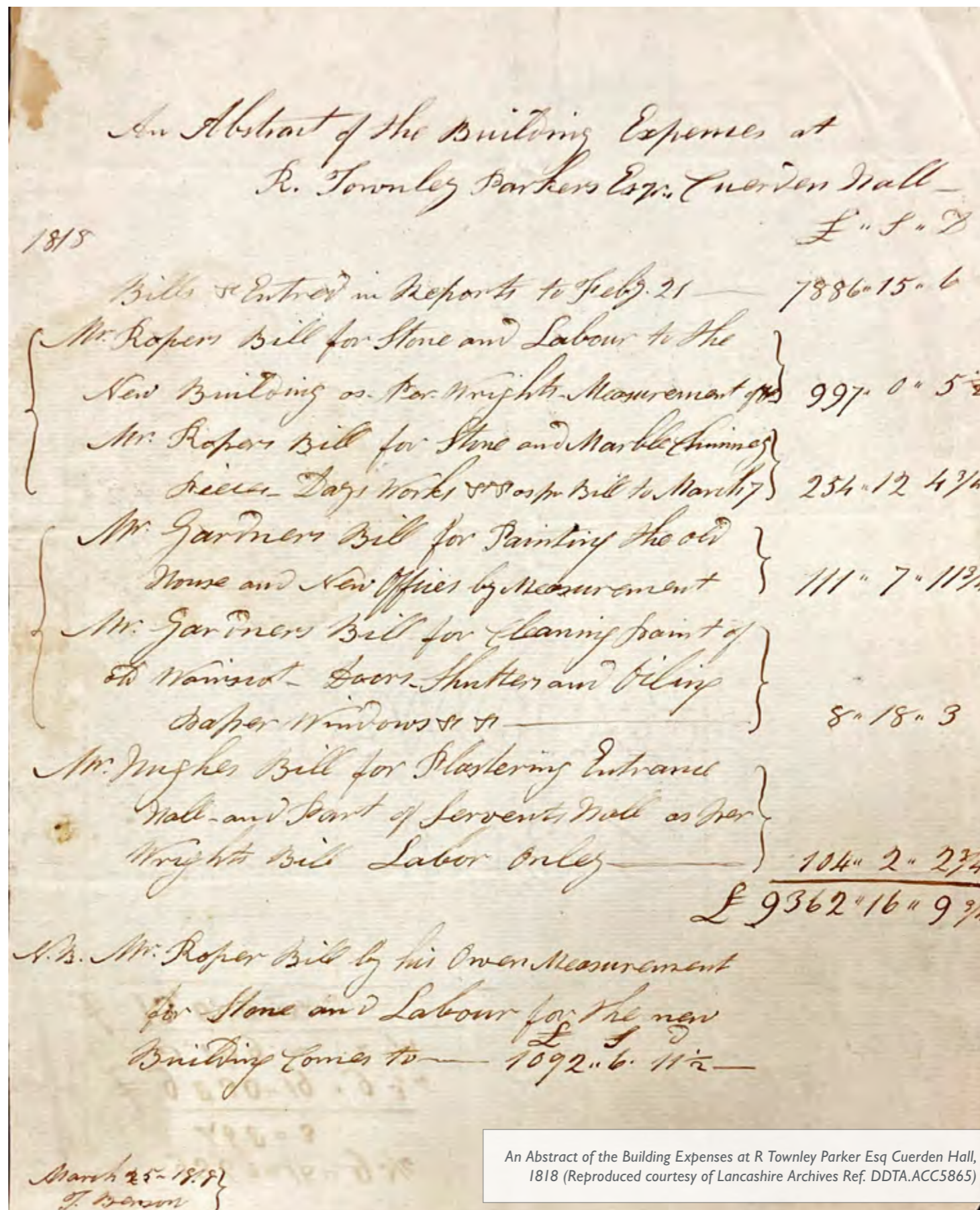
An Abstract of the Building Expenses at R Townley Parker Esq Cuerden Hall, 1818

	£ S P
Bills and entries in reports to Feb 21	7886"15"6
Mr Roper's bill for stone and labour to the new building	997"0"5
Mr Roper's bill for stone and marble chimney pieces	234"12"4
Mr Gardner's bill for painting the old house and new offices	111"7"11
Mr Gardner's bill for cleaning frames of old windows, doors, shutters	8"18"3
Mr Hughes bill for plastering entrance hall and front of servants hall	104"2"2
Total	9362"16"9
Mr Roger bill by his own measurement for stone and labour for the new building comes to 1092"6"11	

T. Benson

Cuerden Main House, materials wanted, 1818

540 thousand bricks	
66 thousand facing bricks	3 hundred 12 ft 3 inch battens
80 load fir timber	5000 sup. 2 1/2" wainscot planks
14 load oak	16 ton slates
9 hundred 12 ft 3 inch deals	10 ton lead





R Townley Parker Esq  
 Davenham Lodge  
 Northwich  
 Cheshire  
 Albany

5th April 1816

Sir, I had the honor to receive your letter, and I am the more gratified to find, that in expressing your approbation of my design for your house, you were pleased to point out such alterations as you seem desirous should be effected, if they can be made without any detriment to the more essential comforts.

I shall of course give these a more serious consideration when I come to make out the working drawings, and which I shall be able to begin upon early in the following week, at present I have only to remark that one is decidedly preferable, viz. the alteration of the fire place in your room to the opposite side - I find upon looking over the copies of my drawings, that it will be necessary before I can proceed far, either with the working plans, or Estimate, that I should be furnished as accurately as possible with the greater part of the following information and particulars, not only to facilitate the proper drawings and instructions, but to enable me so to arrange and connect them in the best manner with the buildings and grounds about the house, as they now exist - viz: The plans of each Story, Elevation and Sections, of the house as it is at present, marking the situation of all the openings, and more particularly figuring the dimensions of the rooms, openings, thicknesses of walls and floors, and heights of stories, elevations etc. Also showing the direction of the rain water pipes and drains, and reporting the state of them.

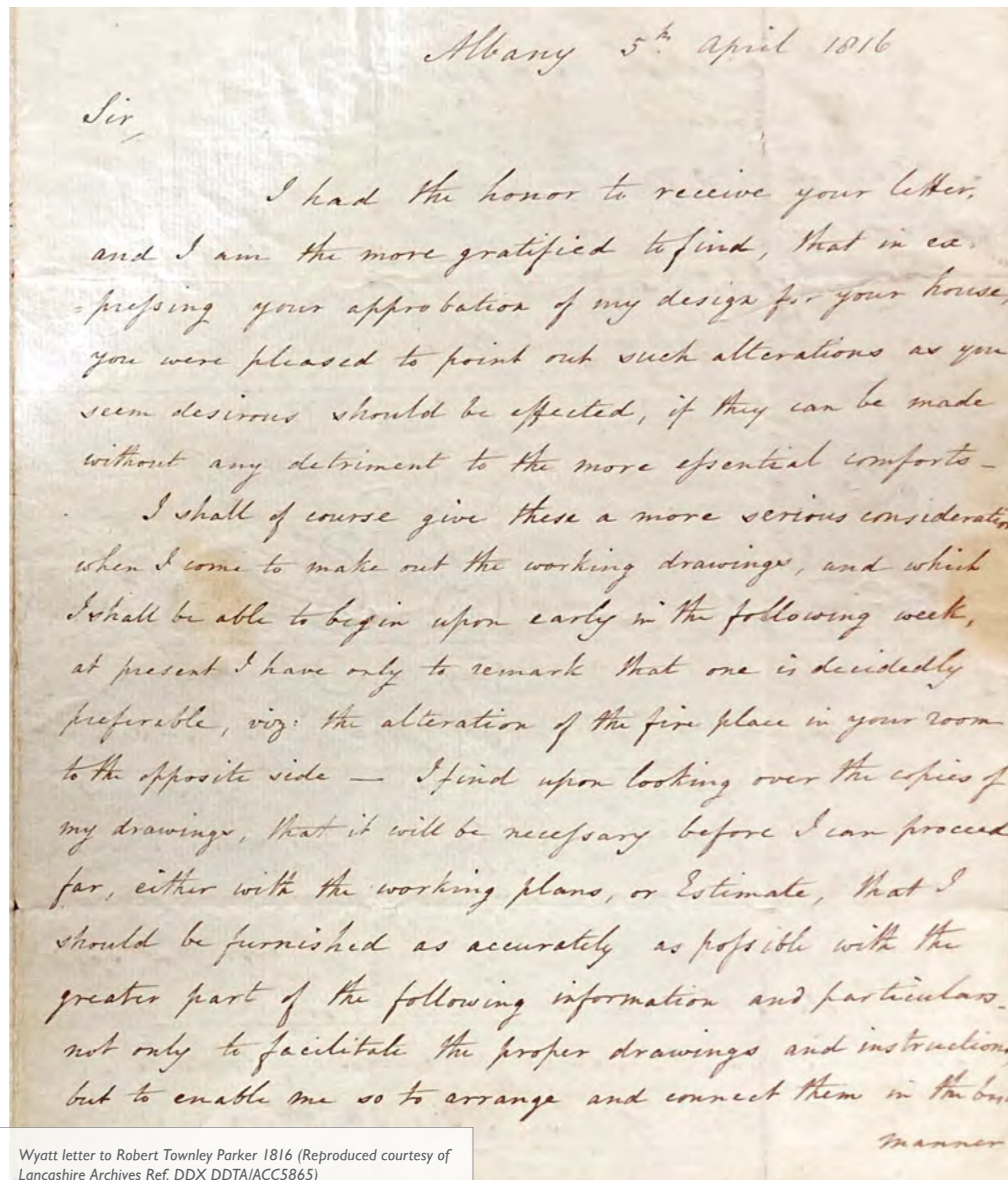
In addition to the above, I would recommend a similar plan and dimensions to be made of the outline of the house, taking in the stables and outbuildings, and marking the outline of the new plantations about them. The larger trees (particularly those on the East side) the shrubs, or shrubberies, gravel walks and roads, and the points of the compass - such plans are always wanting to be referred to, and if laid down accurately and the dimensions figured, will be of the most essential service. The levels of the ground with the floor of the house, I would also mention are of the greatest importance...

If the whole of what I have enumerated, are accurately furnished to me, I can with little delay or difficulty proceed with the different arrangements and inform you more correctly the expense and I shall be very happy if I find I have in my late calculations been too profuse in the amount - in the execution of the building I will spare no pains to make it correspondent with the effect conveyed by the drawings and if you can reconsider it with modern customs, to live in a new house characterized as one of an earlier period, tho' neither Grecian or Gothic, professing perhaps the comforts and advantages of both, I hope you will not have occasion to repent or be disappointed.

If I have entered too largely into technical explanation, or, for want of knowing to whom I might apply for such information, you will I am sure excuse it.

I have the honor to be, Sir Your most obed.' humble Servant,

Lewis Wyatt



Wyatt letter to Robert Townley Parker 1816 (Reproduced courtesy of Lancashire Archives Ref. DDX DDTA/ACC5865)

Albany 23<sup>rd</sup> April 1816.

Sir,

I had the honor to receive your letter, and I am happy to say it afforded me a great deal of useful information, as well as much satisfaction, to find you so fully enter into all the minor details of the plan, a proper attention to which, contributes so much to the comforts of a house, and which few Gentlemen are disposed to give themselves the trouble to understand, or to interfere in - I perfectly comprehend your explanations, and I am anxiously waiting for the sketches and dimensions of the present buildings and ground, to enable me to make out the working drawings, the only part I have any doubt about, is, whether you retain your wish to exchange the situations of the Servants hall & kitchen, and enlarging the Ladies Maids rooms over a brick arcade; if you abandon these intentions, I think you will not afterwards disapprove the former, without being too far from the Dining room, will have many advantages as it is design'd, and the latter without giving a greater number of rooms, will I fear only add to the expence, in every other respect I will as far as possible endeavour to attend to your suggestions. —

Wyatt letter to Robert Townley Parker 1816 (Reproduced courtesy of Lancashire Archives Ref. DDX DDTA/ACC5865)

R Townley Parker Esq  
Davenham Lodge  
Northwich  
Cheshire  
Albany

23 April 1816

Sir, I had the honor to receive your letter, and I am happy to say it afforded me a great deal of useful information, as well as much satisfaction, to find you so fully enter into all the minor details of the plan, a proper attention to which, contributes so much to the comforts of a house, and which few gentlemen are disposed to give themselves the trouble to understand, or to interfere in. I perfectly comprehend your explanations, and I am anxiously waiting for the sketches and dimensions of the present buildings and ground, to enable me to make out the working drawings, the only part I have any doubt about is, whether you retain your wish to exchange the situation of the servants hall and kitchen, and enlarging the ladies maids rooms over a brick arcade, if you abandon those interventions, I think you will not afterwards disapprove it, the former, without being too far from the dining room, will have many advantages as it is designed, and the latter without giving a quarter number of rooms, will I fear only add to the expense, in every other aspect I will as much as possible endeavour to attend to your suggestions...

Your idea of wainscot floors, doors, sashes, shutters, architraves, base and surbase (?) mouldings in the principal rooms, and wainscot staircase, I approve of very much, and if it was desirable to indulge in a larger extent of it, I think it would rather be in the library, including the bookcases and in the staircase.

I had no intention of altering the form of the present roof upon the house, but I am afraid it will be found to require to be entirely stripped in which case it may be better to cover it with strong slate, and the lead and gutters must also be taken up and exchanged for new, the chimney stack and parapets repaired and part rebuilt, in doing which it may be proper to use some of the Roman Cement.

I have the honor to be, Sir Your most obed.<sup>t</sup> humble Servant,

Lewis Wyatt

The shell of the new house progressed rapidly, by mid-May 1817 the joiners are framing out the floors in the bed chamber Storey and laying, the floor in the dining room. In June, the brickwork has reached roof level, the joiners are framing the roof and by August, Benson records 'Putting roof on new House'.<sup>43</sup>

20 August 1817 – This letter contains a paragraph which illustrates Wyatt's willingness to try the latest methods and building materials and he advises:

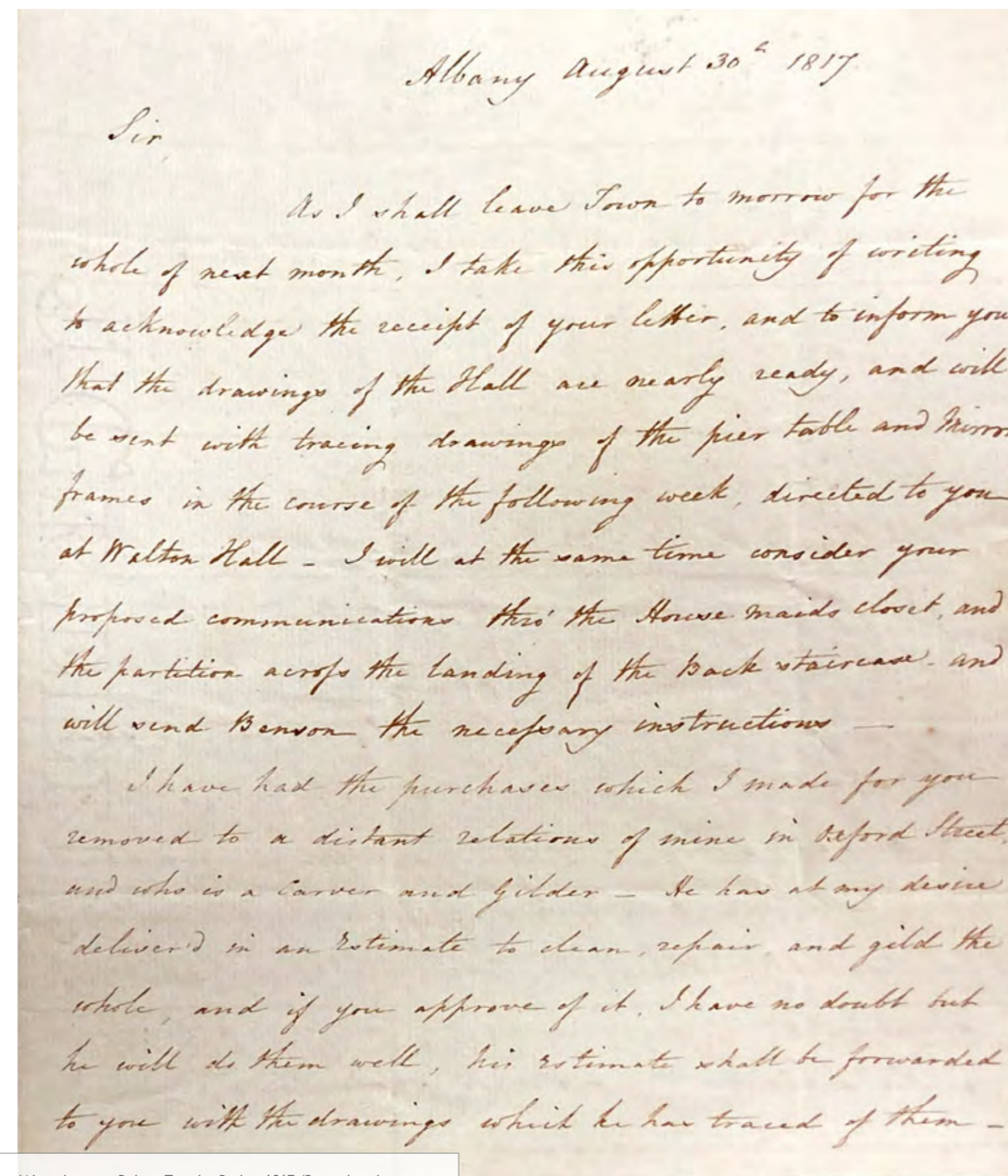
R Townley Parker Esq  
 Davenham Lodge  
 Northwich  
 Cheshire  
 Albany

30th August 1817

Sir,

'Since my return to Town I have been to see the effect of a new preparation for colouring the outside of Houses, Servants offices, passages, fences etc - it is called an anti-corrosion from its durability and resisting wet - the appearance of it in its most perfect state is that of a dark old stone colour granulated on the surface like stone or sand, the materials consist of a powder in a dry state sold in firkins, and a preparation of oil, both of which must be supplied by the Manufacturers who are the Patenters - - there is a small book describing the properties of the paint, which I will send you, and if you will allow Benson to try an experiment with a Firkin, he had better send his order with directions about the carriage and mode of conveyance, to Mr W Wyatt in my office - who will attend to their being sent and full instructions for mixing and using the materials - It has the additional advantage of not requiring persons on purpose, any body at all used to painting may make use of it with the most perfect ease.- The expense will be about 9s per yard two coats - The Surveyor General of the Office of Works is so satisfied with it, that he has order'd it to be used wherever it can be in the Government works - and I have every reason to believe that it will not only answer for the outside of your building, but for all the Servants passages too.'

During the late Summer and Autumn Benson arranged for scaffolding to be erected around the old house and for the external walls to be repainted starting with the South face. In early September he reports "fixing roof over tower; this, apart from building the Entrance Porch, completed the shell of the new house and enabled the carpenters and joiners laying the floors and erecting the carcase of the main staircase and the finishing tradesmen to proceed knowing that their work was in some degree protected from the elements.



Wyatt letter to Robert Townley Parker 1817 (Reproduced courtesy of Lancashire Archives Ref. DDX DDTA/ACC5865)

Heaton House Monday March 23<sup>rd</sup> 1818

Sir,

My appointments having been a good deal deranged by the length of my stay at Winstanley & Lathom, I found myself under the necessity of taking Cuerden in my way to this place on Saturday, where I remain'd till this morning - I apprized the Servants of my going there, thro Benson, and I had the satisfaction to find every thing quite as forward and as comfortable, as I could wish - The weather was unfortunately bad, but not so much so as to prevent my looking generally over every part of the buildings both inside and out - The Offices are now receiving their establishments and furniture, and I think promise to afford every accomodation, but there are many fittings up and little conveniency which remain to be provided, which with the work that Benson has in hand in the Entrance Hall and back Staircase, preparatory to your reception, will fully occupy all his time - I scarcely saw any thing that I either had occasion, or was desirous of altering, every part appear'd to have its proper effect, and I look forward with much hopes, when the remainder is done, that the whole will meet with

Wyatt letter to Robert Townley Parker 1818 (Reproduced courtesy of Lancashire Archives Ref. DDX DDTA/ACC5865)

R Townley Parker Esq  
Davenham  
Northwich  
Cheshire

Monday March 23rd 1818

Sir, My appointments having been a good deal deranged by the length of my stay at Winstanley and Lathom, I found myself under the necessity of taking Cuerden in my way to this place on Saturday, where I remains till this morning - I apprized the Servants of my going there, thro Benson and I had the satisfaction to find everything quite as forward and as comfortable as I would wish - The weather was unfortunately bad, but not so much so as to prevent my looking generally over every part of the building both inside and out - The offices are now receiving their establishment and furniture and I think promise to afford every but there are many fittings up and little conveniences accommodation, which remain to be provided, which with the work that Benson has in hand in the Entrance Hall and back Staircase, preparatory to your reception, will fully occupy all his time - I scarcely saw anything that I either or was desirous of altering, every part appear'd to have had occasion, its proper effect, and I look forward with much hopes, when the remainder is done, that the whole will meet with yours and Mrs Parkers approbation — Benson pointed out the different specimens of colouring, I think the anti-corrosive is a good colour and body - the one with the sand intermixed has much the same appearance, but not so good a body, and the one with the sand dusted on the surface, will at first have the graining but not the colour of the stone, nor do I think it will be so durable - In either case I do not think it would be advisable to give the brickwork more than one coat this year, and that as late in the Summer as possible, as I am apprehensive that after the next winter there may require some parts to be fresh pointed, and some soft bricks replaced, which the second coat of colour will conceal, and by its being done late in the year, the brickwork will become drier and less porous, and from the colour being exposed to less heat, the absorption will not be so great, and it will retain a stronger body thro'out the following winter - you will find the anti-corrosion much the best colour to use for the first coat, and it will stand much better upon the cement used about the offices, its colour and appearance will then obtain a trial and you may afterwards change it or not as you choose - the following Summer - I have got the drawings of the Dining Room with me, as I shall be passing near Davenham betwist Saturday and Monday next. I will take my chances of finding you at home, to leave them, and give a further personal account of the works. I hope Mrs Parker is doing well.

I beg my respectful compliments and I have the honor to be Sir, Yours most obed. humble ser.

Lewis Wyatt

During this time, on Townley Parkers instructions, Lewis Wyatt was considering the furnishings and finishes in the principal rooms of the new house. Wyatt has sourced some old carvings, and has found two pier tables (with inferior marble tops) which would look good in gold. He suggests they will go well in the dining room or library. He has also found 'two richly carved oval glass frames after the manner of Gibbon, which would furnish the piers over the tables'. He got those and two carved brackets all for £42. his letter dated the 28th June 1817, to Townley Parker shows the progress he is making:<sup>44</sup>

R Townley Parker Esq  
Davenham Lodge  
Northwich  
Cheshire  
Albany

28th June 1817

Sir, In the early part of last year I believe you wrote to me about some old carving, and express'd a wish, if I met with any, that I would inform you -

I have now the offer of two pier tables, on rather good carved frames painted white, the damaged parts may be easily repair'd, and I think they would look exceedingly well in gold - the price including the slabs, which are damaged, and of an inferior marble, (about 5ft 10" by 2ft 9") is £20 - without £17 - to repair and gild them would cost about as much more - and with black and gold marble, or better slabs, they would suit the piers betwixt the windows either of your new Dining Room or Library -

There are also two richly carved oval glass frames after the manner of Gibbon - in lime tree, which would furnish the pier over the tables, and if done in gold, would have a splendid effect, in their present state without glasses, they are to be had for 40 - the gilding, I imagine would come to nearly as much more -

I believe the same person has got two Eagle brackets for placing lights upon on each side the chimney piece, they are rather small, and not quite in so good a stile of carving - I dare say by taking the whole, I might get the brackets included for £40 -

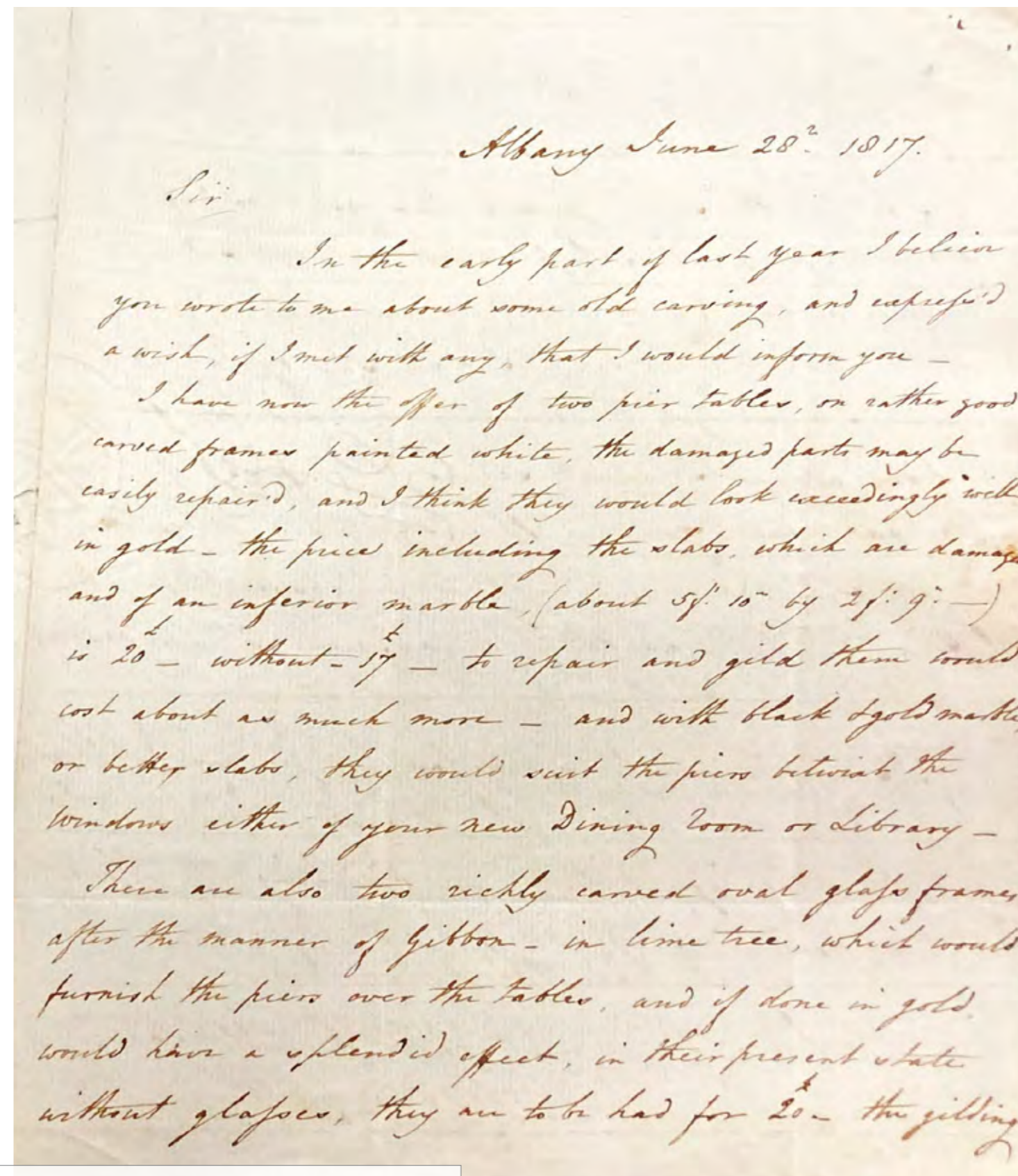
I shall certainly not delay my journey into Cheshire longer than next week, when I shall be prepared to take the drawings with me for finishing the Hall at Cuerden.

I have the honor to be, Sir, Your most obed' humble Servant

Lewis Wyatt

In a further letter dated 7th July, 1817, he advises that he has:

'Purchased the two oval frames, the two pier tables without the marble, and two carved brackets, much larger and better than the Eagles, and tho' of different patterns I think they are good and cheap - the bill and receipt amounting to £42.'



Wyatt letter to Robert Townley Parker 1817 (Reproduced courtesy of Lancashire Archives Ref. DDX DDTA/ACC5865)

Kendal Marble Works, Nov. 12<sup>th</sup> - 17

Sir

The designs for the Marble Chim<sup>y</sup> pieces have arrived, herewith I transmit you the estimate for executing the same of the finest Blk. Marble, in the best style of workmanship & of the highest polish.

Hall Chimney piece, executed to design. — £20..0..0  
 Fossil Marble Hearth to D<sup>o</sup> — 17<sup>th</sup> 6<sup>th</sup> @ 4<sup>th</sup> / 10<sup>th</sup> ft. — 3..18..9  
 1 Chamber Chim<sup>y</sup> piece, to larger dimensions. — 4..4..0  
 1 D<sup>o</sup> — — — — — to smaller D<sup>o</sup> — — — — — 4..0..0

£ 32..2..9

As I expect to be in Preston on Monday the 17<sup>th</sup> inst<sup>l</sup> will take the opportunity of calling upon you.

I am Sir,  
 Your M<sup>o</sup> Obed<sup>t</sup> Serv<sup>t</sup>  
 Geo. Webster

— If the Chamber Chim<sup>y</sup> pieces are executed of the West<sup>o</sup> Fossil or Mottled Marbles, 6/ a piece lower.

Wyatt letter to Robert Townley Parker 1817 (Reproduced courtesy of Lancashire Archives Ref. DDX DDTA/ACC5865)

KENDAL MARBLE WORKS, NOV 12 1817

Sir,

The designs for the marble chimney pieces have arrived, herewith I transmit you the estimate for executing the same of the finest black marble, in the best style of workmanship and of the highest polish.

Hall chimney piece, executed to design	£20.0.0
Fossil marble hearth to "	£3.18.9
1 chamber chimney piece to larger dimensions	£4.4.0
1 " to smaller "	£4.0.0
Total	£32.2.9

As I expect to be in Preston on Monday 17th I will take the opportunity of calling upon you.

I am Sir, Your most obedient servant, Geo Webster

- If the chamber chimney pieces are executed of the west'd fossil or mottled marbles, 6/ a piece lower.

Benson continued to bargain with his tradesmen to reduce their prices, with produced the following effect in October 1817:

To: Mr. Benson  
 at RT Parker Esq.,  
 Cuerden Hall  
 Nr Preston

14th October 1817

Sir, I am desired by my Father to write to you respecting the Bed Chamber Storey plastering at Cuerden for which he will charge the following prices:

3 Coat ceiling and walls	7p per yd
Plain cornices 8 in girth & under	5d per foot and for
every inch above that	½ d

My Father would have sent you these prices before today had he not been obliged to go out of town the Saturday that he got home. He will be obliged to you if you will have the goodness to communicate the above to Mr Parker and hoping the sacrifice made in these prices will convince you of his intensions to do your work as reasonable as possible and when you know the above is much under what is charged in Manchester and are much lower than we have had for any work we have done before; which as my Father is to do part of the Hall he will be willing to do the Bed Chamber Storey at these reduced prices rather than there should be more than his workmen employed to do you work which I hope will make it Mr Parkers interest to employ him in preference to another. We have in hand the models for the Drawings my father brought which shall be got ready with all the dispatch possible with any other commands you may have.

I remain, Sir, Your humble servant, Geo Hughes

PS A letter as soon as convenient will oblige

Cuerden Hall, R. T. Parker Esq.

Estimate for building the New House

Bricklayers work

To dig and clear away for the cellars and foundations generally, build the whole of the walls internally and externally with hard stocks, face the external walls outside with dressed bricks, turn groined arches over the cellars and tunnels to the chimney hearths, build dwarf walls for the sleepers, make drains etc.

Carpenters work

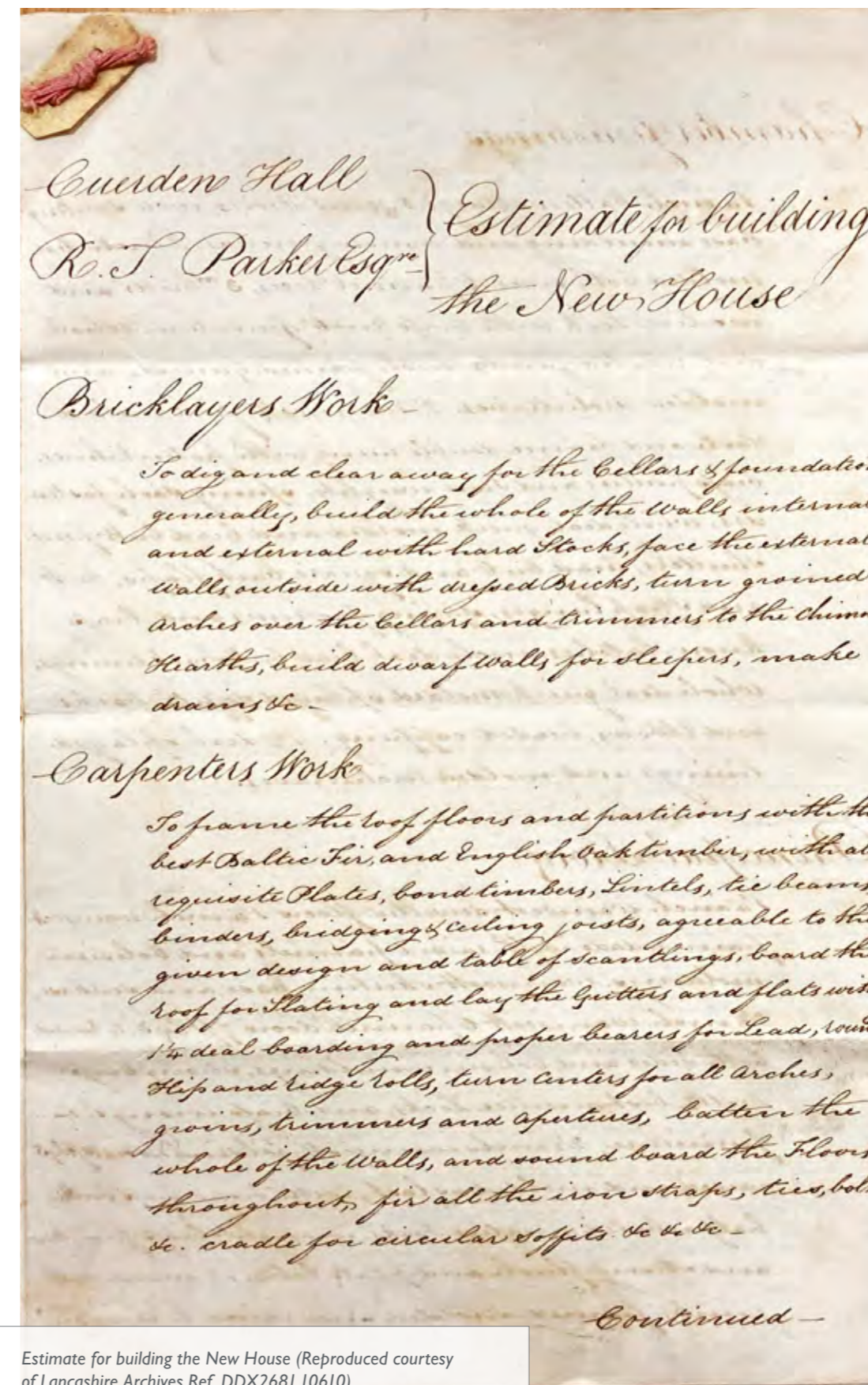
To frame the roof floors and partitions with best Baltic fir, and English Oak timbers, with requisite plates, bond timbers, lintels, tie beams, binders, bridging and ceiling joists, agreeable to the given design and table of scantlings, board roof for slating and lay the gutters and flats of 1 ¼ deal boarding and proper bearers for lead, hip and ridge rolls, turn centres for all arches, groins, trimmers(?) and apertures, batten the whole of the walls, and sound board the floor throughout, firs(?) all the iron straps, tied to cradle for circular soffits etc etc etc

Chamber finishings

1¼ inch batten straight joint floors, inch skirting, base moulding and narrow grounds, 2 inch deal moulded both sides, and panel doors, 3 inch butts and mortice lock with brass knob furniture, whole deal rebated jambs, inch framed grounds, and molded architraves. 2 inch wainscot quick molded sash and frame double hung with patent lines brass pullies and from (?) weights, spring sash fasteners, whole deal quick molded and bead butts from shutters, bead butt and square back flaps, butt and strap hinges, spring fasteners and brass known (?) latches, inch deal bead butt back lining whole deal quick molded splayed soffits, backs and elbows, beaded capping. 1½ deal splayed linings and molded architraves.

Great staircase

Wainscott dowelled floor and landings, 1¼ inch wainscot step, risers and carriage, molded mossaing (?) and cut string, sunk and molded string and cut brackets, molded apron bolexion [bolection] molded and raised panneled soffit of string and quarter pace, long wainscot molded rail, large turned and carved balusters, wainscot molded skirting and deal grounds. Deal molded pilasters and impost moldings to the architect etc etc and wainscot rounded rail, deal tours (?) skirting and grounds to the back staircase, fit with two water closets, with mahogany seats, deal pipe castings cistern etc, strong deal roos and oak proper doorcases to the cellars with brass hinges and metal wardid (?) locks.



## Chamber finishings

1 1/2 inch battens straight joint floors, inch skirting, base moulding and narrow grounds, 2 inch deal moulded both sides, 6 panel doors, 3" butts and mortice lock with brass knob furniture, whole deal rebated jambs, inch framed grounds, and moulded architraves. 2" wainscott-quirk moulded sash and frame double hung with patent lines, brass pullies and iron weights, spring sash fasteners, whole deal quirk moulded and bead butt front shutters, bead butt and square back flaps, butt and strap hinges, spring fasteners and brass knob latches, inch deal bead butt back linings, whole deal quirk moulded splayed soffits, backs and elbows, beaded capping. 1 1/2" deal splayed linings and moulded architraves.

## Principal Story

1 1/2 inch wainscott-dowelled floors 1 1/2 inch wainscott framed dado with raised panels and bolisium moldings, wainscott skirting, base, and surbase, 2 1/2 inch wainscott 6 panel doors 7 ft by 3-6 raised both sides and bolisium moldings, strong brass butts, best mortice locks, and brass wrought furniture, 2 1/2 inch wainscott folding doors 10 ft by 5 raised and moulded as last, with broad brass butts half rebated mortice locks, wrought brass furniture and strong flush and plate bolts, 1 1/2 wainscott jambs framed moulded and raised to match the doors.

Such deal framed grounds and wainscott-moulded architraves, 2 1/2 wainscott, quirk moulded sash and frame double hung with patent lines brass pullies and lead weights, brass spring and lever fasteners 1 1/2 wainscott raised panel and bolisium moulding, front and boxing shutters, oval and bead butt back flaps, brass butt and strap hinges, spring bars, and brass knob latches, wainscott raised bolisium moulded and splayed soffits backs and elbows, skirting and cappings. Such deal bead butt back linings, 1 1/2" deal splayed boxings, and wainscott-moulded architraves, and wainscott bookcases in the library -

## Great Staircase

Wainscott-dowelled floor and landings, 1 1/2 inch wainscott step, riser, and carriage, moulded nosing and cut string, sunk and moulded string and cut brackets, moulded apron bolisium moulded and raised paneled soffit of string and quarter pace, large wainscott moulded rail, large turned and carved balusters, wainscott-moulded skirting and deal grounds, deal moulded pilasters and impost moldings to the arches &c. - and wainscott rounded rail, deal torus skirting and grounds to the back staircase, fit up two water closets, with mahogany seats, deal pipe casings cistern &c. strong deal doors and oak proper doorcases to the cellars, with brass hinges, and metal warded locks.

Estimate for building the New House (Reproduced courtesy of Lancashire Archives Ref. DDX2681.10610)



Slaters Work

To cover the roof with Westmouland Slating

Plasterers

Plumbers Work

To lay the gutters and flats with cast Lead also to the foot the hips and ridges with milled Lead also to the foot fix two Water Closets, with service waste and Soil Pipes, a force Pump to D<sup>o</sup> and line the Cistern, fix the requisite Rain Pipes with molded heads &c.

Masons Work

To work and set new Longridge stone molded Copings to the Chimney tops, and molded coping on the Parapets, properly cramped and throated, set new stone chamfered plinths to the front and return walls outside, Longridge molded Steps to the Porch, and Portland paving to the Hall. Longridge paving and Catacombs to the Cellars, and Longridge Steps and Landings to the back Staircase, Marble Chimney Pieces to the upper rooms, to the value of 10 Guineas each, and to the Principal or lower rooms to the value of 60 Guineas each. Lay a course of flag paving 4 feet wide to the two terrace fronts outside, build the Terrace wall with Longridge stone, wrought face and coping agreeable to the given Design.

Continued

Estimate for building the New House (Reproduced courtesy of Lancashire Archives Ref. DDX2681.10610)

Plasterers Work Chamber Story &c

Floated Lath and Plaster set and white ceilings, plain molded cornice and white, floated lath and plaster set to walls for Paper, and flegg the Floors, floated lath and plaster set and white ceiling to back Staircase and trowelled Stucco on lath to walls of D<sup>o</sup>.

Principal Rooms Great Staircase &c -

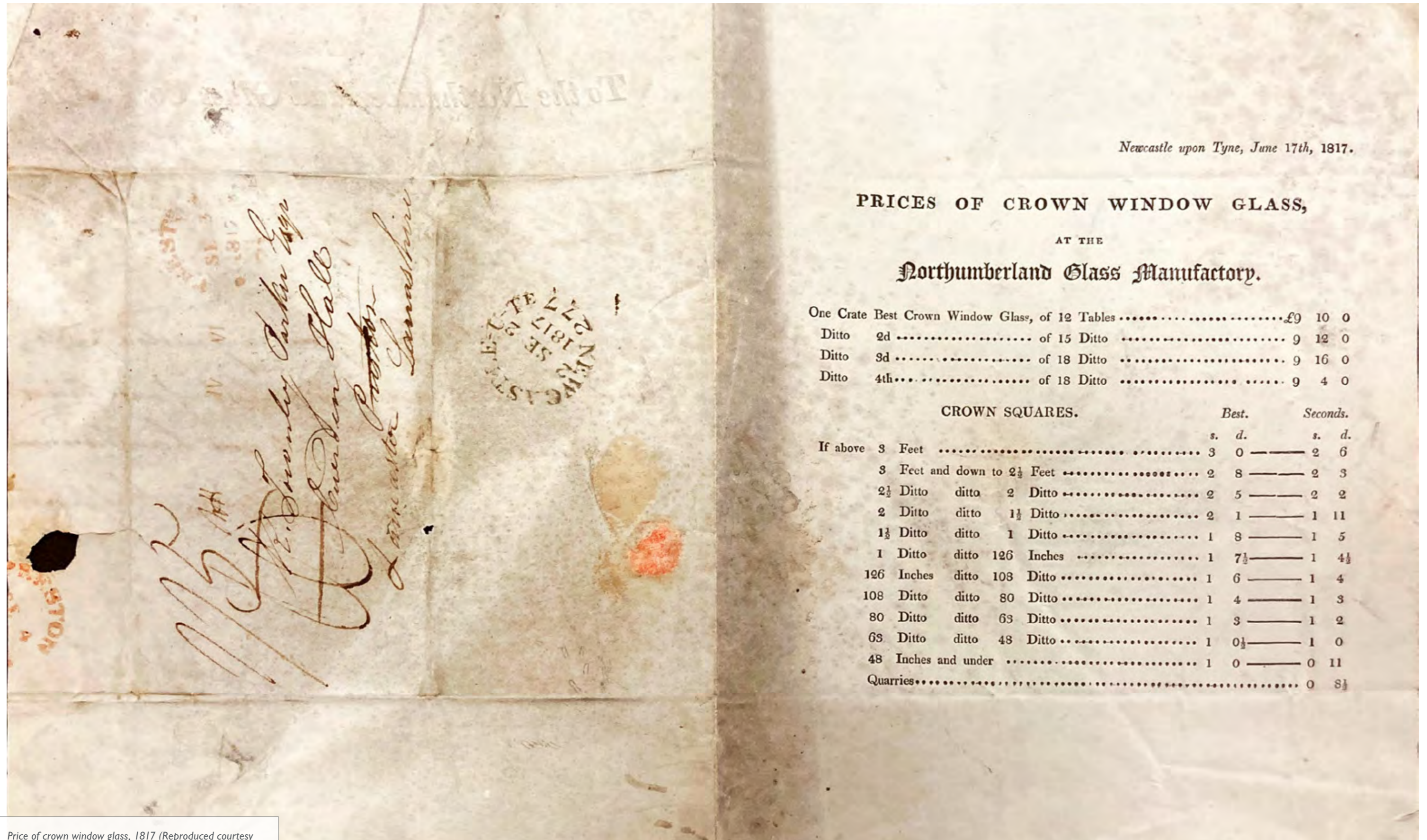
Floated Lath and Plaster set and white ceilings in molded and enriched compartments, with center Flowers to W<sup>o</sup> & rooms, enriched Frieze & cornice, and white to D<sup>o</sup> floated lath and plaster set for Paper in the Drawing Room, and trowelled Stucco on lath to all the other rooms, flegg the Floors, Stucco Ceiling and plain cornice to the Porch jointed & coloured

Outside -

Composition Stucco to backs of all the Parapets, composition molded String course and window Architraves, jointed and coloured, and color the whole of the Brickwork.

Glaziers Work -

To glaze the whole of the sashes in the Chamber Story, with the best Crown Glass. glaze the upper sashes in the principal Story with the best crown glass, and the lower sashes with Plate glass, glaze the lantern lights of Great Staircase with ground and coloured glass, allowing £200 extra for stained glass, and glaze the Porch window with best crown, & the cellar windows with second best glass.



Newcastle upon Tyne, June 17th, 1817.

**PRICES OF CROWN WINDOW GLASS,**  
 AT THE  
**Northumberland Glass Manufactory.**

One Crate Best Crown Window Glass, of 12 Tables .....	£9	10	0
Ditto 2d .....	of 15	Ditto	9 12 0
Ditto 3d .....	of 18	Ditto	9 16 0
Ditto 4th .....	of 18	Ditto	9 4 0

**CROWN SQUARES.**

		Best.		Seconds.	
		s.	d.	s.	d.
If above	3 Feet .....	3	0	2	6
	3 Feet and down to 2½ Feet .....	2	8	2	3
	2½ Ditto ditto 2 Ditto .....	2	5	2	2
	2 Ditto ditto 1½ Ditto .....	2	1	1	11
	1½ Ditto ditto 1 Ditto .....	1	8	1	5
	1 Ditto ditto 126 Inches .....	1	7½	1	4½
	126 Inches ditto 108 Ditto .....	1	6	1	4
	108 Ditto ditto 80 Ditto .....	1	4	1	3
	80 Ditto ditto 63 Ditto .....	1	3	1	2
	63 Ditto ditto 48 Ditto .....	1	0½	1	0
	48 Inches and under .....	1	0	0	11
	Quarries .....	0	8½		

Price of crown window glass, 1817 (Reproduced courtesy of Lancashire Archives Ref. DDX2681.10610)

Sir Albany 17<sup>th</sup> July 1818.

I have the honor to acknowledge the receipt of your letter of the 9<sup>th</sup> and to inform you that the drawing of the Principal Staircase will be ready to send in about 10 days - in the mean time I will take that part of your letter respecting the finishings upon the tops of the pedestals on the Terrace &c. into consideration, and endeavour to send you a sketch of what I hope will reconcile you to their remaining.

The architecture of the building is more suited for composition and effect, than restricted to any rule or order, on which account I am rather anxious to break & enrich the outlines, by pedestals, vases, or pillars, that will give variety & effect - and before any of them are removed, I do hope a longer test will be allowed them, till your other improvements are in a more forward state, as I have no doubt but they will give rise to various opinions, and probably some objections -

We have had intensely hot weather, which must I fear have very much affected your Dairy, and as you seem to think

That

Wyatt letter to Robert Townley Parker 1818 (Reproduced courtesy of Lancashire Archives Ref. DDX DDTA/ACC5865)

In March 1818 whilst Robert Townley Parker and his wife were staying at Davenham for the birth of their first child, Harriet Susan, they received Lewis Wyatt's letter and progress report. A further report is given in Lewis Wyatt's letter dated 17th July, 1818, addressed to Townley Parker at Cuerden where the work on the old house is sufficiently advanced as to provide temporary living accommodation for Robert and his family. This situation was clearly not without its difficulties as Benson's workmen were still making the furniture for the domestic offices and the hot summer caused problems in the south-facing dairy which as yet had bare walls awaiting tiling. Wyatt's suggestion of raising the bacon and cheese room over the dairy does not appear to have been carried out at this time, nor is there any evidence that his designs for a conservatory on the south side of the old house were ever executed.

To: R Townley Parker Esq  
Cuerden Hall  
Preston  
Lancashire

17th July 1818

Sir, I have the honor to acknowledge the receipt of your letter of the 9th and to inform you that the drawings of the Principal Staircase will be ready to send in about 10 days - in the mean time I will take that part of your letter respecting the finishings upon the tops of the pedestals on the Terrace etc - into consideration, and endeavour to send you a sketch of what I hope will reconcile you to their remaining.

The architecture of the building is more suited for composition and effect, than restricted to any rule or order, on which account I am rather anxious to break and enrich the outlines, by pedestals, vases, or pillars, that will give variety and effect and before any of them are removed, I should hope a longer test will be allowed them till your other improvements are in a more forward state, as I have no doubt but they will give rise to various opinions, and probably some objections.

We have had intensely hot weather which must I fear have very much affected your Dairy, and as you seem to think that some alteration or addition will be necessary at the top of the building perhaps it might be useful to raise a Cheese and Bacon room over the Dairy to be communicated with by a Step ladder from the Scullery, and which I should hope would answer every purpose, & rather improve the external appearance of the building, if you find the windows are too much exposed to the sun, some projection or shutter blinds may probably be devised to obviate the objection. If you approve of either of these suggestions I will endeavour to put them into some form and perhaps you will have the goodness to let me know at the same time if you would wish me to connect them with a design for the conservatory. I beg my respectful compliments to Mrs Parker and I have the honor to be Sir, your most obed. humble servant,

Lewis Wyatt

In the autumn of 1818 Lewis Wyatt turned his attention to the detailing of the external works and Entrance lodges. He also has further thoughts on a scheme for a conservatory:

To: R Townley Parker Esq  
Cuerden Hall  
Preston  
Lancashire

September 21st 1818

Sir, I have now the honor to send you in a parcel by the mail various plans and elevations of designs for the conservatory and entrance gateway at Cuerden, and drawings at large for the vases proposed to be placed on the pedestals of the Terrace. In arranging the plan of the Conservatory I had two or three objections in view for the form and direction which I have preferred for it – in the first place I suppose the front to face the eleven o'clock sun which I believe is most approved by gardeners, it is secondly so placed as to be obliquely view'd from the terrace windows of the House, and the walk leading to the pleasure grounds, affording the best perspective of the building and at the same time admitting a sufficient space betwixt and the outward walls etc of offices, to be planted as a screen or background, with a separate communication for the gardener to the furnaces, and for carrying away his rubbish - With this I have connected the dairy building raised an additional storey, making an outward porch serve as an entrance to both, and substituting a window instead of the present door which I propose to remove - ground or stained glass may at any time be introduced in the windows to lower the effect of the rays of light and sun, and as the lower part of the building may be partly planted out, there will no objection to outward shutter blinds - The size of the conservatory is full  $\frac{1}{4}$  less than the one I am now building at Tatton, and by entering at the end will present the most pleasing effect – the soil in the plunging pit will be level with the floor and give it the appearance of a winter garden and by having the walk round, the whole of the plants may be easily viewed. The roof over the plunging pit is intended to be glass, to open wholly in divisions, or in as small parts as may be wanted for rain and air. Along the fronts of the windows, and in the square projections, at each end, may be arranged the greenhouse plants in pots or tubs, the recess at the back will admit several orange trees being placed there, and by covering the walls with trelliage, the climbing plants may be trained over them and up the columns which support the roof - the drawings I believe will be found to explain every other part of the design - In the general plan about the house a have endeavoured to give an idea of the walks and planting which of course will form themselves better on the spot according to the circumstances which will no doubt fall within your notice. I shall therefore not trespass any further upon your time with the subject. The vases or the parapets, tho' they are a characteristic enrichment may be added or omitted as you may think proper.

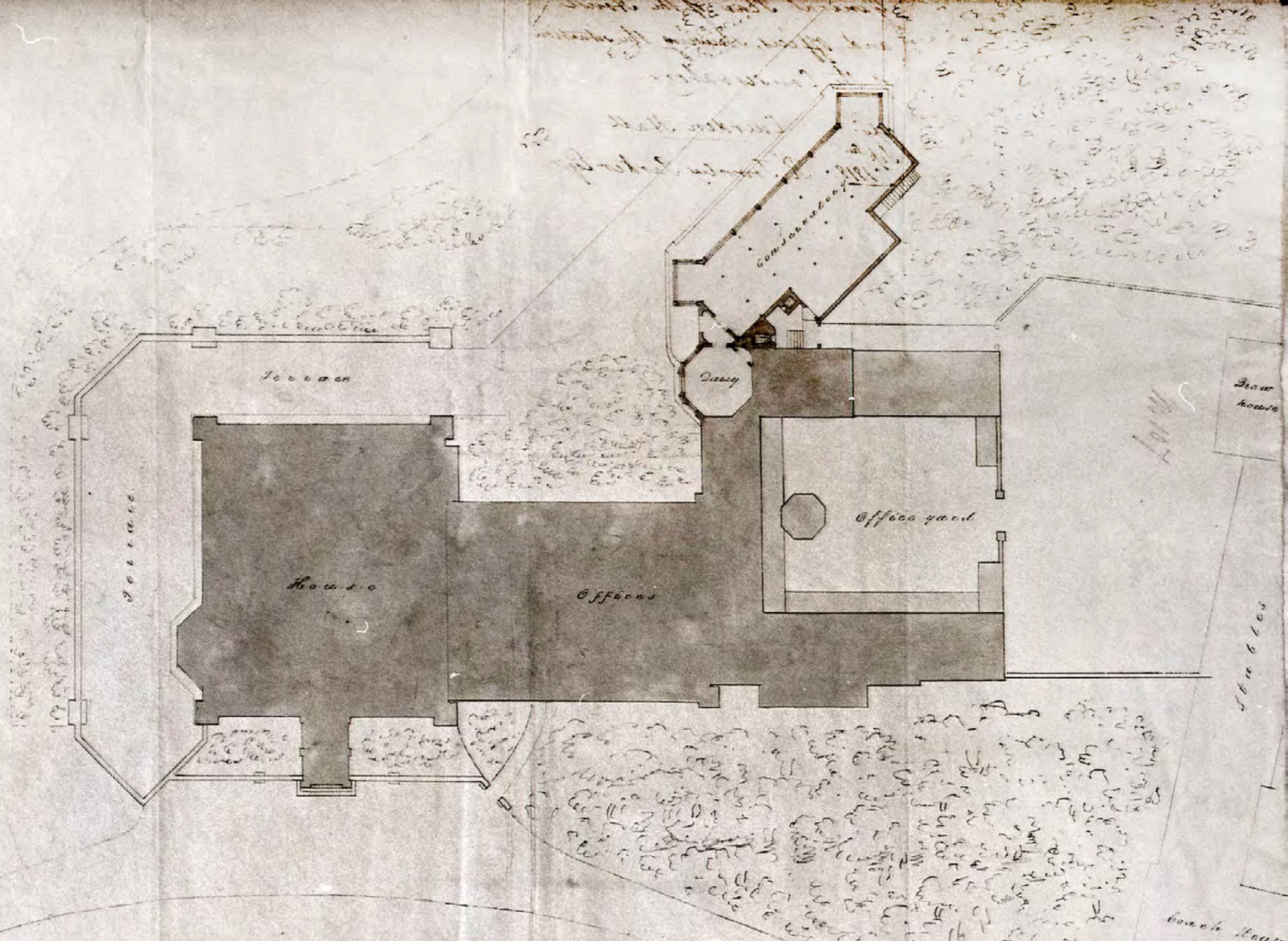
*In the design for the entrance Gateway I have added a corresponding building to the lodge to shew that it may be made applicable for a School if you and Mrs Parker should have such a wish or intention, and the person having the charge of the school (if not one of the family at the lodge) might I should think be accommodated there - There will be a reason then as well as a good effect in the uniformity of the buildings which without I am afraid will not-be so easy to accomplish - The design will then consist of the lodge and gateway only, as I do not think I shall be able to put them into a better form. In the drawing at large of the vases for the pedestals on the terrace I have given more depth for soil, and have made provision for lining them with lead, if the estimate which Benson seems to form of them is at all correct, they do not appear as if they would be expensive, and I have every reason to believe that the effect of them will be good to such as you will approve. I conclude from Bensons returns that the works in the Dining Room are in a state of finishing - and before you receive this letter Summers will have been to Cuerden, I hope he will have been so fortunate as to find you at home, as I have no doubt but he will be able to extract sufficient warm air from the backs of the present fire places, as to warm the whole house thoro'ly. I have not yet been able to get any of the drawings at large for the plaster work in the principal Staircase done, they are now in hand in the office, and as soon as there is sufficient ready to make a parcel they shall be sent.*

*I cannot at present form any expectation when I shall be able to visit Lancashire, my absence from Town is from other reasons much restricted as to time, and I have made engagements in Cheshire and Shropshire, which if I can at all, I shall not be able to accomplish till the latter end of October.*

*I bid my respectful compliments to Mrs Parker and I have the honor to be Sir, Your most obed humble servant,*

Lewis Wyatt

*PS The drawings are sent by the Mail this evening*



Wyatt drawing of Cuerden Hall, block plan, c.1816 (Reproduced courtesy of Lancashire Archives Ref. DDX 2681/acc 10372)

Account of Men Time and Materials Employed in the Building of

Class of Work	Name	Days	Rate	Total	Subtotal
Plasterer	Thos Benson	24 3/4	10.0.0	L. S. 243.0	
	Letty	-	0.4.0		
	Mr. Hughes Master & Laborer for 12 Weeks Lodging of 1/6 per week	-	0.18.0		
	Mr. Hughes Plasterer & Laborer received on Act. for measure work	-	5.1.9		16.3.9
Carpenters	Thos Howard	28 1/2	5.12.0		
	R. Midghall	24 1/2	4.18.0		
	Geo. Midghall	27 1/2	5.8.0		
	R. Midghall	24 1/2	4.5.9		
	J. Faracherley	28 1/2	5.16.8		
	Wm. Murst	28 1/2	5.12.0		
	R. Ward	28 3/4	5.7.4		
	D. Piesse	28 3/4	5.7.4		
	J. Smith	24 1/2	4.13.11		
	E. Benson	28 1/2	2.2.0		49.3.0
Sawyers	J. Billington & Mate for Sawing 1850 feet of oak at 3/6 per ft	-	5.1.9		
	156 feet of Cedar at 3/6 per ft	-	0.8.3		5.10.0
Plasterers & Laborer	J. Totton	13 1/2	3.0.9		
	J. Misha	12 1/2	2.14.0		
	J. Carana	11 1/2	1.8.9		7.3.6
Shave Laborer	Jo Bamber	28 1/2	2.16.0		2.16.0
Mr. Pipers Mason	Wm. Galland	17 1/4	-		

R. F. Parkers Esq. Curwen Wall from May the 15 to June the 12 - 1819

Superintending the Works -

Preparing Grounds Brackets and fixing of and Battening the Library and the lower part of the Principal Staircase. Planning up Ballusters and Making three Cases and making the framing Sado for Side of Staircase Steps & Landings - Cutting out Soffits for under side of Steps & Landings - Cutting out Architraves - Mouldings & for the Staircase - Cutting out Shutters Soffit & for the Library & Drawing Room Making strong frame cornice for staircase - Laying Oak Bevelled floors in Gallery and Landing fixing base Mouldings & Skirting on the Bed Chamber Stair - fixing joiners work in parlour and Dressing Room over Library & Drawing Room - framing back Linings for Library & Drawing Room windows - fixing Sash frames in the Library & the Drawing Room Repairing Paper windows for the fixing Shelves in Gang 1791

Carpenters 240 Days -  
Boy 4 - 28 Days -

Oak Cutt for floor boards & joiners work for the Drawing Room Library & the Principal Staircase - Cedar Cutt for water Closets -

Making good the door ways &c in the Office and the old House - Whitewashing and Colouring Kitchin - Lairy - and Entrance back Rendering one Coat on out side of Flues - Making good the side of Staircase where the Seal Mosaic was taken away - and Making good in Bed Rooms & Dressing Rooms - Gallery &c -

Plasterers 25 1/2 Days -  
Laborer - 11 1/2 Days -

Carving - Beards & patterns &c to the Building cleaning out Residue - work shops - and cleaning rubbish of Terrace turning gipsies stone gony corners with Shade Laborer 28 Days -

Setting Stone Window Jambs in Drawing Room and cutting Grooves in Stone under Sash sills in the Library & Drawing Room Laying Iron into Stone for fence to side of the Pleasure Ground &c - Mason - 17 1/4 Days -

Brought forward from May the 15 -

£ 80.16.3  
12429.5.1 1/2  
£ 12510.1.4 1/2

Example of Bensons building accounts book, 1819 (Reproduced courtesy of Lancashire Archives Ref. DDX.1564.5451.1.10)

In February of 1818, Edward Wyatt had completed the carved timber ionic Capitals for the pilasters in the entrance hall and dispatched these to Cuerden Hall together with the furniture that Lewis Wyatt had purchased and had had repaired by Edward. Items for carving such as the balustrades for the main staircase were roughed out at Cuerden and dispatched to Edward Wyatt in London, on completion they were re-crated and returned to Cuerden on the canal system starting their journey from Pickfords Wharfe.

By March 23, 1818, the offices were 'now receiving their establishments and furniture and I think promises to afford every accommodation, but there are many fittings up and little conveniences which remain to be provided'.

The remainder of 1818 and 1819 was taken up with the detailed finishing of the new house. Bensons journal reports 'fitting stoves in Dining Room and Entrance Hall'. Although these stoves have now been removed the warm air grilles associated with them and carrying the name 'Summers, Bond Street, London' are still to be seen in the main staircase hall.

Lewis Wyatt commenced 1819 by further considering, the furnishings at Cuerden Hall. In a letter dated 5th February 1819 he states:<sup>45</sup>

'Mr Ferguson (successor to Gillows) has furnished me with sketch of an oval cistern for your sideboard and the sizes and price of a set of Oak Dining tables, they are now finished and standing in his shop for sale and I think them very handsome. The carving to the pier tables and oval frames and brackets have been repair'd and they are now in a state to receive the preparation for gilding if you approve of their being done, as they will take some time and when done they may be secured against harm'

Townley Parker purchased the oak dining tables from Gillows and they were to remain in use until 1906 and possibly later. For Robert and his family the work required in finishing the new house must have seemed unending.

In July 1819 Benson records in his journal:

'Preparing steps, risers and framing soffits for under the upper landing, preparing Architraves etc for the principal staircase. Fixing truss over bow in the drawing room. Making doors and shelves for the shower bath and wardrobe in Mrs Parkers dressing room, hanging shutters in dressing room over library.

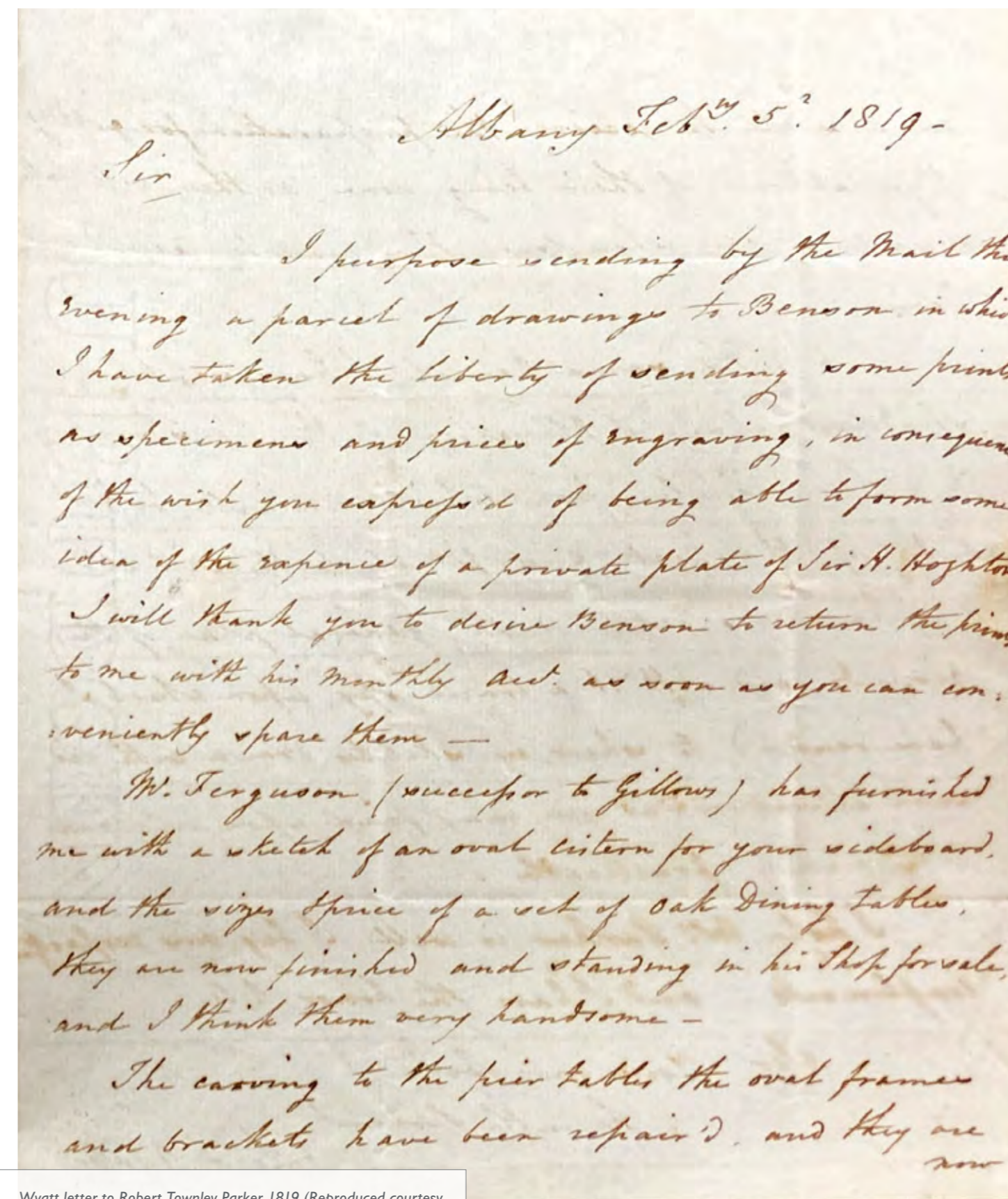
Fixing ventilators in the staircase.

Fixing water closet in turret on the bed chamber storey.

Making moulds for the plaster for the cornice in the library.'

And in August 1819:

'Cutting, recesses in Library walls for bookcase and turning arches over, attending bell hanger'



Wyatt letter to Robert Townley Parker 1819 (Reproduced courtesy of Lancashire Archives Ref. DDX DDTA/ACC5865)

Albany 19<sup>th</sup> August 1822 -

Sir

Since my return to Town on Thursday last I have called at The Artificial Stone Manufactory to see the Stages for your Preston Gateway. They are modelled and will be ready to put in the kiln this week, the firing process will take about ten days, after which the legs, which will be cast in lead, will be affix'd by copper bars, and the whole will be put together complete. When I will take another opportunity of calling to see them, and get them forwarded with as little delay as possible.

I have the pleasure to say they appear'd to be very well modell'd, and from the mode adapted for putting them together I do not apprehend any accident, and I think you will approve the effect. I trust to your having heard of my short visit at Wilkington, I was however enabled to leave Mr. St. Glazz a plan for their new Dining Room, and some suggestions

Wyatt letter to Robert Townley Parker 1822 (Reproduced courtesy of Lancashire Archives Ref. DDX DDTA/ACC5865)

On 5th August 1819, in the old house at Cuerden only a few feet away from the noise and mess of construction work Robert Townley Parkers wife Harriet gave birth to their second daughter Emily Anne. The work continued, even in the old house there were still jobs to be completed. In October 1819 Benson records – ‘Making good to iron closet in Mr Parker’s room.’ This is a reference to the safe that was fitted in the current doorway to this room.

In January and February 1820, he records – ‘making bookcases for the library’ - In this Benson’s joiner would use the carved decorated panels supplied by Edward Wyatt <sup>46</sup>.

At last, in the final entry in the journal Benson records from May 13 to 20th 1820:

‘Smoothing of drawing room floor, making 2 mahogany bookcases for Mrs Parker’s morning room and sofa frame for ditto. easing sashes, setting on furniture, cleaning down steps in best stair-case, unpacking furniture, assisting upholsterer, hanging pictures.’

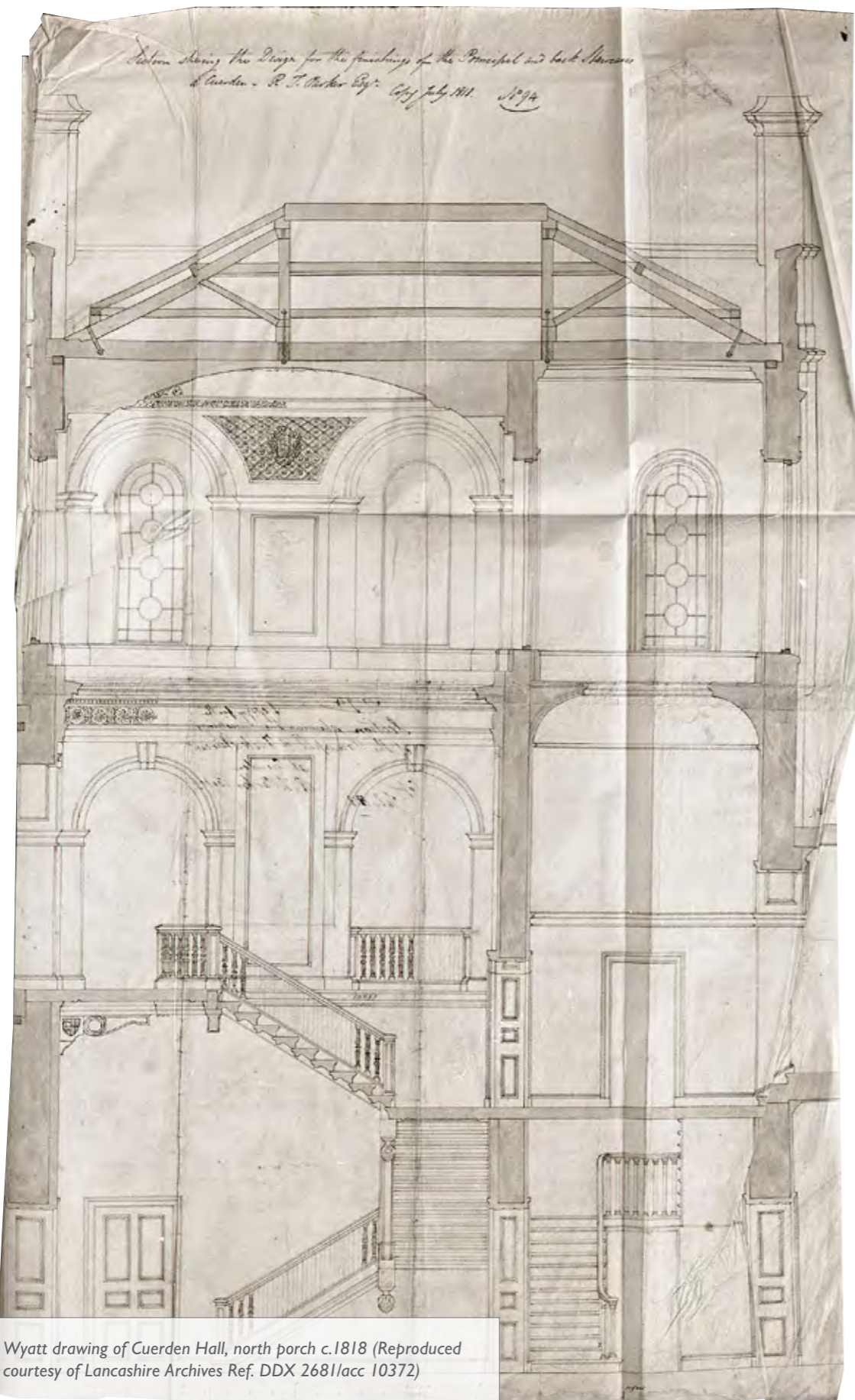
Lewis Wyatt’s contractors’ bills for the work approximated £16,000, of which he received fees of £828. How much more was spent on furniture, furnishings etc is not known. It is clear however that Robert continued to employ Lewis Wyatt and that Wyatt accepted an invitation to visit Cuerden in 1822. In 19 August 1822 he wrote:

‘I have called at the artificial stone manufactory to see the stages for your Preston Gateway. They are modelled and will be ready to put in the kiln this week, the firing process will take about ten days, after which the legs, which will be cast in lead, will be affixed by copper bars and the while will be put together complete.’

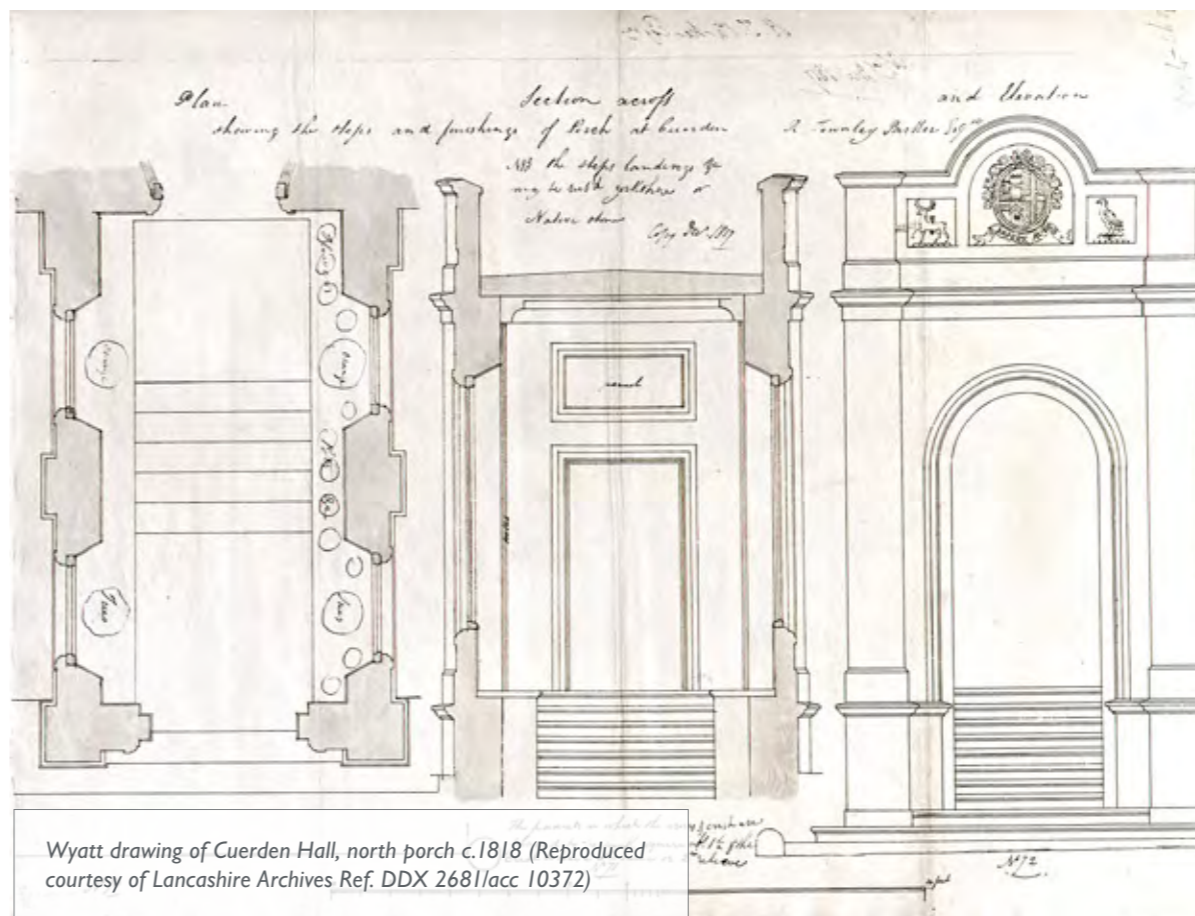
Thomas West had estimated the total cost would be	£16,951. 4. 0.
The actual cost including Architects fees was	16,443. 6. 11½
	<hr/>
Saving over estimate	£ 489.17. 0½
	<hr/>
The above total included the following:-	
Lewis Wyatt's fees based on 5% of £1500 amounting to	750. 0. 0.
Plus 5 journeys to Cuerden - 1816 to 1820	78.15. 0.
	<hr/>
	£ 828.15. 0.
	<hr/>
Thomas West's fee for estimating and measuring amounting to	£ 78.18. 0.
	<hr/>
Edward Wyatt's bills for carving and gilding amounting to	£428.10. 8½
	<hr/>

These later visits could have been relevant to the further extension of Cuerden Hall, its stables and parklands, which were completed by 1849.

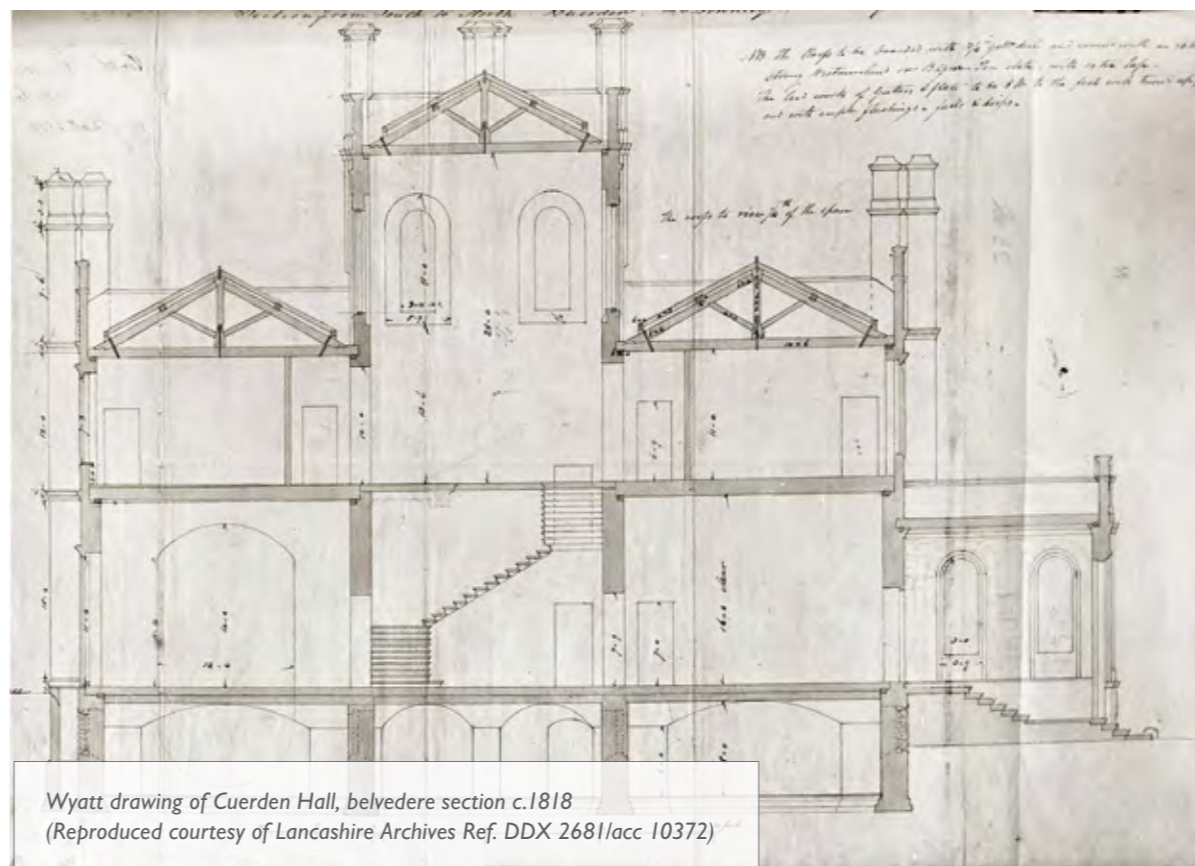




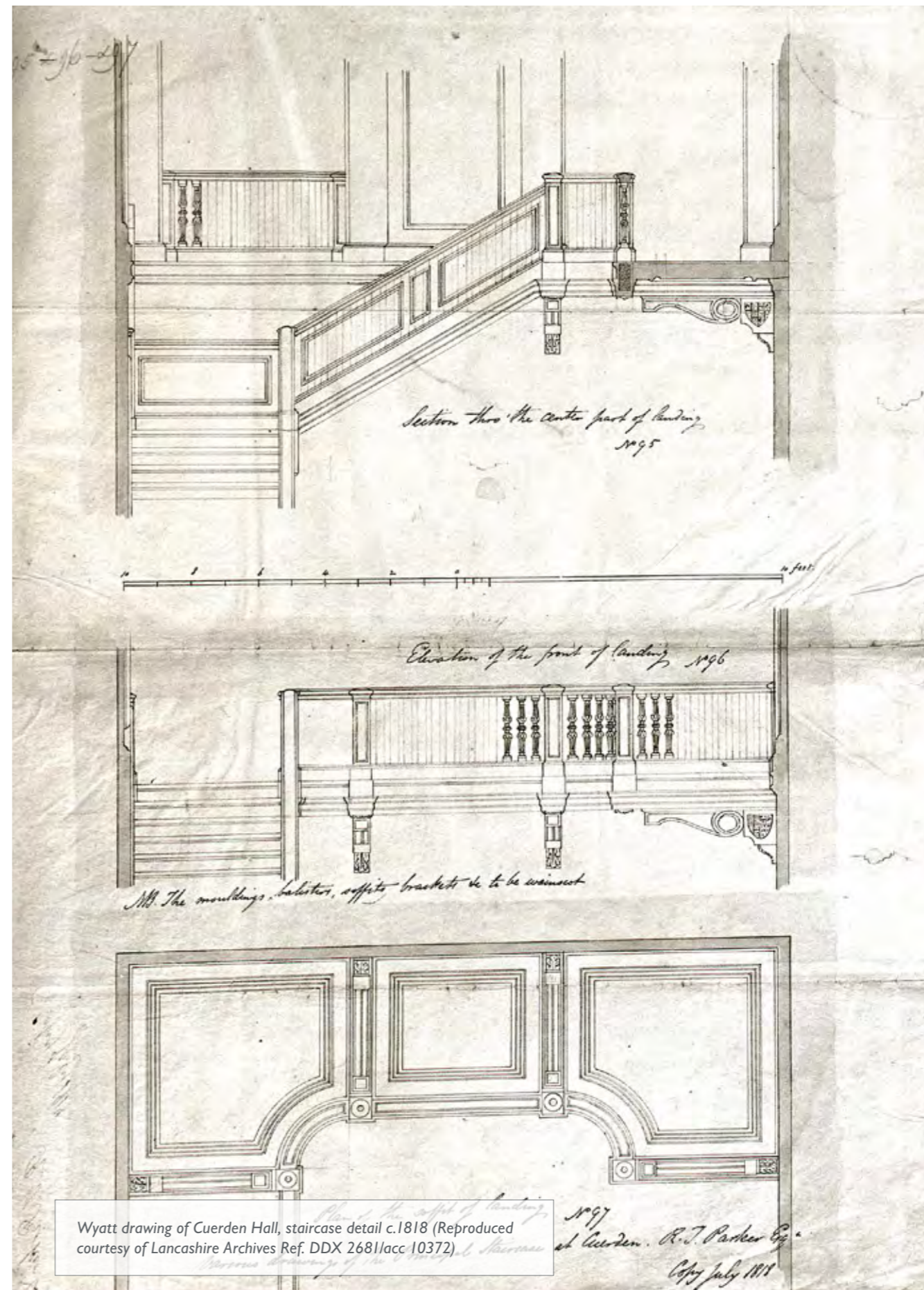
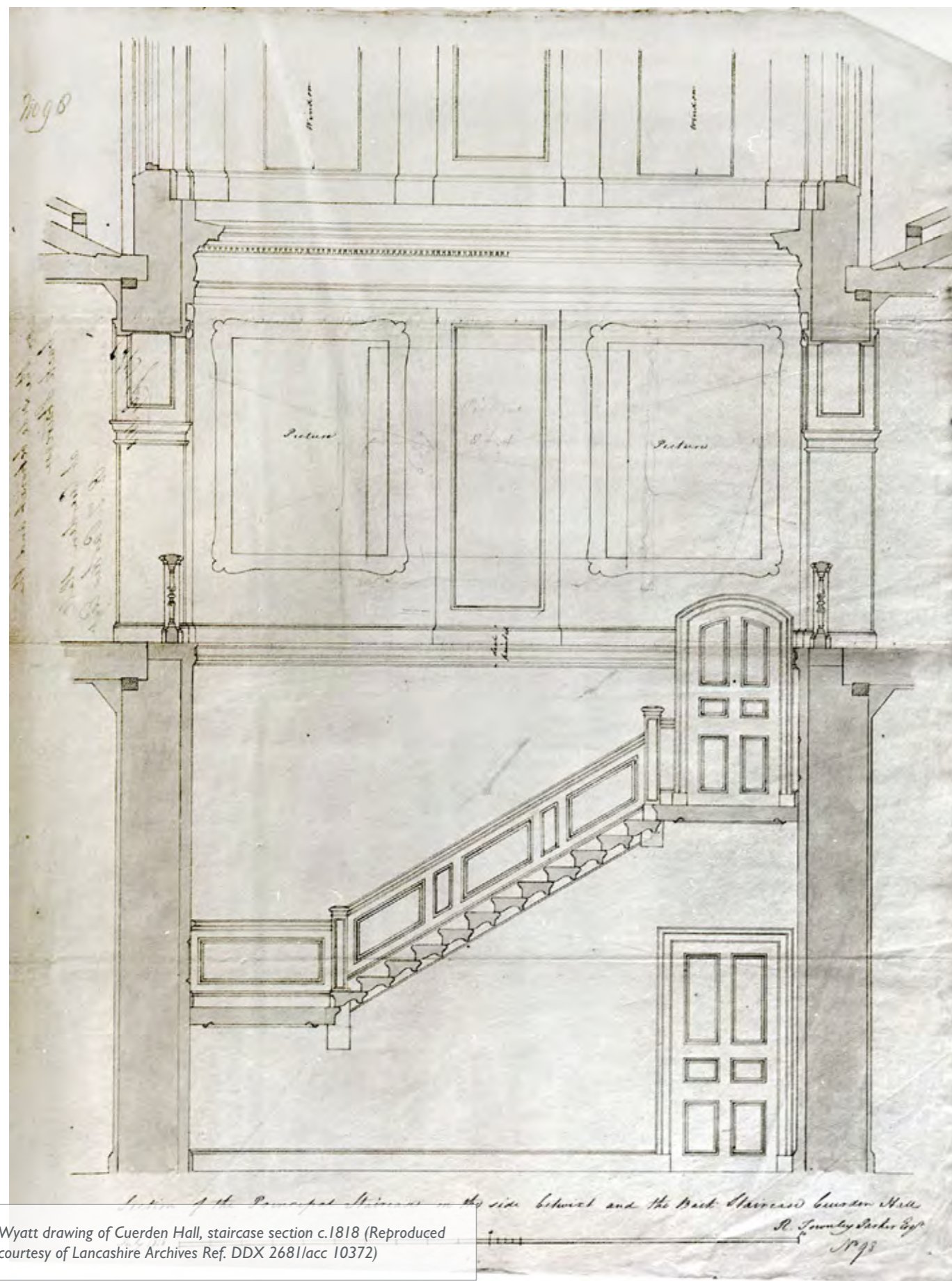
Wyatt drawing of Cuerden Hall, north porch c.1818 (Reproduced courtesy of Lancashire Archives Ref. DDX 2681/acc 10372)

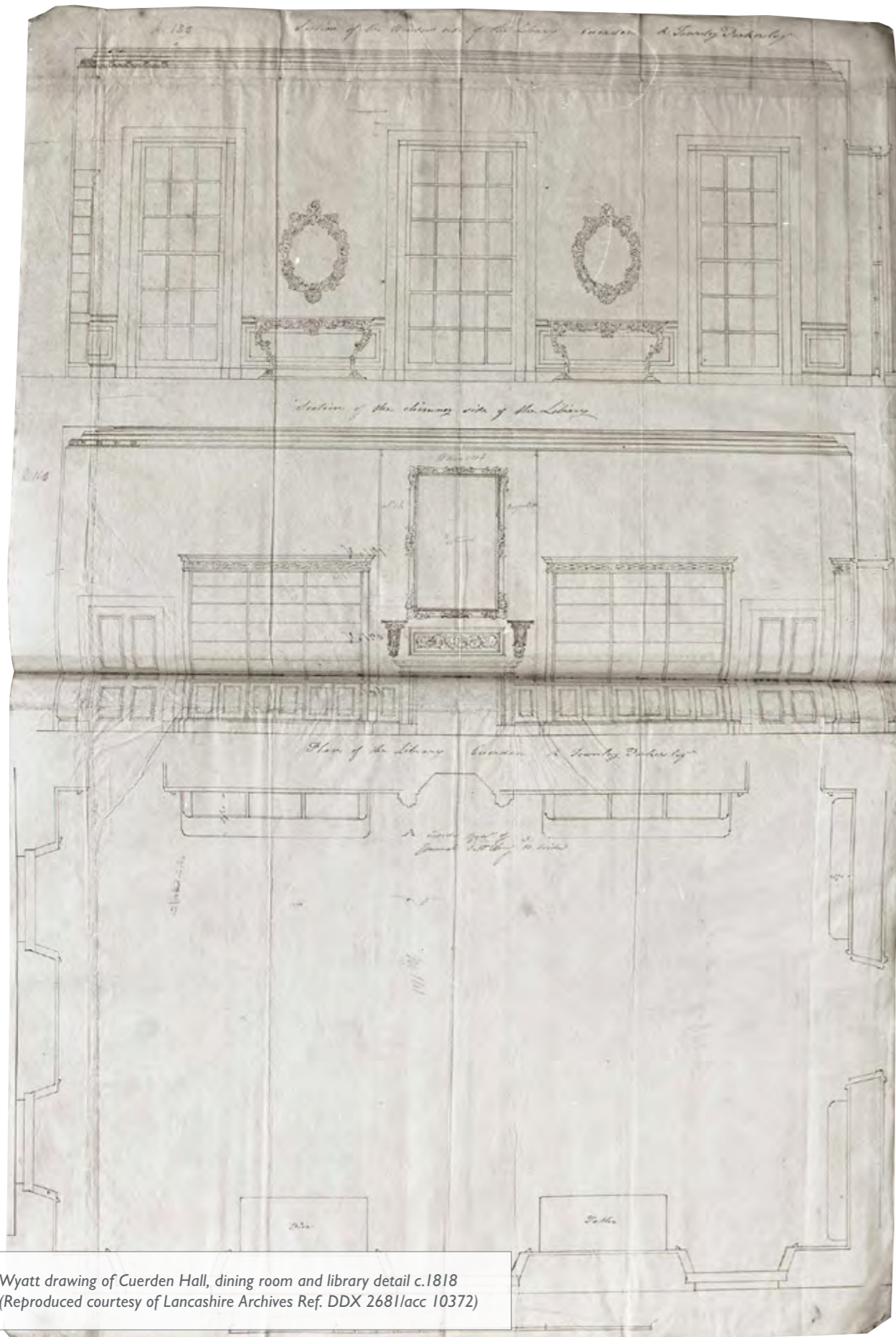


Wyatt drawing of Cuerden Hall, north porch c.1818 (Reproduced courtesy of Lancashire Archives Ref. DDX 2681/acc 10372)

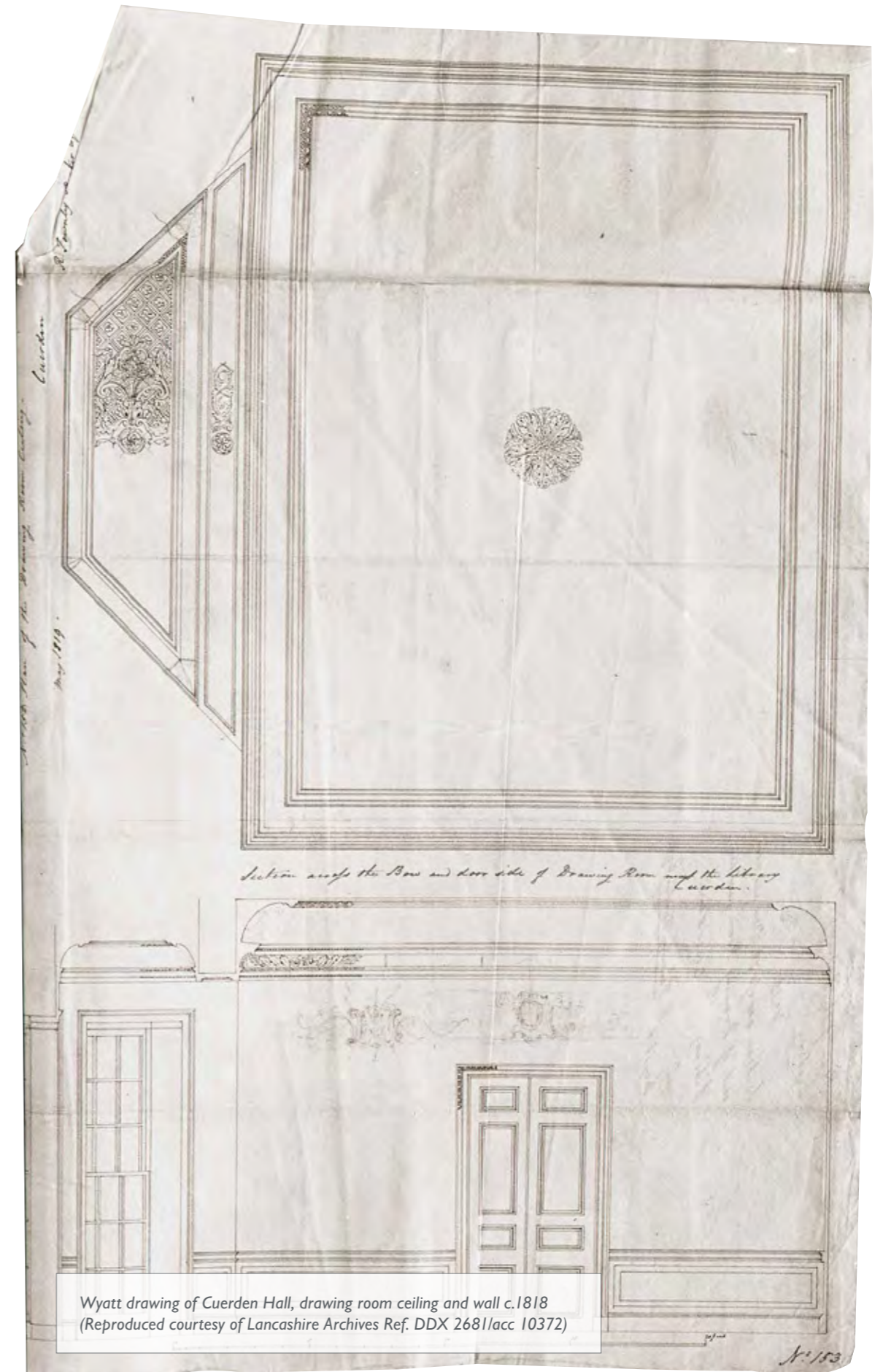


Wyatt drawing of Cuerden Hall, bevedere section c.1818 (Reproduced courtesy of Lancashire Archives Ref. DDX 2681/acc 10372)

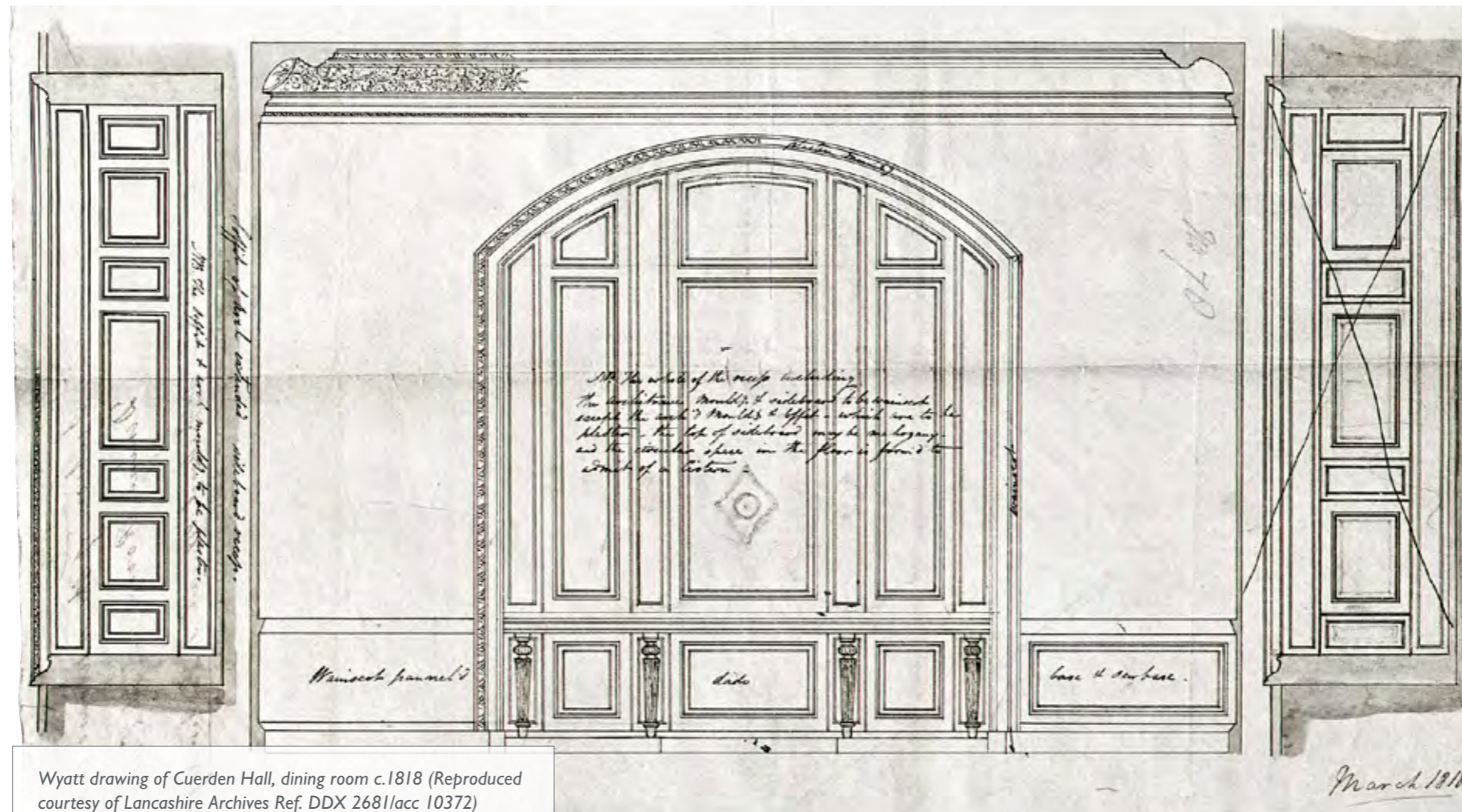




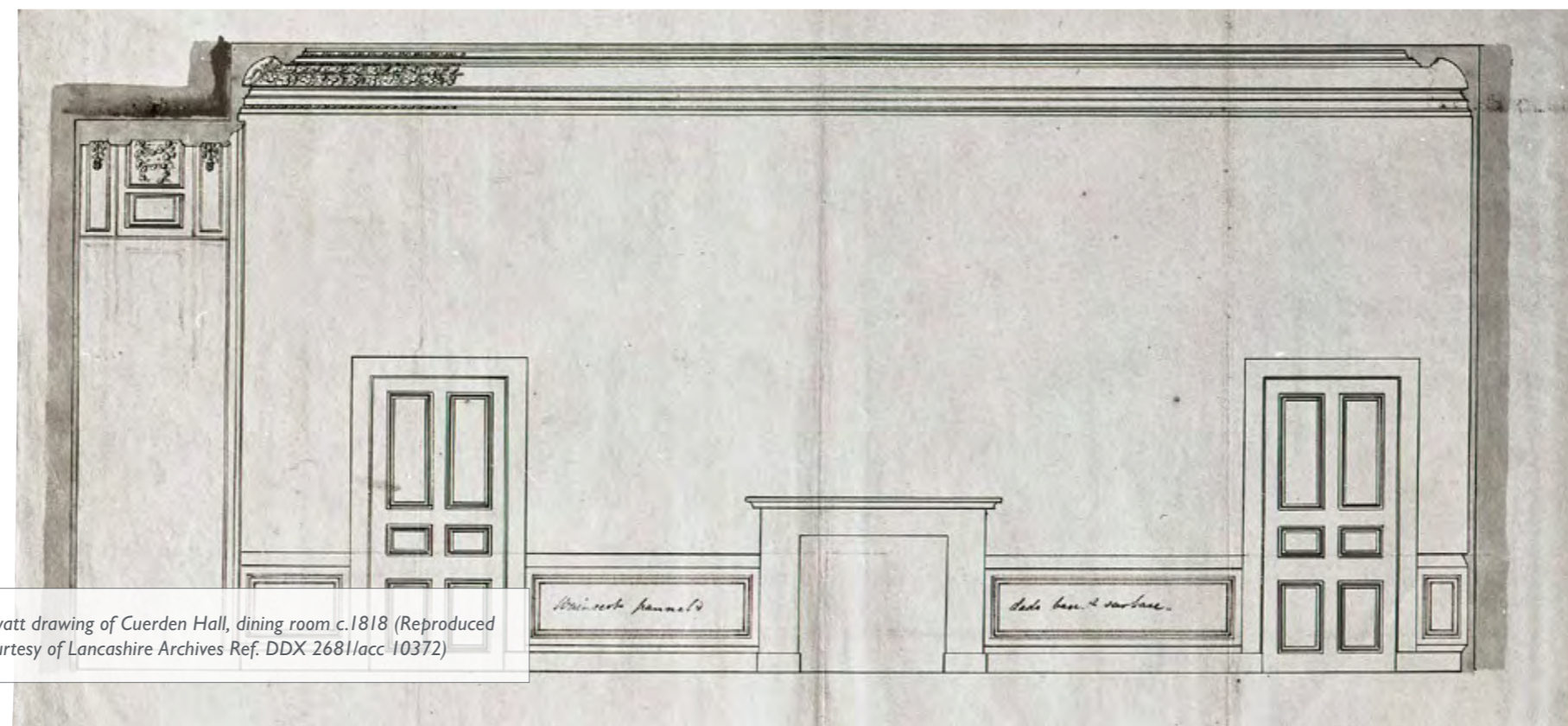
Wyatt drawing of Cuerden Hall, dining room and library detail c.1818  
(Reproduced courtesy of Lancashire Archives Ref. DDX 2681/acc 10372)



Wyatt drawing of Cuerden Hall, drawing room ceiling and wall c.1818  
(Reproduced courtesy of Lancashire Archives Ref. DDX 2681/acc 10372)

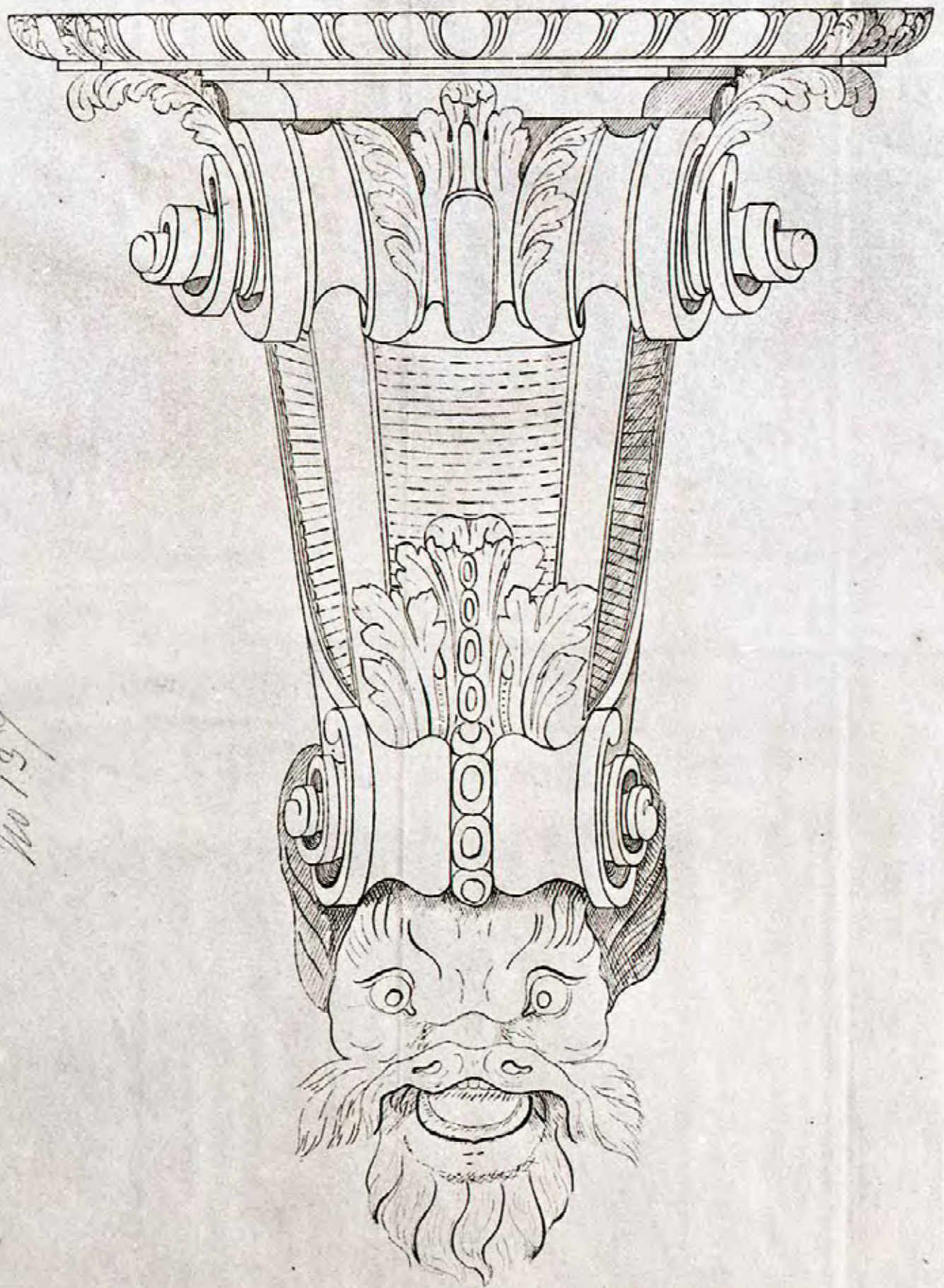


Wyatt drawing of Cuerden Hall, dining room c.1818 (Reproduced courtesy of Lancashire Archives Ref. DDX 2681/acc 10372)

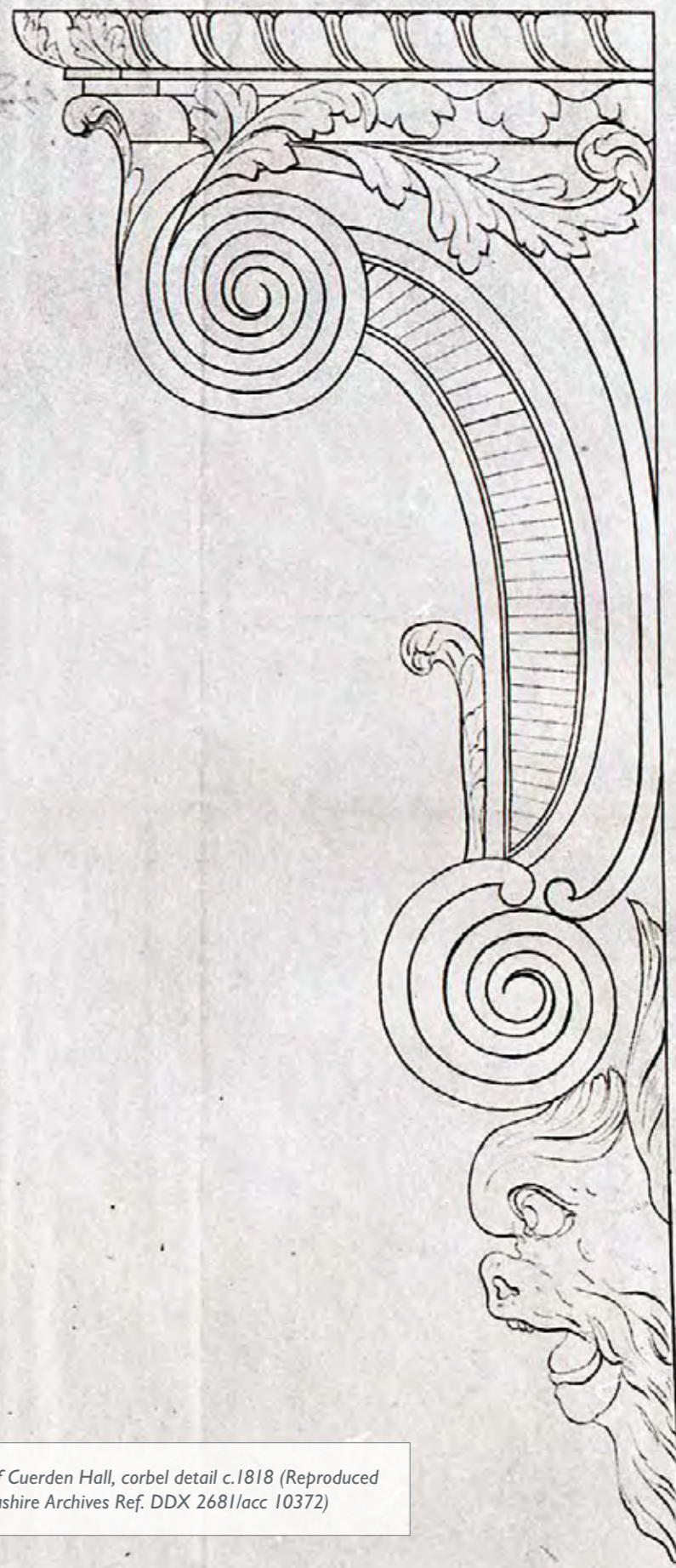


Wyatt drawing of Cuerden Hall, dining room c.1818 (Reproduced courtesy of Lancashire Archives Ref. DDX 2681/acc 10372)

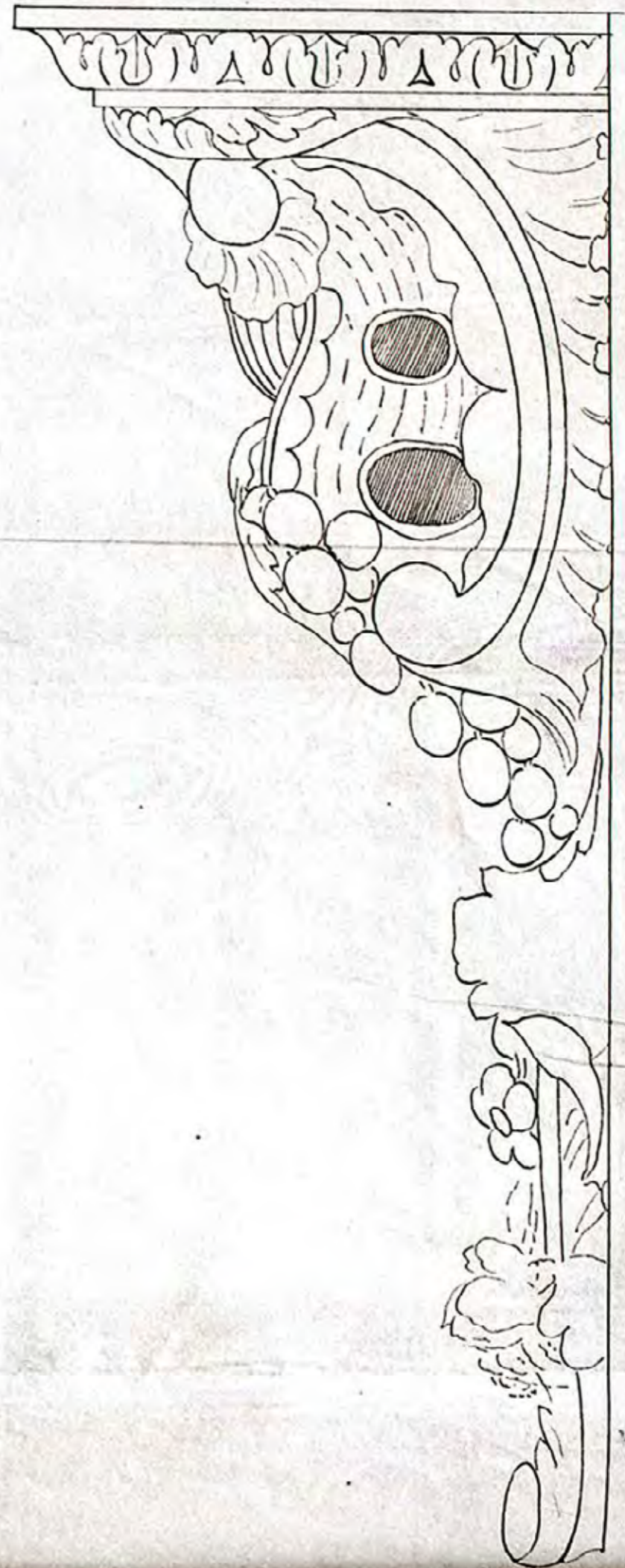
No 137



*Faint handwritten notes, possibly including 'No 137' and 'Cuerden Hall'.*



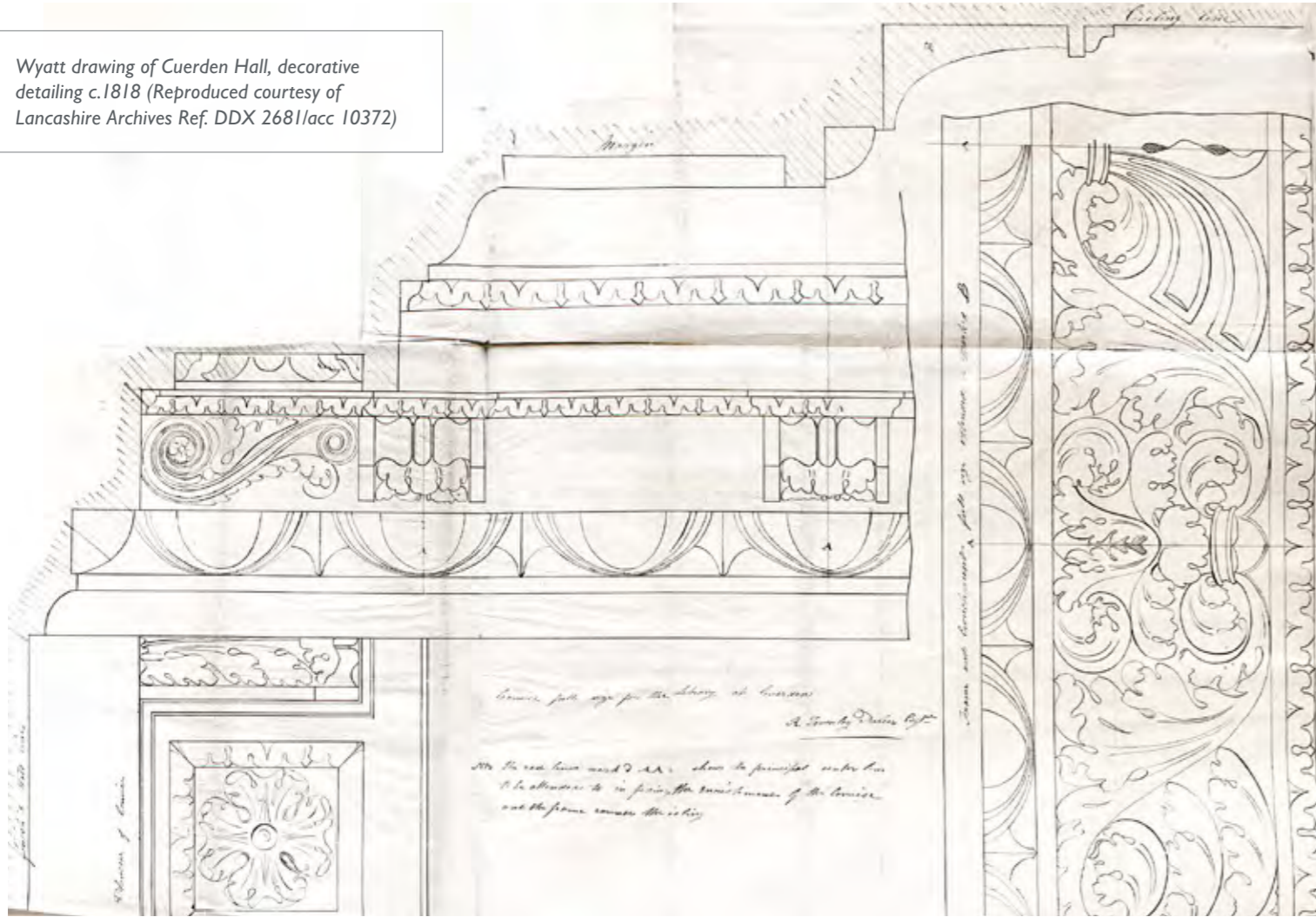
Wyatt drawing of Cuerden Hall, corbel detail c.1818 (Reproduced courtesy of Lancashire Archives Ref. DDX 2681/acc 10372)



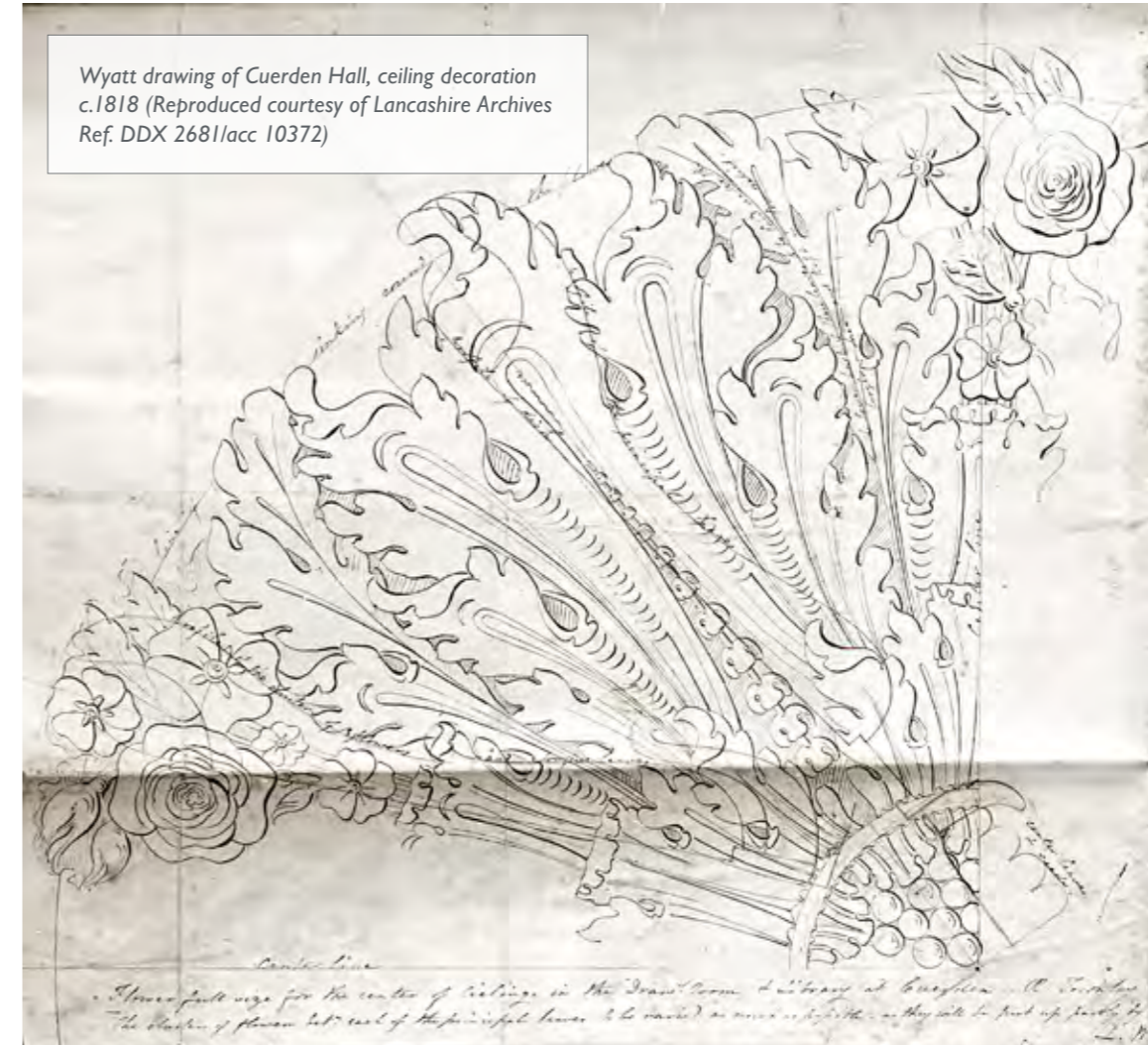
831M  
Cuerden Hall  
1818

Wyatt drawing of Cuerden Hall, corbel detail c.1818  
(Reproduced courtesy of Lancashire Archives Ref. DDX  
2681/ac 10372)

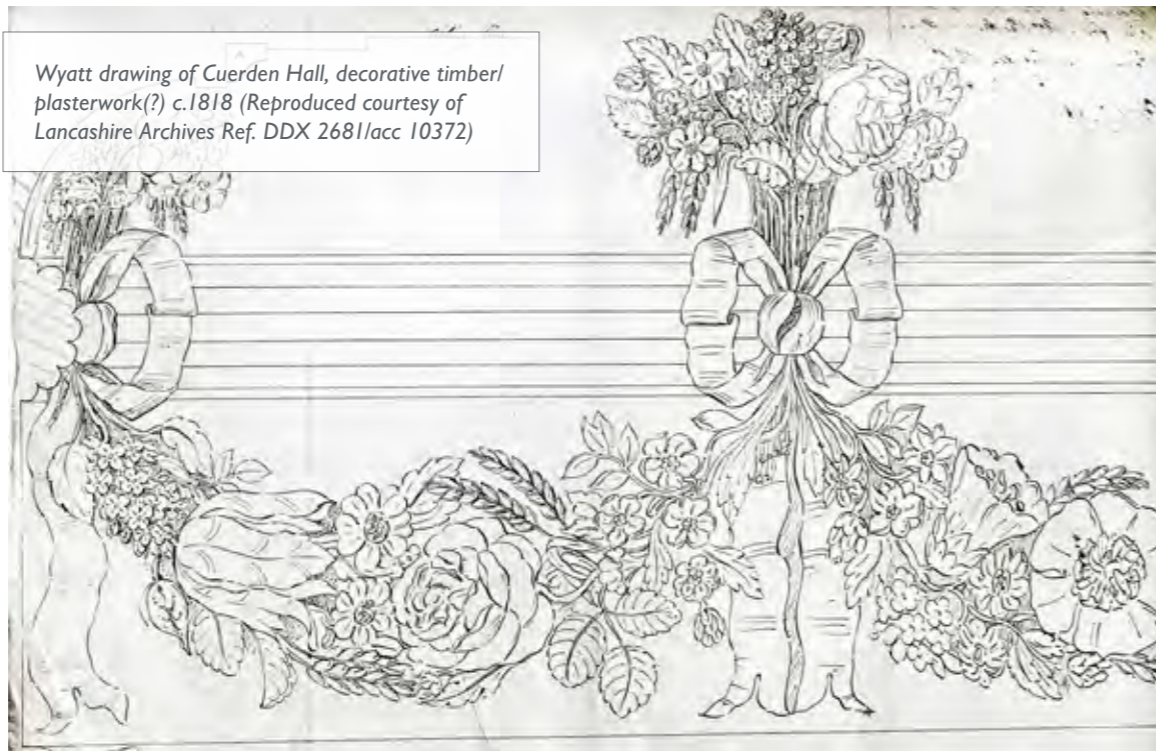
Wyatt drawing of Cuerden Hall, decorative detailing c.1818 (Reproduced courtesy of Lancashire Archives Ref. DDX 2681/acc 10372)



Wyatt drawing of Cuerden Hall, ceiling decoration c.1818 (Reproduced courtesy of Lancashire Archives Ref. DDX 2681/acc 10372)

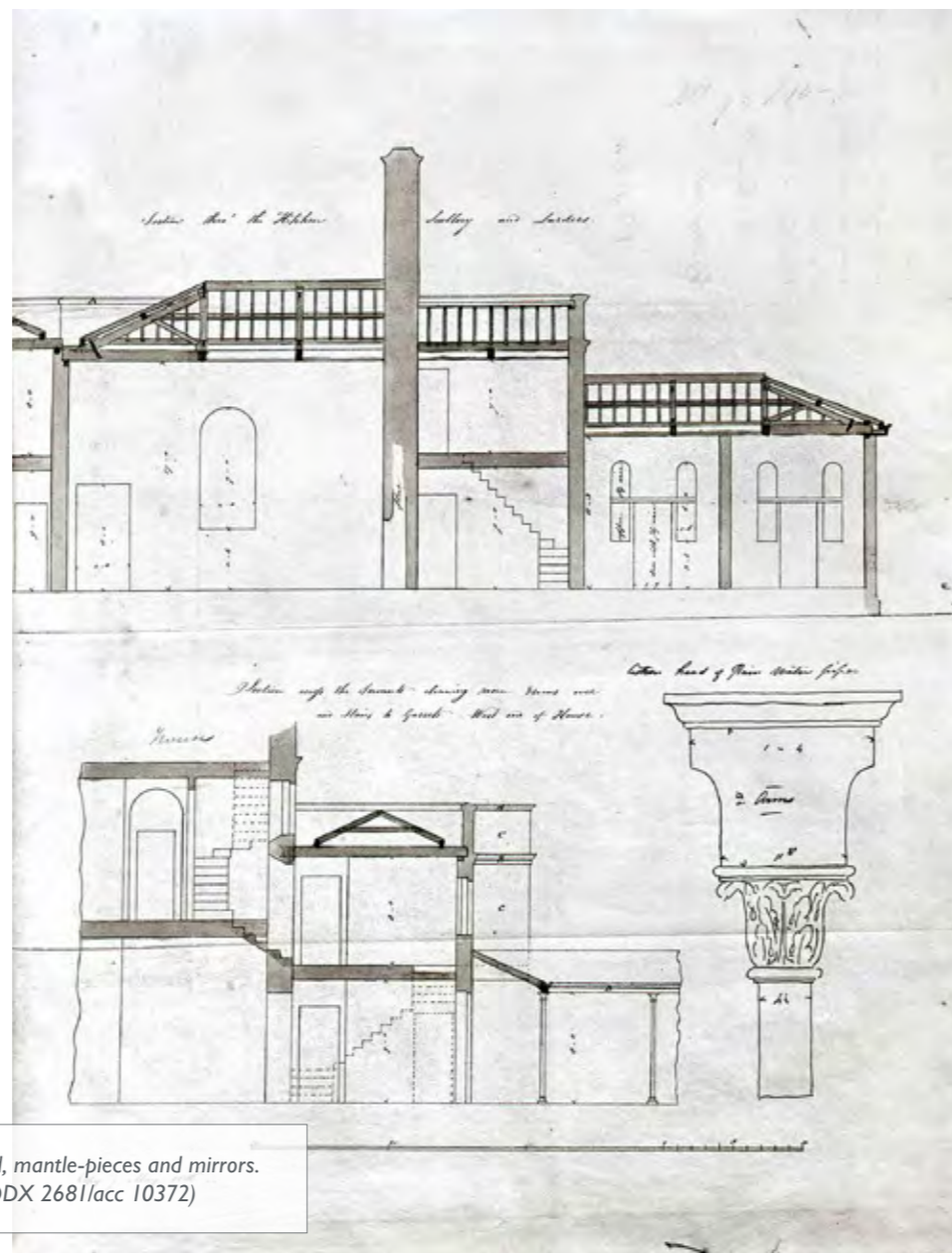
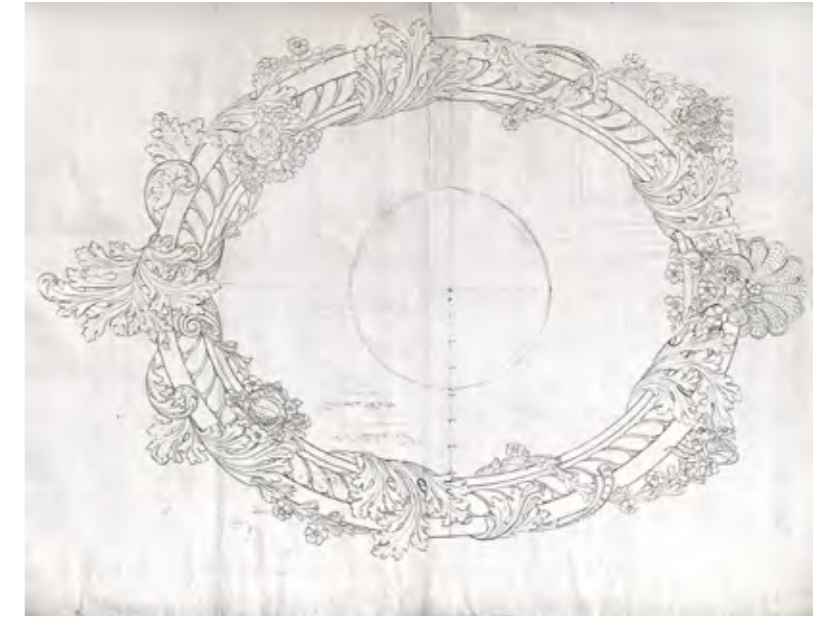
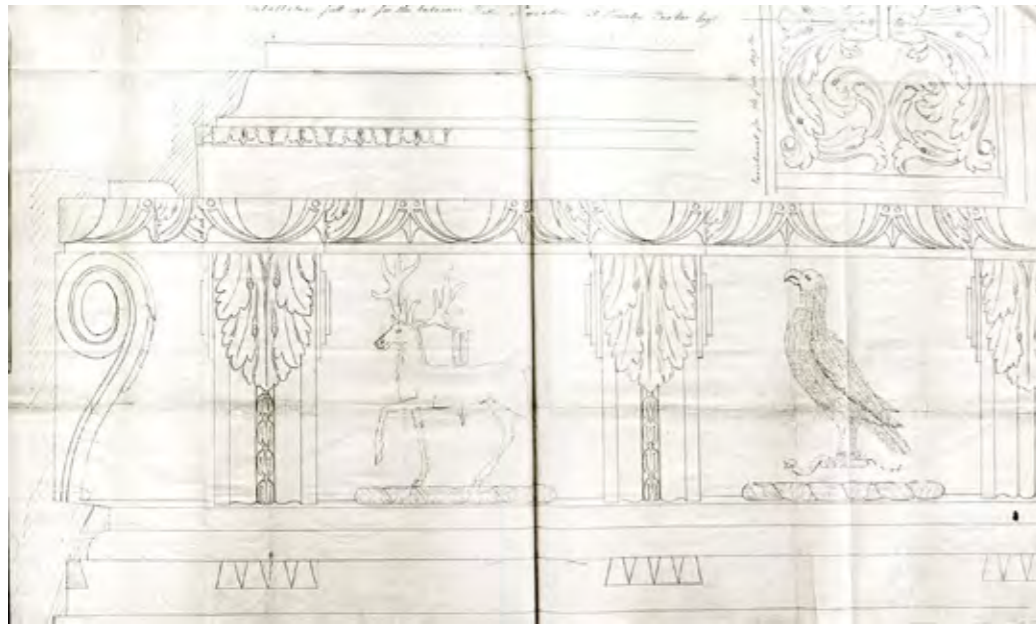


Wyatt drawing of Cuerden Hall, decorative timber/plasterwork(?) c.1818 (Reproduced courtesy of Lancashire Archives Ref. DDX 2681/acc 10372)



Wyatt drawing of Cuerden Hall, decorative bookcase joinery c.1818 (Reproduced courtesy of Lancashire Archives Ref. DDX 2681/acc 10372)



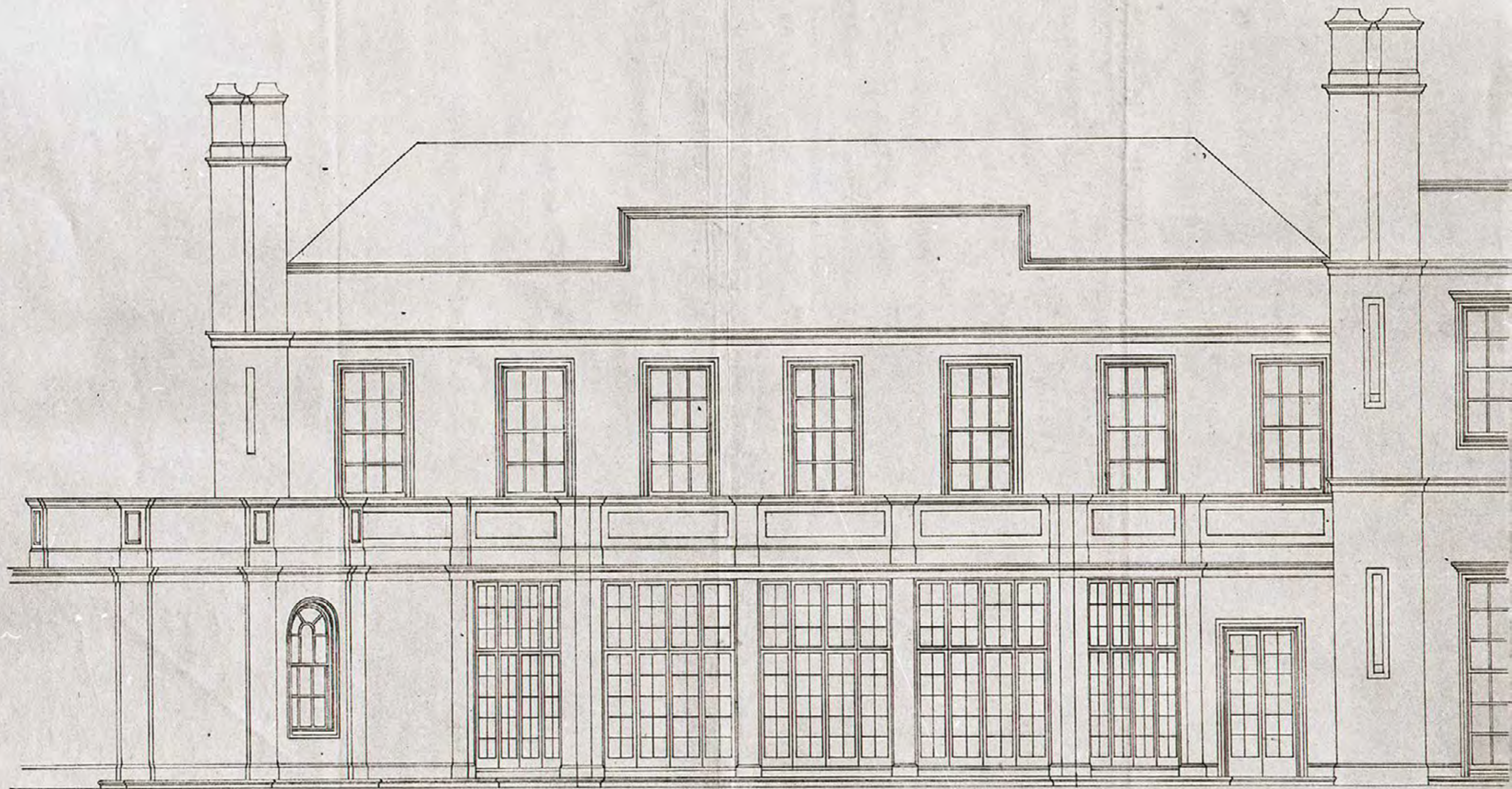


Wyatt drawing of Cuerden Hall, decorative details including staircase shield, mantle-pieces and mirrors. Kitchen section c.1818 (Reproduced courtesy of Lancashire Archives Ref. DDX 2681/acc 10372)

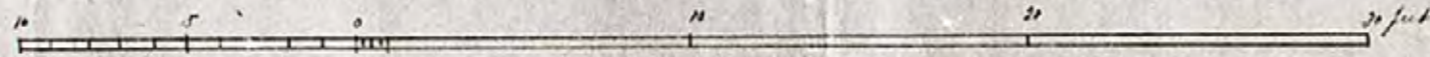


*Elevation of the Conservatory, and South Front of Offices - Cuerden. R. T. Parker Esq.*

*N<sup>o</sup> 131 Copy Jan<sup>y</sup> 1819*



Wyatt drawing of Cuerden Hall, south elevation and un-executed conservatory range c.1819 (Reproduced courtesy of Lancashire Archives Ref. DDX 2681/acc 10372)



No 130

R. T. Parker Esq  
Copy Jan 1819  
Butler's Pantry

Back  
Staircase

Servants Hall

Butler's Bed room

gravel

grass

Dining Room

No 130

Stewards Office

climbers may be planted against the back of this wall

border of earth for climber to be trained upon trellis placed against the wall

store room

Entrance

Dairy

Hay pavement

hind cage

30-0

12-0

40 ft. long

8 ft wide

fine flue

border of earth

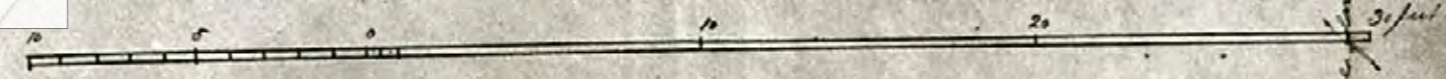
Terrace

gravel

gate

grass Terrace

Wyatt drawing of Cuerden Hall, plan of dairy and un-executed conservatory c.1819  
(Reproduced courtesy of Lancashire Archives Ref. DX 2681/accc 10372)



#### 4.11 CUERDEN HALL LANDSCAPE: 18TH CENTURY

The Townleys were noted 'landscape improvers'. At their ancestral home of Towneley Hall the gardens and pleasure grounds were formed largely in the mid to late 18th century incorporating some 17th and early 18th century features. In the late 18th century when the Townley Parker family took over Astley Hall, they had the surrounding parkland landscaped, a walled garden created and a coach house built.<sup>47</sup>

It is likely this desire for landscape improvement was continued at Cuerden Hall. The present day grounds surrounding Cuerden Hall are mature landscaped parkland and gardens. Little is known of the early landscaping at Cuerden but the current trees appear to be contemporaneous with major landscaping works undertaken between 1750 and 1800. All of the trees are now mature with some becoming overmature and starting to decline.<sup>48</sup>

The pre-Wyatt parkland shown in the Greenwoods 1818 map appears to have been well established with clear boundaries, plantations and avenues of trees. The avenue to the East could to be what Wyatt referred to when he asked about the 'larger trees (particularly those on the East side)' in a letter to Townley Parker of 5th April 1816. Wyatt also makes reference to the 'new plantations' around the house, stables and outbuildings of which he requests plans.<sup>49</sup> The landscape at Cuerden was clearly being developed in the early 19th century, potentially from an earlier more formal layout of avenues orientated towards an earlier hall, and by 1819 Wyatt had produced a 'General Plan of the park with proposed alterations'. These appear to have incorporated much of what was already existing with the aim to produce a more picturesque landscape and new long-distance vistas to frame the remodelled hall.

Wyatt had worked on the gardens at nearby houses in the same period. At Tatton, not long before his works at Cuerden Hall in 1814, he designed Charlotte's Garden, a kidney-shaped flower garden, possibly in association with John Webb (1854-1828). Between 1813 and 1820 at Lyme Park he formalised the south and west sides of the Hall, buttressing up the terraces, removing the cascade and reducing the South Lake.

There is little archival material on Wyatt's designs for the parkland and no mention of the involvement of other landscape designers but in a letter to Townley Parker of 21st September 1818 he had clearly considered its setting; 'In the general plan about the house I have endeavoured to give an idea of the walks and planting.'<sup>50</sup> He also produced and executed plans for an angular, battered terrace around the east side of the Hall and discussed the urns that would sit upon it. This unusual design survives, but has been somewhat altered by the extended front porch in the first half of the 19th century.

The extensive wooded parkland around the hall was well established by the 1838 Tithe map, which also shows how the Townley-Parker landholdings extended beyond the park boundary and the gardens and orchards to the southwest that would have provided for the house.

*"This township lies in the bend formed by the Lostock, flowing north and then west. The area is 808 acres, and the population in 1901 was 401. About a third of the area is occupied by the well-timbered park surrounding Cuerden Hall, which stands in the south-east corner on a hill overlooking the Lostock. Cuerden Nook and Cuerden Green are hamlets in the north and north-west. The principal road is that from Wigan to Preston through Bamber Bridge. On the western edge is that from Leyland to Preston. In 1666 the principal houses were those of Christopher Banastre and Thomas Woodcock, each having six hearths to be taxed. The whole number in the township was forty-five. The population is mainly agricultural, but there is a cotton mill."*  
Victoria County History, Vol6, 1911



Greenwood, Map of Lancashire, 1818 (Reproduced courtesy of Lancashire Archives)

<sup>47</sup> Lancashire archive reference DDX 2681.10372

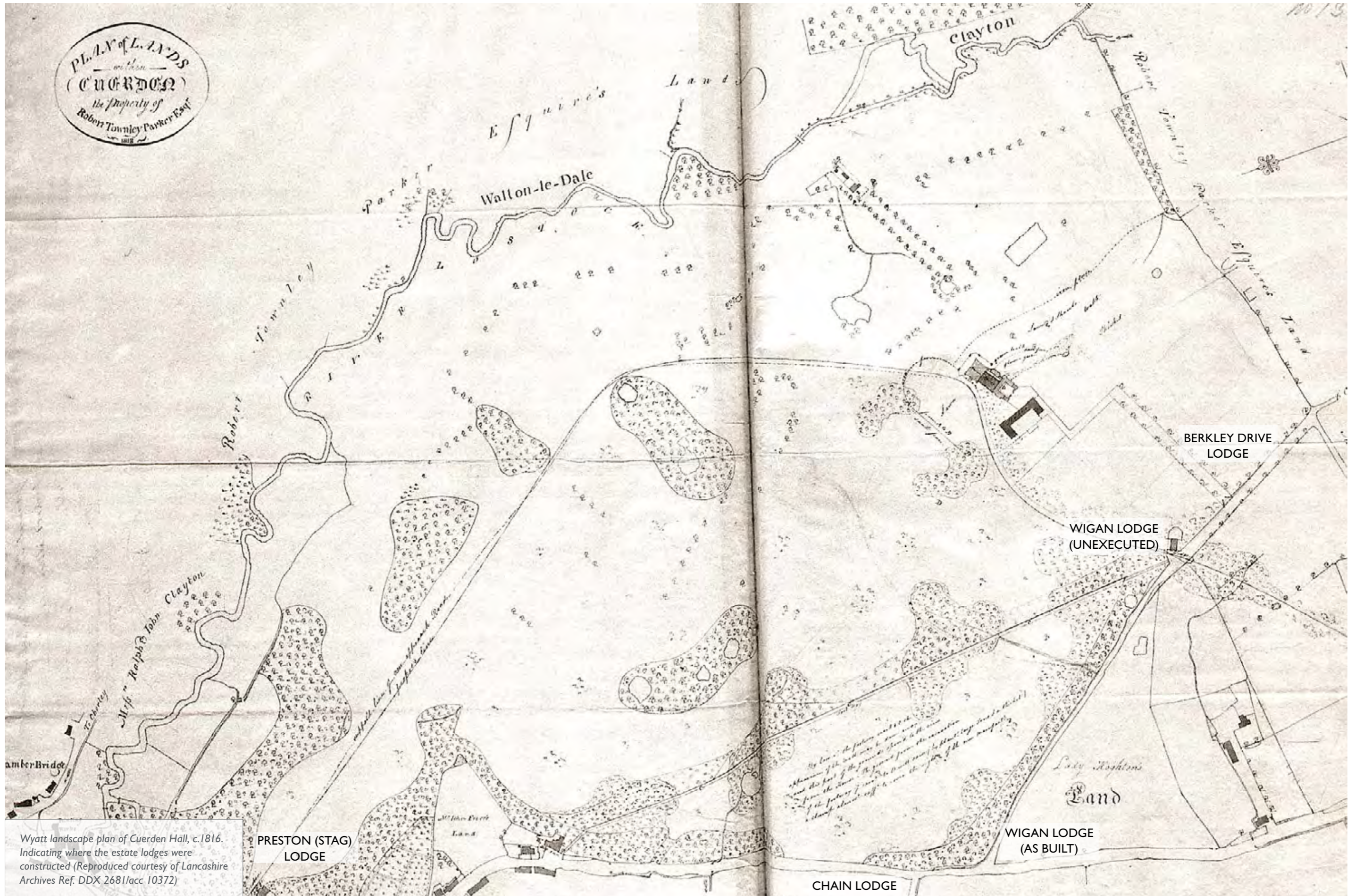
<sup>48</sup> Arboricultural consultants report, 2012

<sup>49</sup> John Champness research notes, 1984, Lancashire archive reference DDX 3046/34



Photograph of Cuerden Hall c.1900 (Reproduced courtesy of Lancashire Archives Ref. DDX 3178/311)

*Cuerden Hall*



Wyatt landscape plan of Cuerden Hall, c.1816. Indicating where the estate lodges were constructed (Reproduced courtesy of Lancashire Archives Ref. DDX 2681/accc 10372)

PRESTON (STAG) LODGE

CHAIN LODGE

WIGAN LODGE (UNEXECUTED)

WIGAN LODGE (AS BUILT)

BERKLEY DRIVE LODGE

1	Gardens Hall 7	Grass Wood and Grove	11	2	11	1
1a	Lodge and Wood	Grass	12	3	12	2
1b	Head and Stables	Head and Grove	13	4	13	3
1c	Plantation	Timber	14	5	14	4
1d	Gardens	Wood	15	6	15	5
1e	Orchard	Hay	16	7	16	6
1f	Arable	Woods	17	8	17	7
1g	Orchard	Woods	18	9	18	8
1h	Drying ground	Grass	19	10	19	9
1i	Plantation and Head	Timber and Grove	20	11	20	10
1j	Woods 7	Wood in Grass	21	12	21	11
1k	Plantation	Timber	22	13	22	12
1l	Plantation	Timber	23	14	23	13
1m	Plantation	Timber	24	15	24	14
1n	Plantation	Timber	25	16	25	15
1o	Plantation	Timber	26	17	26	16
1p	Plantation	Timber	27	18	27	17
1q	Plantation	Timber	28	19	28	18
1r	Plantation	Timber	29	20	29	19
1s	Plantation	Timber	30	21	30	20
1t	Plantation	Timber	31	22	31	21
1u	Plantation	Timber	32	23	32	22
1v	Plantation	Timber	33	24	33	23
1w	Plantation	Timber	34	25	34	24
1x	Plantation	Timber	35	26	35	25
1y	Plantation	Timber	36	27	36	26
1z	Plantation	Timber	37	28	37	27
1aa	Plantation	Timber	38	29	38	28
1ab	Plantation	Timber	39	30	39	29
1ac	Plantation	Timber	40	31	40	30
1ad	Plantation	Timber	41	32	41	31
1ae	Plantation	Timber	42	33	42	32
1af	Plantation	Timber	43	34	43	33
1ag	Plantation	Timber	44	35	44	34
1ah	Plantation	Timber	45	36	45	35
1ai	Plantation	Timber	46	37	46	36
1aj	Plantation	Timber	47	38	47	37
1ak	Plantation	Timber	48	39	48	38
1al	Plantation	Timber	49	40	49	39
1am	Plantation	Timber	50	41	50	40
1an	Plantation	Timber	51	42	51	41
1ao	Plantation	Timber	52	43	52	42
1ap	Plantation	Timber	53	44	53	43
1aq	Plantation	Timber	54	45	54	44
1ar	Plantation	Timber	55	46	55	45
1as	Plantation	Timber	56	47	56	46
1at	Plantation	Timber	57	48	57	47
1au	Plantation	Timber	58	49	58	48
1av	Plantation	Timber	59	50	59	49
1aw	Plantation	Timber	60	51	60	50
1ax	Plantation	Timber	61	52	61	51
1ay	Plantation	Timber	62	53	62	52
1az	Plantation	Timber	63	54	63	53
1ba	Plantation	Timber	64	55	64	54
1bb	Plantation	Timber	65	56	65	55
1bc	Plantation	Timber	66	57	66	56
1bd	Plantation	Timber	67	58	67	57
1be	Plantation	Timber	68	59	68	58
1bf	Plantation	Timber	69	60	69	59
1bg	Plantation	Timber	70	61	70	60
1bh	Plantation	Timber	71	62	71	61
1bi	Plantation	Timber	72	63	72	62
1bj	Plantation	Timber	73	64	73	63
1bk	Plantation	Timber	74	65	74	64
1bl	Plantation	Timber	75	66	75	65
1bm	Plantation	Timber	76	67	76	66
1bn	Plantation	Timber	77	68	77	67
1bo	Plantation	Timber	78	69	78	68
1bp	Plantation	Timber	79	70	79	69
1bq	Plantation	Timber	80	71	80	70
1br	Plantation	Timber	81	72	81	71
1bs	Plantation	Timber	82	73	82	72
1bt	Plantation	Timber	83	74	83	73
1bu	Plantation	Timber	84	75	84	74
1bv	Plantation	Timber	85	76	85	75
1bw	Plantation	Timber	86	77	86	76
1bx	Plantation	Timber	87	78	87	77
1by	Plantation	Timber	88	79	88	78
1bz	Plantation	Timber	89	80	89	79
1ca	Plantation	Timber	90	81	90	80
1cb	Plantation	Timber	91	82	91	81
1cc	Plantation	Timber	92	83	92	82
1cd	Plantation	Timber	93	84	93	83
1ce	Plantation	Timber	94	85	94	84
1cd	Plantation	Timber	95	86	95	85
1ce	Plantation	Timber	96	87	96	86
1cd	Plantation	Timber	97	88	97	87
1ce	Plantation	Timber	98	89	98	88
1cd	Plantation	Timber	99	90	99	89
1ce	Plantation	Timber	100	91	100	90

Plan of Township showing lodge locations and associated tithing apportionment, 1839 (Reproduced courtesy of Lancashire Archives)



#### 4.12 CUERDEN HALL LANDSCAPE: 19TH CENTURY

The Twycross engravings show the picturesque setting of the formal Cuerden Hall gardens in the mid-19th century. It shows open countryside for riding to the northeast and east of the hall, with dense vegetation on the western side placed to screen the service areas including the stable block. Although there may be an element of artistic licence, it is useful in demonstrating how the Hall and its service areas were meant to be experienced.

The historic extent of the Cuerden parkland as indicated on the 1848 OS map took in a large area between Clayton in the south and Bamber Bridge in the north, occupying land to the east and west of the River Lostock. The estate included land in the three townships of Cuerden, Clayton-le-Woods and Walton-le-Dale. The estate in the early 19th century was bound by the local road network as follows, working anti-clockwise: Shady Lane in the west; Town Brow; Sheep Hill Lane; Cam Lane; the A6; and up to the junction with the A49 at Bamber Bridge in the north. The 1848 OS plan suggests that the parkland had a particularly wooded character, with several named woods across the estate. The exception to this is the area to the east and south-east of the Hall, which by contrast allowed open views from the house over rolling parkland. The formal garden boundary wrapped around the east end of the hall, separating the gardens from the parkland beyond.

The main access to the Hall was from Wigan Road (labelled Lower Road on the 1848 plan), and follows, in all but part, the existing line of the driveway. Wigan Lodge stood at the entrance from Wigan Road, and the drive wound its way through Lady Hoghton's Plantation and then Wilbraham's Wood before arriving at the northern elevation.

The driveway crossed a track known as the 'Cinder Path', a sunken, walled path running north-south through the estate, and tunnelled beneath the driveway. It has been suggested that this may be an ancient route way that was of such importance that Robert Townley-Parker was unable to close it. In his bid for privacy, he then sunk the path in the 1840s and enclosed it in the existing tunnel so that people crossing his park could neither be seen nor see into his land. It is hypothesised that the path follows the line of a Roman road that linked Wigan with Walton-le-Dale.<sup>51</sup>

The 1893 OS plan is useful in showing the landscaping around the Hall in greater detail. The drive clearly travelled through an extensive tree belt but with more open landscaped areas to the north of the drive giving contrast to the wooded plantations on the southern side. The plantations continued right up to the Hall, covering the areas to the immediate west and south of the stable block, and the area between the Hall and reservoir. An area to the immediate north of the Hall was kept clear however, no doubt to act as a formal area in which to receive guests and to allow an appreciation of the front elevation of the building. The area to the south of the stable block formed part of the pleasure gardens, separated from the stable block and driveway by a boundary wall. It was planted with a mix of deciduous and evergreen trees, and had a network of paths meandering through. The area to the south of the hall was more open, becoming more wooded towards the southern end. The eastern aspect by contrast took a more open character, with clusters of trees and avenues marking pathways and enhancing the picturesque qualities of the landscape. A second driveway approached the hall from Bamber Bridge. 'Preston Lodge' marked the entrance to the drive which then crossed the parkland travelling south-easterly before curving round to approach the north-eastern corner of the Hall. The lodge later became known as 'Stag Lodge', as labelled on the 1931 OS plan.

By the 1893-94 OS plan a third lodge is shown at the entrance from Shady Lane. This marked the entrance to a tree-lined driveway that travelled to the stable block, suggesting a more functional rather than recreational route.<sup>52</sup>

The 1883 Gardeners Chronicle describes the Hall as having a 'long stretch of lawn' fronting the house, 'beyond which is a deep, well-sheltered hollow which has been arranged as a pinetum and American garden'. The article also describes the walled gardens and the apple and pear varieties in the orchards.

American gardens became fashionable at the end of the 1700s. They would feature rhododendrons from both America and the Himalayas, along with more familiar species of beech and sycamore trees. Ferns and bog plants that thrive in acidic soils were also planted. The Cuerden pinetum had a collection of varied conifer species, nine of which were over ten metres tall. The largest was a coastal redwood which measured seventeen metres tall.

#### WOODLAND NAMES

Lady Hoghton's Plantation on Shady lane – named after Robert Townley Parker's mother Lady de Hoghton nee Susannah Brooke of Astley hall. She was first married to Thomas Townley Parker, Robert's father, and after his death, married Sir Henry Phillip de Hoghton of Hoghton Tower.

Wilbraham's Woods - The Wilbraham Bootle family were related to the Earls of Lathom and the Tattons and held lands at Clayton le Woods and Clayton Hall.

Dog Kennel Wood - presumably where the pack of hunting hounds were kept. It is a common name on estates, for example there is a Dog Kennel Wood at the nearby site of Walton Hall.



Tunnel under the Cinder Path (Reproduced courtesy of Lancashire Archives)

*'There is a tale of a possible murder in the area. In the 1800s, exact date unknown, a poor chap who chose to walk home up the Cinder path from Bamber Bridge end near the, once thriving, Parker Arms (now demolished), met his fate when two thugs, possibly poachers, thought he was one of the wardens employed by the Townley Parkers to patrol the walls around the estate. He was apparently beaten up on the Cinder path. What happened to the murderers isn't known, if they were caught, and I have yet to find a true record of the event.'*

Alison Whitham, 2015

<sup>51</sup> Clayton-le-Woods and Cuerden Archaeological Report, DDX 2681, p.60



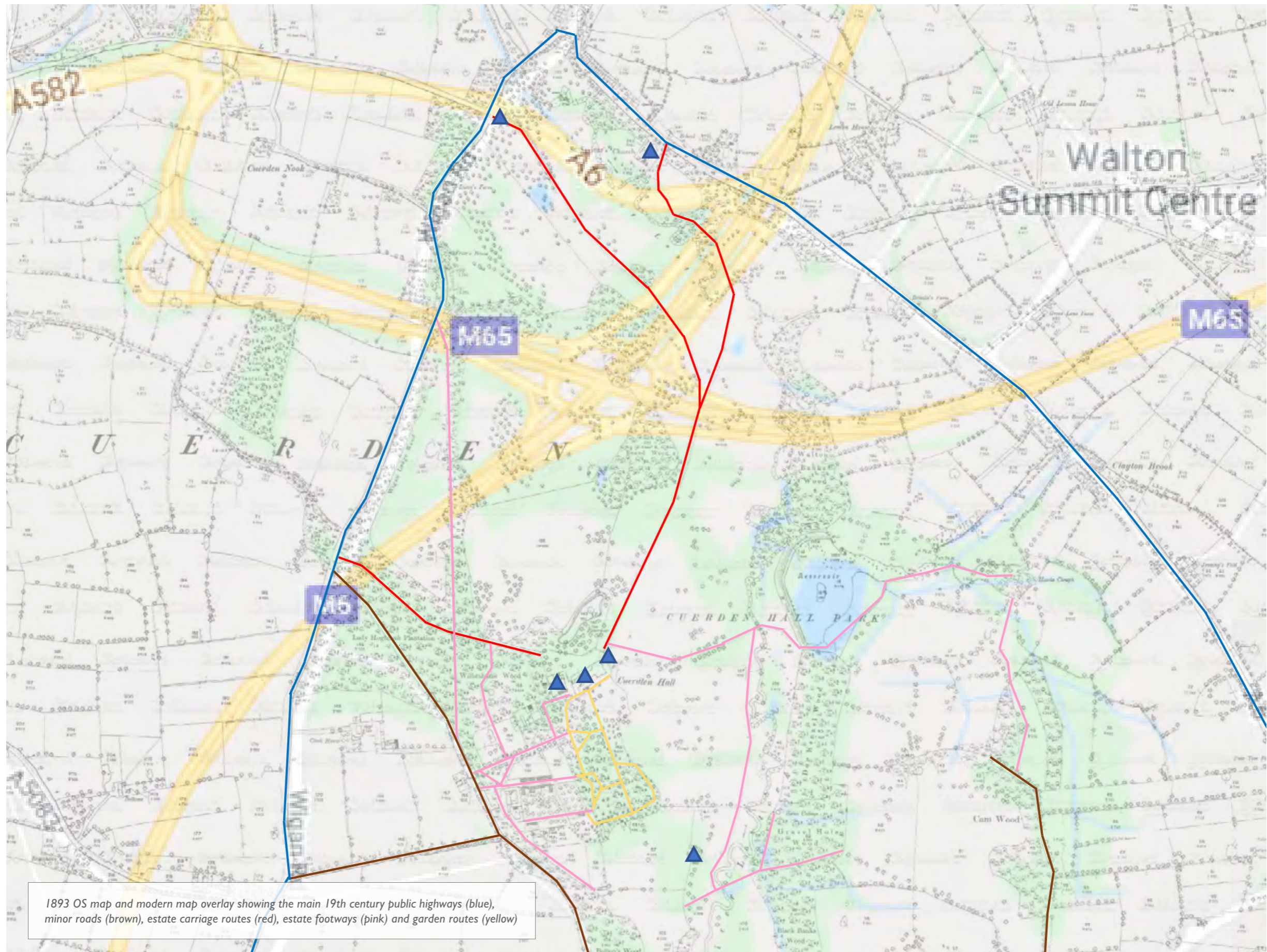
1848 OS map, the first edition map appears to show the Wyatt porch has been extended on either side to create larger front rooms. The billiard room addition to the Service Wing has yet to be constructed and the U-shaped Stableyard has not yet been fully enclosed by the western range. (Reproduced courtesy of Lancashire Archives)





*Aerial photos from the 1940s and 1960s show the impact the construction of the Preston Bypass (Britain's First Motorway) had on the landscape*





1893 OS map and modern map overlay showing the main 19th century public highways (blue), minor roads (brown), estate carriage routes (red), estate footways (pink) and garden routes (yellow)

#### 4.13 CUERDEN HALL LANDSCAPE: 20TH CENTURY

The 1909 OS map shows Reginald Tatton had the orchard removed by this date but the kitchen gardens remained productive. During the First World War the rations of recovering service men staying at the hall were enhanced by produce grown at the Hall.<sup>53</sup>

The established landscape is clearly recognisable on the 1931 OS plan which shows little change of great note. By 1955-56 the parkland again appears to have changed very little, although development had taken place within Wilbraham's Wood on the southern side of the driveway on the eastern side of the Cinder Path. This might have been the result of the sale of a large portion of the park in 1950. The sales particulars advertised 1,739 acres that included 24 dairy farms, 8 small holdings, part of the park, the kitchen gardens, 'accommodation lands and plots', and well-timbered woodlands.

The second half of the 20th century saw the development of the M6 which cut through the north-eastern corner of the parkland, severing it from the remainder of the estate. It cut across both driveways, with the drive from Stag Lodge bisected by the road and the very western portion of the main driveway to Wigan Road obliterated.

By the publication of the 1964-65 1:2,500 OS plan, the beginnings of the current residential development are starting to be depicted. By the publication of the 1973-83 OS plan this had extended northwards to meet the drive to the Hall.

In 1977, Lancashire Development Corporation took over the site during which time the associated parkland was developed into Cuerden Valley Park. In the 1990s, the park suffered further from the construction of the M65 travelling east-west through the northern section, cutting off the most northerly extent of the park. Not only has the park been fragmented by the motorways, it is now in multiple ownership and the area which remains within the setting of the Hall itself is a fraction of the original size. The bulk of the estate now forms Cuerden Valley Park, but with other sections including the strip along the eastern side of Shady Lane in separate private ownerships.<sup>54</sup>



Photographs of Cuerden Hall in its grounds c.1970 (Reproduced courtesy of Lancashire Archives Ref. NTC.35.2.102)



Prize Winning Plants  
 Mrs Parker appears to have been a keen gardener picking up awards at the Preston Horticultural Society in 1824:

Mrs. R.T. Parker  
 Best Double White Roses &  
 1st For the most rare and beautiful green house, or hot house plants (Judged by Dr. Shephard of Liverpool Botanic Gardens)  
 Westmorland Gazette - Saturday 03 July 1824

1st For the Best Collection of Green-house Plants, the property of ladies  
 Mrs Parker, Cuerden Hall  
 Westmorland Gazette - Saturday 14 August 1824

<sup>53</sup> Lancashirepast.com

<sup>54</sup> Beacon Planning Heritage Statement, 2013



Photograph of the grounds at Cuerden Hall c.1910s (Reproduced courtesy of Lancashire Archives Ref. NTC.35.2.102)

IN THE GROUNDS CUERDEN HALL

**CONTEXT: THE PICTURESQUE LANDSCAPE**

The English landscape garden of the 18th century was a significant and world-renowned historical artform. It represented a move from the previous formal gardens of Europe in the preceding centuries and was stimulated by a number of political, philosophical and social factors including enclosure of common land and the increased prosperity and political power of landowners.

Poets, philosophers and artists were all part of this movement and influenced early designers such as Charles Bridgeman and William Kent. At Stowe and Rousham, Kent created landscapes with a painter's eye, enhanced by allegorical garden buildings and structures.

Lancelot 'Capability' Brown (1716-1783), so named from his habit of referring to the 'capabilities' of prospective clients grounds, was regarded as the foremost landscape creator of his time. Brown's designs removed the last remains of formal gardens and their walls and hedges, positioning the house with the parkland and wider 'natural' landscape. Brown used bodies of water and small wooded clumps of trees in the middle distance to create his natural effect. The layout of Cuerden's parkland by the early 19th century appears to show a similar intent.

Humphrey Repton (1752-1818) was Brown's spiritual successor and designed landscapes that captured the spirit of place for his patron's which he innovatively presented in his 'Red Books' with before and after illustrations.

With more modest schemes landowners often took the lead themselves, working with estate staff. Landscapes around houses were transformed, or laid out from scratch, in an idealised 'natural' manner, with pasture ground running uninterrupted from the house (animals being kept at a distance by an unseen ha-ha) into gently undulating grounds studded with clumps of trees, and with the world beyond screened by plantation belts around the park edge. The key feature of interest was usually a lake in the middle distance, ideally contrived to resemble a great river curving through the park.

Whilst buildings and temples were still included within the landscape to add variety and interest, they were employed more sparingly, and complex iconographic schemes were less fashionable. Typically the house was approached by a sweeping, curvilinear drive – such parks were meant to be experienced in motion – which wound through the extensive parkland, allowing the carriage-borne visitor (viewing the scene from the side of the carriage rather than the front, as we do in a car today) to catch varied glimpses of the lake and house between the parkland clumps and plantations. This can be seen at Cuerden with the approaches from the Wigan and Stag Lodges.

Landscape parks attracted criticism from some quarters as they lacked interest around the house. Families wished to have grounds to walk in, shrubs and flowers to provide colour, scent, and seasonal change, and a degree of shelter and privacy from the world beyond. Most landscape parks were kept private by a boundary wall or railings, with entrances overseen from gatekeepers' lodges. Roads and footpaths across the park were often diverted around the perimeter, and sometimes settlements and farms were removed and rebuilt out of sight or had ornamental facades added to make them eye-catchers.

At Cuerden the high walls and tunnel of the Cinder Path reflects this. It has also been reported that Robert Townley Parker ordered surrounding buildings used by the local population to be demolished. These included the George & Dragon and Eagle & Child pubs, along with a corn mill, smithy and several cottages. These buildings did disappear over the course of the 19th century, though the George and Dragon building was still occupied in 1881 and the structure doesn't disappear until the 1909 OS Map.<sup>55</sup>

Repton had started to reintroduce terraces and flower beds in the immediate vicinity of houses by the start of the 19th century. 18th century picturesque confections gave way to a more eclectic garden style that also drew on earlier classicism and revived formality in garden design. This can be seen in the development of the formal gardens at Cuerden with Wyatt's plans for the terraces and immediate surrounds of his remodelled hall.

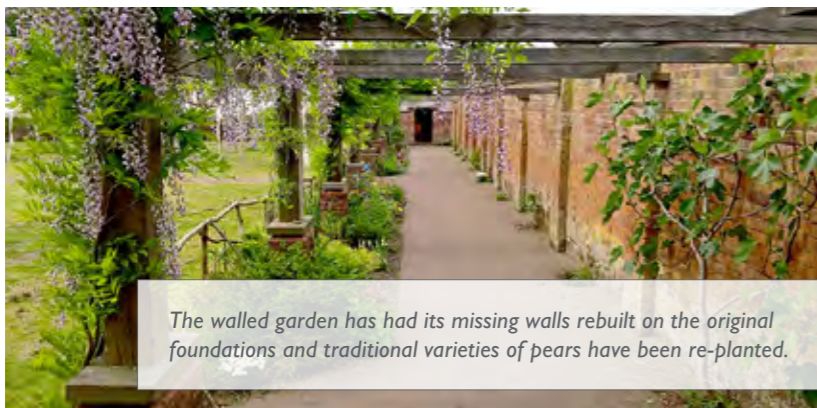
John Claudius Loudon (1783-1843) introduced the idea of the 'Gardenesque' which encouraged the use of exotic plants and a focus on displaying the best specimens of plants so they could be fully appreciated in gardens and hot houses. Reports show how the Parker family had received recognition for their plants and fruit trees and were keen horticulturalists.

Pleasure grounds comprising flower beds, lawns, shrubberies and walks, sometimes with edged pools, summer houses, statuary and other architectural features, again became commonplace between the house and park in England. Mid and later 19th-century garden styles remained highly varied, kitchen gardens and elaborate planting proliferated and horticultural publications increased. Country Life was launched in 1897 and the 1890s saw a growing interest in garden design in general, this may have influenced Reginald Tatton's early 20th-century changes to the gardens at Cuerden.

In 1900, the landscape architect Thomas Mawson published his book *The Art and Craft of Garden Making*, which greatly influenced early 20th-century garden design. Although Mawson drew on both revivalism and the Arts and Crafts movement, he also embraced the use of modern materials including concrete and asphalt for his hard landscaping, thus paving the way to modern design.<sup>56</sup>

<sup>55</sup> <http://chorleyinnsandtaverns.blogspot.com/p/clayton-le-woods-george-and-dragon.html>

<sup>56</sup> There is an entry on the Pastscape database which states that in 1900 a plan for formal gardens was prepared by Thomas Mawson but never implemented, however a copy of this plan (*The Horticulturist* #17, 2008) appears to disprove this and the 'Garden at Cuerden Hall' was in fact for an unrelated 'Cuerden Hall' at Thelwall near Warrington.



The walled garden has had its missing walls rebuilt on the original foundations and traditional varieties of pears have been re-planted.



Wyatt's Gardenesque design at Tatton 1814 (partially restored). The design consisted of an intricate flower garden containing many small beds which accommodated single plants of botanical interest at the time.



Whitworth Gardens, Derbyshire C.1900 gives an idea of how the wooded reservoirs used for boating around Cuerden may have appeared



Places like the Lost Garden of Heligan in Cornwall and Abbotsbury sub-tropical gardens (shown here) are both good surviving examples of the 19th century Gardenesque style.



The formal terraces at Cuerden Hall in 2020



The parkland landscape at Cuerden Hall in 2020

#### 4.14 CUERDEN HALL LANDSCAPE: GATES AND LODGES

##### Preston (Stag) Lodge

The plans, elevations and sections for a 'Preston Entrance Gateway and Lodge' were drawn up by Lewis Wyatt in October 1821. They show a central gateway 12 feet wide gateway flanked by 15 feet high piers both topped with grand Stag Statues. To the right (south of the carriage drive) was a single storey lodge comprised of 4 rooms with a yard to the rear. The lodge had a single window facing onto the road. To the left was a corresponding 12 feet wide section of wall with a blind window corresponding to that of the lodge. There was a 12 feet high rusticated pier to either side of the gateway where it met the estate wall. These were topped with a ball finial. Wyatt also provided a sketch of the gate in 3 sections.

Wyatt was involved in the manufacture of the stags for the Preston Gateway. In a letter dated 19th August, 1822 he wrote:-

*"Since my return to Town on Thursday last I have called at the Artificial Stone Manufactory to see the Stags for your Preston Gateway, they are modelled and will be ready to put in the Kiln this week, the firing process will take about ten days after which the legs, which will be cast in lead, will be affix'd by copper bars, and the whole will be put together complete, when I will take another opportunity of calling to see them, and get them forwarded with as little delay as possible. I have the pleasure to say they appear'd to be very well modell'd and from the mode adopted for putting them together I do not apprehend any accident, and I think you will approve the effect."*

Due to the decoration the lodge later became known as 'Stag Lodge', as labelled on the 1931 1:2,500 OS plan, although photographs show the piers topped with a stag and hawk, potentially mirroring the carving on the porch of the hall and this change may have been at the same time as the changes to the hall as both features are absent from Wyatt's drawings.

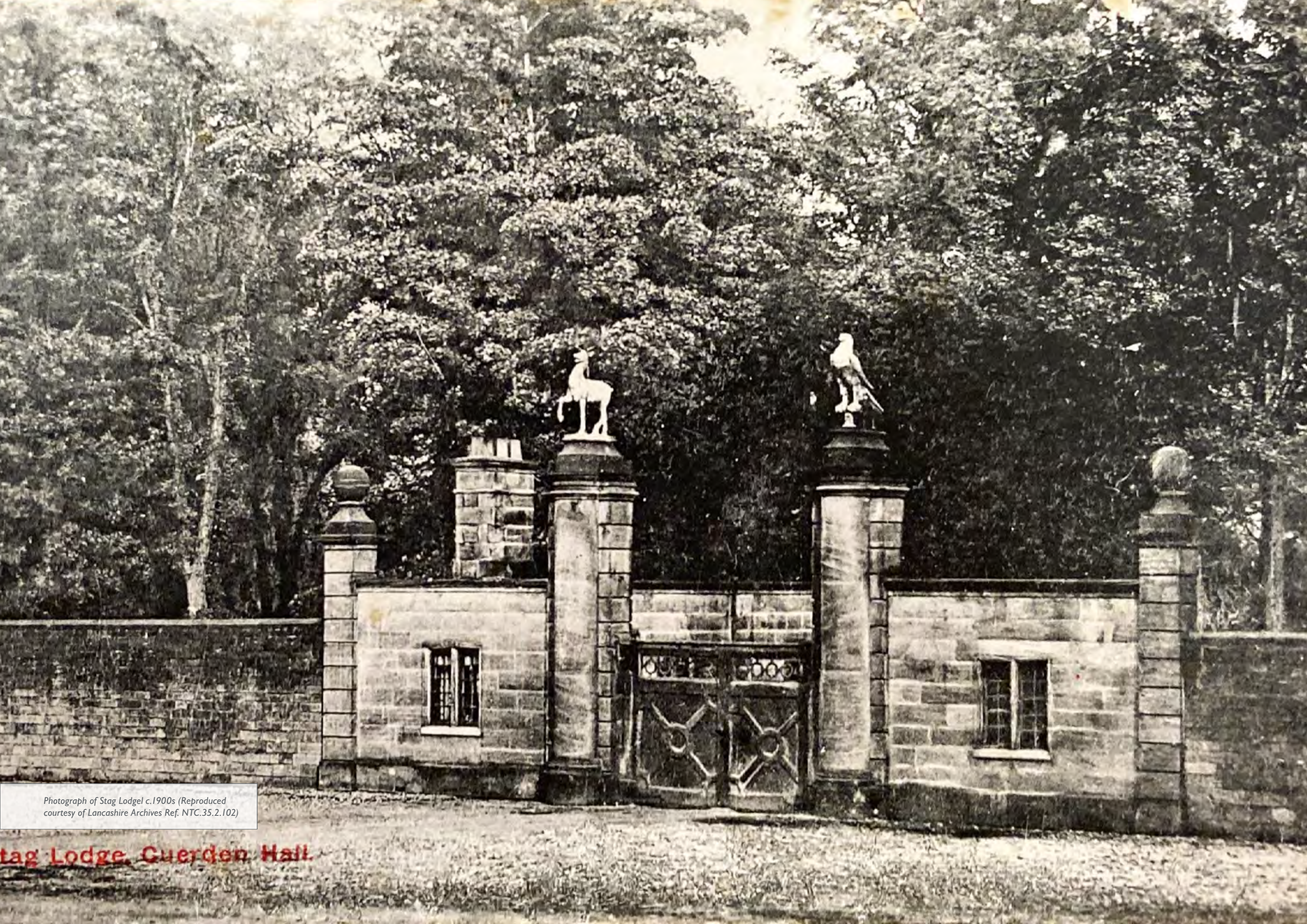
Plans as early as the 1839 tithe map show the Preston (Stag) Lodge was built on the north side of the carriage drive rather than the south as Wyatt suggests. Few alterations seem to have been made across the 19th and 20th century and today, Stag Lodge survives although in a poor condition and almost hidden from the road by overgrown vegetation. It is cut off from the majority of the parkland by the motorway and was Grade II listed in 1984 (List Entry Number: 1362136).



Stag Lodge in 2001



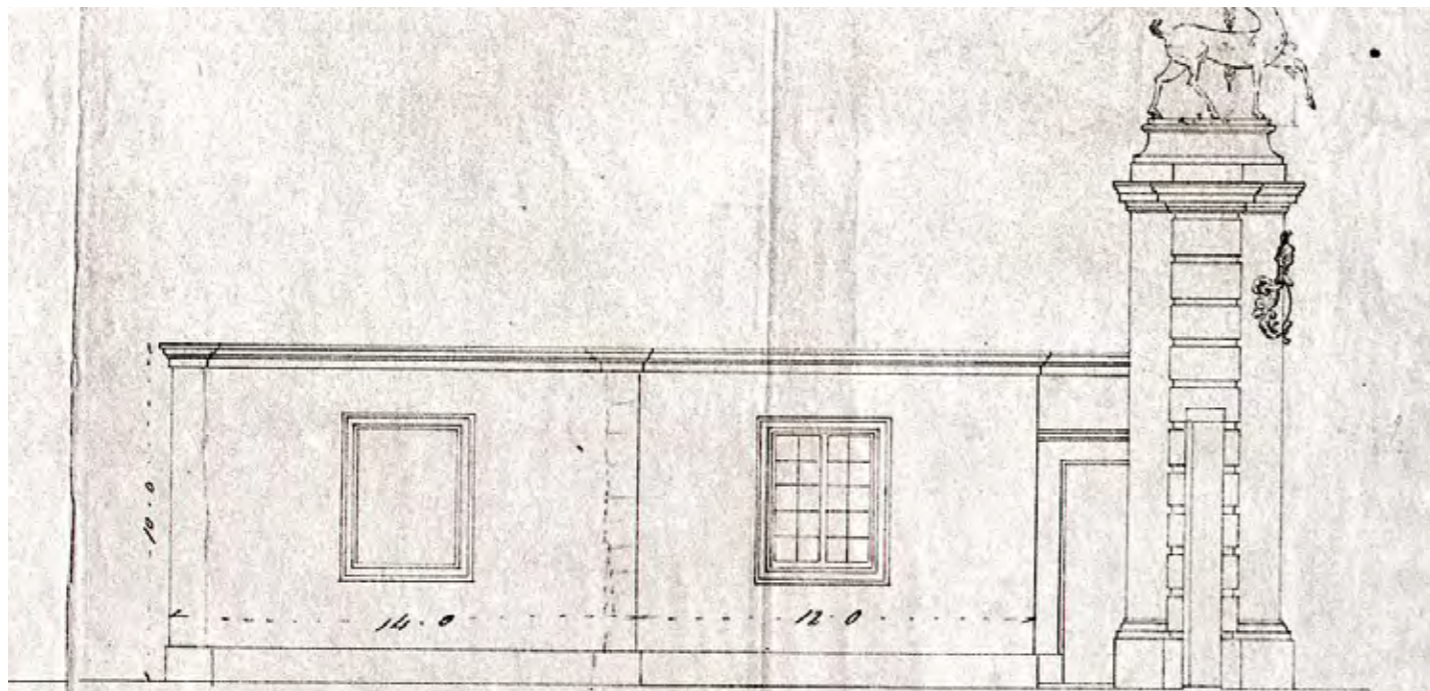
Photograph of Stag Lodge from the road to Cuerden Hall c.1900s (Reproduced courtesy of Lancashire Archives Ref. NTC.35.2.102)



Photograph of Stag Lodge c.1900s (Reproduced courtesy of Lancashire Archives Ref. NTC.35.2.102)

Stag Lodge, Guerden Hall.

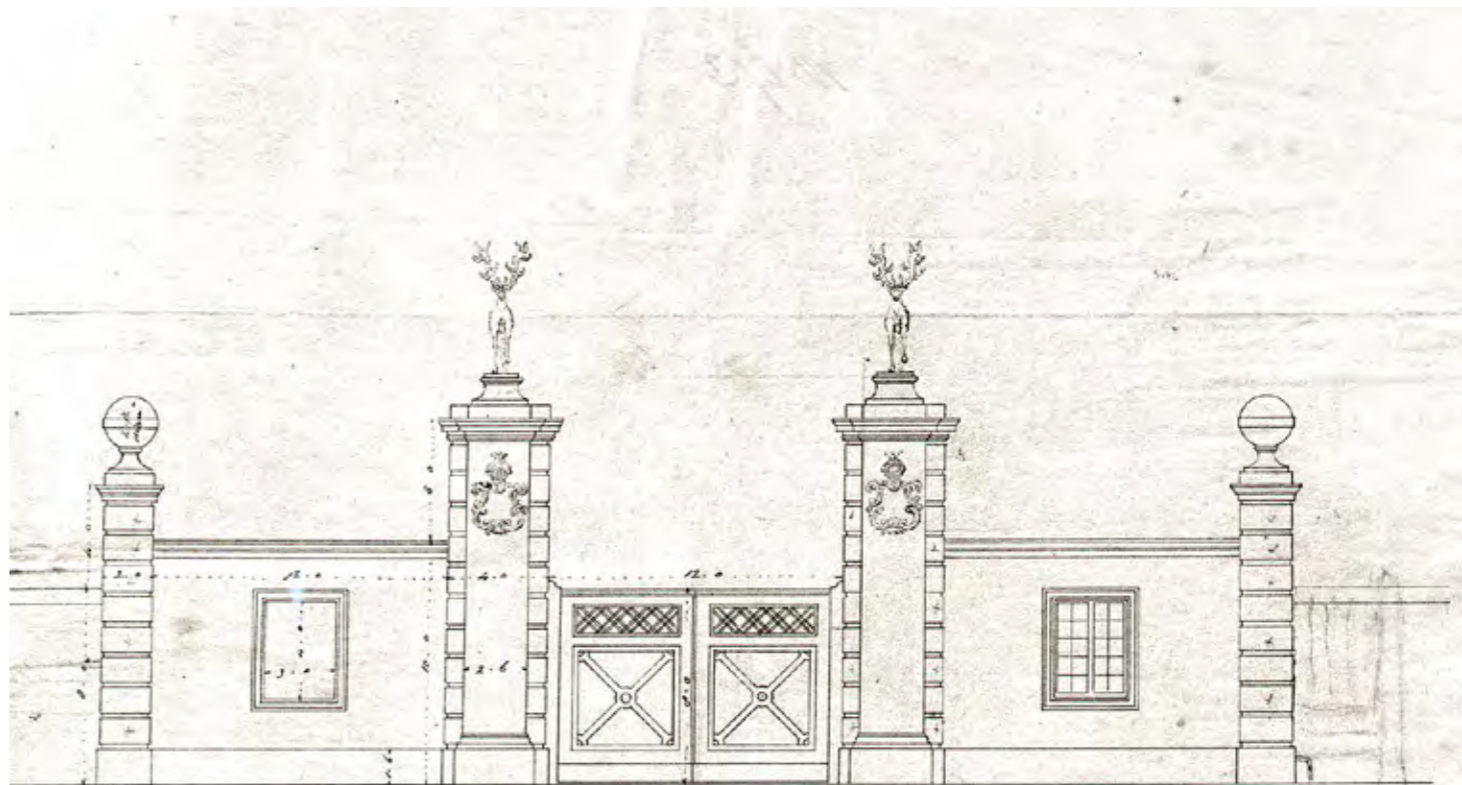




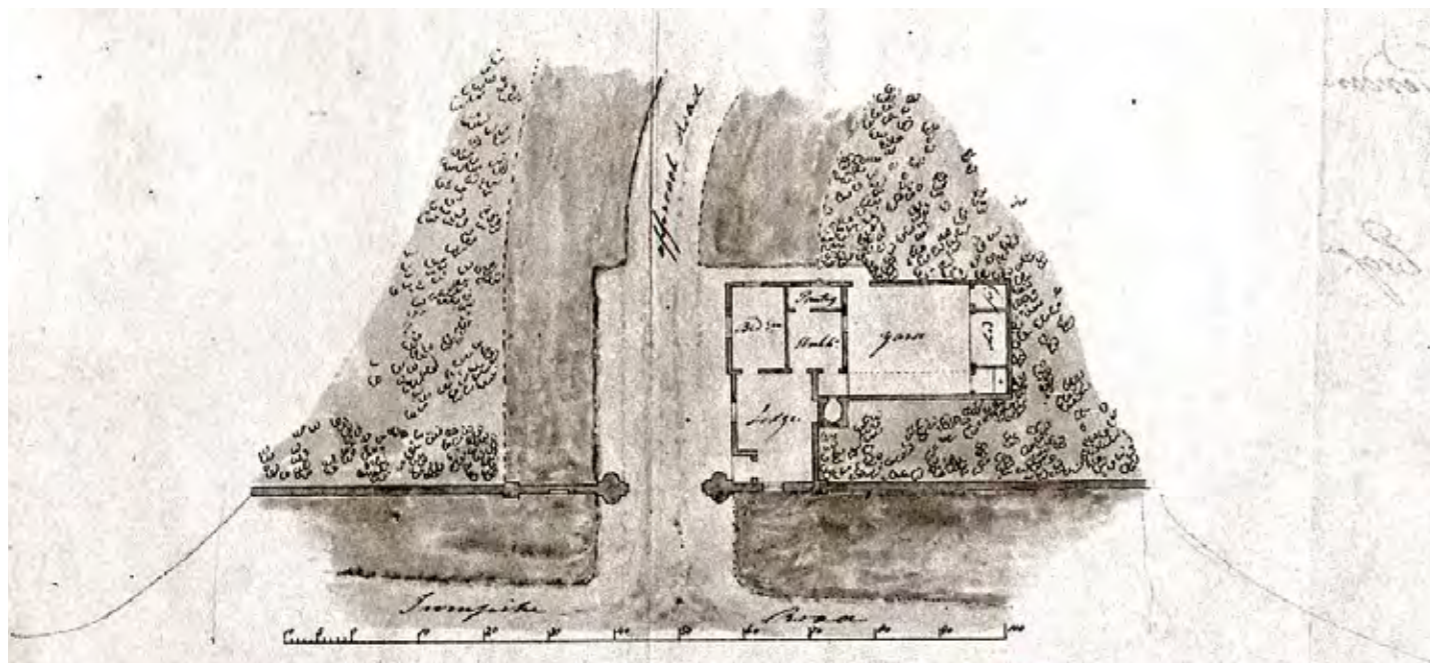
*Elevation of the Lodge, and Profile of the Gate Piers  
Cusworth*

Wyatt drawing of Stag Lodge, c.1819 (Reproduced courtesy of Lancashire Archives Ref. DDX 2681/acc 10372)

130

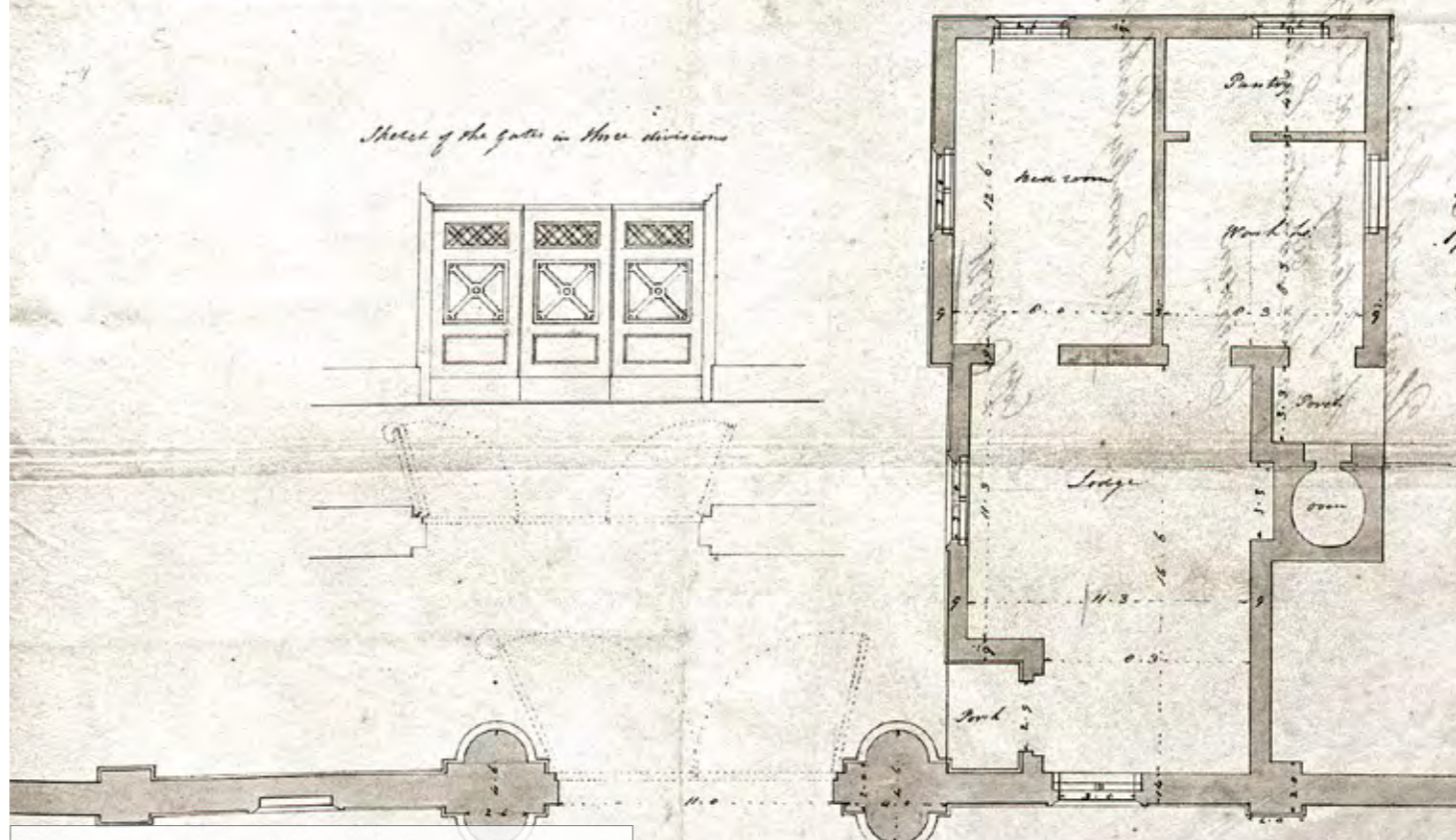


*Elevation of the Gates, Piers, and Lodges for the Preston Entrance, Cusworth*



*General Plan of the Preston Entrance Gateway and Lodge  
Cusworth, R. Townley Parker Esq.*

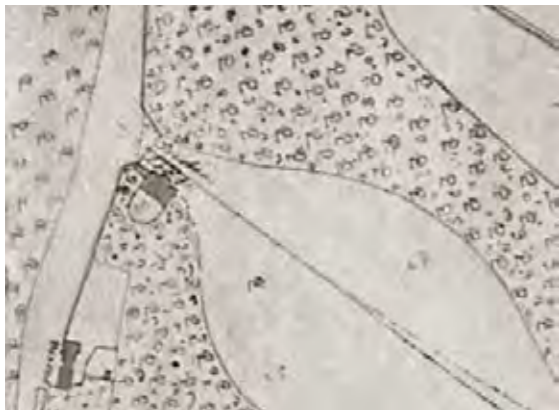
Detail of Wyatt's Stag Lodge design c.1816 (Reproduced courtesy of Lancashire Archives Ref. DDX 2681/acc 10372)



*for the Preston Entrance, Cusworth R. Townley Parker Esq.*

Wyatt drawing of Stag Lodge, c.1819 (Reproduced courtesy of Lancashire Archives Ref. DDX 2681/acc 10372)

1819 (PROPOSED)



1839



1848



1893



1938



Map progression showing, from top to bottom, Stag Lodge, Wigan Lodge and the location of the later Berkley Drive Lodge.

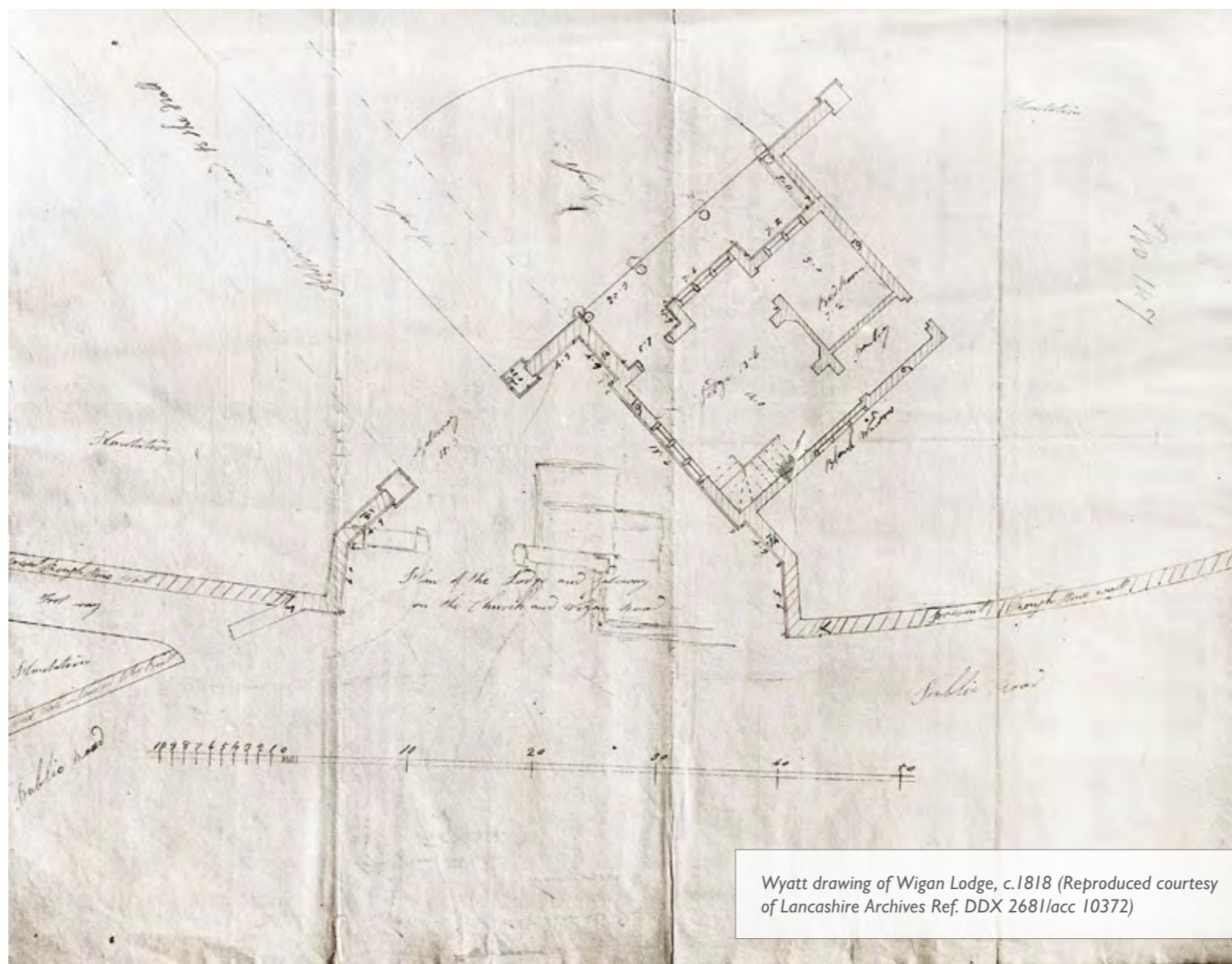
Wigan Lodge

Wigan Lodge was located to the south of Stag Lodge at a crossroads on Wigan Road. The lodge in its final location was not shown on Wyatt's original landscape drawing of 1819. Instead, he proposed a 'lodge and gateway on Church and Wigan Road' at the junction of Wigan Road and the Cinder Path footpath, further to the south.

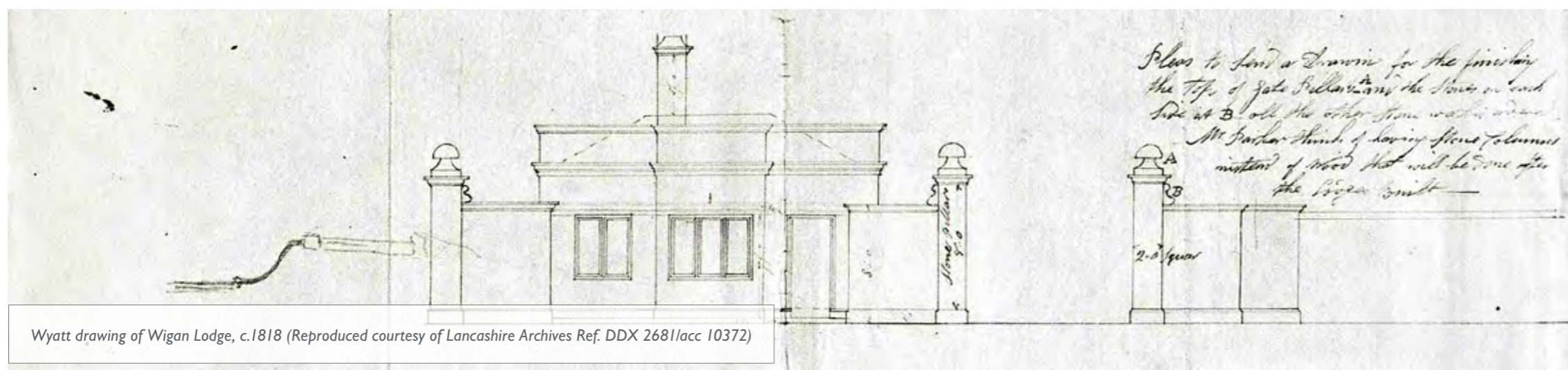
The version of Wigan Lodge that was eventually built is visible on the 1839 title map, at the junction of Wigan Road and Stoney (later Shady) Lane. It remains visible well into the 20th century as two structures either side of the carriage drive. A 20th century photograph survives, shows a pair of ruinous chimneys and gateposts with the caption 'all that remain of the gate house on Stoney Lane'. If this is the remains of Wigan Lodge, there are similarities between the ruins and the proposed plan by Wyatt, indicating that these plans were executed largely unaltered but in a different location to allow for a new carriage drive to be created.



Photographs of chimneys on Stoney Lane, the only surviving part of Wigan Lodge, early 20th century (Reproduced courtesy of Lancashire Archives Ref.DDX 2681/3)



Wyatt drawing of Wigan Lodge, c.1818 (Reproduced courtesy of Lancashire Archives Ref. DDX 2681/acc 10372)



Wyatt drawing of Wigan Lodge, c.1818 (Reproduced courtesy of Lancashire Archives Ref. DDX 2681/acc 10372)

### Main (Chain) Lodge

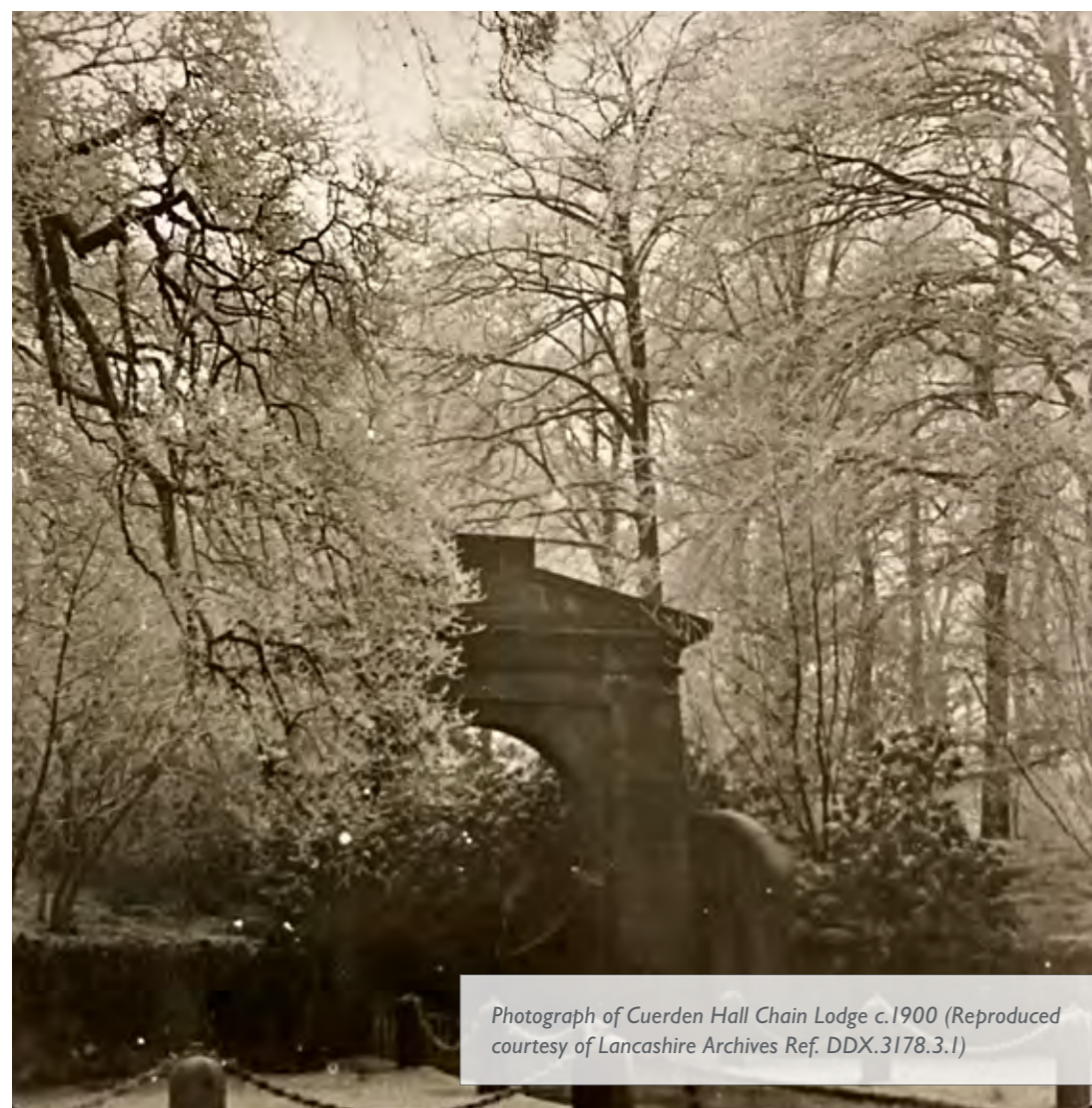
The later 1894 OS Map shows two sets of gateways at Wigan Lodge, one on either side of the public road. To the east the gateway leads to Cuerden Hall and to the west to Townley Parker lands via Stoney Lane. It is assumed (although further research and evidence is needed to confirm this), that this crossroads (now lost to the M6 overpass) is where the arch shown on early photographs was located.

This arch has been described in early 20th century photographs as both Main and Chain Lodge. The arch was removed in the late 1950s and the foundations removed early 1990s. The construction of the motorway required realignment of the drive such that it no longer follows its historic path in this location. It is now a national cycle route.

Today, the driveway from Wigan Road remains the main vehicular access to the Hall but has been remodelled at its western extent to accommodate the M6. The drive was shortened and realigned to link with Shady Lane as opposed to Wigan Road, and the lodge was demolished.



Photograph of Cuerden Hall Chain Lodge c.1900 (Reproduced courtesy of Lancashire Archives Ref. DDX.3178.3.1)



Photograph of Cuerden Hall Chain Lodge c.1900 (Reproduced courtesy of Lancashire Archives Ref. DDX.3178.3.1)



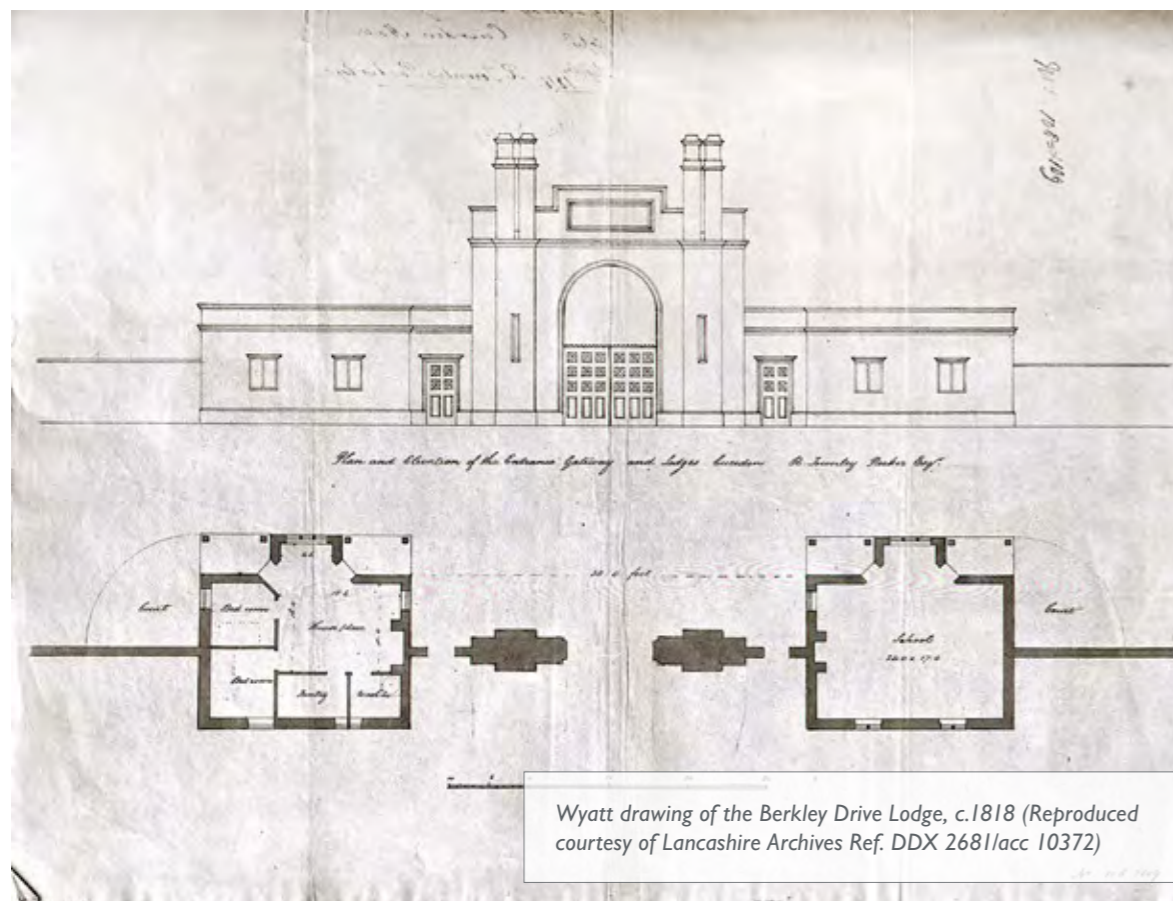
Photograph of Cuerden Hall Chain Lodge c.1900 (Reproduced courtesy of Lancashire Archives Ref. DDX.3178.3.1)

**The Entrance Gateway and Lodges (Shady Lane/Berkley Drive)**

Wyatt also drew up plans in September 1818 for another entrance gateway, but this time similar in style to the remodelled house. He discussed this in a letter where he noted how he had included a school to give the lodge symmetry:

*"In the design for the entrance gateway I have added a corresponding building to the lodge to shew that it may be made applicable for a School if you and Mrs Parker should have such a wish or intention, and the person having the charge of the school (if not one of the family at the lodge) might I should think be accommodated there - There will be a reason then as well as a good effect in the uniformity of the buildings which without I am afraid will not-be so easy to accomplish - The design will then consist of the lodge and gateway only, as I do not think I shall be able to put them into a better form."* Lewis Wyatt September 21st 1818

There are questions surrounding this proposed building and the corresponding structure that was subsequently constructed. Wyatt's original 1819 plan shows only gates at the entrance to what might be termed the 'service entrance', leading to the stables and later the kitchen gardens. No structure is shown in this location until the 1894 25 inch OS map and a photograph from the 1960s shows a building remarkably similar to Wyatt's plans at the entrance to this drive, now Berkley Drive. The photograph indicates that the school room was never executed, but it remains unclear as to the date of construction of this building. The lodge was demolished in the late 20th century.



Wyatt drawing of the Berkley Drive Lodge, c.1818 (Reproduced courtesy of Lancashire Archives Ref. DDX 2681/acc 10372)

**4.15 LOST FEATURES**

**Sun dials**

A number of sundials are labelled on historic maps, clearly indicative of the role of the landscape in part as pleasure gardens for the family and guests. The largest one (shown here) was on the edge of the formal terrace at the north-east corner of the Hall. It is not known when this was removed. Another sun-dial remains on the south lawn.

**Fishponds and old hall (?)**

The historic maps of Cuerden parkland give a tantalising glimpse of a number of features possibly relating to the hall structure that pre-dates the 1717 house. Wyatt's 1819 plan shows a second form a avenue of trees leading east from the current house to a farmstead or possibly, the old hall building. Whichever it is, this is no longer visible on the 1839 plan and has clearly been dismantled/demolished.

Only the 1848 map notes that a square lake to the south-east of the Hall is in fact a fishpond, which points to an earlier medieval settlement of the site. Its shape may be an indication of an earlier formal landscape, or as an agricultural use raising fish for the estate.



Photograph of Cuerden Hall sundial c.1900 (Reproduced courtesy of Lancashire Archives Ref. DDX.3178.3.1)

**Chapel and Swiss Cottage**

The 1848 map also indicates the presence of a disused and ruinous Roman Catholic Chapel north

of the Hall (the date or form of this is unknown) and a Swiss Cottage to the south within Gravel Hole Wood. This may have been a hunting lodge or garden shelter, likely constructed in timber and shingles or thatch, a style that was popular in the late 18th, early 19th century.

The RC Chapel has disappeared by the 1893 OS map and the Swiss Cottage disappeared before the 1909 OS map.



Berkley Drive Lodge on Shady Lane c.1960s (Reproduced with kind permission of Rob Squire)

#### 4.16 CUERDEN HALL LANDSCAPE: OTHER GARDEN STRUCTURES

##### Bodies of water

There are a number of ponds and lakes surrounding Cuerden Hall as part of its parkland landscape, some of which also had functional uses. A reservoir was constructed between 1848 and 1893 on the east side of the river to provide a water supply for the Hall and the estate. In the early 20th century hydraulic rams were installed for Reginald Tatton to pump spring water into the lake which was then piped into the buildings. These remained in use until the 1950s and the reservoir remains an important feature within the Valley Park. On the south bank of the reservoir there was a boat house, the foundations of which with railings extending out in to the water can still be seen.

Plans for a lake immediately north of the Hall were drawn up by Thomas Townley Parker in 1880 and this had been constructed by 1893. During the first world war the surrounding parkland was used for convalescence activities which included boating on the lake. By the 1960s, the OS maps suggest the lake had reduced in size. It has now almost disappeared completely as a water feature but survives as a depression, although now so overgrown it is largely hidden from view within self-seeded woodland opposite the Hall.

Other smaller ponds dotted the landscape and would have provided visual interest as well as water for grazing livestock.

##### Ice House

The ice house for Cuerden Hall still survives within the Cuerden Valley Country Park and is no longer connected to the Hall estate. By the 19th century most estates would have had an icehouse for cold storage of ice for use in summer months. The ice house was Grade II listed in 1984 (Listing Number 1072450) and is a brick structure covered by earth. It is egg shaped and 11ft in diameter. It is set in shallow hillside c.40 metres from the River Lostock.

##### Cuerden Valley Country Park

The majority of the Cuerden Hall landscape is now contained within the Cuerden Valley Country Park, which is popular with walkers and families. Near to the Hall is the car park, visitor centre and the Lancashire Development Corporation office building, which has recently been refurbished. An architecturally modern structure, it blends surprisingly well into the landscape but is currently vacant.



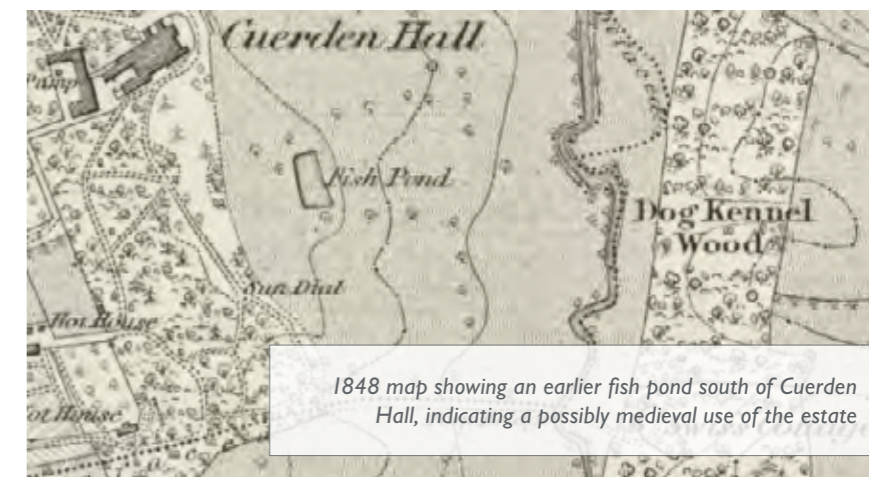
Photograph of the entrance to Cuerden Valley Country Park c.1970s (Reproduced courtesy of Lancashire Archives Ref. NTC.35.2.102)



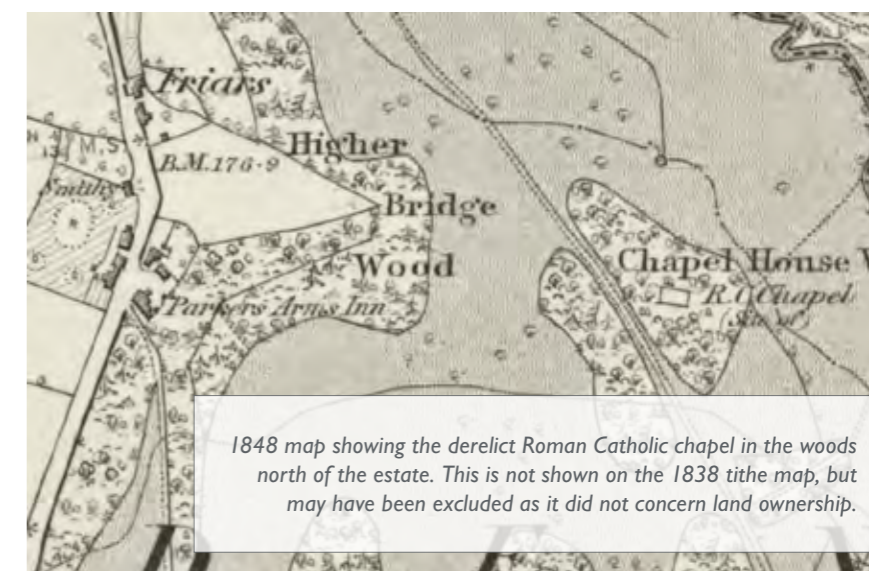
Photograph of the Chorley Development Corporation office block in the grounds of Cuerden Hall c.1970s (Reproduced courtesy of Lancashire Archives Ref. NTC.35.2.102)



1819 Wyatt plan showing an earlier avenue of trees leading to a farmstead or possibly the old, 16th century hall.



1848 map showing an earlier fish pond south of Cuerden Hall, indicating a possibly medieval use of the estate



1848 map showing the derelict Roman Catholic chapel in the woods north of the estate. This is not shown on the 1838 tithe map, but may have been excluded as it did not concern land ownership.

#### 4.17 19TH CENTURY CUERDEN: THE TOWNLEY PARKER FAMILY

##### Robert Townley Parker's later tenure

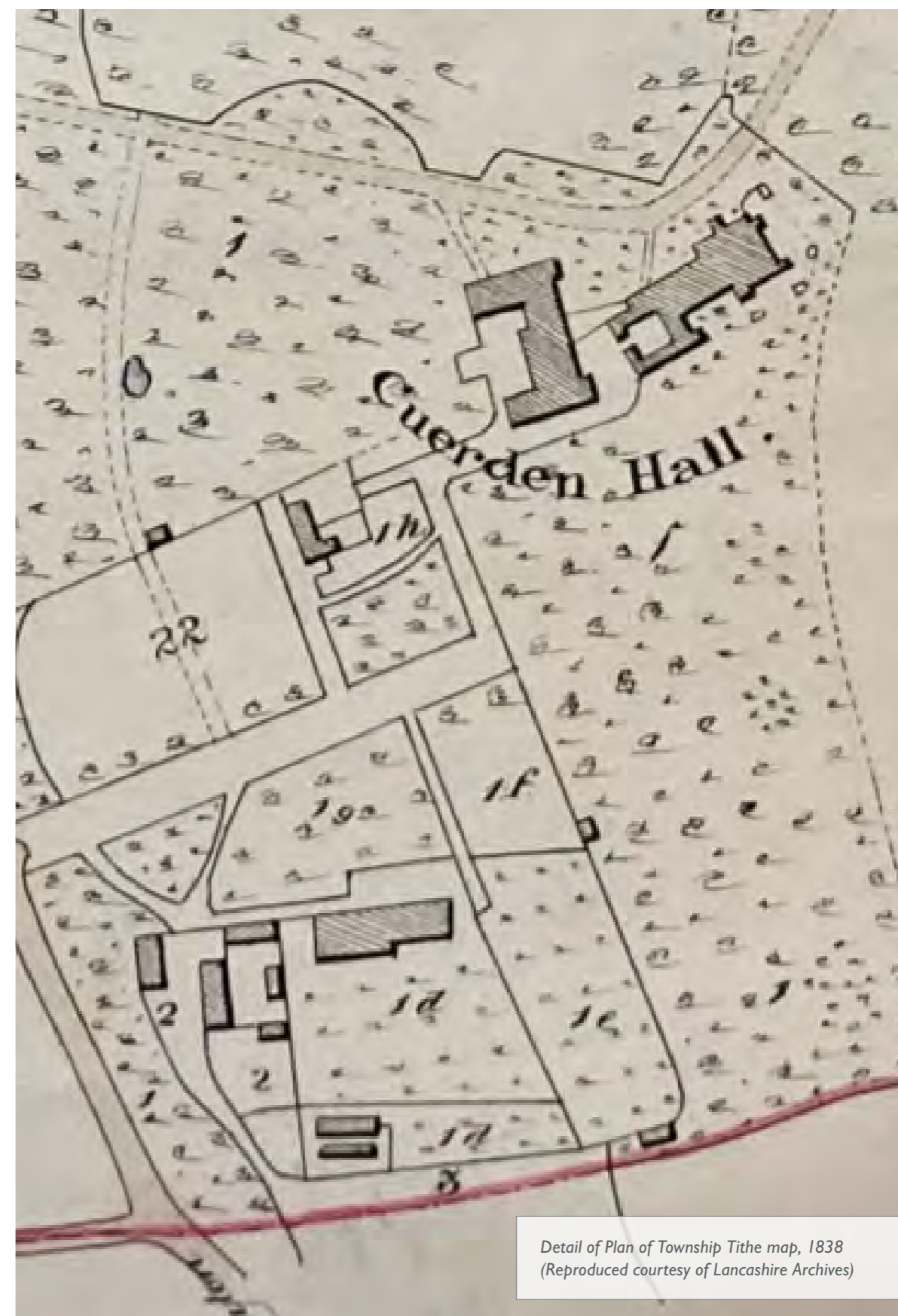
Robert Townley Parker continued to improve the hall and estate during his lifetime, with an early alteration to the Wyatt building occurred between 1838 and 1848. The original Wyatt porch was subsumed into two new room extensions flanking it, creating larger rooms for receiving guests but somewhat at the expense of the external appearance. It is not known if Wyatt was involved in these early alterations, which occurred about two decades after construction.

Robert was involved in a number of philanthropic venues and often welcomed guests and local tenants to the hall and gardens as a venue for large meetings or celebrations. On 31st July 1872, the Preston Herald described a visit from the Walton le Dale Conservative Association Picnic to Cuerden Hall:

*A few weeks ago, the Committee of the Walton le Dale Conservative Association received permission from their president R. Townley Parker Esq to have a picnic to the grounds connected with his residence – Cuerden Hall – the event was looked forward to with considerable interest by all the inhabitants of the district. The Hall commands an excellent view of the river Lostock, and the surrounding scenery is extremely picturesque. The grounds are most tastefully laid out, and the vistas are choice and numerous... the procession reached Cuerden Hall about half-past four and the party was received near the Wigan Lodge by Mr Townley Parker, who, although in his 80th year, seemed as active and hearty as the youngest person on the ground. The band stuck up 'Parker for ever' the whole party gave most cordial cheers for the 'old squires' and the scene will never be forgotten by those who aided in forming it. The procession marched past the ancestral hall (on the terrace of which sat Mrs Townley Parker and Miss Parker) and then walked through the splendid gardens, which afforded scope for unbound admirations, and sent forth a fragrance seldom perceptible by the great majority enjoying it. Subsequently the company – numbering about 600 – proceeded to the magnificent park, suitably adapted for recreation purposes, some portions being well studded with stately trees, under the shade of which visitors could retire from the rays of the hot summer sun. and the other portions presenting open spaces, which had been specially mown for cricket, dancing and other amusement purposes. Here, refreshment was abundantly provided in the shape of large meat pies, buns and coffee.<sup>57</sup>*

Robert died in 1879 and was described locally in the Preston Herald:

*'No one was better known in this part of the country, no one rendered greater service to the political cause which he espoused, no one was more generally or more sincerely respected. Graced by nature with a noble form, all the qualities of his mind and heart corresponded with the grandeur of his exterior...Thirty or forty years ago Townley Parker was as much distinguished by his talents, his knowledge, his integrity and his power, as he has been ever since by his patriotism, philanthropy and munificence... Cuerden Hall was very much enlarged and beautified by the late owner, and Baines describes it as being now justly considered one of the finest gentlemen's seats in the county. The estates are very extensive and valuable and a court leet for the manor is held periodically.'<sup>58</sup>*



Detail of Plan of Township Tithe map, 1838  
(Reproduced courtesy of Lancashire Archives)

<sup>57</sup> The Preston Herald, 31 July 1872

<sup>58</sup> Preston Herald, August 13, 1879



Early photograph of Cuerden Hall prior to construction of the library bay window, c.1880s (Reproduced courtesy of Lancashire Archives)



**Thomas Townley Parker.**

Robert Townley Parker died in 1879, and was succeeded by his eldest son, Thomas Townley Parker. Thomas was born at Cuerden in 1822. He married Margaret Blackburne of Prestwich in 1846, when he was 22, and they resided in Charnock Richard, probably on part of the Brooke Estate. He occasionally stayed at Astley Hall before 1852 when his grand-mother lived there. Thomas and his wife had no children and when his father died in 1879, he inherited Cuerden Hall at the age of 57, where they moved and took up residence.

Late 19th-century extensions and alterations at Cuerden Hall were carried out by Thomas after his accession; although, so far, very few plans and details of his work has survived. The alterations are consistent with a new owner who perhaps wanted to live up to his new status and indulge in more entertaining and his hobbies.

Thomas linked the first floors of the western end of the hall with that of the stable block, forming the arched way into the courtyard. Extensions at the rear of the Office Wing provided a new billiard and trophy room with additional accommodation for guests and visiting servants.

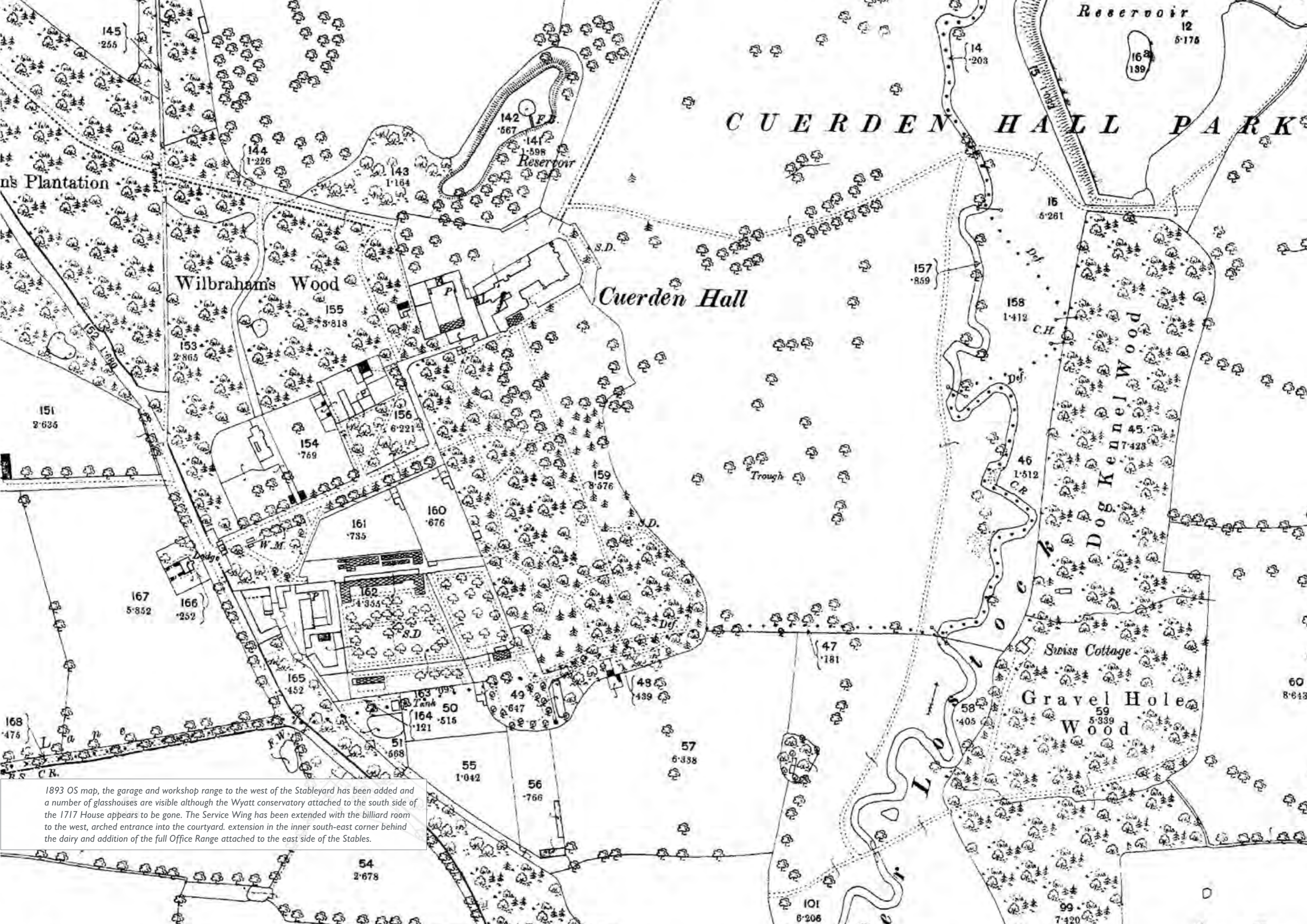
Thomas assumed the names and arms of Townley as well as Parker and became known as Thomas Townley Townley-Parker; previously whilst the name 'Townley' was associated with 'Parker', it was officially a second Christian name only. Sadly, perhaps, for he must have known, he was the first and would be the last to bear the new name of Townley-Parker. Thomas lived to be 84 when he died in 1906. Both he and his wife, who died in 1900, are buried in the family church of St. Saviours. On his death, the manors and lands passed to his nephew Reginald Arthur Tatton of Chelford, in Cheshire, a son of Harriet Susan, eldest sister of Thomas Townley Parker.<sup>59</sup>



Plan of Proposed Lake at Cuerden Hall for TT Townley Parker, 1880 (Reproduced courtesy of Lancashire Archives Ref. DDX.1590.4.1)



1848 map (Reproduced courtesy of Lancashire Archives)



1893 OS map, the garage and workshop range to the west of the Stableyard has been added and a number of glasshouses are visible although the Wyatt conservatory attached to the south side of the 1717 House appears to be gone. The Service Wing has been extended with the billiard room to the west, arched entrance into the courtyard. extension in the inner south-east corner behind the dairy and addition of the full Office Range attached to the east side of the Stables.

#### 4.18 EARLY 20TH CENTURY CUERDEN: THE TATTON FAMILY

##### Reginald Arthur Tatton

In 1906, Cuerden Hall and the estate passed to Mr Reginald Arthur Tatton, the nephew of Thomas Townley Parker. Reginald was the son of Thomas' eldest sister Harriet, who had married into the Tatton family of Wythenshawe. Reginald was born in 1857 and married in 1890 at the age of 33 to Winifred Payne of Bedfordshire. Few details of his early life and education are known, but he had some training as a civil engineer. He was a member of the Institute of Civil Engineers, a member of the Commission for Sewage Disposal and president of the Bamber Bridge Agricultural Society c.1911-12. Prior to his inheritance, the Tattons lived at Chelford Manor at Chelford in Cheshire.

In 1907-8, extensive alterations and additions were undertaken, not least, the completion of a family campaign of de-settlement in the village, removing any buildings that interfered with their views or otherwise impinged on their enjoyment of the estate.<sup>60</sup> While in 1901 the parish of Cuerden had 401, these were all but gone by the end of the first century. Reginald was also closely involved in repairs and modernisations at the hall. A number of letters and accounts survive from his tenure. They cover the years 1907 to c.1912 and highlight his contributions to the estate including alterations for lighting installations, water pipes and mechanical workshops.

Correspondence and accounts from architects and other suppliers/manufacturers give an insight into the work done. A Preston firm of builders, Crofts of Preston, were engaged, electricians from Manchester, and heating and hydraulic engineers from Liverpool. A letter to R Tatton from the electrical engineers in 1907 noted his requirement to use 'the Billiard Room at the end of the passage as a workshop, and that you wish for us to fit up here for you a motor to drive a lathe, drilling machine etc.' Fragments of letters from engineering companies in 1907 indicate Tatton was also discussing the installation of a maintenance pit for motor car inspection (He had indulged in a new 25HP Daimler, a Vulcan and a Renault).

A cellar was dug in the courtyard to house the new central heating system, whilst above it a large room was built to be used as a servants hall, the old one having been taken over and altered for Mr Tatton's study.<sup>61</sup> Electricity was installed in advance of a public supply and by 1909 Cuerden Hall had electricity in the main house, stables, laundry and engine house.<sup>62</sup> The site of the engine and generation house is west of the stables, whilst a few switches and light fittings still survived in the grand staircase in the 1980s. A domestic water system for lavatories and bathrooms was also added. To provide water for these facilities and the extensive new central heating system a new water supply was needed. A tank was installed in the Belvedere tower, the gauge of which still survives, and water was fed into it by hydraulic rams operating down by the lake.<sup>63</sup>

An account from Warings, Furnishing Fabrics, Sloane Street, London, give a list of rooms in the Hall:

- 17 bedrooms
- 4 dressing rooms
- Mr. Tatton's room
- Mrs. Tatton's bed and dressing room
- smoking room
- library
- housekeeper's sitting room
- front hall
- garden entrance

Reginald Tatton and his wife appear to have enjoyed their inheritance and newly acquired wealth, although it is not certain how much Tatton owned before his accession. After moving to Cuerden they continued to keep up the Manor House at Chelford and they leased a house and shoot at Thorneyholme near Dunsop Bridge in the Trough of Bowland. In addition, there was a town house in London: No. 20 Warlington House, Basil Street, S.W.



RA Tatton in the Preston Guardian, August 31 1912

When Tatton moved to Cuerden Hall in 1906, it is said that there was a mass of documents in the strong room and spilling out into the room next to it. These concerned lands and messages of existing estates and ancient documents brought into the family by earlier marriages concerning inherited lands. We know that all Wyatt's letters, plans and accounts were there and probably a mass of others relating to the 19th century, the extent of which we can only surmise.

It seems in 1917, Reginald Tatton commissioned I.H. Jeayes, a retired assistant keeper of manuscripts, formerly of the British Museum, to prepare a descriptive catalogue of muniments preserved in Cuerden Hall. At some later stage, probably after the sale of the hall in 1958, this register, or calendar, along with the documents it described were lodged in the Lancashire Record Office as part of their permanent collection.

However, judging from later discoveries mentioned above, it appears that either Tatton or Jeayes, or both, only catalogued the items which they felt were of historic or public value, ignoring the remainder, which was later sold or found in various places around the house in the mid-20th century.<sup>64</sup>

<sup>60</sup> Lancashire archive reference DDTA/ACC5865

<sup>64</sup> John Champness research notes, 1984, Lancashire archive reference DDX 3046/34

Plans dated 1908 were found in the archive room at Cuerden and have subsequently been described but not copied; it is unclear where these plans are now held. The plans show drawings for the installation of central heating. The ground floor plan shows the changes to the building seen in the 1893 OS Map, including the Office Court and the extension either side of Wyatt's original entrance. Aside from the porch extensions, the east wing plan remains fairly unchanged.<sup>65</sup>

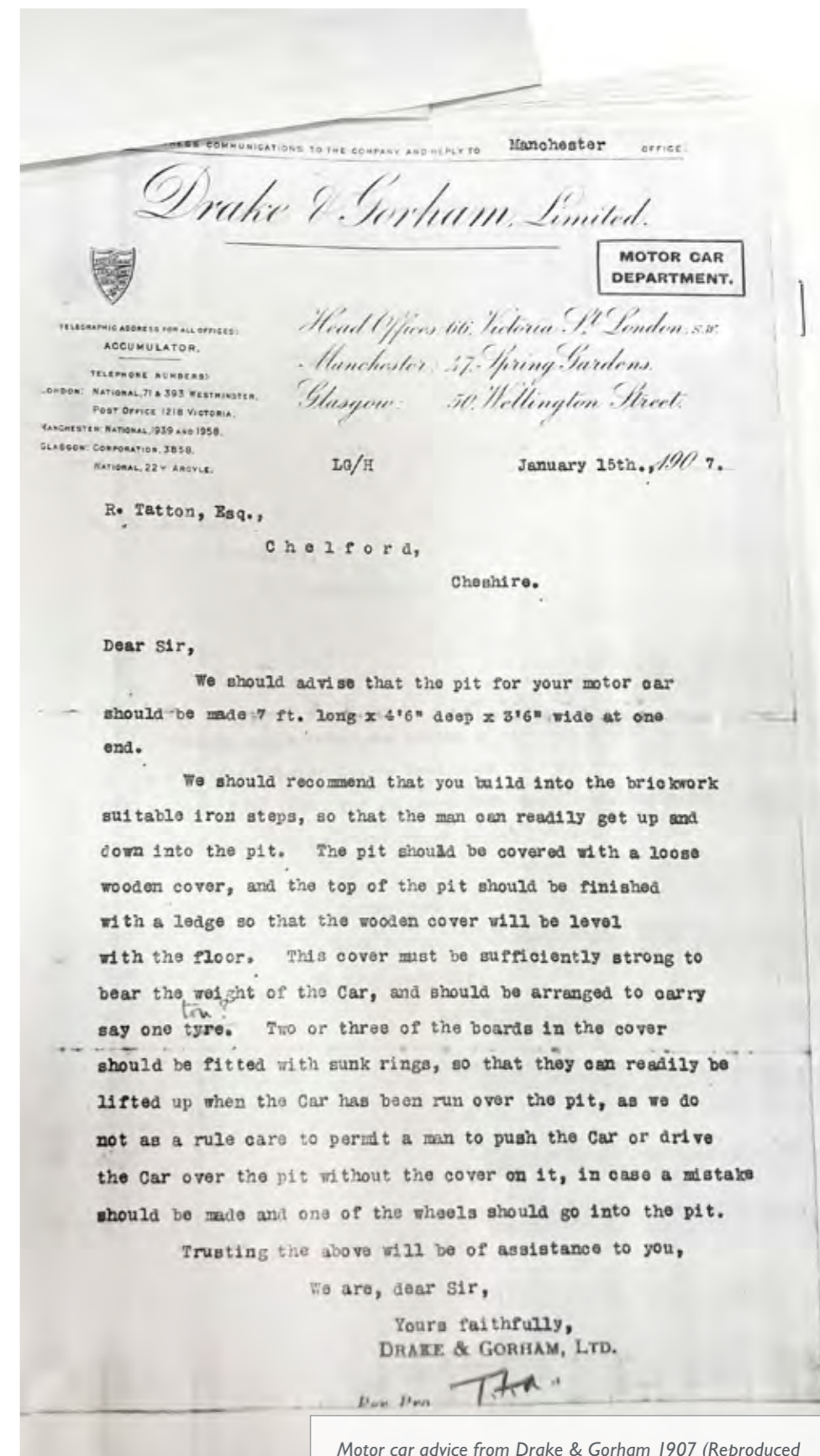
The floor plan shows the historic core had been altered by 1908. Several of the servants' rooms had been moved out to the Office Court. The Butlers Room had become the Smoking Room, and the associated Butlers Plate Room and Bedroom had been divided to form the Garden Entrance and a Work Room. The cellar stairs in the location of the existing arcade had become a Strong Room. What was once the Servants' Hall was by this time Mr Tatton's Room and Mr Parker's Room appears as an office. In addition, the Stores had become a Lavatory and the Still Room is divided into a Safe and a Man's Room. The Housekeeper's Room had become the Pantry.

It will be seen from the plan that Tatton created what appeared to be a suit of rooms: his study and strongroom, with double doors leading to the staircase and Mrs. Tatton's sitting room. The staircase leading up the first floor originally gave access to the passage and bedrooms of the 'old house', and to the bedrooms along the corridor leading to the billiards room, which Tatton used as a workshop. Woodwork and window fittings are of this period and, in intention and design, contrast with other parts of the house.

The changes to Office Court are most obvious when comparing Wyatt's plans to that of 1908. The southern range continued to be occupied by the Kitchen and the Scullery, the later of which had been extended. The Coals had been converted and extended to provide three larders. Along the north range, the Scale Room, Stewards Office, Wood Ashes and Charcoal Store had been converted to Garden Room and Loggia, Store Room, Housekeeper's Room and Still Room with an extension further north to create a WC, Coals and Garden Chair Store. To the south-east, the octagonal Dairy and Larder had become Mrs Tatton's Room. A Garden Entrance Hall was formed from the Knife Room and a new staircase and lift was inserted in the location of the Chart Room and Boot Room. The Pantry had become the China Room and a WC. Further changes to Office Court can be seen in the creation of corridors around the edge of the court and in the construction of a new Servants' Hall in the location of the Game Larder.

A transcription survives in the archives of memories of Cuerden Hall from Dennis Matlinson, who was employed as a gardener on the estate. He recalled as a child, around 1928, he used to play with the Tatton children and has described some of the room uses in the hall, as well as a major sale of artworks and silver. He noted that:


- Entry into the house was via the 1717 Wing. The entrance into the 1817 Wing was only used on special occasions and for important visitors.
- Servants hall moved from the 1717 Wing to the service wing and rooms designated by Wyatt as Butler's pantry, bedroom and servants hall all became family rooms on the GF.
- The main entrance hall was used as a billiards room up to the house sale in 1947.
- On the GF was the children's nursery and Mrs Tatton's sitting room with access via a French door onto the terrace. There was an estate manager's office and the 1960s reception was the kitchen.
- In the Stables, was an indoor riding school a coach house and blacksmith's shop.
- Southern access to the house from Wigan Road was via a drive diagonally across the Clock House field from the junction of Nell Lane with Wigan Road to the central of three access roads (now access to the army village). Within the army village a spur road northward gave access to the Butler's house (on eastern side) behind which was the woodyard and workshop.<sup>66</sup>



Motor car advice from Drake & Gorham 1907 (Reproduced courtesy of Lancashire Archives Ref. DDX.2681.10372)

**NATIONAL SERVICE LEAGUE**  
 President: **Field Marshal EARL ROBERTS, V.C., K.G.**

**GREAT OPEN-AIR  
 DEMONSTRATION**



**IN THE PARK,  
 Cuerden Hall, Bamber Bridge,  
 Near PRESTON,  
 On SATURDAY, JULY 25th, 1914**

**COME AND BRING YOUR FRIENDS.**  
 [Turn Over.]

Burnley Express and Advertiser, July 11, 1914

With the new central heating, electricity supply, water system and sanitation, re-furnishing of bedrooms and newly designed living quarters, Cuerden Hall was made more comfortable for its new owners. The letters and accounts reveal Tatton enjoyed entertaining and organised a considerable number of charitable event to take place at the hall.

During his time at Cuerden, Reginald Tatton made his mark on the community. He was respected for his public spiritedness in supporting local sports clubs and initiating agricultural shows, inviting them to the grounds at Cuerden and Astley - which he had also inherited - for their annual events. In 1911, he was appointed High Sheriff of Lancashire and he appears as a popular and friendly man, referred to locally as 'Squire Tatton' and was not averse to having his photograph taken with the local village football club.

In 1914, the local newspaper wrote:

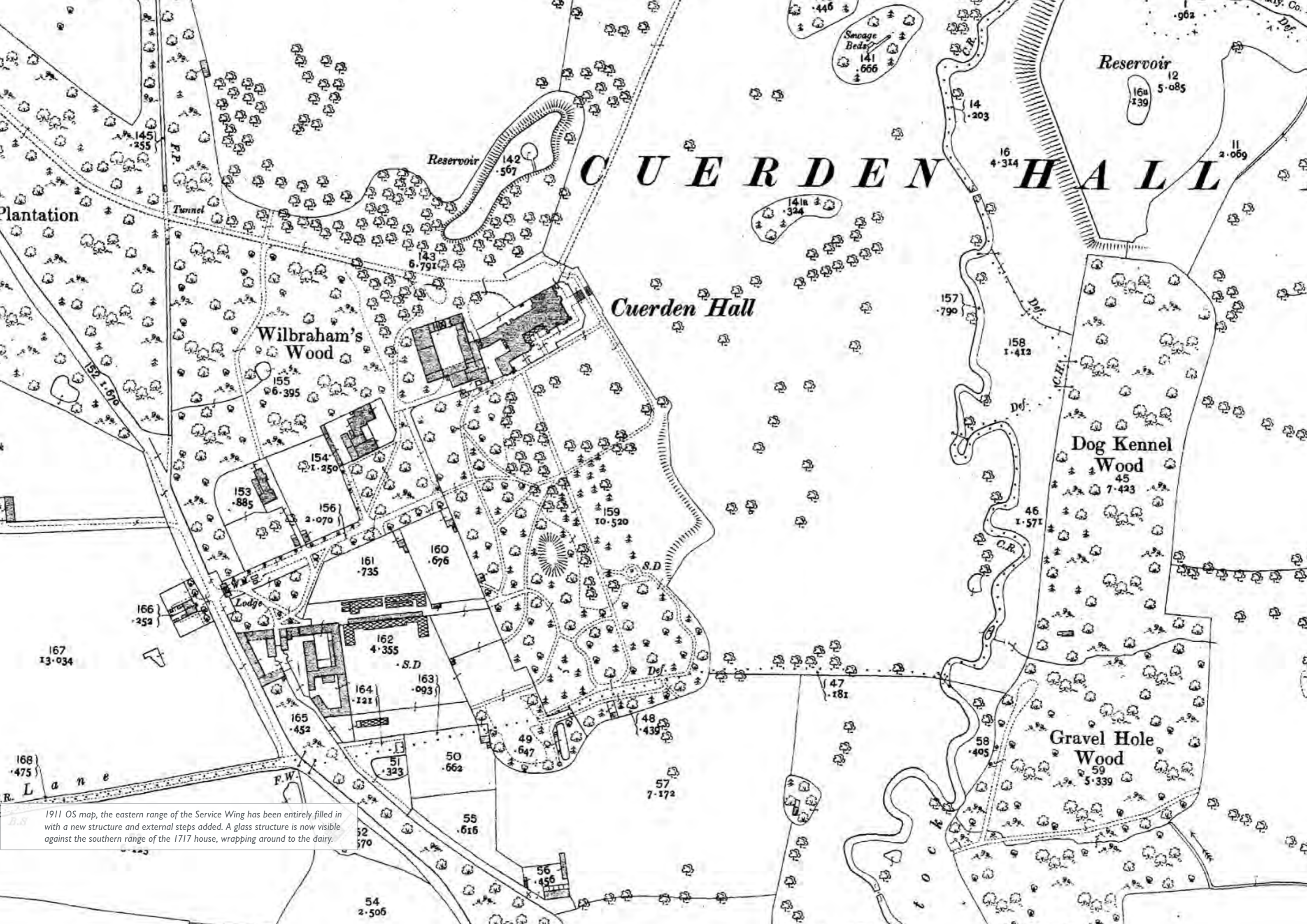
*'Cuerden Park has been the scene of great occasions – political field-days in the time of Squire Townley-Parker, the 'fighting cock of Cuerden' as he was proudly styled in the neighbourhood, and these last five years of exhibition under the auspices of the Agricultural Society. The president of the society gave permission to visitors to roam over the lovely park lands which looked so fresh and green after the [previous rain].'<sup>67</sup>*

The coming of age of Reginald's son, Thomas Arthur Tatton, was celebrated at Cuerden Hall with a grand celebration for the tenants, numbering nearly 350. A similar celebration had been carried out 100 years ago, when Robert Townley Parker gained his majority in 1814, about which the following poem was written: 'Out of 300 tenants walked home but 53, the rest lay drunk at Cuerden under the greenwood tree'

Sports were held on the lawn and *'The Hall was thrown open to the tenants' inspection, and the various presents were on view, including a handsome salver presented by the workmen, a silver inkstand and candlesticks from the Hall servants... There is an air of freedom about Cuerden Hall and the magnificent rounds. No one visiting there on Wednesday failed to realise the life and charm of the whole place. There are evidences everywhere of careful attention in keeping the gardens in trim condition.'*

In 1919, Mr R A Tatton gave Astley Hall and Park as a Chorley War Memorial, with a proposal that it would become a museum and e is described as having all the 'natural advantages of high-breeding':

*'MR R A Tatton has no taint of that conceit generally apparent in the upstart. The importance of his social status is not maintained by any superficial pride or aloofness. He is delightfully affable and delightfully free from the starchiness and objectionably super-human isolation of the aristocrat in a sixpenny novelette... Mr Tatton is homely. He is congenial. There is no artificiality in his nature. His pleasantry is not even the pleasantry born of superior patronage. He does not inspire awe, but rather admiration. There is no ostentation in his character'<sup>68</sup>*



# CUERDEN HALL

*Cuerden Hall*

Wilbraham's Wood

Dog Kennel Wood

Gravel Hole Wood

Plantation

Tunnel

Reservoir

Reservoir

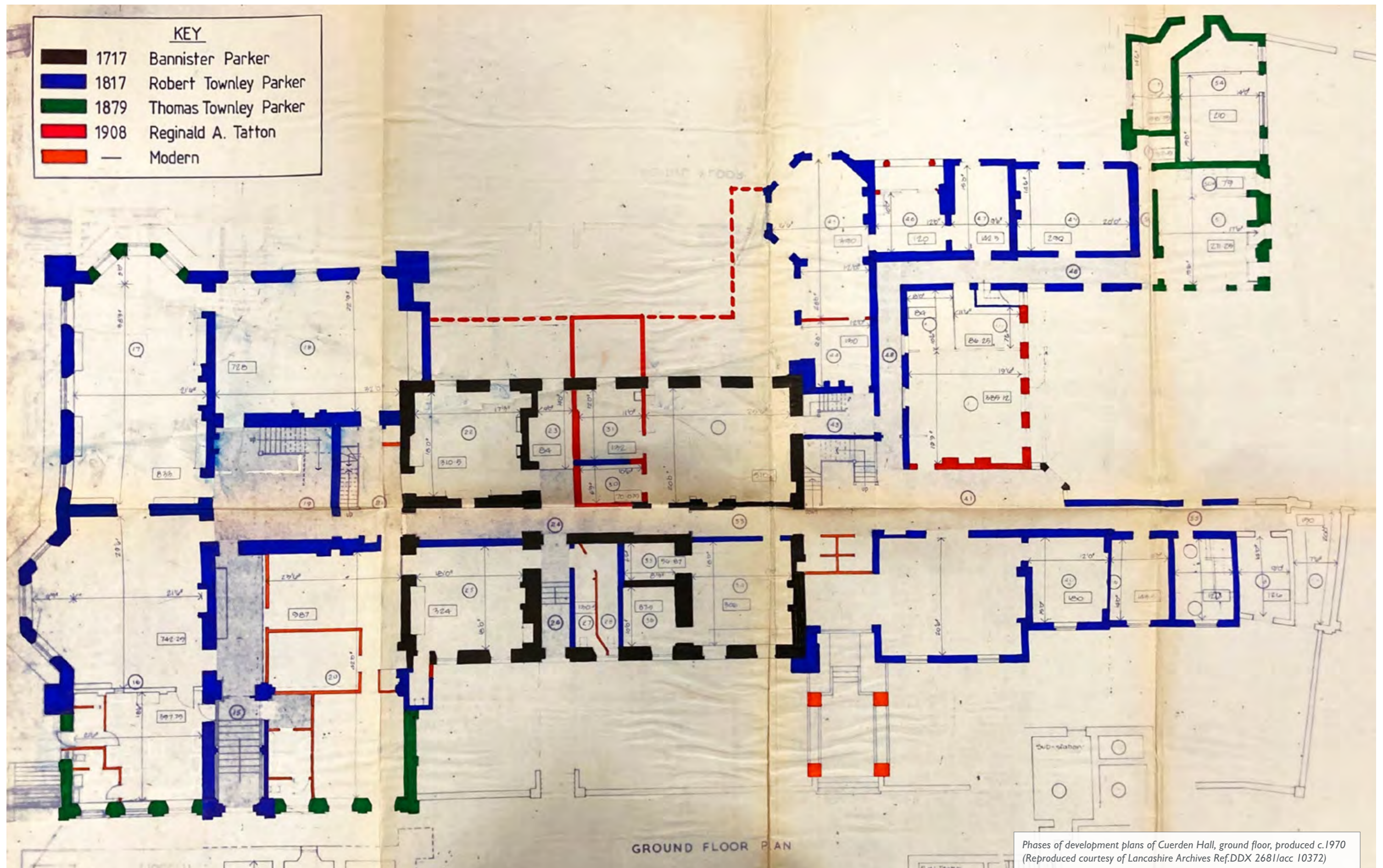
Sewage Beds

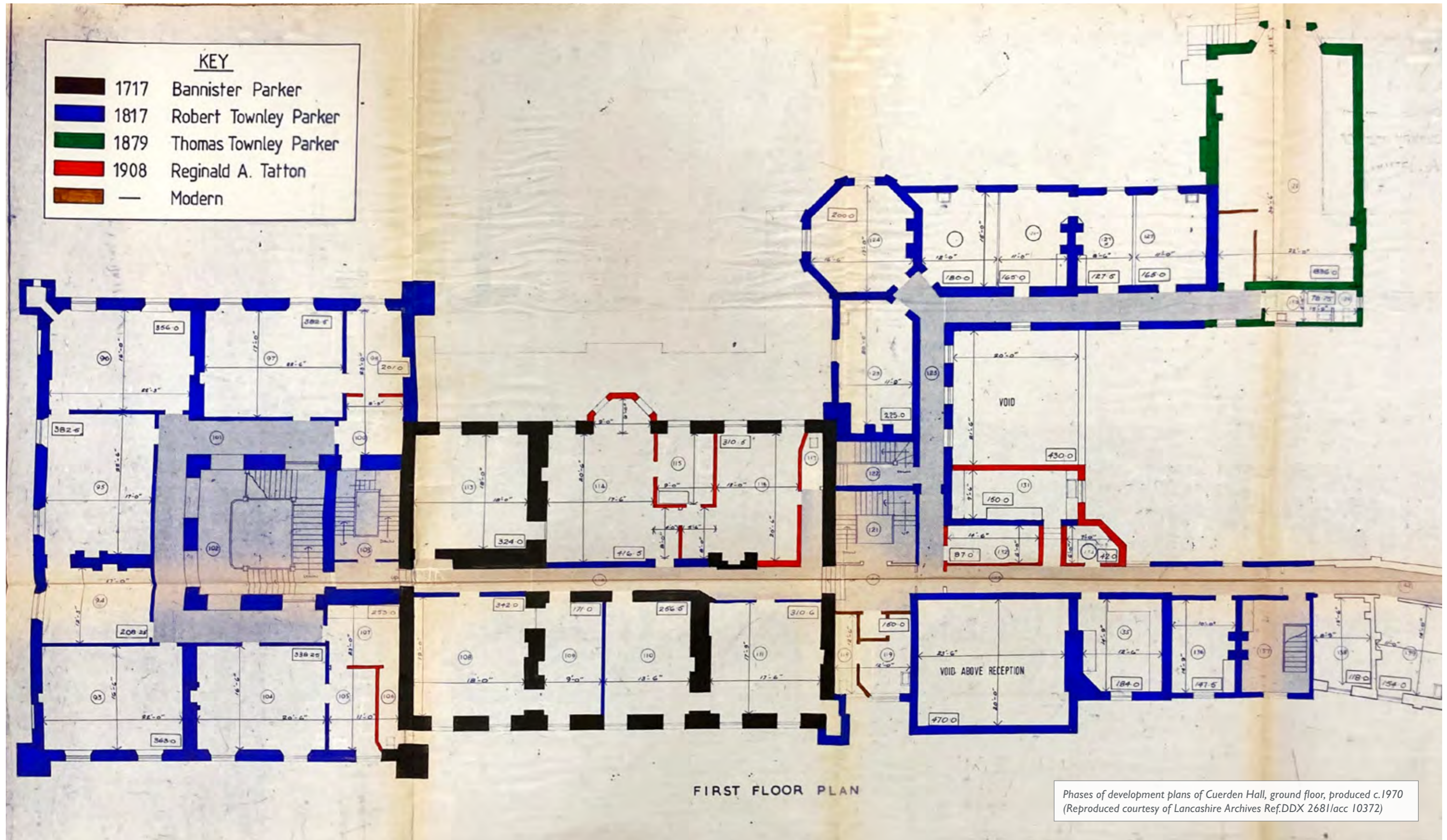
Lodge

R. Lane

F.W.

1911 OS map, the eastern range of the Service Wing has been entirely filled in with a new structure and external steps added. A glass structure is now visible against the southern range of the 1717 house, wrapping around to the dairy.







**4.19 WORLD WAR I AND THE AUXILIARY MILITARY HOSPITAL.**

No personal documents of the Tattons have survived for this period, except those for the auxiliary military hospital which was set up at Cuerden Hall.

Reginald Tatton would have been 51 when war broke out and his sons would be of military age, Arthur 21 and Harry 18. Arthur took a commission in the Rifle Brigade in which he won an M.C. and achieved the rank of Captain. Nothing is known of Harry except that he was still alive in 1929.<sup>69</sup>

The Admittance Register and detailed accounts of the auxiliary military hospital in contrast to the other documents, present in an evocative way the tragedy of World War I.

It appears that the Tattons set up the hospital at Cuerden on their own initiative and furnished it with beds, bed linen and other equipment during April and May of 1915. True to their social habits much of it was ordered through Harrods of London. It seems that the Tattons continued to live there, providing various services to the hospital. One soldier, for example, is recorded as having written to Mr. Tatton and there are regular entries in the monthly accounts for items supplied by Mr. Tatton.

Soldiers, from privates to sergeants, are recorded from all over Britain, as well as from Australia and Canada.

Being chiefly a convalescent hospital many of the patients were mobile and they provided their own entertainment. One patient is recorded as being "a good clog dancer", another a "good pianist" and another "a singer".

From the accounts, details of their food and the range of menus can be gauged. In one instance a gift of grouse was recorded, perhaps Mr. Tatton had had a good day on a moorland shoot.

J. Alleyn Robinson appears to have been continuing as Tatton's agent: his signature appears in the hospital accounts in 1916 certifying their audit.

Such entries give the light side of life at Cuerden Hall during these years, but a glance at the Case History columns of the Register, at the entries for each patient, make sombre reading.<sup>70</sup>

**PRESTON CONSERVATIVE WORKING MEN'S CLUB.**

**REMARKABLE PROGRESS REPORTED.**

**Shipping Freights and Food Prices.**

The annual meeting of the Preston Conservative Working Men's Club was held on Thursday evening.

Mr. John Clarke, who presided, conveyed the apologies of Mr. R. A. Tatton, the president, for inability to attend, and said that Mr. Tatton was engaged in volunteer work, digging trenches. Mr. and Mrs. Tatton had thrown open Cuerden Hall and grounds to the wounded soldiers; their eldest son had been home wounded, and was expecting to go out again shortly; and their other son was in the trenches. The president was, therefore, doing his duty as an Englishman. (Applause.)

*Preston Herald - Saturday 08 June 1918*

**LEYLAND AND DISTRICT.**

**WOUNDED SOLDIERS' OUTING.—** Through the kindness of Mr. Fishwick, Leyland, a number of wounded soldiers from Cuerden Hall were conveyed by motor char-a-banc on Sunday to Blackpool. After tea had been served, the various places of interest were afterwards visited. The outing was thoroughly enjoyed by the men.

*Preston Herald - Saturday 22 April 1916*

<sup>69</sup> John Champness research notes, 1984, Lancashire archive reference DDX 3046/34

<sup>70</sup> DDTA acc. 5865 Cuerden Auxiliary Hospital records 1915-19 Box 2



Photograph of Cuerden Hall c.1900 (Reproduced courtesy of Lancashire Archives Ref. DDX.3178.3.1)

CUERDEN HALL



Transcript

Page / No. / Serial No. / Name. / Rank & No. / Regt. Nature of Wound or Disease / History / Condition on Discharge / Admitted / Discharge / Nights stay / Discharged by / Remarks

1 / 1 / 10317 / Grundy H. age 40 / Pt. 22845 / VIII. Manchester. Op. for Hoemorrhoids / Trade Iron Works. Joined Army Jan. 1915. / well / 1/5/1915 / 22/5/1915 / 21 / Dr.Phillips / Fit for Service Discharged to 2nd w. g. h.

1 / 2 / 5440 / Stafford P. age 43 / Pt. 11476 / 2nd W. Riding. Op. for Hoemorrhoids / Old soldier (12 years). Rejoined as recruit Sep / 14. France Nov. Invalided home Mch 23 / 15, through accident. / well / 1/5/1915 / 5/6/1915 / 35 / Dr.Phillips / Had seven operation 4 days before admission. Will not ?? ?? recover from effects for months. Dis. as fit for light duty.

IWM Lives Of The First World War

1 / 3 / 6101 / Smith F. age 44 / Pt. 2960 / 1st York & Lancaster. Bullet wound. L. Knee / Entered army 1895. Rejoined Aug 5. / 14 W. Ap 3rd b. passed through upper part left knee. / well / 1/5/1915 / 31/5/1915 / 30 / Dr.Phillips / Fit for duty. Knee still slightly stiff. 7 days Furlough

IWM Lives Of The First World War | Frederick Smith also served as 140215 & GS/130248 Royal Fusiliers

1 / 4 / 6099 / McMillan. H. J. age 20 / L. Corp. 1294 / 9th Royal Scots. Bullets both shoulders & left arm. / Entered army 1912. France Feb / 15. 4 bullet wounds whilst charging Hill 60. Ap 23rd / 15. / well / 1/5/1915 / 27/6/1915 / 57 / Dr.Phillips / Fit for service Applied for Munition (?) Work. Bullet removed ?? by Dr. Phillips

IWM Lives Of The First World War | Hector John McMillan was born in Edinburgh 1895. Later service as Corporal 14244 in the RFC/RAF.

1 / 5 / 6167 / Ward. T. age 41 / Pt. 7236 / 2nd King's own Scottish. Bullet w. R. arm. / Entered army 1893. India 10 yrs. France Dec / 14. Wounded at Hill 60 Ap 15. R. arm pierced. / well / 1/5/1915 / 21/5/1915 / 20 / Dr.Phillips / Fit for active service. 7 days Furlough

IWM Lives Of The First World War | Thomas Ward also served as Acting Lance Corporal 52924 Royal Defence Corps.

1 / 6 / 6185 / Sitlinton. A. age 19 / Pt. 1297 / 3rd King's own York Light Inf. Shrapnell. R. Thigh. / Entered Special Reserve 1913. Trade Leather. Went France Nov / 14. Wounded Ypres. Ap 18 / 15. Large Shrap. W: R. Thigh / well / 1/5/1915 / 21/6/1915 / 51 / Dr.Phillips / Fit for active service. 7 days Furlough

IWM Lives Of The First World War | Albert Edward Sitlinton was born in Leeds in 1896. He also served as Private 313357 Royal Engineers and as Private 77357 Motor Tanks (Tank Corps). He died in 1969.

1 / 7 / 6270 / Chiverton. T. age 23 / Gunner 74226 / R.F.A. 39th Bat. Shrapnell back of neck. / Trade Plumber. Joined Sep. 1914. France ?? Wounded Ap 27. Officer cut out shrap. with penknife. & dressed with iodine. / well / 1/5/1915 / 2/6/1915 / 32 / Dr.Phillips / Fit for active service. Saw Dr.Sykes about L Ear. He reported drum badly crack (?). Return of hearing doubtful. 7 days Furlough.

**WOUNDED BUT HAPPY.**

**ENTERTAINMENT AT CUERDEN HALL**

The wounded soldiers who are recuperating at Cuerden Hall spent a very enjoyable evening on Saturday last. They were admirably entertained by "The Stars," a troupe of entertainers, who have, on many occasions of late, displayed marked sympathy by organising concerts for our wounded comrades. The large reception room at the hall was tastefully arranged, and everything possible was done to make the concert a success. The various items on the programme were very well received. The first number was a rather appropriate chorus song by the troupe, entitled "The Fun is About to Start," to be followed by Mr. Ralph Unsworth, who gave a delightful rendering of "The Admiral's Broom." Mr. J. Linley was highly amusing in a tongue-twisting song which caused no small amount of merriment amongst the soldiers. Mr. J. Thornton displayed excellent talent in a bass song, "The Skipper," to be followed by Miss Williams, who is a brilliant elocutionist, and "got there" with her clever recital of "Khaki in the Kitchen." A humorous, tuneful song which greatly tickled the audience was, "Private Michael Cassidy, V.C." The soldiers took up the chorus with gusto. This called for an encore, and Mr. J. Linley gave them another equally as good. The Stars Trio rendered a highly amusing song, "Tally Ho." Miss C. Sumner, of Leyland, was very pleasing in her monologue, "It Does Go." She was very well received, and had to respond to a well-earned encore. Mr. Tom Smalley, whose clear tenor voice has established for him a reputation, delighted the audience with a beautiful ballad, entitled "My Dreams," a song which gave him opportunity for showing his great talents, and the applause which followed was deafening. Mr. Smalley responded in his customary pleasing style, and earned the admiration of all present. Other items were rendered by Messrs. Linley and Sumner. Mr. Ronald Iddon was the accompanist, and he came in for a good share of appreciation. He was called upon to give a selection. The concert concluded with the troupe singing "God Save the King," and it was very inspiring to see all stood at attention and joining in the refrain, thus concluding a very enjoyable evening.

Preston Herald - Saturday 26 February 1916

#### 4.20 THE INTERWAR PERIOD

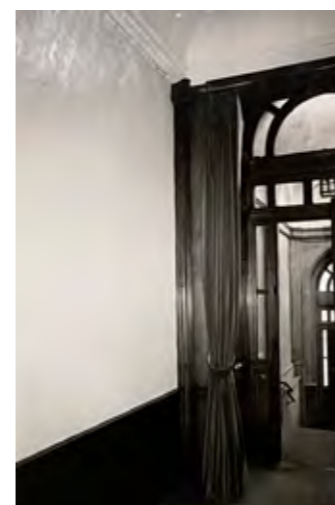
Like many country house estates in England, the end of the Great War saw this way of life change irreparably and is generally defined as a period of decline. After the war, the hall reverted to private use and on 31st October 1926, Reginald Tatton died at the age of 69. He is buried along with his Uncle Tom and grandfather in St. Saviours Church. Before his death, Reginald gifted Astley Hall and its Park to the Corporation of Chorley as a war memorial in 1922, details of which have survived in the Council's records. Reginald's eldest son, Captain Thomas A. Tatton returns from the war, and at the age of 25 married Muriel Palethorpe in 1918. Thomas and his wife and family of three daughters lived at Cuerden until the outbreak of World War Two. The daughters, presumably, were married, leaving the Tattons on their own.

The interwar period saw a number of significant auctions held at Cuerden, selling off valuable chattels such as paintings and jewellery, but not furniture at this point. In 1928, Christies held a sale of jewels, furniture, silver and paintings across four auctions relating to the contents of Cuerden Hall<sup>71</sup>. This included 2 items of jewellery, 99 lots of silver including a Charles II tankard of 1675, 7 lots of furniture (indicating the majority remained in the hall at that time) and 63 paintings, including works by Turner, Canaletto, Reynolds, Titian, Raeburn, Lawrence and Romney. The collection included 24 works by Turner, including the Red Rigi, 1840s. The auction was likely to have been required to fund death duties.

Notable paintings included

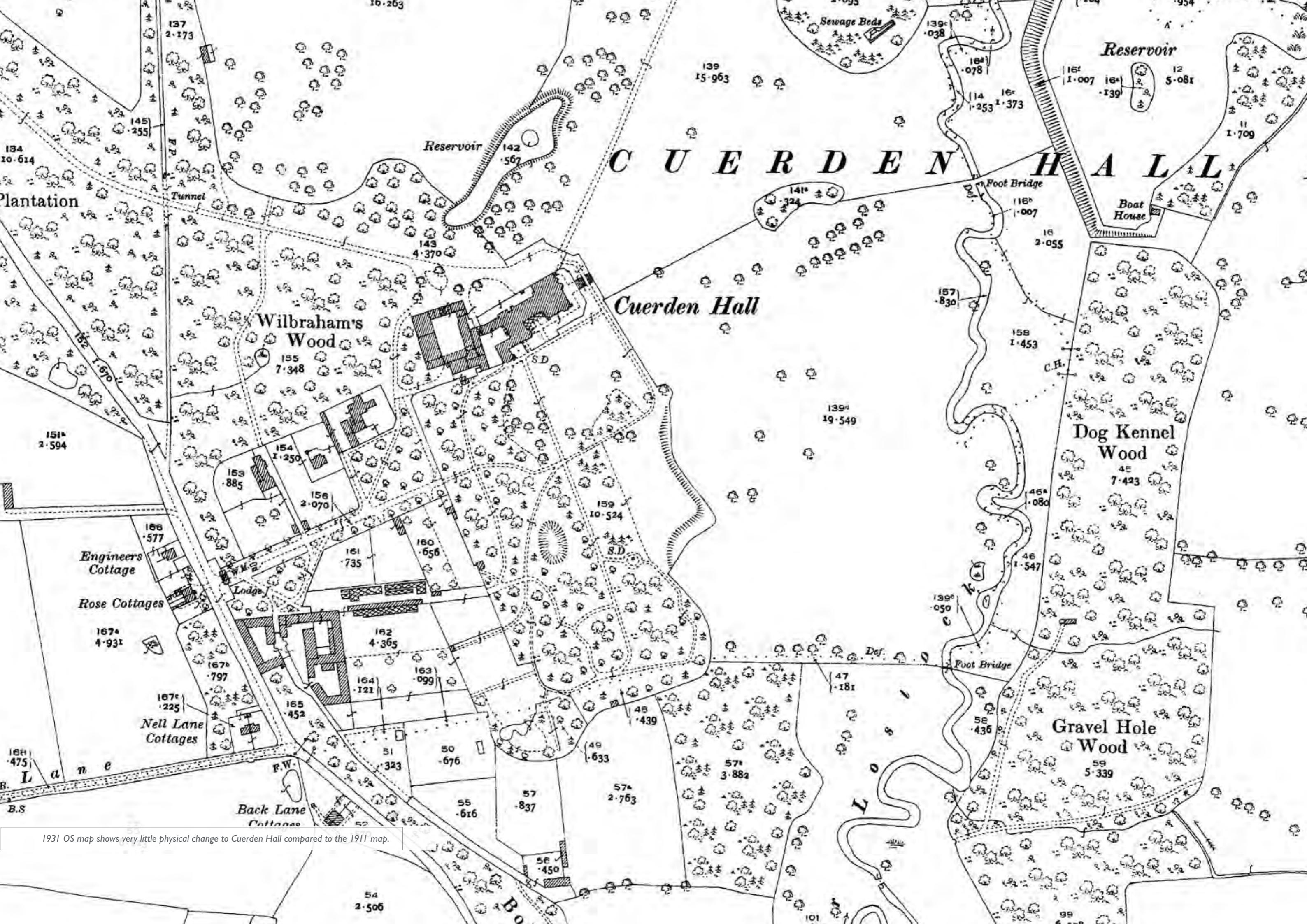
- Turner, Red Rigi
- Four Views in Venice, Canaletto
- A Landscape, Salv. Rosa
- Saint Francis, Guercino
- St Cecilia, Onrio Marinari
- Genoese Officer, Van Dyck
- Portrait of a Lady, Rubens
- The Holy Family, Andrea del Sarto
- St Caterina dei Ricci, Biliverti
- The Madonna, Sasso Ferrato
- Portraits of Charles the First, and Henrietta Maria, Van Dyck
- The Duchess of Portsmouth, Sir P. Lely

In spite of this, the Tatton's continued their philanthropic work, with the Preston Guardian noting in April 1929 April that 1,500 children spent an enjoyable day at Cuerden Park, kindly lent by Mr Tatton for the occasion.<sup>72</sup>



Photographs of Cuerden Hall from the mid-20th century  
(Reproduced courtesy of Lancashire Archives Ref. DDX 2681.10372)

<sup>71</sup> Lancashire archive reference DDX 2681.16010  
John Champness research notes, 1984, Lancashire archive reference DDX 3046/34



1931 OS map shows very little physical change to Cuerden Hall compared to the 1911 map.

4.21 WORLD WAR II AND THE POST-WAR PERIOD

Cuerden Hall was requisitioned at the outbreak of World War Two, first an Army Education Centre and then as the headquarters of No. 4 Anti-Aircraft Command, concerned with the defence of the North-West from aerial attack.

Whether the Tattons returned to the Hall after the war is not clear but much of the hall and its lands continued to be requisitioned by the War Department. In February 1947, a sale was held at Cuerden Hall with 'about £2,500 realised at the first day's sale of period furniture. Several lots brought more than £100 each.' This sale of effects, including the Wyatt plans, and in 1950, by the instruction of Captain Thomas A. Tatton, there was a sale of the Cuerden lands.

The July 1950 auction encompassed agricultural land and part of the Cuerden Hall Park, including 24 dairy farms and eight small holdings totalling 1,739 acres with a gross income of £2,924 a year.

*'This will mean the breaking up of one of the finest estates in Lancashire. The lovely old hall, set amongst woodlands and undulating pastures, is in occupation of the War Department and is not included in the sale.'*

After years of use by the Army, the hall was finally sold by the Tatton family in 1958 to the Ministry of Defence at which time it became the Headquarters for the Army's North West District, and the home of the Major General in Command.

It was later requisitioned by the Ministry of Defence in World War Two for use as an education centre before serving as British Army Divisional Headquarters for No. 4 Anti-Aircraft Command.

**"The Cuerden Players"**

An anti-aircraft divisional repertory company, with an Army cast, "The Cuerden Players," will revive Emyln Williams' classic thriller "Night Must Fall" at the Old Prison Concert Hall, Preston, next Monday, Tuesday, and Wednesday. Danny an hotel boots, around whom this macabre story revolves, is played by Second Lieut. N. V. Hall who starred in the original London production which ran for over 500 performances. The play is a fantastic psychological study with a leavening of grim humour. Proceeds will be divided between the 4th A.A. Div. Welfare Fund and the Preston Borough Police Widows' and Orphans' Fund.

Elizabeth Clegg (88), widow, residing alone at 14, Windsor-street, Barrow, was found dead at her home last evening.

Lancashire Evening Post, Tuesday 25 February 1947

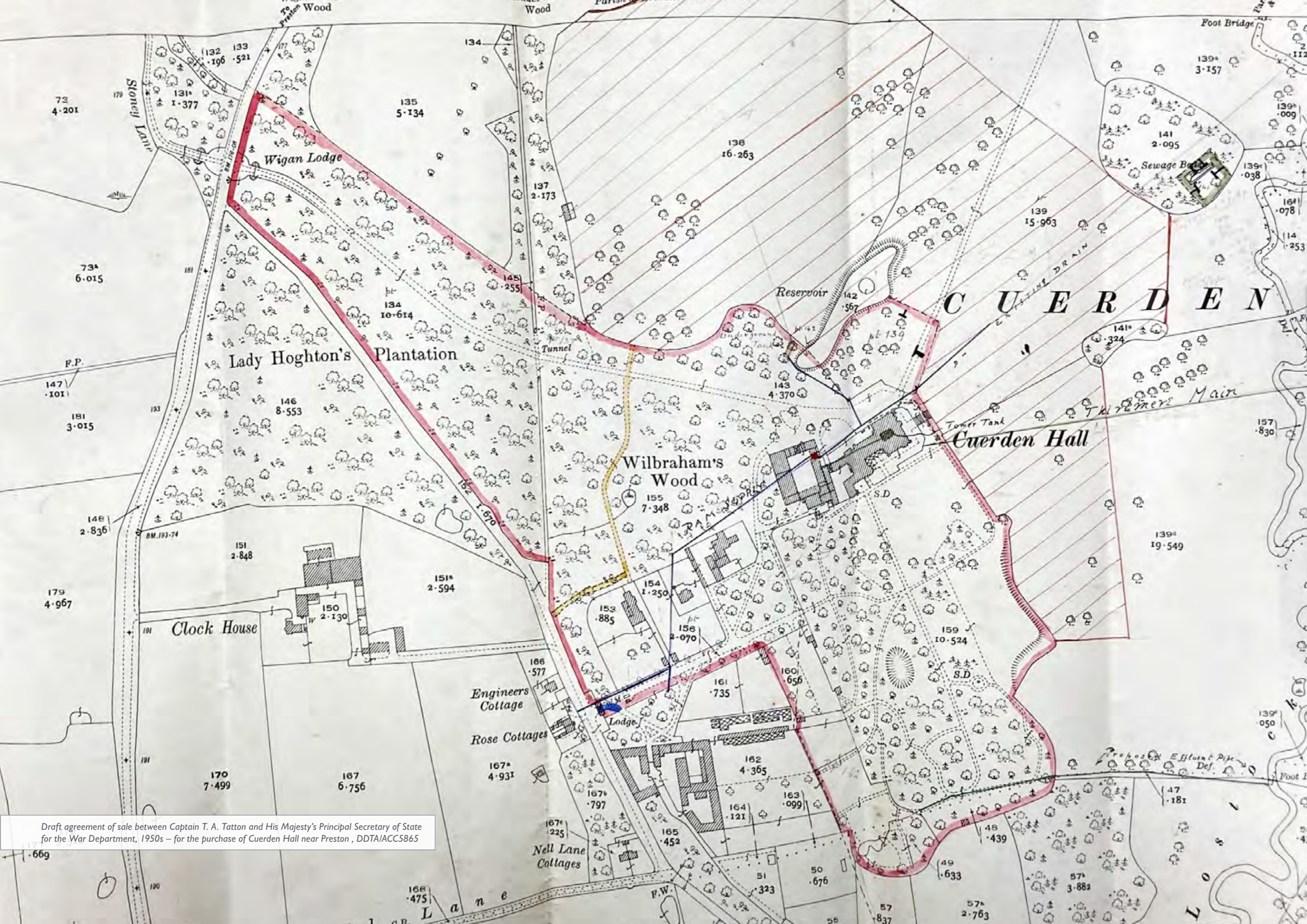
AN AGREEMENT made the \_\_\_\_\_ day of \_\_\_\_\_ 1950 BETWEEN THOMAS ARTHUR TATTON of Cuerden Hall Bamber Bridge near Preston in the County of Lancaster (hereinafter called "the Vendor") of the one part and HIS MAJESTY'S PRINCIPAL SECRETARY OF STATE FOR THE WAR DEPARTMENT (hereinafter called "the Purchaser") for and on behalf of His Majesty of the other part

WHEREBY IT IS AGREED AND DECLARED as follows:-

1. THE Vendor shall sell for a legal estate in fee simple absolute in possession and the Purchaser shall purchase for the sum of FOURTEEN THOUSAND POUNDS the lands (hereinafter referred to as "the property") together with the rights and easements (hereinafter referred to as "the said rights") described in the First Schedule hereto EXCEPT AND RESERVED unto the Vendor as mentioned in the Second Schedule hereto subject to the existing easements and the stipulations mentioned in the First Part of the Third Schedule hereto and to land tax (if any) and tithe redemption annuity but otherwise free from incumbrances.
2. THE Purchaser shall pay the purchase money on the \_\_\_\_\_ day of \_\_\_\_\_ One thousand nine hundred and fifty (hereinafter called "the date fixed for completion") and the purchase shall be completed on that date at the Office of Messrs. Wilson Wright Earle & Co. the Vendor's Solicitors at 54 Mosley Street in the City of Manchester and upon such payment the Purchaser shall as from the date fixed for completion be entitled to possession or receipt of rents and profits and shall as from that date pay all outgoings and up to that date all outgoings and any rent shall if necessary be apportioned. If from any cause whatever other than wilful neglect or default on the part of the Vendor or of his Settled Land Act Trustees the completion of the purchase is delayed beyond the date fixed for completion the Purchaser shall pay interest at the rate of three and a half per cent per annum (less tax) on the purchase money from the date fixed for completion up to the day of actual payment thereof.
3. THE Vendor is selling as Trustee by virtue of the powers under the Settled Land Act 1925 given to a Tenant for Life
4. THE title to the property and to grant the said rights shall commence with a Vesting Assent dated the thirtieth day of April One thousand nine hundred and thirty one whereby the property sold was vested in the Vendor upon the trusts under which the same ought to be held under a Settlement made by the Will and First Codicil thereto of Reginald Arthur Tatton who died in One thousand nine hundred and twenty six and the Purchaser shall assume that the said Reginald Arthur Tatton was at the date of his death seized thereof for an estate in fee simple in possession free from incumbrances and the abstract of such title shall be delivered to the Treasury Solicitor within seven days after the date of this Agreement
5. THE requisitions on title shall be delivered within twenty one days from the date of the delivery of the Abstract and any further requisitions shall be delivered within fourteen days after the receipt of the replies out of which they arise and all requisitions not so delivered within such times shall be deemed to be waived unless and except in so far as they

1.

Draft Copy Agreement for the purchase of Cuerden Hall by the War Department Plans attached c.1950 (Reproduced courtesy of Lancashire Archives Ref. DDX 1590/5/3)



Draft agreement of sale between Captain T. A. Tatton and His Majesty's Principal Secretary of State for the War Department, 1950s – for the purchase of Cuerden Hall near Preston, DDTA/ACCS865

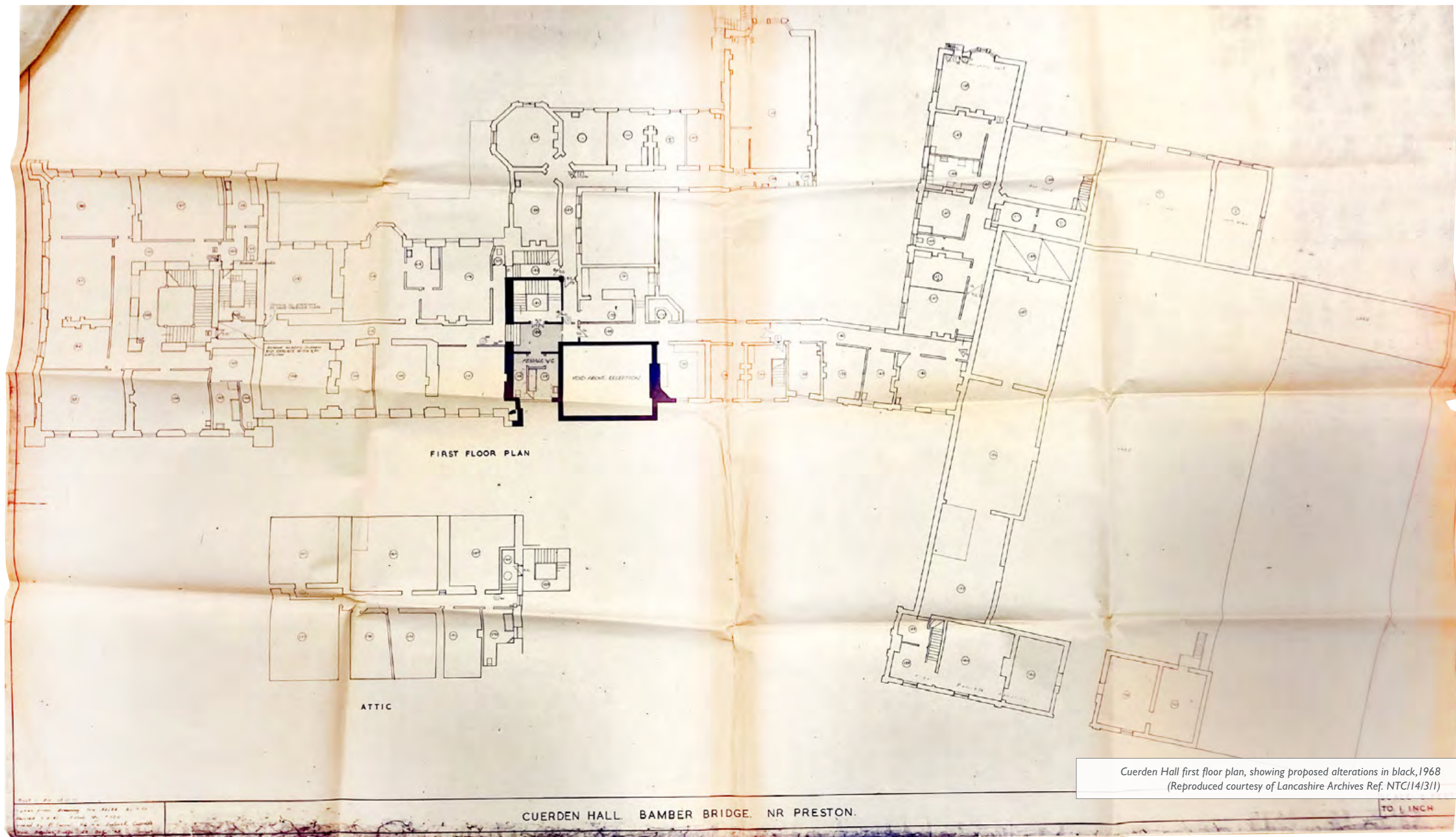




1965 OS map also shows no major changes since 1931 although the southern glass structure has been removed from the 1717 House.



Cuenden Hall ground floor plan showing proposed alterations in black, 1968  
(Reproduced courtesy of Lancashire Archives Ref. NTC/14/3/11)



Cuerden Hall first floor plan, showing proposed alterations in black, 1968  
(Reproduced courtesy of Lancashire Archives Ref. NTC/14/3/11)

**4.22 LATE 20TH CENTURY: CENTRAL LANCASHIRE DEVELOPMENT CORPORATION**

Following use as the British Army Divisional Headquarters, Cuerden Hall became the Headquarters of the Central Lancashire Development Corporation in 1977. Planning permission for the change of use of the hall to offices was granted in 1977 (77/00015/FUL). This included for general re-decoration and structural changes to provide a new public entrance.<sup>73</sup>

The character of the eastern Wyatt wing was retained very much as it had been in use for the General Major in Command previously. A subsequent planning permission in 1980 (80/00204/FUL) secured the change of use of the stable block to provide additional office accommodation. The corporation understood the significance of the hall and had an objective throughout its existence, probably until the mid-1980s, to act as a sympathetic and understanding tenant of a buildings which are a significant part of the architectural heritage of Central Lancashire.<sup>74</sup>

Photographs from the late-20th century show that, while somewhat municipal in character, the internal spaces were used sympathetically and few alterations were carried out to the historic fabric itself. Furniture appears to relate to the 20th century rather than surviving from the Townley Parkers or Tatton's tenure.

In the mid-1980s the Commission for New Towns passed the parklands into the care of the Cuerden Valley Park Trust, for the benefit of all to enjoy. Since that time, the Trust has done an excellent job of bringing back the parklands to their former glory.



Photograph of Cuerden Hall fireplace in the dining room, late 20th century (Reproduced courtesy of Lancashire Archives Ref. DDX 2681.10372)



Photograph of Mr Parker's Room, Cuerden Hall, late-20th century (Reproduced courtesy of Lancashire Archives Ref. DDX 2681.10372)



Cuerden Hall north elevation in the late-20th century (Reproduced courtesy of Lancashire Archives Ref. NTC.35.2.102)



Cuerden Hall library in the late-20th century (Reproduced courtesy of Lancashire Archives Ref. NTC.35.2.102)



Newspaper cutting from the Lancashire Evening Post 18 Oct 1977 Concerning the transfer of Cuerden Hall from Army use to New Town Development Corporation use (Reproduced courtesy of Lancashire Archives Ref. DDX 1590/716)

<sup>73</sup> Lancashire archive reference DDX.1590.77

<sup>74</sup> Lancashire archive reference NTC12.3.15 (c.1980)



Cuerden Hall, library, late-20th century (Reproduced courtesy of Lancashire Archives Ref. NTC.35.2.102)



Cuerden Hall, library, late-20th century (Reproduced courtesy of Lancashire Archives Ref. NTC.35.2.102)



Cuerden Hall, dining room, late-20th century (Reproduced courtesy of Lancashire Archives Ref. NTC.35.2.102)



Cuerden Hall, drawing room, late-20th century (Reproduced courtesy of Lancashire Archives Ref. NTC.35.2.102)



Cuerden Hall, stair hall, late-20th century (Reproduced courtesy of Lancashire Archives Ref. NTC.35.2.102)



Cuerden Hall 1985 (Reproduced courtesy of Lancashire Archives Ref. DDX 3046/34)



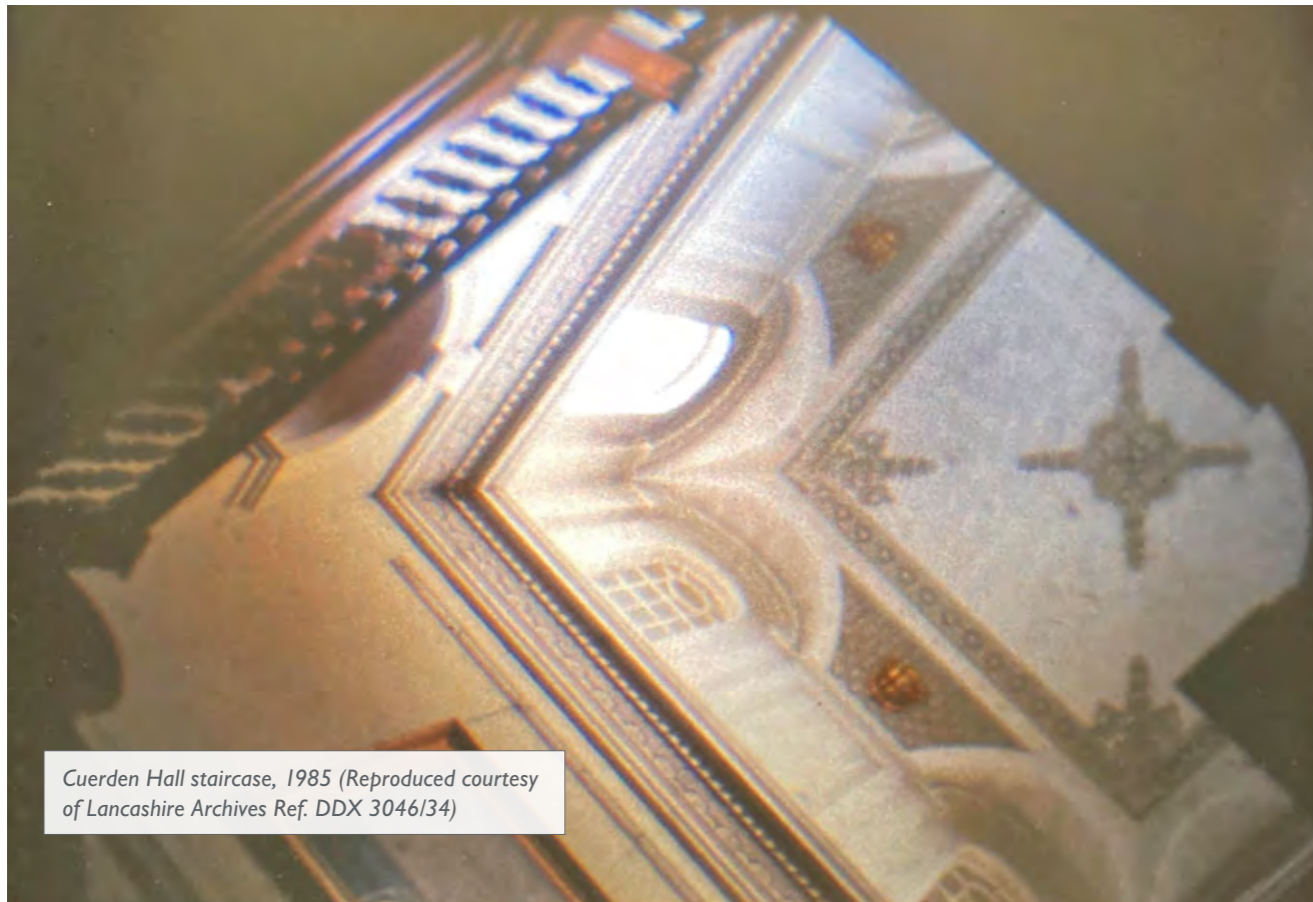
Cuerden Hall 1985 (Reproduced courtesy of Lancashire Archives Ref. DDX 3046/34)



Cuerden Hall 1977 (Reproduced courtesy of Lancashire Archives Ref. DDX 2681.16010)



Cuerden Hall 1985 (Reproduced courtesy of Lancashire Archives Ref. DDX 3046/34)



Cuerden Hall staircase, 1985 (Reproduced courtesy of Lancashire Archives Ref. DDX 3046/34)



Cuerden Hall library, 1985 (Reproduced courtesy of Lancashire Archives Ref. DDX 3046/34)



Cuerden Hall drawing room, 1985 (Reproduced courtesy of Lancashire Archives Ref. DDX 3046/34)



Cuerden Hall stables, 1985 (Reproduced courtesy of Lancashire Archives Ref. DDX 3046/34)

#### 4.23 LATE 20TH CENTURY: SUE RYDER

In the 1980s, the marketing materials for the site noted that the site had 25,000 sq ft of first and ground floor accommodation, including 3,000sq ft of basement and 2,000 sq ft of attic. 15,000sq ft of ancillary buildings including stabling, garaging and stores.<sup>75</sup>

*'The most attractive part of the building is the former General's Quarters, which offer extremely high quality accommodation. The remainder of the Hall is, with certain exceptions such as the octagonal Summer House, rather more functional. The single storey 1960s office building known as the 'pavilion' is well screened from the Hall and has separate access.'*

Suggestions for sale and new use as a private school, country close, conference centre, office headquarters or residential use. A realistic valuation of the freehold was given as £235,000, although this would increase if planning for residential use could be obtained.<sup>76</sup>

In 1986, work began on converting Cuerden Hall for use by Sue Ryder as a care home, which opened in 1990. Planning permission for a change of use to a residential care home was granted in 1986 (85/00834/FUL) and included for associated facilities such as a café and gift shop.

The care home opened in 1990 and was in use until 2019. Sue Ryder operated the hall as a hospice, providing long-term care for patients with neurological conditions. Sue Ryder operated at Cuerden for over 20 years and was an important source of local employment. It had established training links with the University of Central Lancashire (UCLan), Runshaw College, Lancashire Teaching Hospitals and the range of Specialist Services, creating opportunities for the development of Sue Ryder staff and work-based placements for members of the wider team. A placement area for student nurses, Paramedics and Learning Disability and Occupational Therapy student placements is available.

However, as with other similar buildings in this use, healthcare standards evolved and the hall became increasingly unfit for purpose.<sup>77</sup> The building dating from the 17th and 18th centuries did not provide a suitable environment to adequately deliver Sue Ryder essential services, with a progressively deepening mis-match between the patient accommodation and the forward looking requirements and regulatory context for care accommodation. The extent of physical adaptations that would have been necessary to provide a suitable and forward looking care environment would involve an unacceptable level of change to the Grade II\* listed building.<sup>78</sup>

Cuerden Hall was a Sue Ryder Centre, which provided highly specialised care for people living with complex life changing illnesses, including Huntington's disease, multiple sclerosis, cancer, Parkinson's disease, cerebral palsy, brain injury and dementia. The centre employed 37 full-time and 43 part-time staff. The Hall offered long-term care for up to 37 residents who are largely accommodated in single rooms, although some were shared. Bathrooms and toilets were adapted to make life as comfortable as possible for residents, but none of the rooms benefited from en-suite facilities. Residents were able to visit specialists, such as dentists, dieticians and chiropodists, who provide extra care and support when the resident's needs are fully understood.

In 2013, Listed Building Consent was submitted to convert the hall, mews and stable courtyard into residential use (13/01088/LBC). This would have seen the Sue Ryder nursing home converted into a multiple-occupation scheme for a total of 50 units, as well as the adjacent land providing a purpose-built neurological unit in the wooded grounds to the west of the hall. This scheme was withdrawn in 2014.



Cuerden Hall 2014 (Sue Ryder, Facebook)



Cuerden Hall coffee morning, 2013 (Sue Ryder, Facebook)

<sup>75</sup> English Heritage letter, 3 March 2014

<sup>76</sup> Beacon Planning Heritage Statement, 2013

<sup>77</sup> Chorley planning application 13/01088/LBC

<sup>78</sup> Beacon Planning Heritage Statement, 2013





CUERDEN PH

M6 Motorway

Cuerden Hall

Clark House

Betkeley Farm

Cuerden Hall disposal boundary, 1984 (Reproduced courtesy of Lancashire Archives Ref. DDX 2681.16010)

#### 4.24 EARLY 21ST CENTURY: RESTORATION TO A FAMILY HOME

Following closure and decant by the Sue Ryder Centre in 2019, Cuerden Hall was purchased by a private buyer to create a single, residential building. Manchester business man Colin Shenton, has the intention of restoring Cuerden to its original use as a family home. Colin is 52, married, and has homes in Lytham St Anne's, Manchester and London. He was born into a well-known farming family with roots in Cheshire and Derbyshire and has lived in Cheshire and Lancashire all his life.

His business interests include farming, apartment buildings, co-working spaces, bars, property investment and hotels. He has a particular interest in restoring heritage buildings and is responsible for the regeneration of more than 15 of them so far, including the Grade II 232 Pullman Court apartment in London SW2, the Grade II former Barclays Bank HQ on Spring Gardens in Manchester and the Grade II 2-10 Booth Street, Manchester, now the King Street Townhouse Hotel. He previously lived at and ran the Grade I listed Gunby Hall in Lincolnshire, now managed by the National Trust.

The restoration and conservation of Cuerden Hall as a private family home is the culmination of 34 years of experience and a love of restoring heritage buildings to the highest standard.

The future of Cuerden Hall as a private, family home will bring it back around to its original purpose, undoing some of the decline of the municipal uses in the 20th century, which, although interesting historically, were harmful to the built historic fabric. This will be beneficial for having the least impact on the fabric, the smallest number of occupants, the fewest changes and the undoing of inappropriate alterations from the past. Sub-divided rooms will be opened up, servants areas restored, cellars freed from damp, stonework repaired, vegetation removed, timbers restored, roofs repaired, new uses found for redundant buildings, ancient woodland carefully maintained and the gardens enhanced.<sup>79</sup>



Colin Shenton



Cuerden Hall in 2020

<sup>79</sup> <https://www.cuerdenhall.com/>

4.25 HISTORIC DEVELOPMENT PLANS

SITE

HISTORIC DEVELOPMENT PLAN

- 1717 (Banastre Parker)
- 1717-1816 (Pre-Wyatt)
- 1816-1819 (Wyatt)
- 1816-1848 (Robert Townley Parker)
- 1848-1893 (Thomas Townley Parker)
- 1893-1911 (Reginald Tatton)
- Modern/unknown

Plan is not to scale



Base plan © GoogleEarth 2021

**BASEMENT**  
HISTORIC DEVELOPMENT PLAN

- 1717 (Banastre Parker)
- 1717-1816 (Pre-Wyatt)
- 1816-1819 (Wyatt)
- 1816-1848 (Robert Townley Parker)
- 1848-1893 (Thomas Townley Parker)
- 1893-1911 (Reginald Tatton)
- Modern/unknown

*Plan is not to scale*



GROUND FLOOR  
HISTORIC DEVELOPMENT PLAN

- 1717 (Banastre Parker)
- 1717-1816 (Pre-Wyatt)
- 1816-1819 (Wyatt)
- 1816-1848 (Robert Townley Parker)
- 1848-1893 (Thomas Townley Parker)
- 1893-1911 (Reginald Tatton)
- Modern/unknown

Plan is not to scale



FIRST FLOOR  
HISTORIC DEVELOPMENT PLAN

- 1717 (Banastre Parker)
- 1717-1816 (Pre-Wyatt)
- 1816-1819 (Wyatt)
- 1816-1848 (Robert Townley Parker)
- 1848-1893 (Thomas Townley Parker)
- 1893-1911 (Reginald Tatton)
- Modern/unknown

Plan is not to scale



ATTIC

HISTORIC DEVELOPMENT PLAN

- 1717 (Banastre Parker)
- 1717-1816 (Pre-Wyatt)
- 1816-1819 (Wyatt)
- 1816-1848 (Robert Townley Parker)
- 1848-1893 (Thomas Townley Parker)
- 1893-1911 (Reginald Tatton)
- Modern/unknown

Plan is not to scale

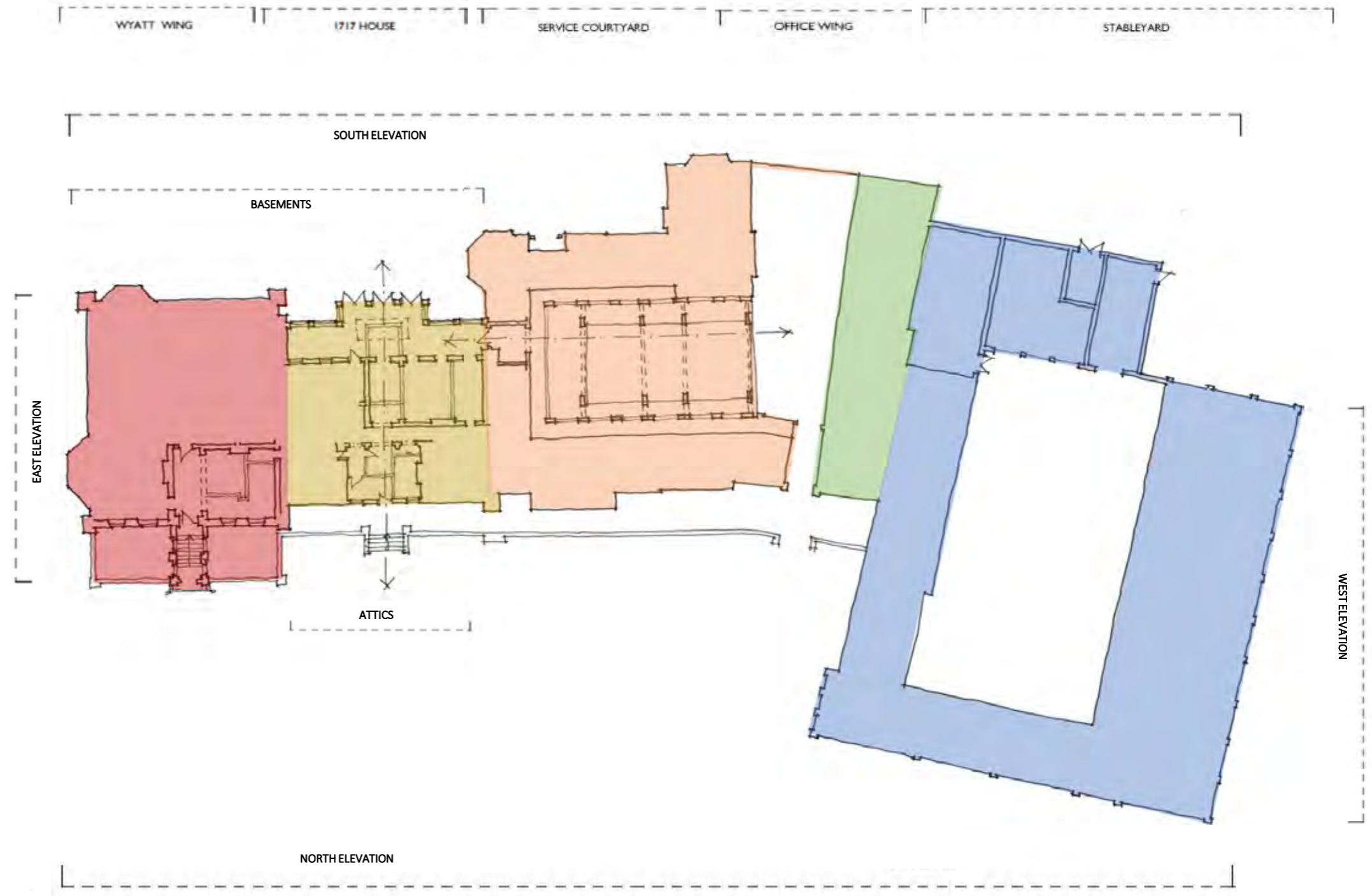


## SECTION 5.0: UNDERSTANDING THE HERITAGE ASSETS

### 5.1 ANALYSIS OF SURVIVING FABRIC

The following descriptions offer a brief summary of the main spaces in Cuerden Hall. Please see Volume 2 for the full room-by-room gazetteer.

We are grateful to Beacon Planning for their work in 2013 on Cuerden Hall, whose input into the Cuerden Hall heritage statement (2013) forms the basis of the following descriptions. Site analysis in 2020 has been used to supplement and revise the descriptions where necessary to ensure this remains up to date.





## 5.2 MAIN HOUSE EXTERIOR

### 5.2.1 NORTH ELEVATION

The north elevation of the 1717 House is of seven bays, with 6/6 sash windows and stone bands on two levels. It is in red brick with stone window surrounds. The roof structure is hidden behind the high parapet. The principal front entrance is located to the east via the porch, however since the 1970s, the main front entrance has been located in the third bay from the west in the 1717 House and is accessed by a ramp.

The north elevation of the Service Court is in a similar red brick with a single stone band delineating the line of the parapet. The Service Court is linked to the 1717 House by the recessed pantry which is relatively plain. Adjacent to the pantry and extending westwards is the kitchen, lit by two large arched windows which indicate from the outside its double-height volume. The range extends westwards and continually steps back creating a modulated form that is linked by the continuous stone band at parapet level. The 6/6 sash windows with similar stone surrounds as located on the 1717 House at ground floor are larger than those at first, denoting the higher status of the ground floor rooms. To the west is another later module

that was added as the Service Court was extended through the Office Wing and adjoined to the stables. This continues the line of the parapet and stone band, with a second stone band at first floor level. The windows repeat the 6/6 sash form but do not share the same stone surrounds, with stone lintels instead. A large archway gives access through to the courtyard beyond, with a sash window and gable feature above.

The appearance of the Wyatt Wing (to the east) has been altered since Wyatt's original construction with the addition of the 1840s porch in contrasting sandstone. The parapet continues, with a central step which signals the main entrance. At each corner is a square chimney stack, replicating the chimney stack located on the corner of the 1717 House. Above, the stair tower rises with its contrasting arched windows and stone and brick finish.

### 5.2.2 EAST ELEVATION

The east elevation is part of the Wyatt Wing and has a canted bay in sandstone that extends to first floor level, meeting the stone band. The remainder of the elevation is in red brick to match the materials of the other elevations. It is of five bays with 6/6 sash windows at first floor and sash windows at ground floor. The parapet extends around the elevation with a central step in height framed between the two brick chimneys that rise in height at either corner. The elevation faces the parkland beyond, with a terrace immediately to the front of the building. The parkland can be accessed from the front of this elevation via the listed gate piers.



### 5.2.3 SOUTH ELEVATION

The south elevation faces the garden, with the terrace wrapping around the entirety of the east wing. A bay window to the library was added in sandstone which similarly offers a contrast to the red brick of the elevation. Three full height 6/6 sash windows light the room, reflecting its historic function as a library. The 1717 House survives relatively unaltered although some modifications have been made. A porch with six Tuscan columns marks the centre with a canted bay above. This is not shown on Wyatt's plans and is thought to be late 19th century. The south range of the Service Court matches in style and materials the adjoining south elevation of the historic core. A second late 19th century porch has been inserted adjacent to the octagonal former dairy.

The 20th century addition of the billiard room extends southwards in a similar style using a darker colour brick, with a canted bay window on the end. A staircase gives external access to and from the first floor.



### 5.2.4 WEST ELEVATION

The west elevation of the hall has been significantly altered from Wyatt's original form which has had a significant impact on its original appearance. The game larder and colonnade along the west range have been lost, and all three sides have been extended into the courtyard. The effect is not markedly out of keeping, however the elevation has a rather piecemeal appearance and lacks the uniformity that the internal courtyard elevations would have originally enjoyed.



### 5.3 MAIN HOUSE INTERIORS

#### 5.3.1 GROUND FLOOR

##### Hall and Billiard Room GI.15, GI.14, GI.01 and GI.13

This room is a principal reception room adjacent to the main entrance. Wyatt's decorative coved ceiling plasterwork survives, although the room has been much altered from its original form. The 1840s alterations to Wyatt's original porch extends the room northwards and the roof in this latter half of the room has a roof lantern that was intended to light a billiard table. The room has been reduced in width with the insertion of a modern partition to separate the room from the entrance hall with a corridor. The room has an inserted kitchenette and other partitions have divided the space and obscured its original form, creating an internal storeroom lined with reclaimed historic cupboards. This storeroom is not full height and the ceiling and original proportions of the room remain relatively unaffected.



##### Drawing Room GI.08

The former Drawing Room is an impressive space with large canted bay overlooking the east terrace. One of the windows now operates as a door which is a modern alteration. Historic wainscot panelling survives along with a decorative cornice and picture rail, and the original fireplace is located on the west wall.



##### Library GI.09

The former Library is another impressive space with wainscot, original fireplace and detailed cornice to the ceiling. A canted bay window overlooks the south terrace, which is a later 19th century addition, resulting in the loss of tall Wyatt-designed bookcases on this wall. Today, three multi-pane windows give views eastwards. The room has retained its relationship with adjacent principal rooms and spaces, with the former Drawing Room to the north connected through a pair of doors in the centre of the north wall, and a doorway through to the former Dining Room to the west and a third leading to the stair hall in the centre of Wyatt's Wing.



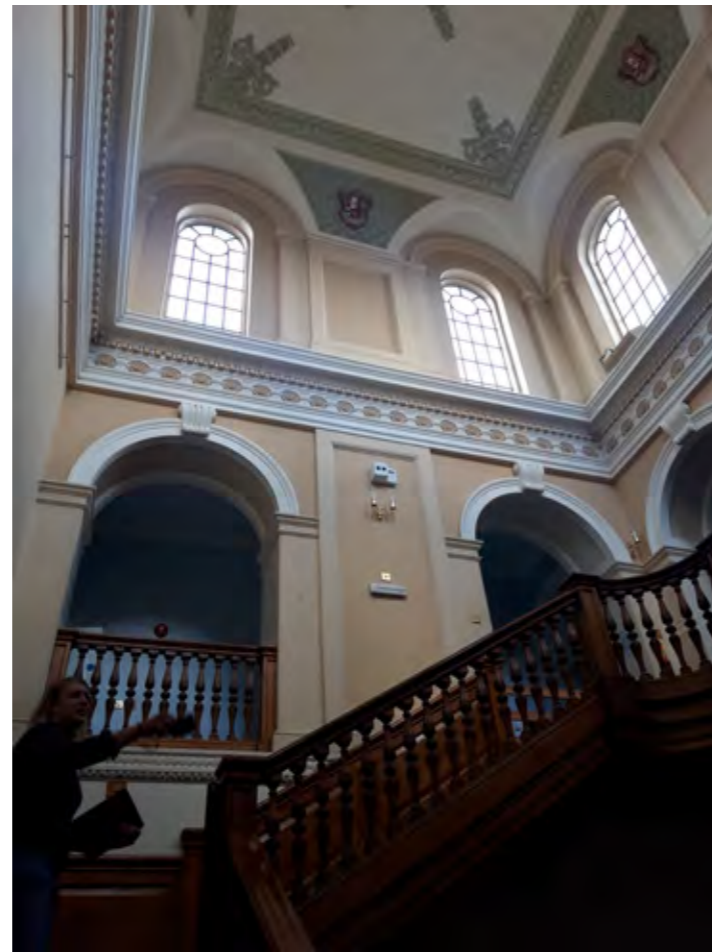
### Dining Room GI.10

This is the third of the large principal reception rooms in the house, originally functioning as the Dining Room. It has three large sash windows in the south elevation, overlooking the terrace and garden beyond with shutters. The ceiling is plain and lacks any embellishment, including cornice. It may have originally been decorated with ornate plasterwork similar to the other principal ground floor spaces. The west wall contains an arched recess, a typical feature of dining rooms of the time, usually to contain sideboards, silver and plate. The most notable feature is the unusual fireplace on the west wall which is decorated with a surround with a lion's head placed on an animal foot to either side of the hearth. This fireplace is incongruous compared to other Wyatt-designed pieces and may be a later addition.



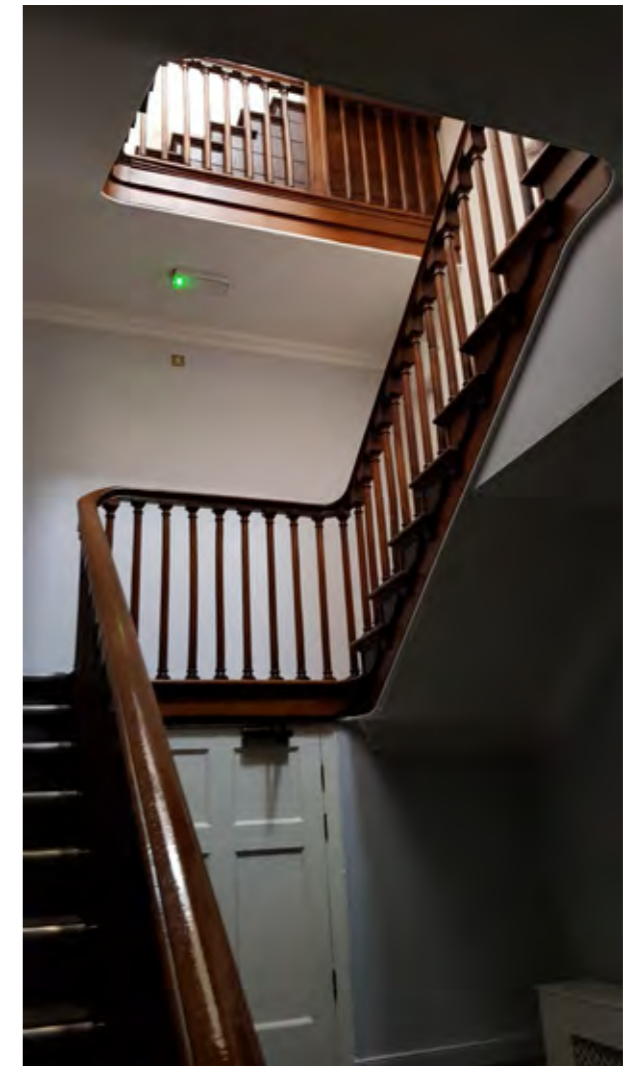
### Stair Hall GI.12

The stair hall extends to the full height of the Belvedere tower, with tall Italianate, arched windows lighting the space below. The plasterwork decoration at first floor level is particularly ornate and well preserved with a decorative cornice dividing the floor heights. The ceiling is decorated with plasterwork foliage at the corners as well as crests in the spandrels between the arched windows. The open-well cantilever staircase is particularly fine, with carved oak balusters and closed string.



### Back Stair GI.11

Adjacent to the principal staircase is the second, back staircase that extends to the first floor and an upper landing. It may once have connected to the attic spaces above. This staircase is simpler than the main staircase but is of high quality with closed string and slender turned balusters.



[Office/Mr Parker's Room G2.03, G2.04 and G2.05](#)

Located within the 1717 House, this sub-divided space was labelled as Mr Parker's Room on the 1816 Wyatt plans, and as an office in the 1908 plans. The quality of the decorative features points to the status of the room, however its character has been severely compromised by modern subdivision into two rooms plus corridor. Detailing includes an Aesthetic Movement fireplace (with Japanese and sunflower motifs) and two wall safes.



[Butler's Room G2.08, G2.09, G2.10, G2.11 and G2.12](#)

Opposite Mr Parker's Room to the south was the Butler's Room. This was divided by 1908 into a garden entrance and work room. It has since been subdivided further with the insertion of a lift and store cupboard, and the other half of the room has been converted into a bathroom. The doorway to the store cupboard is recessed deeply and likely pre-dates Wyatt's interventions, with historic joinery and a historic 6-panel door. What was originally the plate room in the C19 house now forms a WC with vaulted ceiling, and the former adjacent bedroom forms a second bathroom in which no historic features survive. The lobby area to the north of the Butler's Room originally housed the stair access to the cellar. This has since been removed and the area enclosed by an arcade that separates it from the corridor.



### Servants' Hall G2.13 and G2.14

The Servants' Hall has been subdivided to form two patient rooms, and a comparison with Wyatt's plan would suggest that the east wall has since moved westwards. A second doorway from the corridor has been inserted to give access to the second room created by the subdivision. The room has a modern floor covering, modern wall partitions and false ceiling which cuts across the top of the tall sash windows which is unfortunate. Although elements of the plan form and historic fabric survive, the later interventions detract from the significance of these rooms.



### Housekeeper's Room G2.15

This room was formerly the Housekeeper's Room and later the Pantry. The room was used as a patients bedroom but retains timber shutters, 9/6 sash windows and historic skirting.

### Kitchen G3.12

This double height space was originally the kitchen and was part of Wyatt's 1816 west extension known as the Service Court. The large fireplace and chimney breast indicates this former use, and has a large lintel spanning the opening with a brass plaque above which reads: 'BENNETT BROTHERS MANUFACTURERS, LIVERPOOL' and presumably relates to the range (now lost). 19th century kitchen equipment including a pulley system survives but aside from this, the room is relatively plain, with simple cornice and skirtings. The floor has been replaced, and the room has been extended by removing the partition wall which formerly divided the pantry from the kitchen (part of which has been converted to form WCs and store cupboards). The double doors are not original or in a historic location, with the original entrance located further east towards the pantry so as to open into the former colonnade thereby giving access to the associated rooms in the Service Court (such as the larder and dairy).



**Scullery G3.11**

This is a modest space, with a plain cornice and skirting; no evidence of its former function as a scullery has been retained. The stairs shown on Wyatt's plan as located in the southwest corner have since been removed. It is lit with a 6/6 sash window with a ventilation fan inserted into one of the panes. A coal store originally stood to the west of the scullery. When the Service Court was extended these rooms became larders but they now form part of the office and storage space with stair to first floor level.

**East range, Service Court**

The original plan form of the east range of the Service Court has been significantly altered. The former external colonnade that ran parallel to the west elevation has been incorporated into the building and now forms an internal corridor. The plan form of the larder, wet larder and knife room is no longer recognisable, taken up with the staircases, lobby to the doorway inserted in the east elevation as seen in the 1908 plans, and with the space having been extended into the former dairy beyond. Little of historic interest survives in these rooms.

**Kitchen G3.22, G3.23 and G3.24**

The modern kitchen was not part of the original 1816 extension but this later single storey addition appears in the 1908 plans as a Servants' Hall. Internally, it has no features of historic or architectural interest, with a modern plaster ceiling, lino floor and tiled walls.



**Dairy G3.25**

Originally designed as a cool, octagonal dairy, the space has since been used as a sitting room and patient's bedroom. The original plans show central doorways in the east and west walls. In the location of the latter there is now a fireplace and the doorway has been moved northwards closer to the edge of the room. It is suggested that the current panelling and fireplace were installed when it was converted by Tatton in the early 20th century, with the 1908 plan showing the dairy as Mrs Tatton's Room.



**South range, Service Court**

The Dairy was previously accessed via a corridor which also gave access to the Scale Room. This corridor was subsumed into what was recently a patient's room, and a doorway and loggia had been inserted into the south elevation to form a Garden Room and Loggia by 1908. The existing east-west corridor is a later insertion, infilling this section of the courtyard, and the windows to the former Scale Room and Steward's Room that both formerly looked into the courtyard have been blocked. The fireplace to the Steward's Room has been retained on the dividing wall between the Scale Room and Steward's Room, however the plan form west of this wall has been lost as the wing was extended in the later 19th century.

### 5.3.2 FIRST FLOOR

#### Wyatt Wing, first floor

The original plan form of Wyatt's 1816 east wing largely survives with bedrooms and dressing rooms, however it has been somewhat obscured by later subdivisions that have rooms into smaller spaces. A number of additional doorways have been inserted and original circulation routes altered. Some historic features survive including cornicing, picture rails and window shutters. FI.12 has retained its original plan form as well as cornice, picture rail, skirtings and shutters, and a corner cupboard in the southeast corner as shown on Wyatt's plan. The fireplace in the east wall has been blocked though the chimney breast survives. A doorway has been added to the north wall.

#### 1717 House, first floor

The plan form of this central section survives relatively unchanged from its 1816 form, particularly on the north side which has recessed doors with deep doorcases, panelling, cornices and skirtings. Several rooms on the north side appear to have reused historic panelling from the 1717 House.



#### Service Court, first floor

Wyatt's Service Court range was single storey and was later extended to first floor, with changes undertaken sometime in the second half of the 19th century. The upper floor of the was part of Wyatt's original scheme (he suggested it as a Cheese and Bacon room) and functioned as the Nursery. It has an attractive ceiling and cornice around the perimeter of the room and fireplace against the west wall (now blocked). Originally, the south range of the Service Court was single storey and has since been enlarged to comprise a range of small bedrooms with details including marble fireplaces, skirtings, architrave and doors.

To the west is a range extending southwards to the large, early 20th century room, variously used as a billiards room, museum and workshop. Like the other additions to the Service Court, this dates to the second half of the 19th century. The room has an impressive, vaulted ceiling with a lantern, now glazed in modern glass. Wainscot panelling lines the room. A modern partition has been inserted and could be removed to reinstate the original proportions of the room. A canted bay window gives an outlook to the south and has retained its original joinery with attractive panelling and timber sash windows.



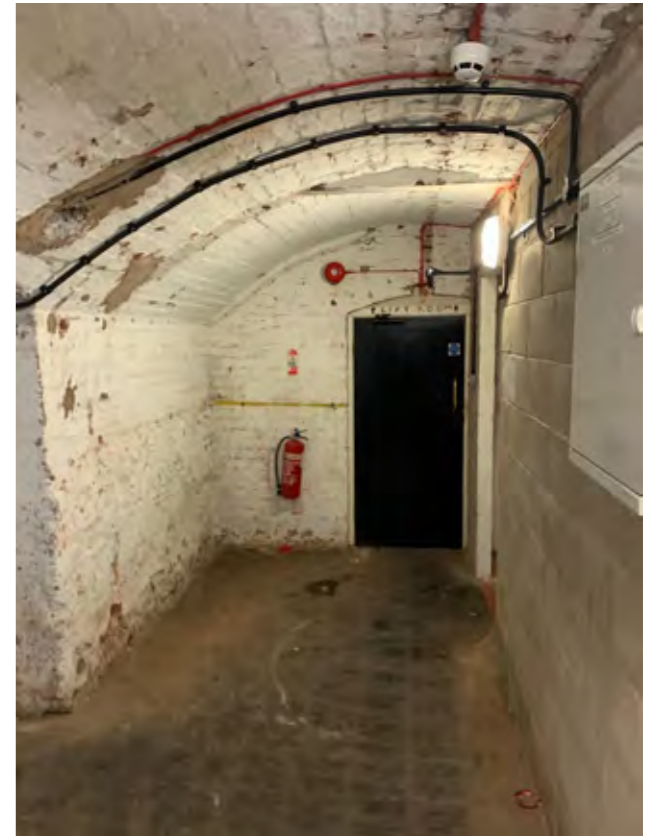


### 5.3.3 SECOND FLOOR ATTIC

The attic is contained above the 1717 House only, with access via a vertical ladder and severely restricted. A number of fire surrounds survive, but generally the rooms have lost their features and fittings. Historic plasterwork and timbers survive from what is assumed to be Wyatt's 1816 alterations to the 1717 House. The spaces are assumed to have been servants bedrooms but have not been in use for much of the 20th century.

### 5.3.4 BASEMENT

The basement is divided into a series of compartments, with brick-vaulted ceilings and storage alcoves. They survive as large open spaces although with some alterations including the addition of a lift, insertion of service infrastructure and new plasterwork and doors in some locations. The central staircase links to the secondary stair in the main house, however it has been remodelled from its existing form with the western wall of the staircase constructed from modern breeze blocks. Historic fixtures survive in one of the storerooms with shelving located within the alcoves, presumably for wine cellarage. Floors has been tiled with modern materials but historic floors survive below. Openings allow access into the ventilation spaces beneath the Wyatt Wing. Two 18th century window openings have been identified in the basement, which are thought to have been for internal ventilation of the 1717 House cellar, rather than historic external windows.



### 6.1 STATEMENT OF SIGNIFICANCE

**Architectural Interest:** Cuerden Hall holds exceptional architectural interest as an early 18th century house as a proto-informal house, showcasing the architectural transition from the formal to the informal, and from 18th to 19th century fashions. It is 'a monument of the greatest historical importance in the history of picturesque classicism' and the belvedere stair tower pre-dates the belvedere at Osborne House by 10-20 years. Wyatt sought to provide modern facilities, convenience of plan form and economy of design that he describes as 'more purely English and a medium betwixt the Gothick and Grecian'. The rooms of highest significance (considered to be 'very high' heritage significance) are the main formal rooms on the ground floor of the hall together with the staircase to first floor. The surrounding landscape also illustrates the shift towards the gardenesque style, with high levels of survival in ancillary structures such as stables, service wing and early garaging. The grounds of the hall have however been fragmented in recent years, and whilst the hall maintains its fine landscape setting particularly from the east, this land is now part of a separately owned country park.

**Historic Interest:** Cuerden Hall holds high historic interest for its associations with Lewis Wyatt of the Wyatt architectural dynasty. His collection of drawings, letters and accounts is an invaluable resource that increases our understanding of the construction and design process. The level of internal survivals ensures that an understanding of historic use and aesthetics can be gained. Local collections to Lancashire country houses and their well-established gentry families are significant, as are more recent local associations people hold with the care home and country park.

**Archaeological Interest:** Cuerden Hall holds medium archaeological interest for a site of long-held human activity and a lack of any substantial archaeological investigations. Investigations into the site of the Roman road, the site of the 16th/17th century old hall and interior decorative schemes are initial research questions that remain to be answered.

### 6.2 ARCHITECTURAL INTEREST

Cuerden Hall is a country house, gardens and parkland in Lancashire. The house is a showcase of the architectural innovation of Lewis Wyatt of the Wyatt dynasty of architects. Commissioned by Robert Townley Parker and designed by Wyatt in the early 19th century, Cuerden Hall is 'a monument of the greatest historical importance in the history of picturesque classicism'.<sup>01</sup> Incorporating the earlier 18th century house and stables into his design, Wyatt composed a new east wing and encased the old hall in matching brickwork. Built in dark red brick, the house has corner turrets, wide parapets, a belvedere tower, tall windows and projecting stone porch. He also constructed an office wing to the west for services.

Cuerden Hall represents an important stage in the early history of picturesque classicism, a style inspired by the paintings of Poussin and Rosa, that moved away from the formality of the 18th century house towards a closer interaction with nature, external and internal asymmetry and an escape from artifice. The belvedere stair tower in particular pre-dates the belvedere at Osborne House for Queen Victoria by 10-20 years, which is credited with the rise in popularity of the Victorian Italianate style.

Cuerden Hall has been described as Lewis Wyatt's most complete experience where he sought to exploit the potential of the new architectural style:

*"The style of architecture which I have adopted may be considered more purely English and a medium betwixt the Gothick and Grecian Or more properly modern, the terrace, turrets, parapets, and chimney stacks, all combining to give effect... in which perhaps their irregularity is the most favourite feature and was I think the least expensive style."*

Significance can therefore be ascribed to the fact that Wyatt chosen not to adhere to a strict archaeological or philosophically classical style but offered his Townley Parker a 'purely English house' offering modern facilities, convenience of plan form and economy of design. While not often commended for its aesthetic beauty, Cuerden Hall is significant for its originality of concept and as an early architectural attempt in this eclectic, historicist style. This can be seen as a continuation of the legacy of his uncles James and Samuel Wyatt.

This focus on convenience can also be seen in the office wing, which is an early example of the later desire to ascribe individual functions to individual spaces performed by different people, with related functions grouped together creating efficiencies not seen before in the country house. Wyatt specifically included kitchens, a game larder, dairy, scullery, knife room and stewards office within the new office wing.

The park and gardens at Cuerden also represent the transitional phase between the formal and informal of the early 19th century. Wyatt's 1816 design efficiently made use of the existing 18th century landscaping with clumps of trees, bodies of water and long/middle distance views, but also added additional carriage drives, service routes and more formal garden planting. His work forms part of the transition from the 18th century picturesque towards a more eclectic garden style, reviving more formality on the terrace immediately surrounding the hall, which became known as the gardenesque style. Championed by John Claudius Loudon, it encouraged the use of exotic planting and specimen plants, hence Wyatt's inclusion of a substantial hot house to the south and the stone porch to the north. Unfortunately, the setting of Cuerden Hall has been compromised by the construction of two motorways across the parkland in the late-20th century. This destroyed much of the northern parkland, routes and lodges, as well as cutting of part of the estate from the hall. Ownership of the parkland transferred to the Cuerden Valley Country Park in the 1970s, which has preserved physical setting but somewhat harmed intangible connections between the two.

Today, the hall holds exceptional significance for the integrity and survival of Wyatt's scheme including architectural appearance and plan form. The plan form of the original 1717 house can be discerned beneath Wyatt's alterations and his 1816 east wing remains in much its original form. Modern interventions such as a lift and some sub-division of spaces impact negatively on this significance but not to any extent that inhibits understanding.

The municipal and institutional uses of Cuerden Hall in the 20th century have somewhat harmed architectural interest as many of the ancillary spaces on the site have long been vacant or in uses not suited to their purpose. The attic spaces of the 1717 house and the upper floor of the mid-19th century stable accommodation are both derelict for example. Part of the southern stables suffered a fire in the past and remains in a ruinous condition. The most recent use by Sue Ryder as a care home has result in many inappropriate fixtures and decorative schemes will need to be carefully removed to ensure significance is preserved.

<sup>01</sup> John Martin Robertson, *Country Life*, architectural historian

### 6.3 HISTORIC INTEREST

#### 6.3.1 ASSOCIATIVE

Cuerden Hall holds both local and national associations of historic interest. Cuerden Hall was built by architect Lewis William Wyatt (1778-1853) in 1816. Wyatt was a scholar, connoisseur and part of the Wyatt architectural dynasty, a family which dominated English architecture for 150 years, producing some of the most accomplished and prolific architects, sculptors, wood carvers, inventors, land agents and builders of the time. Lewis did not have the same national impact as his uncles Samuel and James, but he worked on Lyme Park, Oulton Park, Tatton Park and Stockport Parish Church in the north-west and Cuerden Hall is one of his finest commissions. His cousin, Edward Wyatt (1757-1833) was also involved at Cuerden. Edward was an accomplished woodcarver, his work being comparable with that of Grinling Gibbons and with Jacques Verbeckt, carver to Louis XV at Versailles.

Cuerden Hall holds interest locally for its connection to many notable gentry families in Lancashire, dating back to the 11th century. The Molinaux, de Poictu, Woodcock, Fleetwood, Banastre, Parker, Townley, Brooke, Sweeting, Haggerston, de Hoghton, Charnock and Tatton families all either owned or married into the Cuerden inheritance, which creates links with other surviving houses in the area including Astley Hall, Extwistle, Townley Hall, Bank Hall and Hoghton Tower. It is unfortunate that the contents of the hall including furniture, paintings and family papers have all become disassociated with their historic home.

Later associations with the hall relate to its use as a convalescent home for wounded soldiers during the war, as the development corporation headquarters and most recently as a Sue Ryder care home. Each of these uses will have personal connections to people who has relatives living there or remember working there. The landscape of Cuerden as a Country Park also holds high community interest as a valued natural resource for exercise and education.

#### 6.3.2 ILLUSTRATIVE

Cuerden Hall holds illustrative value for how it reveals how past generations used the building and landscape. The Wyatt drawings, accounts and letters are of particularly exceptional interest as a collection of papers focused on the construction of an early 18th century house that represents the architectural transition from the formal to the informal, and from 18th to 19th century sensibilities. Wyatt's letters that describe his reasoning behind the design and facilities is invaluable and a rare resource. Construction drawings showing the floor and roof structures, wall construction and room interiors will ensure any future restoration of the house is grounded in a clear understanding of its original construction. Detail of innovative techniques being trialled at the house – such as a weather-proof coating and a form of man-made stone gives insight into the construction process. The relationship between architect, client and clerk of works is clearly illustrated by the documentation and will continue to be an invaluable resource in understanding how different roles interacted in the construction of early 19th century country houses.

Annotated plans that detail the room uses of the house help illustrate the functionality of the place and how the owners and servants interacted with each space. This is also vital to reintroducing new uses back into the hall. The evolution of family use from the old hall into the east wing, and the removal of the servants into their own spaces is of interest:

*"I perhaps may have been led into a larger extent of accommodation in the offices than I was at first aware of, but I conceive not more than is essential to comfort, and I hope you will think the whole is compact and conveniently arranged."*

*Wyatt, 1816 letter*

Later innovations from Cuerden Hall's owners in the 19th and 20th century are also of interest, from Thomas Townley Parker's reservoir to Reginald Tatton's motor car garage.

### 6.4 ARCHAEOLOGICAL INTEREST

Cuerden Hall is a site of human activity, dating back to at least the 11th century, when the manor and hundred of Leyland was held by Edward the Confessor in 1086. Archaeological reports from the 1980s suggest the possible presence of a Roman road, either on the estate or to the north, indicating earlier signs of human activity in the area. Little investigation has been carried out into below-ground survivals and this remains an area of future investigation.

A further unknown is the location of the hall that pre-dated the 1717 rebuild by Banastre Parker. Cartographical evidence such as fishponds, tree-lined avenues and ruinous buildings on the site in 1816 provide tantalising evidence that warrant further exploration.

Regarding the standing fabric of the 1717 and 1816 phases of Cuerden Hall, there is an opportunity to better understand the level of survivals of the old hall, its original plan form and uses and to uncover hidden features or decoration. Unpicking these layers will greatly add to our understanding of significance.

Finally, detailed primary research has been carried out into the Cuerden Hall archives, but research has only scratched the surface of many of these detailed records, which include 18th century account books and early 19th century clerk of works accounts. A full review of these items, potentially as part of a student placement, would add greatly to our understanding of the place.

There are also a number of sources known to exist in the 20th century that have not resurfaced for this assessment. Photographs of the hall when in used as a convalescent home during the wars and floor plans from the early 20th century have been lost.

6.5 SIGNIFICANCE PLANS

- SITE  
SIGNIFICANCE PLAN
- Very High / Exceptional
  - High
  - Medium
  - Low
  - Neutral
  - Detrimental

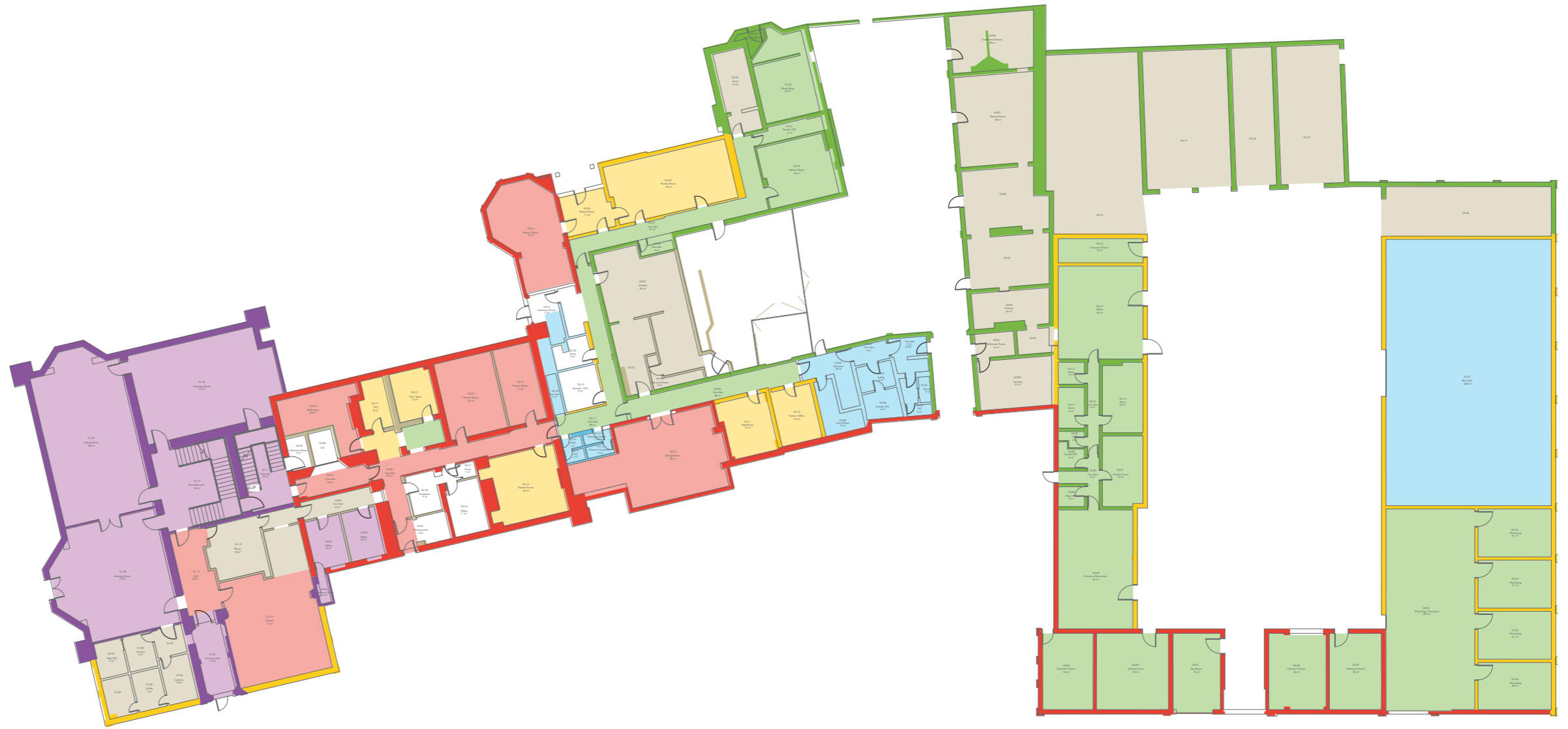


Baseplan © GoogleEarth 2021

- BLOCK**  
SIGNIFICANCE PLAN
- Very High / Exceptional
  - High
  - Medium
  - Low
  - Neutral
  - Detrimental



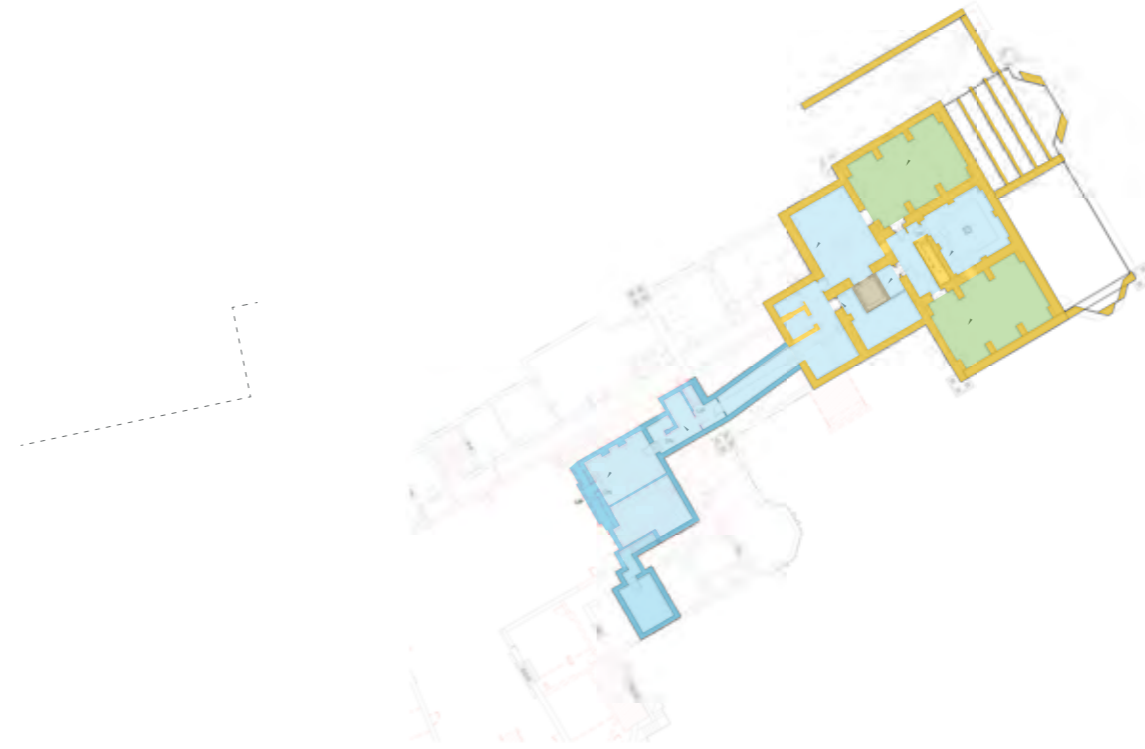
- GROUND FLOOR  
SIGNIFICANCE PLAN**
- Very High / Exceptional
  - High
  - Medium
  - Low
  - Neutral
  - Detrimental



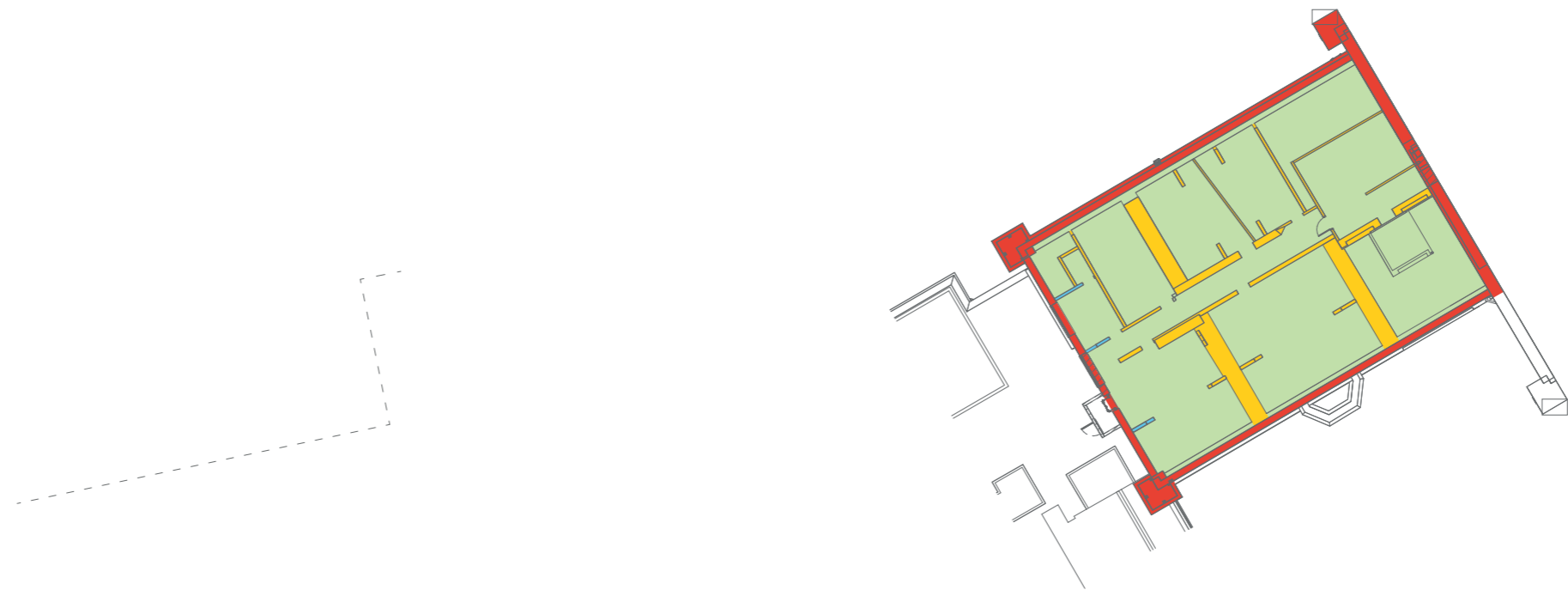
- FIRST FLOOR  
SIGNIFICANCE PLAN
- Very High / Exceptional
  - High
  - Medium
  - Low
  - Neutral
  - Detrimental



- BASEMENT**  
SIGNIFICANCE PLAN
- Very High / Exceptional
  - High
  - Medium
  - Low
  - Neutral
  - Detrimental



- ATTIC**  
SIGNIFICANCE PLAN
- Very High / Exceptional
  - High
  - Medium
  - Low
  - Neutral
  - Detrimental





**6.6 ANALYSIS OF KEY VIEWS**

Cuerden Hall is set within a wide, parkland setting of green, open fields, woodland and stretches of open water. This parkland setting has been somewhat compromised by the two motorways crossing the landscape, as well as self-seeded trees blocking historic views. There are, therefore, no long-distance views of Cuerden Hall of any significance. There are significant mid-distance views from the east within the parkland and a number of key short-distance views from within the immediate setting. Views from the north and south have been lost due to tree cover. The table below sets out those views considered to be of value and which should be considered as part of any future development.

VIEW NO.	DISTANCE (LONG, MID, SHORT)	DESCRIPTION	SIGNIFICANCE (HIGH, MEDIUM, LOW)
1	Mid	View along the existing drive towards the main (north) entrance of the house	High
2	Short	Views across the north elevation of the house	High
3	Short	Views from the terrace of the house across the parkland, looking north-east	High
4	Short	Views from the entrance drive looking through into the stables courtyard	High
5	Short	Views from the terrace of the house across the parkland, looking south-east	High
6	Short	Views along the south elevation of the house, within the formal gardens	Medium
7	Short	Views from the south of the gardens (and end of public footpath), looking back towards the house	High
8	Mid	Views along the west lane behind the stables and garaging	Low
9	Mid	Views from the historic carriage drive across the parkland, looking south-west towards the house and its roofline	High
10	Mid	Views from the historic carriage drive across the parkland, looking west towards the house (Wyatt Wing)	High
11	Mid	Views from the historic carriage drive across the parkland, looking north-west towards the house	High
12	Mid	Views along the valley public footpath within the Country Park, north-south	Medium

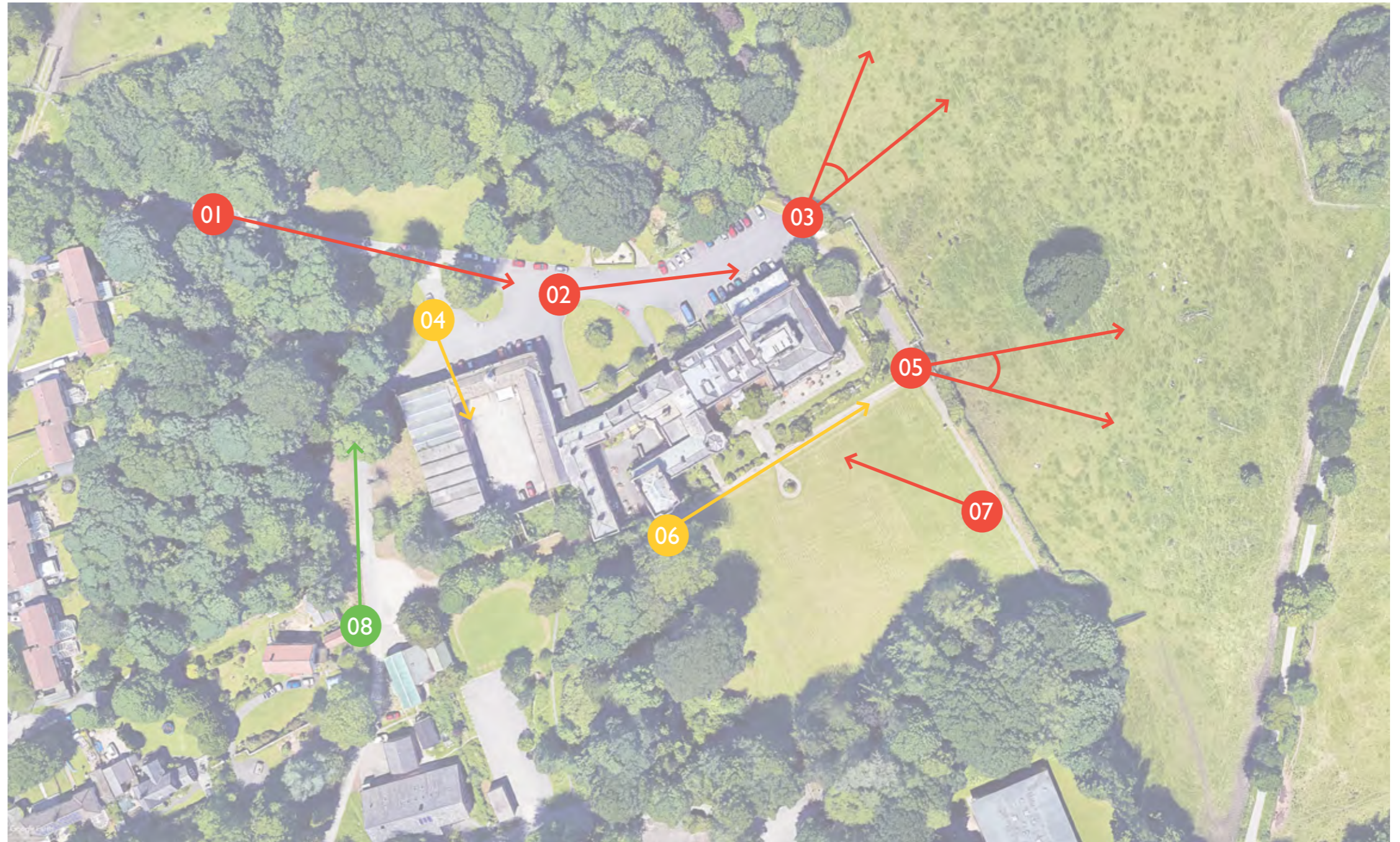
- KEY VIEWS
- Long Distance
  - Mid-Distance
  - Short-Distance



Baseplan © GoogleEarth 2021

KEY VIEWS: SIGNIFICANCE

- High
- Medium
- Low



Baseplan © GoogleEarth 2021

### 7.1 MAKING INFORMED CHANGES

Any proposals for change at Cuerden Hall will be informed by this Conservation Management Plan (CMP). The robust and proportionate understanding of significance set out here will ensure the potential impact of change is carefully considered to ensure it conserves significance through repair, re-use, restoration or management, and maintains high standards of design quality and presentation. As proposals are developed, decisions will be based on an informed understanding of change. Proposals that undermine this understanding will be not acceptable in heritage terms. Care should be taken to ensure minor and incremental changes do not have a cumulative negative impact. Conflicts between different significance values, design integrity and biodiversity should also be identified and managed. Change required to provide beneficial new uses should be balanced against the possible harm to significance. Landscape, setting and key views will be important considerations as part of the strategy. A proportionate impact assessment will be carried out for future proposals to ensure that risks to significance are properly managed and understood, the impact of change objectively documented, and the consequences of implementation set out. Great weight will be given to the site's conservation and any perceived harm will require clear and convincing justification. As a first principle, there should be a presumption in favour of avoiding harm to heritage.

### 7.2 PRINCIPLES FOR CONSERVATION

The principles below should be used as part of an iterative design process to ensure an informed and engrained heritage-led approach is applied to the landscape and structures of Cuerden Hall. These should be seen as pragmatic recommendations that draw on conservation best practice and examination of the site.

**Principle 1:** All proposed change within Cuerden Hall and its landscape – particularly affecting the listed buildings and immediate setting – will be grounded in a robust and proportionate understanding of significance.

**Principle 2:** Changes to the landscape will balance requirements of the family with impact on setting of the Hall to sustain/enhance significance.

**Principle 3:** Conflicts between significance values should be identified and resolved as proposals develop.

**Principle 4:** Individual rooms, structures, features and landscape components will be proportionately assessed for their contribution to significance as proposals are developed.

**Principle 5:** The impact of proposed change should be assessed to understand the benefits or harm to significance. Proposals that may cause substantial harm to primary significance values will not be accepted. Potential impact will be assessed to understand any benefits to balance harm.

**Principle 6:** Proposals must respond to a clear understanding of significance, conservation constraints and design parameters.

**Principle 7:** Decisions about change should be reasonable, transparent and consistent. Early and regular consultation with key statutory bodies and community stakeholders should be carried out.

### 7.3 CONSERVATION AND REPAIR APPROACH

#### 7.3.1 ROUTINE MAINTENANCE AND PERIODIC RENEWAL

Cyclical and routine management and maintenance regimes are vital to retaining heritage value. These are often linked to good management, use, stewardship and function. Regular monitoring of significant fabric at Cuerden Hall and its environment is required and any identified issues will require either a permanent solution or temporary works to prevent problems escalating. A good routine of management and maintenance will identify when larger periodic renewal or repair projects are required. Periodic renewal acknowledges that the fabric concerned is no longer capable of fulfilling its function and occurs in a longer cycle than maintenance. It can have a greater impact on heritage values in the short-term, though this temporary loss of heritage values will likely return in the next cycle. The consequence of not carrying out periodic renewal is likely to be more extensive loss of value and fabric.

#### 7.3.2 REPAIR

Repair can remedy the defects caused by decay, damage, or use. It can sustain heritage values if there is enough information to understand the impact of the proposals, the long-term consequences are known from experience to be benign, and the conflict between heritage values are minimised. The reasons behind the need for repair are important in influencing the solution and the principle of minimum intervention should be applied to any failing elements. All repairs should make use of high-quality workmanship and materials and may require the skills of a professional conservator.

#### 7.3.3 WORKMANSHIP AND MATERIALS

High-quality workmanship should always be strived for as an inconsistent or inappropriate approach can have a negative impact on significance, both with regards to physical fabric and aesthetic value. This impact can build up over time, resulting in the incremental loss of significance and the gradual erosion of character. It is therefore important to proactively ensure that the best workmanship is applied with the most appropriate materials when carrying out works on any scale. It is important that any new intervention takes into consideration the original materials and methods used in construction and any subsequent significant historical phases. Any decisions need to consider the significance and the component heritage values attached to a particular study area and its wider context. There is also potential to identify where original materials and methods have failed and learn lessons from this to ensure the longevity of the building. In many cases, the materials used should be sourced as direct replacements as far as is possible to ensure consistency; for example, stone sourced from the same or comparable quarries and hewn in a like-for-like manner.

### 7.3.4 CHOOSING THE APPROPRIATE METHODOLOGY FOR CONSERVATION WORKS

With traditional buildings, it is important to use tried and tested methods for conservation repairs to ensure the long-term consequences are benign.

#### Questions:

- Does the chosen methodology respond to existing understanding about the specific component?
- Have previous interventions been understood?
- Have lessons been learnt from previous changes to the component?
- Has adequate monitoring been carried out to inform the current proposals?
- Are the short- and long-term outcomes of the proposed interventions fully understood?
- If an untested technique is proposed, is the procedure in place to properly record this for the future?
- When recording interventions, has the following information been included:
  - The reason why it was needed, and the process used to reach that decision;
  - What materials and methods were trialled, and why those discarded were unsuccessful;
  - What materials and methods were ultimately used; and
  - Any additional findings made during the course of work.
- Will proposals be recorded to an adequate degree and deposited in the relevant archive?

### 7.4 CAPACITY FOR CHANGE

This section articulates areas at Cuerden Hall with capacity for change, which can be used to inform and unlock future enhancement and development. The structures and landscape at Cuerden Hall have been evolving since at least when the Parkers built their first manor house on the site in the 16th century. The challenge for those now entrusted with the care of Cuerden Hall is to manage change effectively, in an informed way, so that it can adapt and continue to grow, whilst at the same time conserving its significance.

Change can be related to both physical alterations required to facilitate new or improved use and those that preserve or enhance significance. The removal of negative elements from past phases of change is also important to consider. Generally, areas of the highest significance will be more sensitive to change whilst those areas of lower significance, or those detrimental to understanding will have greater capacity to be altered and enhanced.

#### Minor Capacity for Change

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Areas likely to be of the highest significance. Vulnerable to change and neglect. Capable of accepting some changes if these avoid compromising significance. Opportunities to enhance areas of poor condition or modern intrusions. A conservation approach needed.

#### Moderate Capacity for Change

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Suitable for areas of medium to low significance. Capable of accepting a number of changes without compromising significance. Significance must inform proposals.

#### Major Capacity for Change

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Areas of neutral value or detrimental to significance. Major interventions possible without compromise to significance. Will enhance setting of surrounding heritage assets.

SITE  
CAPACITY FOR CHANGE PLAN

- Minor
- Moderate
- Major



Block plan showing relative capacity for change across the Cuerden Hall site  
Baseplan © GoogleEarth 2021

#### 7.4.1 POTENTIAL OPPORTUNITIES AND DESIGN PARAMETERS

- The hall has a shared functional, historic and visual relationship with the Service Range and Stables as well as the surrounding landscape. It is important that the sense of unity between these elements is continued, preferably through a single ownership.
- The optimum use of the hall would be residential as originally intended. However, there are a number of large, redundant spaces across the site and a more creative solution to beneficial new uses for these might be required.
- The historic significances of the site are such that any changes to the building or its setting must seek to be of the highest design quality, minimise loss of historic fabric and enhance the significance of the buildings. Where proposals might lead to 'less than substantial harm' to the significance of the asset, they must be justified by other substantial gains that are in the wider public interest.
- Proposals that will lead to substantial harm to or total loss of significance will only be acceptable where this loss is necessary to deliver substantial public benefits, or where a number of tests can be met as set out in paragraph 195 of the NPPF and including where there is no viable use of the asset in the medium term that will enable its conservation, and where conservation via grant-funding or public ownership is demonstrably not possible.
- The site presents many opportunities for enhancement and any scheme should aspire to exploit these to bring additional conservation benefits. Where historic significance has been eroded due to inappropriate 20th century changes that are not of historic or aesthetic value, they should be reversed or made good where practicably possible. This includes for example the removal of modern partitions, stair lifts, recently blocked openings etc.
- In addition, any scheme should aim to bring the fire damaged areas back into an appropriate and viable use.

- The sensitivity of the interior of the hall means that any future new or modified use needs to be carefully considered to ensure that issues such as compliance with Building and other Regulations in terms of such issues as noise insulation, energy efficiency, fire safety or disabled access are compatible with the preservation of the key features of the building.
- Where rooms survive in their original plan form they should be retained as single volumes wherever possible. This is particularly important to the ground floor principal rooms and the kitchen. Greater opportunity for sensitive re-use is presented in the upper floors which have already been intensively subdivided and are of less historic and aesthetic significance.
- The setting of the hall is very important on its east, north and south elevations and has remained remarkably intact, particularly so on its eastern and southern aspects. These two elevations comprise the garden elevations and development within these areas should be avoided. The north elevation has retained its original access points but has been somewhat compromised by the associated parking, large areas of tarmac and signage. While recognising that these are important to the modern function of the hall, it would be an enhancement if the volume of parking close to the hall could be reduced. Development to the front of this elevation should likewise be avoided.
- The setting of the hall on its western aspect has changed greatest, and is lower in status with its functional appearance, proximity to Service Wing and the Stables. The close proximity of the wood limits views to the west elevation from other locations on the site, and the extended east-west length of the service range and stabling renders it some distance from the key elevations and main entrance. There would be greatest scope in this location to accommodate change, possibly including new buildings, that was sensitive to the setting of the hall and stable courtyard elevations.

#### 7.5 ASSESSING IMPACT

Change can be a positive process providing that harm to significance is minimised and a clear need is identified. Overarching need, as well as need for a proposal in a specific location should be explored and clearly articulated. Sufficient information about any proposed change should be provided to enable the impact on significance to be assessed. This is to ensure that risks to significance are properly managed and understood, and the potential impact of the options is tested. An impact assessment is a risk assessment tool that allows the impact of change to be objectively documented, the need for change made clear and the consequences of implementation set out. The assessment of impact is an on-going process and will inform all decision-making. A final report (Heritage Impact Assessment) should be produced prior to submission of proposals to decision-making bodies in order to understand and test the impact on significance. The process of assessing heritage impact is an essential means of ensuring that any proposed change will not cause harm to a heritage asset and will be carried out in the most sensitive way. It is vital that a careful balance is found between meeting the operational needs of a site with the significance of its built fabric, features, and spaces.

##### Key impact assessment questions:

- 01 What is the impact of the proposals on significance?
- 02 Are the proposals necessary and has mitigation been proposed?
- 03 Are the proposals justified and what are the benefits?
- 04 What is the overall level of harm/ benefit?

##### Process for managing change:

- Understand the heritage value and significance of the area to be changed, by consulting this report and other existing studies, and commissioning further targeted research and investigation where appropriate;
- Propose a change and provide justification (i.e. benefit), taking account of the understanding of value and significance;
- Investigate the potential impact on significance in consultation with the local planning authority, Historic England, Georgian Group and other amenity societies as necessary;
- Revise proposals as necessary and submit designs for approval;
- Record what is found when the works are carried out and deposit in the appropriate archive and the local Historic Environment Record maintained by the Council;
- Disseminate the findings quickly to improve understanding, interpretation, and scholarship.

## 7.6 CONSULTATION AND ENGAGEMENT RECOMMENDATIONS

### 7.6.1 STATUTORY CONSULTATION

It is essential to consult with the appropriate authorities when proposing change to the site. This includes, as a minimum, the local planning authority (LPA), Historic England and the Georgian Group. You may need to involve other relevant groups such as the Victorian Society (CBC), The Gardens Trust and the Society for the Protection of Ancient Buildings (SPAB). Any large-scale proposed repairs or development should have as a minimum a pre-application advice session that also involves the LPA and Historic England. For both initial conservation works and for future reuse proposals, it will be necessary to involve your conservation architect to assist in the design work and liaison with stakeholders. Experience working with similar building types, and particularly working with listed buildings, should be essential. In all cases, the key is to keep all interested parties up to date, informed and involved in the design process. Consultation with statutory bodies should not be seen simply as an onerous task and a requirement of the planning process. Bodies such as Historic England and the various amenity societies can offer a wealth of advice and information. It is advisable to consult with statutory bodies and amenity societies as early as possible to ensure they are satisfied with the proposals and the design dialogue that is taking place.

### 7.6.2 PUBLIC AND COMMUNITY CONSULTATION

Public consultation is advantageous as an opportunity to continue to engage with local community and other stakeholders, to inform them of previous developments and consult them about the projects' future. It also allows the project team and stakeholders to develop the proposals in detail from strategic level ideas and plans. Consultation provides the opportunity to engage people who will be affected by and could benefit from the project. It also helps to establish productive working relationships, particularly through fostering a sense of local ownership of the project. By listening to people and demonstrating how their views will inform the project, trust will be built. This will help to make future dialogue easier, consolidate the good reputation of the project team and may inspire potential volunteers to contribute. Data gathered through consultation will provide a good evidence base of support for the project and has the potential to lead the project in new, positive directions.

### 7.6.3 METHODOLOGY

The consultation process should utilise a range of tools and methods and should be adjusted in accordance with the group of consultees being engaged. Different techniques of engagement should be employed wherever possible in order to stimulate ongoing interest. These might include face to face interaction such as interviews, workshops, debates and public meetings (subject to Government guidance). It might also include written and graphic materials such as questionnaires, email or letter campaigns and public presentations. Feedback from each event or round of consultation should be collated by the project team and a report written up setting out the results or key points. Any action points from these should be noted and completed. Any discrepancies that require resolution should be discussed by the project team and a decision made.



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## MAPS, PLANS AND ILLUSTRATIONS

1577 Saxton's Map of Lancashire

1610 Speed's Map of Lancashire

1786 Yates' Map of Lancashire

1848 1:10,560 Ordnance Survey Plan, Lancashire and Furness

1893 1:2,500 Ordnance Survey Plan, Lancashire and Furness

1894 1:10,560 Ordnance Survey Plan, Lancashire and Furness

1911 1:2,500 Ordnance Survey Plan, Lancashire and Furness

1912-14 1:10,560 Ordnance Survey Plan, Lancashire and Furness

1931 1:10,560 Ordnance Survey Plan, Lancashire and Furness

1931 1:2,500 Ordnance Survey Plan, Lancashire and Furness

1955-56 1:10,560 Ordnance Survey Plan, Lancashire and Furness

1962-68 1:10,560 Ordnance Survey Plan, Lancashire and Furness

1967-68 1:2,500 Ordnance Survey Plan, Lancashire and Furness

1973-1983 1:10,000 Ordnance Survey Plan, Lancashire and Furness

## LANCASHIRE RECORD OFFICE ARCHIVES

DDX 985/ACC8406/13 - Drawing of Cuerden Hall nd [19th cent]

DDX 1590/7/3 - Photograph of Cuerden Hall nd [c.1880]

DDTA/ACC5865 - Tatton of Cuerden 1816-1987

DDX 2681/acc 10372 - 1812-1991 Joan Langford Research notes

DDX 2681/3 - Cuerden Hall; Leyland, St Ambrose; Education in Leyland 1816-20th cent

NTC/12/3/15 - A History of Cuerden Hall, with colour photograph

NTC/35/2/102 - Cuerden Hall, interior and exterior and the pavilion, 24 prints

NTC/14/3/1 - A short History of Cuerden Hall, by Major S Vernon Oct 1968

NWSA/2/99/4312 - Summary: Lavinia Parlett talks about the conversion of Cuerden hall into a Sue Ryder home accompanying material: cs duration: 8 mins 05 secs British Broadcasting Corporation

CC/MB/MBB/3/14/12 - Painting of a bridge at Cuerden Hall, carrying M6 over A49 (Wigan Road), c.1956 Artist: W R Russell; Poster paint [Undated]

DDX 1338/2 - Postcard view of Stag Lodge, Cuerden Hall, Cuerden, n.d. [c.1900s]

DDX 1362/1 - Account book of receipts and payments of the Cuerden Hall Estate, owned by the Townley Parker family, 31 Jul. 1770-31 Dec. 1796.

DDHK/5/1/44 - Survey of lands "near Slaidburn", Cuerden Hall and demesne, Ramsgreave, Over Darwen, Much Woolton Hall, Chisnell Hall, Coppull, Wrightington, Langtree and Rivington 1769 [SURV 23]

DDHK/5/1/67 - Survey of lands in Wigan, Ince, Abram, Heaton, Anderton, Horwich, Rumworth, Chipping, Preston, Standish with Langtree, Fulwood, Furness, Ramsgreave, Ulnes Walton, Coppull, Clitheroe, Ainsdale, Birkdale, Formby, Wuerden Hall and demesne, Blackrod, Cuerden Hall demesne, Ashton, Ince Blundell, Shevington and Westhoughton 1779 - 1788 [SURV 33]

DDTA 20/8 - An Inventory of the Household goods and chattels belonging to the late Robert Parker, of Cuerden, esq. Among the items are, Billiard Table, £4. 10sh. - several pictures not all described varying in price from 7sh. 6d. to 12sh. - China, including a "Double sett of Dresden china, "£3. 10sh. [in the parlor], - An "Ingraved silver waiter"-14. 2sh. 8d. [in the parlor], - Two silver Juggs £22. 14. 6. and 4 silver candlesticks, £32. 16. 6. [in the parlor] - "a silver Cordial cup and cover won by his father's horse at Newton, the horse called Pompy", £32. 10. 7d. [belonging to Banastre Parker son of the said Robert], etc.5 Feb 1779

DDTA 323 - Enclosure Award Cuerden 1804

DDX 1564/ACC5451/box 1/file 5 - Letters concerning repairs to Cuerden Hall itself and the contents of the Hall, including letters from Alban Jolly Surveyors Office concerning the water supply, Miscellaneous 1906-1908

DDX 1564/ACC5451/box 1/file 10 - Account of men's time and materials employed in the building at R Townley Parker's Esq Cuerden Hall, Miscellaneous 1820

DDX 1590/4/1 - Plan and section of a proposed lake at Cuerden Hall Mar 1880, Plan and sections of a proposed lake at Cuerden Hall for T T Townley Parker, esquire Plan Scale: 3 inches : 200 feet Section Scale: 1 inch : 20 feet Colour (2 items pinned together)

DDX 1590/5/3 - Draft Copy Agreement nd [c.1950], Draft Copy Agreement for the purchase of Cuerden Hall by the War Department Plans attached (Removed from DDX 1590/5/1)

DDX 1590/5/4 - Letters and other papers 24 Apr 1951 - 25 Apr 1951, Concerning the confirmed purchase of the Cuerden Hall Estate by the War Office (Removed from DDX 1590/5/1)

DDX 1590/7/6 - Newspaper cutting from the Lancashire Evening Post 18 Oct 1977 Concerning the transfer of Cuerden Hall from Army use to New Town Development Corporation use

DDX 1590/7/7 - File of Newspaper Cuttings 1815 – 1937, Concerning the Townley Parker family, Tatton family, Bamber Bridge, Cuerden Hall, local events, local dignitaries, etc., dated 1911 - 1937; Loose papers include an estimate for the building of a new mansion at Cuerden, dated 1815 17 items

DDX 2828/ACC11135/box 14/1 Joe Hodgson local historian, Original catalogue 20th cent, Including Correspondence from Richard Barton of Grimshaw Street Mill (1857) and from [?] of Cuerden Hall (April 26,1870) P14

DDX 3046/34 - John Champness research notes, Cuerden Hall, n.d. [late 20th cent.] Includes colour slides and research material

DDX 3178/2/6 - Anne Bradley local historian research notes, Roy Bannistre Parker Memoirs c.1909 - c.2002, Typescripts and notes. Including Cuerden Hall, Lancashire Engraved print (by Robert Groom), printed by C.J. Greenwood.

DDX 3178/3/1 - Bamber Bridge n.d., Postcards, photographs and notes, Brownedge Presbytery, steam waggon crash, corner of School Lane, Bamber Bridge, Orr's spinning and weaving mill, School Lane, Cuerden Hall: staff tunnel, main lodge arch c1908, grounds, west side, sun dial, fire station crew c1930s, offices of Walton-le-Dale Local Board c1895, Stag Brow, Wesleyan Chapel, Smith's Hob Inn, Brindle

## BIBLIOGRAPHY

Road after snow, Women's Institute postcard, Red Hot Mamma's skiffle group, Old Tram Road (Preston-Walton Summit): photographs of stone sleepers at the side of Mackenzie Arms (former tram road stable and workshop), Bamber Bridge 1990, St. Aidan's, Bamber Bridge Copies of two postcard photographs: Boy's Brigade? on parade 1908, Carnival horse-drawn trap 1925, boys in procession 1907, [foundation stone?] ceremony c. 1900s. Engraved print (by Beatrix Pollitt) of St Aidan's New Church

DP/376/5/41 - Press cuttings and miscellaneous 1878 – 1887, Obituary of Mr. Robert Townley Parker of Cuerden with account of family history and account of his standing for election to Parliament in 1837, 13 Aug. 1879; also, report of sermons preached and collections made at St. Michael's Church, Kirkham in aid of the Parochial Schools in Kirkham Feb. 1887; also, account of the funeral of Mr. Robert Townley Parker of Cuerden at St. Saviour's Church, Bamber Bridge Aug. 1879; also, account of the funeral of Colonel John Towneley of Towneley Hall, Burnley with family history 2 Mar. 1878

DRB/1/59/entry38 - Cuerden tithe apportionment entry 1839, Plot number: 1 Owner: Robert Townley Parker Occupier: himself Plot description: gardens, Hall, etc Usage: grass, wood & arable

LCC/EP/CON/HC/3/140 - Photographs of buildings c.1970s including Cuerden, 1 folder (100s of images)

NTC/2/2/14 - New Town Commission Collection, Meeting 14, with papers 13 Oct 1972, Papers: Minutes of meeting 13 (97/72); including land at Cuerden for office extension (102/72);

NTC/2/2/71 - Meeting 71, with note on site visits and papers 16 Sep 1977, Papers: Minutes of meeting 70 (104/77); including Security at Cuerden Hall (128/77); Land acquisition - schedule (129/77); Cuerden Hall (130/77)

NTC/2/2/129 - Meeting 129, with papers 17 Sep 1982, Papers: Minutes of meeting 128 (133/82); including Cuerden Valley Park and Cuerden Hall (147/82); s7(2):

NTC/2/2/150 - Meeting 150, (part of agenda missing) with papers 20 Jul 1984, Papers: Minutes of meeting 149 (91/84); including: Cuerden Hall (108/84)

NTC/2/2/152 - Meeting 152, with papers 19 Oct 1984 including: Disposal of Cuerden Hall (135/84);

NTC/2/2/158 - Meeting 158, with papers 21 Jun 1985 including: Sale of Cuerden Hall (47/85);

NTC/12/3/14 - Location map for CLDC offices at Cuerden Hall, n.d, larger scale copy of NTC 12/3/13

NTC/14/2/33 - Copy O S map showing Cuerden Hall and grounds, annotated to show the Pavilion, the Phase 2 extension and link, the projected line of the access road and a possible site for a temporary treatment plant, n.d Scale: [?]:2500] (30 21 cms., xerox and coloured ink)

NTC/14 - CLDC Offices, Cuerden Park, The records in this section relate to phase 2 of the development of office accommodation for the CLDC.

NTC/14/3/2 - Cuerden Hall marketing proposals including plan, by Bernard Thorpe and Partners, 12 Mar 1984, 1 Volume

NTC/35/1/3/193-212 - Transparencies Cuerden Hall, 1975

NTC/35/2/95 - Cuerden Hall, near Bamber Bridge 1984-1985, (12.5 11cms., colour print)

NTC/35/2/102 - Cuerden Hall, interior and exterior and the pavilion, 24 prints, n.d. (10 at 17.5 12.5cms. 12 at 15.5 11cms. 1 at 20 12 cms. 1 at 15 9 cms.)

NTC/35/2/103 - 2 sheets of contact prints of Cuerden Hall interior and exterior, n.d.

NTC/36/1/29 - Catalogue of archaeological exhibits for display at Cuerden Hall, n.d [Found with NTC 36/1/25]

DDGE(M) c1700 Plan of Cuerden – possibly land holdings of John Parker Esq

DDTa Tatton of Cuerden (Calendar: Jeayes 1917), /549a A survey of lands in the townships of Cuerden, Clayton le Woods, Walton le Dale and Farrington in the county palatine of Lancaster (1817)

DRB 1/59 – 1839, Plan of the Township of Cuerden in the parish of Leyland, in the County of Lancashire – Tithe Map

## CUERDEN HALL

Grade: II\*

List Entry Number: 1362174

Date first listed: 21-Feb-1984

GV II\* Country mansion, early C17 and 1816-1819 by Lewis Wyatt, the older part altered internally. Brick with stone dressings, roof concealed by high parapets. Irregular plan, the original C18 house incorporated in the central third between stable court to west and Wyatt's addition to east. Two storeys, the east end higher, with very large stair well rising to form a hamper in the centre, the east end lower than the centre.

Original house was simple rectangular double pile plan seven windows in length, two storeys: this now has in both front and rear walls stone bands on two levels, and sashed windows with glazing bars, projecting corner chimneys, a high brick parapet, and in centre of south side a prominent stone porch with six Tuscan columns (two groups of three at corners) and dentilled cornice, above which is a canted bay (some of these alterations may be by Wyatt).

The east range added by Wyatt is rectangular, five bays each side, has tall square-sectioned corner chimneys with narrow inset stone panels on both levels, terminating above the parapet in four clustered flues with stone caps; moulded stone bands on two levels carry round these chimneys, and there are high stepped parapets with stone copings; at right ends of ground floor of east and south sides are large stone canted bay windows with panelled parapets; on north side a projecting single-storey stone pavilion of seven bays extends the whole length of this wall, incorporating in the centre a round-headed front door with a carved stone coat of arms in the parapet above, flanked by a carved stag and a hawk. (This feature not shown on Wyatt's drawings).

Otherwise, all windows are sashed with glazing bars and moulded architraves, those at ground floor very tall, rising from ground level, those at first floor with twelve panes each. To right (west) side of original house is lower "o\_ice court", originally of three sides open at the west subsequently extended and enclosed. This is two lower storeys with high parapet; the front (north) side, linked by a small recessed pantry bay (now altered as entrance to o\_ices), is six unequal bays (each breaking back slightly); first bay is high single storey (originally kitchen) with two tall round-headed windows; next two bays have three stone-cased sashed windows on each floor; next three bays (apparently later additions) have in the centre a large round-headed arch to courtyard, flanked by pilasters and surmounted by a decorative stone pediment in the coping with flanking ball finials, and on each side two windows to each floor, all sashed with splayed stone heads.

South range (garden front) breaks forward from original house, has a polygonal corner with round-headed windows (originally designed by Wyatt as an octagonal dairy) and a recessed porch with Tuscan columns in centre; otherwise all windows sashed with stone cases.

Interior: of east range retains original features by Wyatt, principally the fine open well staircase with carved oak balusters and closed string, but also fireplaces, doors, etc. (complete set of drawings by Wyatt in RIBA Drawings Collection).

Listing NGR: SD5639423929

## IRON GATES AT FOOT OF TERRACE STEPS TO EAST OF CUERDEN HALL

Grade: II

List Entry Number: 1281343

Date first listed: 21-Feb-1984

Iron gates at foot of terrace 3/99 steps to east of Cuerden Hall - GV II

Ornamental iron gates, perhaps 1819 by Lewis Wyatt. Between stone gatepiers in boundary wall of garden, tall iron railings extending to open-work iron pillars from which hang a pair of gates the tops of which are ramped down to the centre; the decorative emphasis is vertical, the railings, pillars and gates having straight vertical principal bars, short slim dog bars rising between and linked to them by wavy braces below the heads. In the centre of each gate and railing (flanked by twisted bars), and the pillars, are more narrowly-set bars supporting decorative scrolls, and there is an upper border of volutes beneath the top rail, which carries 6 small urn finials; the pillars also carry raised urn finials.

Listing NGR: SD5646823967

## STABLE BLOCK ATTACHED TO WEST END OF CUERDEN HALL

Grade: II

List Entry Number: 1072455

Date first listed: 21-Feb-1984

Stable block attached to west end 3/98 of Cuerden Hall - GV II

Stable block to Cuerden Hall, early C19, subsequently enlarged, now o\_ices. Brick with stone dressings, hipped stone slate roofs. Large U-shaped plan of 3 ranges (subsequently enclosed by later additions to make a square courtyard). Two storeys; outer walls topped by a high parapet with stone coping. Front (north) side incorporates, between brick pilasters, coupled round-headed entrance arches, that on the right leading into courtyard; above these the parapet is ramped, has pilaster strips enclosing a stone shield (3 animal heads bearing daggers in the teeth), and an apron. Le\_ return wall of this range has similar brick pilasters and similarly ramped parapet with a clockface in the centre; and courtyard side has a hexagonal ogee-capped bellcote on the roof, a wagon door to le\_ of the entrance arch. Courtyard wall of east range, stepped back at le\_ end, has 8 tall windows with splayed brick heads alternating with lower openings with rounded jambs, all originally doors but 2nd to 5th now altered to make square windows; at right end is a high segmental-headed recessed bay. South range has 3 adjoined wagon doorways with gauged segmental brick heads. East range of courtyard, the outer wall of which conforms to the rest, incorporates a mid-C19 iron and glass roof supported by latticed girders on cast iron Corinthian columns.

Listing NGR: SD5637823929

**STAG LODGE TO CUERDEN HALL INCORPORATING GATEWAY**

Grade: II

List Entry Number: 1362136

Date first listed: 21-Feb-1984

Gatepiers and gate lodge to Cuerden Hall, 1816-19 by Lewis Wyatt. Ashlar. Very tall gate piers have demicolumns attached to front and rear faces, rusticated sides, and heavily moulded caps surmounted by pedestals originally bearing a stag (left) and hawk (right) in moulded stucco (now only parts remain); each side, a high flanking wall with moulded cornice, and rusticated pillar with ball finial; in each wall a 2-light window, that on the right false, that on the left the front window to the lodge. This is rectangular single storey with flat roof and one chimney in the centre; it has pilastered corners, a pilaster in centre of south side, moulded cornice; next to gate pier is a blocked former doorway with hoodmould; 2 windows in side, and 2 at end, all with 2 lights and a stone mullion. Rear wall has modern extension. (Lodge is as designed by Wyatt, but on opposite side of drive: drawings in RIBA Drawings Collection numbered 173, 174, 175).

**ICE HOUSE C. 400 METRES SOUTH-SOUTH-EAST OF CUERDEN HALL**

Grade: II

List Entry Number: 1072450

Date first listed: 21-Feb-1984

Icehouse, probably early C19. Brick, covered by earth mound. Egg-shaped subterranean vessel in header bond, c. 11 feet in diameter and 14 feet high internally; approached by north-facing barrel-vaulted tunnel c. 12 feet long and 6 feet high ( in English garden wall bond ). Set in shallow hillside c. 40 metres from River Lostock. Probably associated with Cuerden Hall, Cuerden CP (q.v.).

# VOLUME TWO

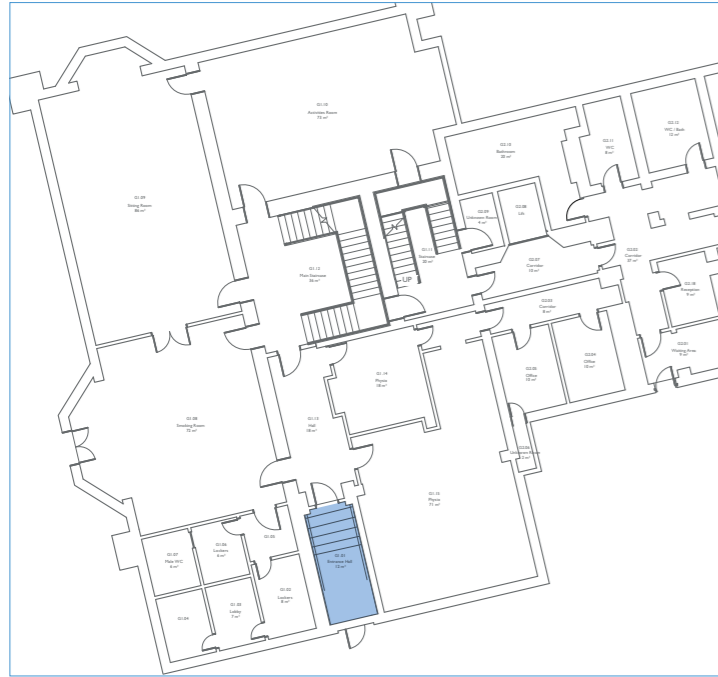
## GAZETTEER

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Basement	230
Ground Floor	231
First Floor	329
Attic	401

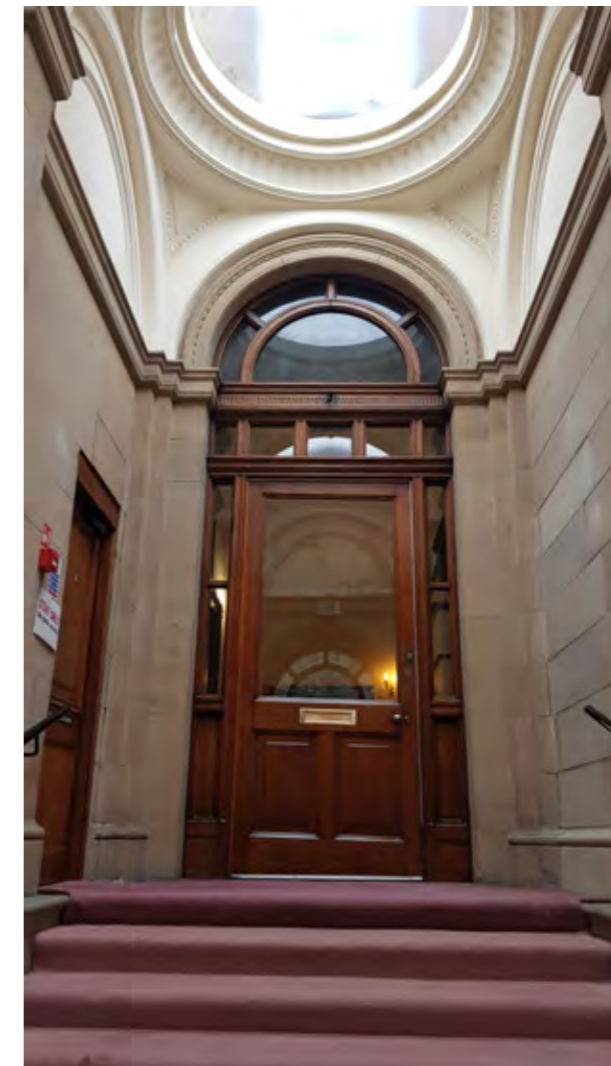


## GROUND FLOOR: WYATT WING – GI.01

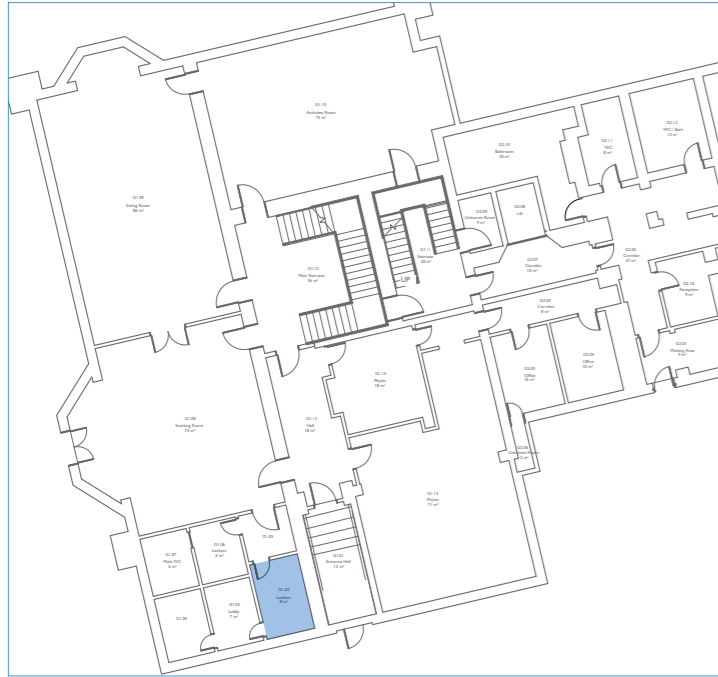


<b>Room Number:</b>	GI.01
<b>Current Room Use:</b>	Entrance Hall
<b>Historic Room Use:</b>	Porch
<b>Date of Structure:</b>	1817
<b>Date of Fixtures / Fittings:</b>	1817
<b>Date of Decoration:</b>	1817 with replacement doors and skylights.
<b>Major Alterations:</b>	Wyatt porch enclosed within later room extensions of GI.08 and GI.15. Side door punches through original stonework.

<b>Overall Significance Level:</b>	Very High
<b>Key Historic Features:</b>	Internal stonework and decorative ceiling plaster, some early C20 joinery
<b>Detrimental Features:</b>	Non-breathable carpet and paint, modern handrails and entrance doors. Replacement skylights are poor quality.
<b>Condition Level:</b>	Poor
<b>Condition Comments:</b>	Water ingress to main external entrance, stonework damaged
<b>Other Comments:</b>	

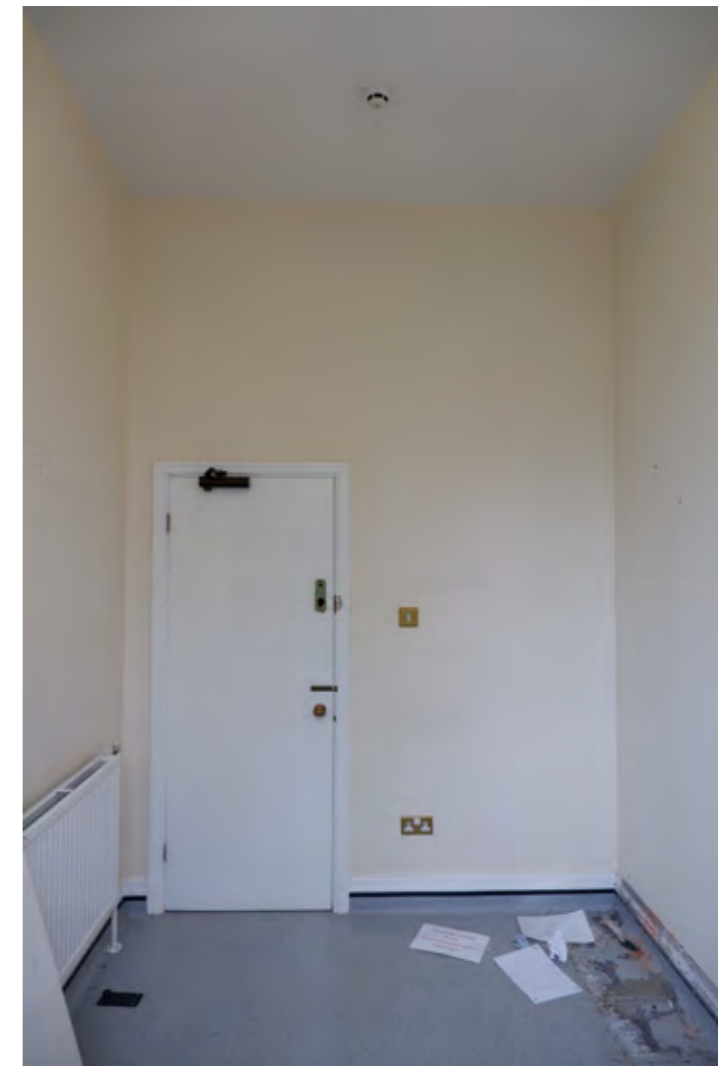


## GROUND FLOOR: WYATT WING – GI.02

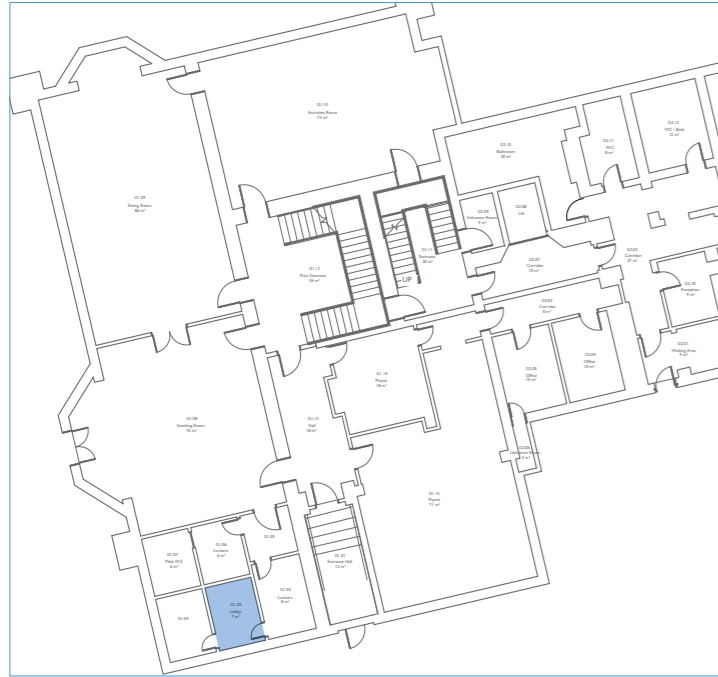


<b>Room Number:</b>	GI.02
<b>Current Room Use:</b>	Welfare
<b>Historic Room Use:</b>	
<b>Date of Structure:</b>	First half 19th century
<b>Date of Fixtures / Fittings:</b>	20th century
<b>Date of Decoration:</b>	Late 20th century
<b>Major Alterations:</b>	Rooms created first half 19th century
<b>Overall Significance Level:</b>	Negligible
<b>Key Historic Features:</b>	Sash windows, some historic doors and skirting.

<b>Detrimental Features:</b>	Modern radiators, M&E and sanitary ware. Floor, wall and ceiling finishes.
<b>Condition Level:</b>	Fair
<b>Condition Comments:</b>	
<b>Other Comments:</b>	



## GROUND FLOOR: WYATT WING – GI.03



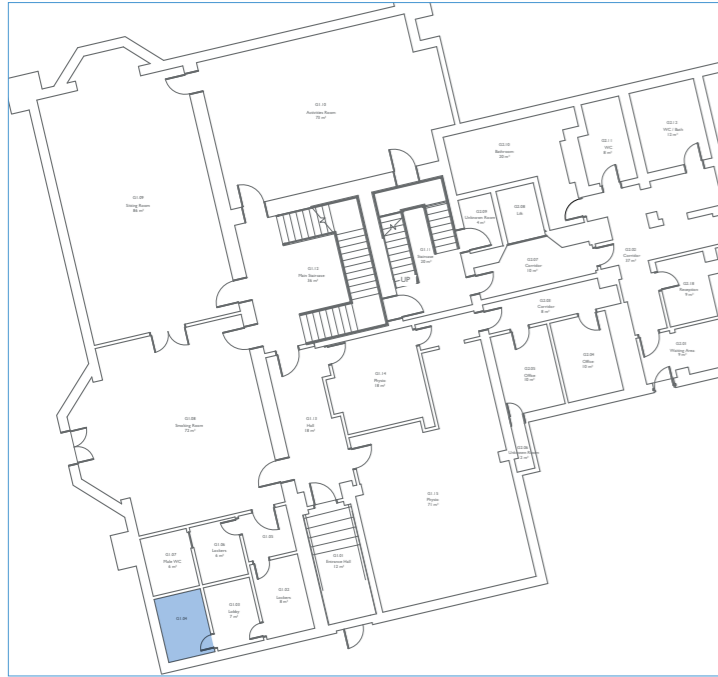
<b>Room Number:</b>	GI.03
<b>Current Room Use:</b>	Circulation
<b>Historic Room Use:</b>	
<b>Date of Structure:</b>	First half of 19th century
<b>Date of Fixtures / Fittings:</b>	20th century
<b>Date of Decoration:</b>	Late 20th century
<b>Major Alterations:</b>	Rooms created first half 19th century
<b>Overall Significance Level:</b>	Negligible
<b>Key Historic Features:</b>	Sash windows, some historic doors and skirting.

<b>Detrimental Features:</b>	Modern radiators, M&E and sanitary ware. Floor, wall and ceiling finishes.
<b>Condition Level:</b>	Fair
<b>Condition Comments:</b>	
<b>Other Comments:</b>	





## GROUND FLOOR: WYATT WING – GI.04

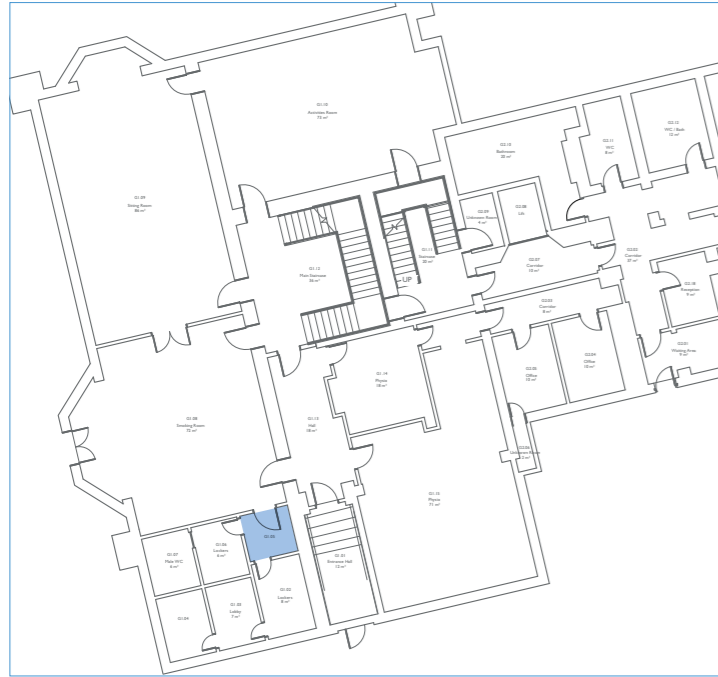


<b>Room Number:</b>	GI.04
<b>Current Room Use:</b>	WC
<b>Historic Room Use:</b>	
<b>Date of Structure:</b>	First half of 19th century
<b>Date of Fixtures / Fittings:</b>	20th century
<b>Date of Decoration:</b>	Late 20th century
<b>Major Alterations:</b>	Rooms created first half 19th century
<b>Overall Significance Level:</b>	Negligible
<b>Key Historic Features:</b>	Sash windows, some historic doors and skirting.

<b>Detrimental Features:</b>	Modern radiators, M&E and sanitary ware. Floor, wall and ceiling finishes.
<b>Condition Level:</b>	Fair
<b>Condition Comments:</b>	
<b>Other Comments:</b>	

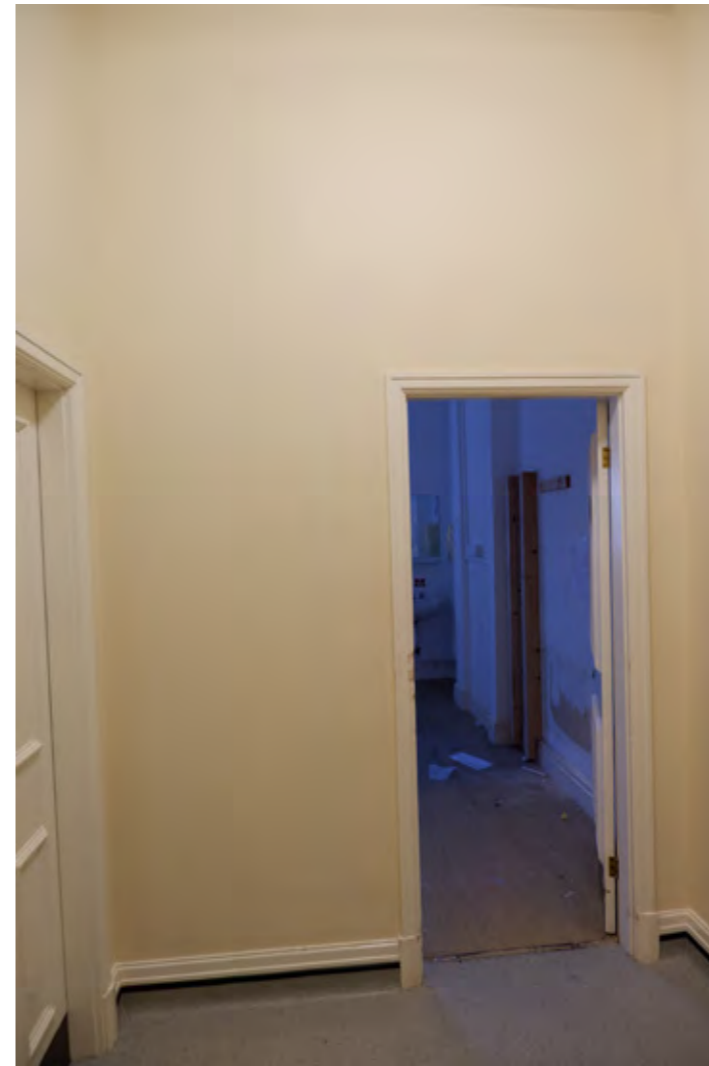
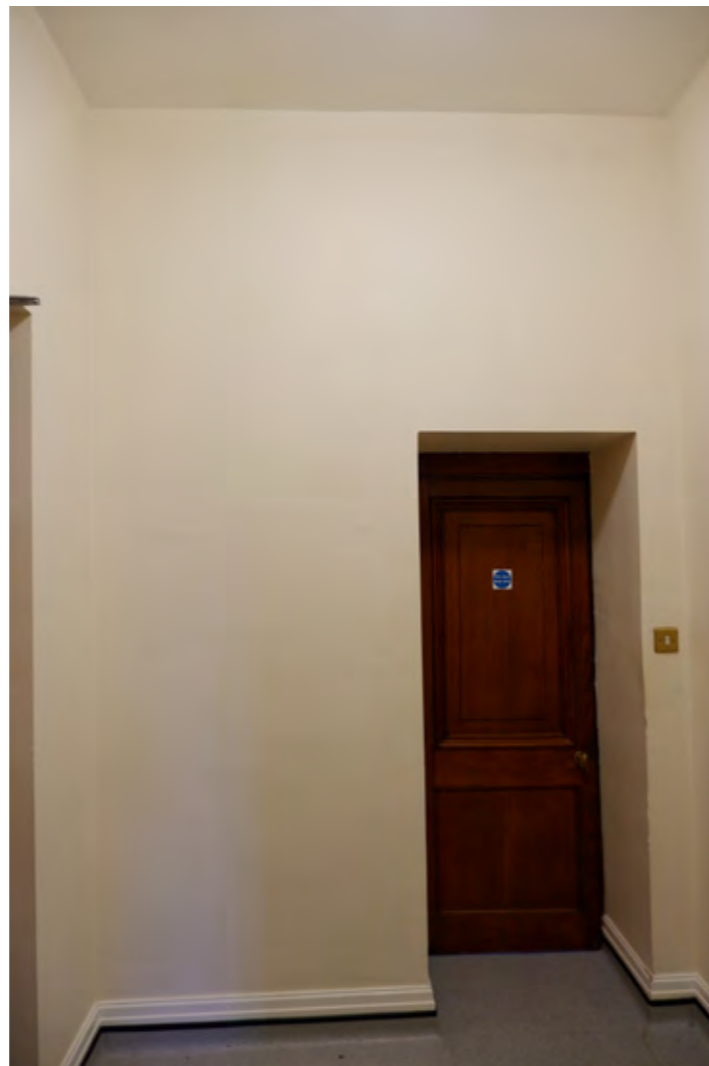


## GROUND FLOOR: WYATT WING – GI.05

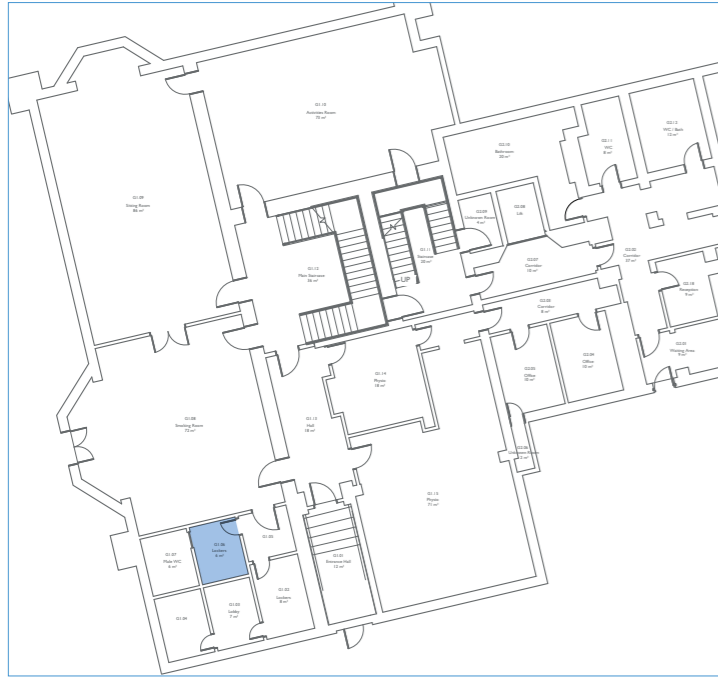


<b>Room Number:</b>	GI.05
<b>Current Room Use:</b>	Circulation
<b>Historic Room Use:</b>	
<b>Date of Structure:</b>	First half of 19th century
<b>Date of Fixtures / Fittings:</b>	20th century
<b>Date of Decoration:</b>	Late 20th century
<b>Major Alterations:</b>	Rooms created first half 19th century
<b>Overall Significance Level:</b>	Negligible
<b>Key Historic Features:</b>	Sash windows, some historic doors and skirting.

<b>Detrimental Features:</b>	Modern radiators, M&E and sanitary ware. Floor, wall and ceiling finishes.
<b>Condition Level:</b>	Fair
<b>Condition Comments:</b>	
<b>Other Comments:</b>	



## GROUND FLOOR: WYATT WING – GI.06

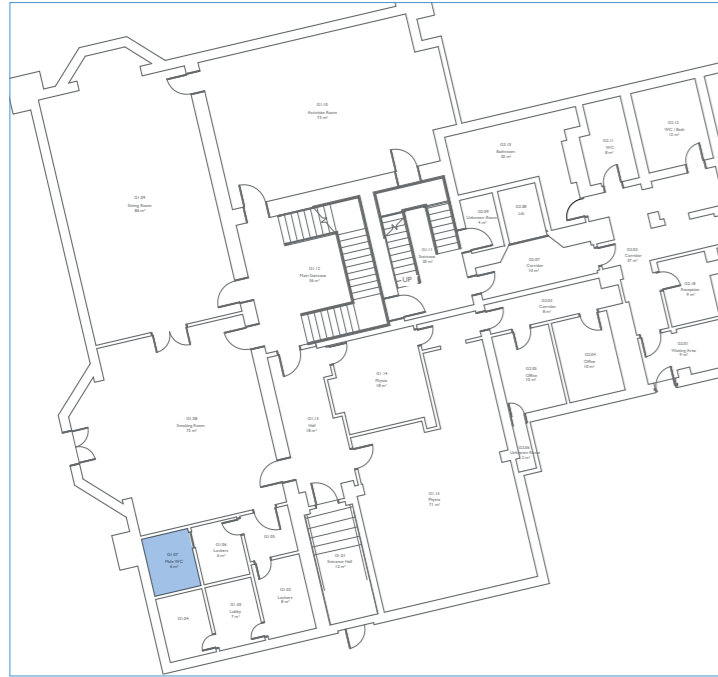


<b>Room Number:</b>	GI.06
<b>Current Room Use:</b>	Welfare
<b>Historic Room Use:</b>	
<b>Date of Structure:</b>	First half of 19th century
<b>Date of Fixtures / Fittings:</b>	20th century
<b>Date of Decoration:</b>	Late 20th century
<b>Major Alterations:</b>	Rooms created first half 19th century
<b>Overall Significance Level:</b>	Negligible
<b>Key Historic Features:</b>	Sash windows, some historic doors and skirting.

<b>Detrimental Features:</b>	Modern radiators, M&E and sanitary ware. Floor, wall and ceiling finishes.
<b>Condition Level:</b>	Fair
<b>Condition Comments:</b>	
<b>Other Comments:</b>	

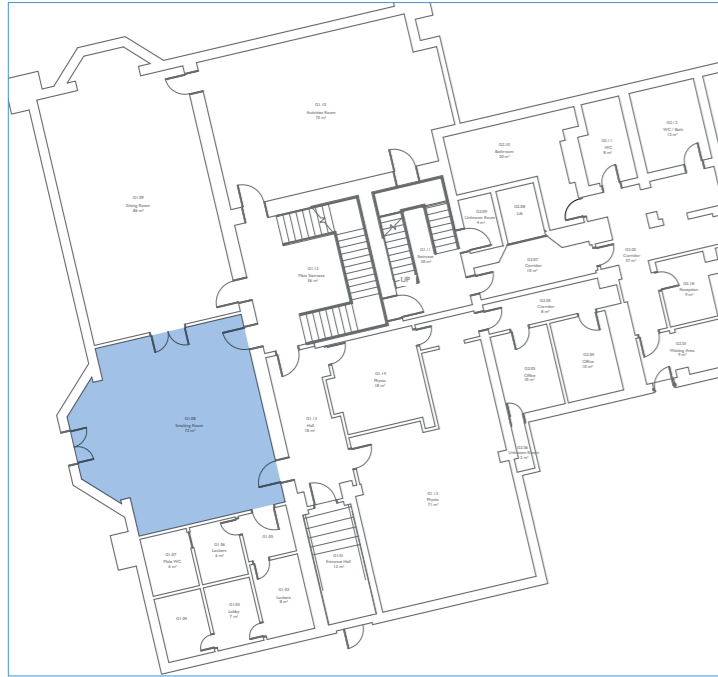


## GROUND FLOOR: WYATT WING – GI.07



Room Number:	GI.07
Current Room Use:	WC
Historic Room Use:	
Date of Structure:	First half of 19th century
Date of Fixtures / Fittings:	20th century
Date of Decoration:	Late 20th century
Major Alterations:	Rooms created first half 19th century
Overall Significance Level:	Negligible
Key Historic Features:	Sash windows, some historic doors and skirting.
Detrimental Features:	Modern radiators, M&E and sanitary ware. Floor, wall and ceiling finishes.
Condition Level:	Fair
Condition Comments:	
Other Comments:	Same room as GI.06

## GROUND FLOOR: WYATT WING – GI.08



<b>Room Number:</b>	GI.08
<b>Current Room Use:</b>	Welfare
<b>Historic Room Use:</b>	Drawing Room
<b>Date of Structure:</b>	1817
<b>Date of Fixtures / Fittings:</b>	1817
<b>Date of Decoration:</b>	Late 20th century
<b>Major Alterations:</b>	None
<b>Overall Significance Level:</b>	Very High

**Key Historic Features:** Decorative plaster ceiling with classical corning and rose, 19th century corona light fitting, floor length sash windows and shutters, fireplace and hearth, Wyatt doors, architraves, bookcases and panelling.

**Detrimental Features:** Modern paint finishes and sprung floor. Unsympathetic M&E, modern fire door to garden, modern wall light pendants.

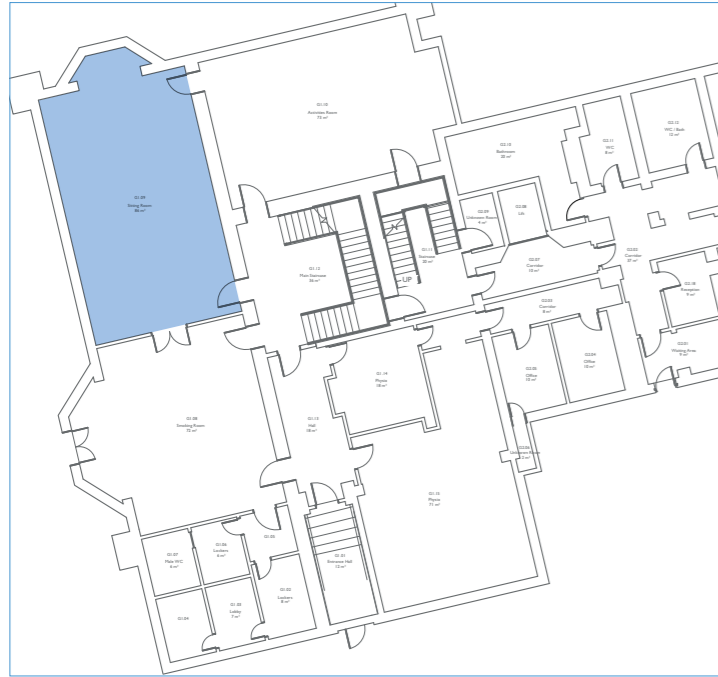
**Condition Level:** Good

**Condition Comments:**

**Other Comments:**



## GROUND FLOOR: WYATT WING – GI.09



<b>Room Number:</b>	GI.09
<b>Current Room Use:</b>	Welfare
<b>Historic Room Use:</b>	Library
<b>Date of Structure:</b>	1817
<b>Date of Fixtures / Fittings:</b>	1817
<b>Date of Decoration:</b>	Late 20th century
<b>Major Alterations:</b>	Large segmental bay added to end wall, replacing built in bookcases by Wyatt
<b>Overall Significance Level:</b>	Very High

**Key Historic Features:** Decorative plaster ceiling with classical corning and rose, floor length sash windows and shutters, fireplace and hearth, Wyatt doors, architraves, bookcases and panelling.

**Detrimental Features:** Modern paint finishes (especially to ceiling) and sprung floor. Unsympathetic M&E including heaters and door closers, modern wall light pendants. Small amount of replacement panelling.

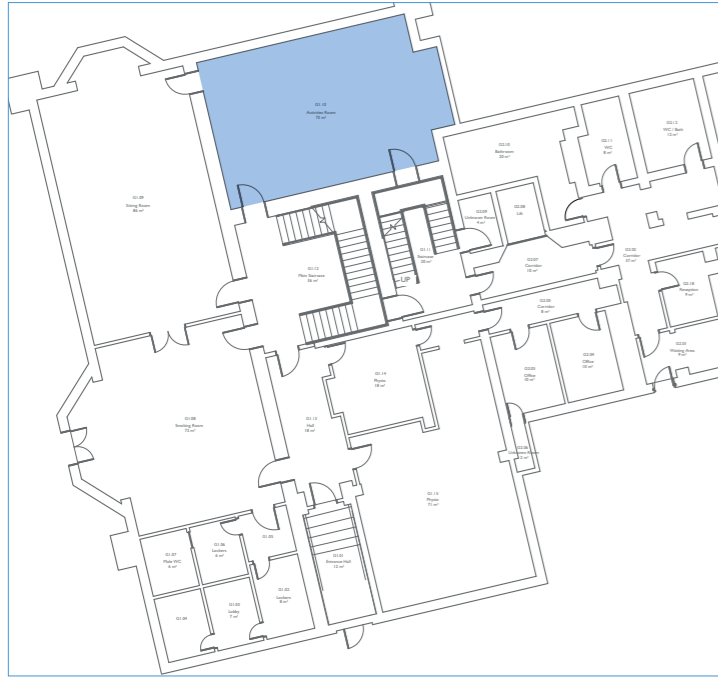
**Condition Level:** Fair

**Condition Comments:** Non-breathable ceiling paint peeling

**Other Comments:**

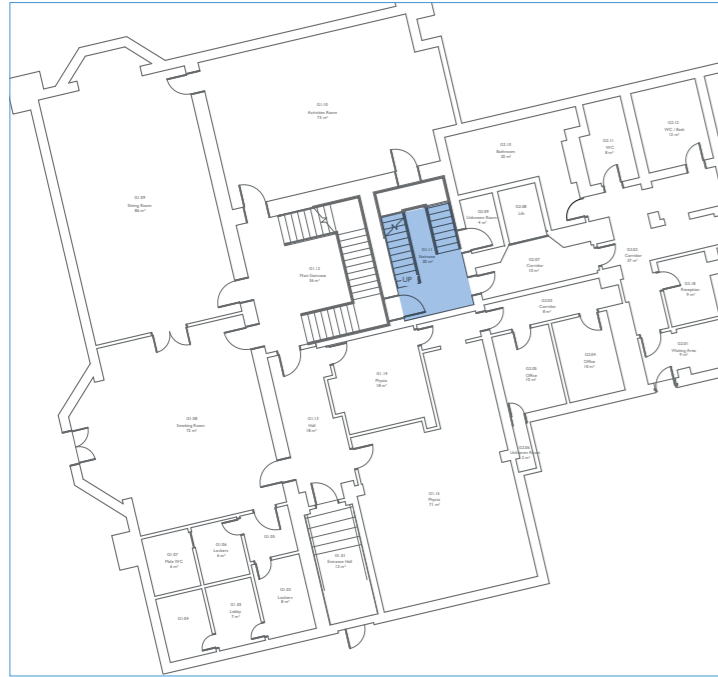


## GROUND FLOOR: WYATT WING – GI.10



<b>Room Number:</b>	GI.10
<b>Current Room Use:</b>	Welfare
<b>Historic Room Use:</b>	Dining Room
<b>Date of Structure:</b>	1817
<b>Date of Fixtures / Fittings:</b>	1817
<b>Date of Decoration:</b>	Late 20th century
<b>Major Alterations:</b>	Decorative plaster ceiling may have been removed - ceiling is plain.
<b>Overall Significance Level:</b>	Very High
<b>Key Historic Features:</b>	Large alcove to end of room, floor length sash windows and shutters, fireplace and hearth, Wyatt doors, architraves and panelling.
<b>Detrimental Features:</b>	Modern paint finishes and sprung floor. Unsympathetic M&E including sink, modern wall light pendants. Small amount of replacement panelling. Replacement stove in fireplace.
<b>Condition Level:</b>	Fair
<b>Condition Comments:</b>	
<b>Other Comments:</b>	

## GROUND FLOOR: WYATT WING – GI.11



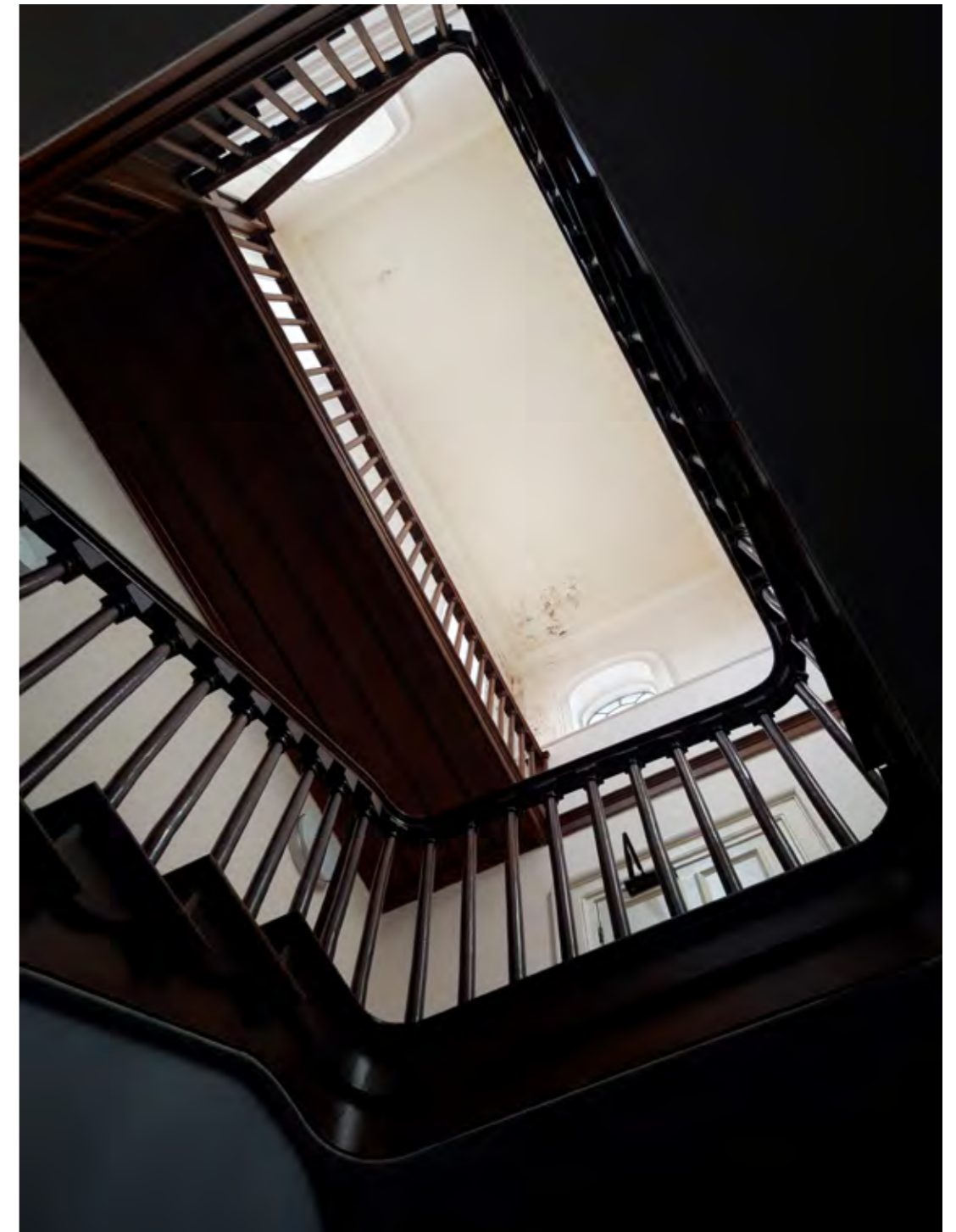
<b>Room Number:</b>	GI.11
<b>Current Room Use:</b>	Service Stair
<b>Historic Room Use:</b>	Service Stair
<b>Date of Structure:</b>	1817
<b>Date of Fixtures / Fittings:</b>	1817
<b>Date of Decoration:</b>	Late 20th century
<b>Major Alterations:</b>	None
<b>Overall Significance Level:</b>	High
<b>Key Historic Features:</b>	Wyatt timber stair with cellar access, panelling, leading to first floor and lightwell above. Wyatt joinery.

**Detrimental Features:** Modern carpet, paint and stair treads.

**Condition Level:** Good

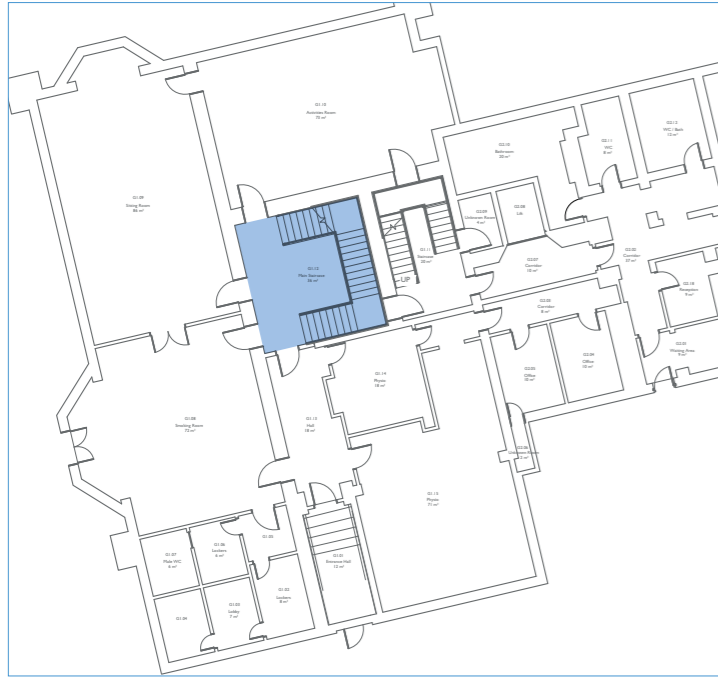
**Condition Comments:**

**Other Comments:**

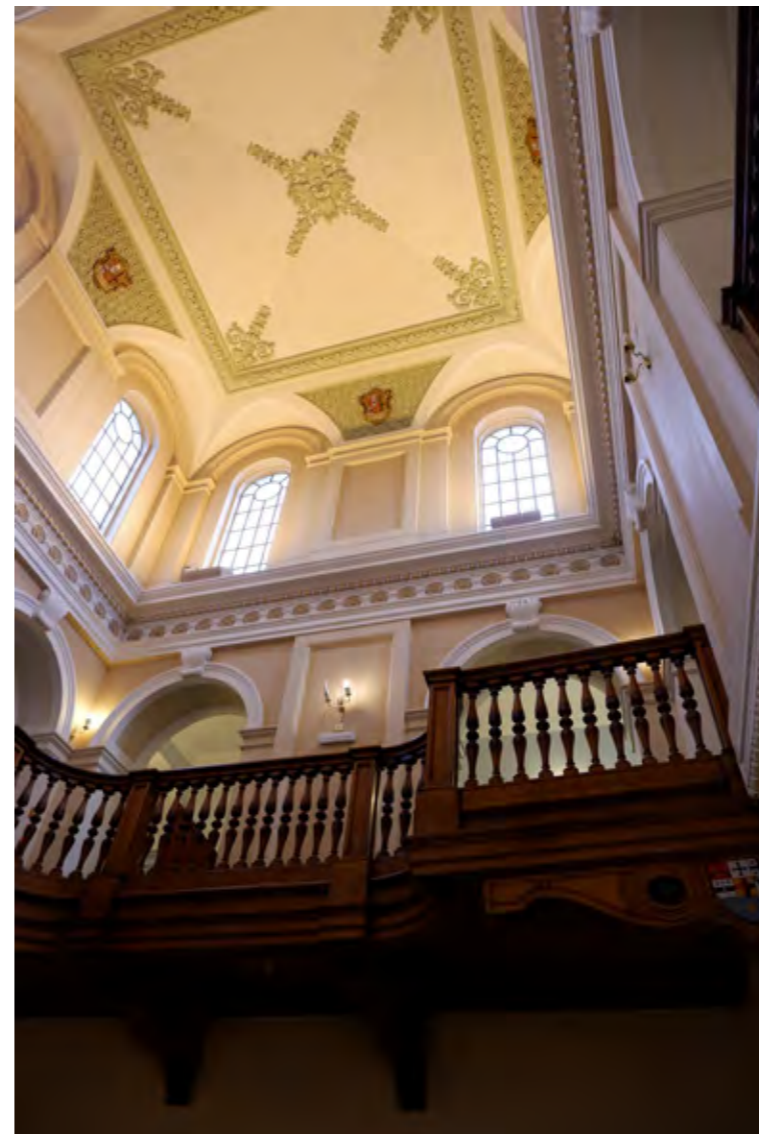




## GROUND FLOOR: WYATT WING – GI.12



Room Number:	GI.12
Current Room Use:	Main Stair
Historic Room Use:	Main Stair
Date of Structure:	1817
Date of Fixtures / Fittings:	1817
Date of Decoration:	Late 20th century
Major Alterations:	None
Overall Significance Level:	High
Key Historic Features:	Wyatt timber stair leading to first floor, balcony and lightwell above. Wyatt joinery and decorative plaster walls/ceiling, family crests and motto.
Detrimental Features:	Modern carpet, paint and stair treads. Wall light pendants and emergency lighting. Safety doors and balustrade.
Condition Level:	Good
Condition Comments:	
Other Comments:	

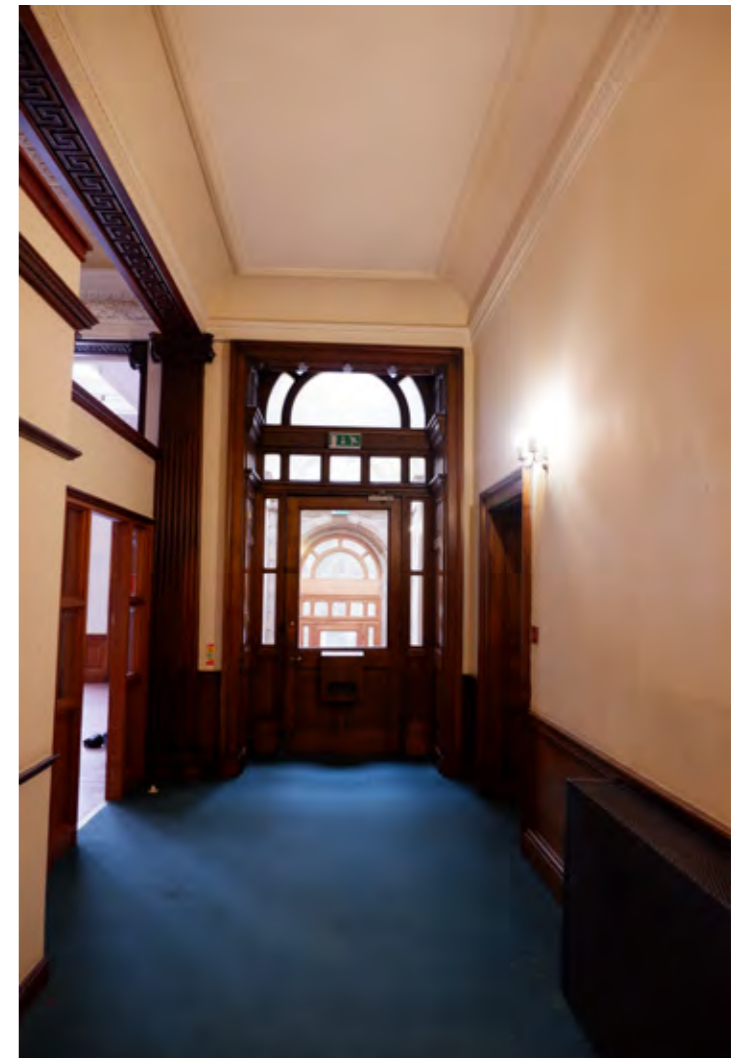


## GROUND FLOOR: WYATT WING – GI.13

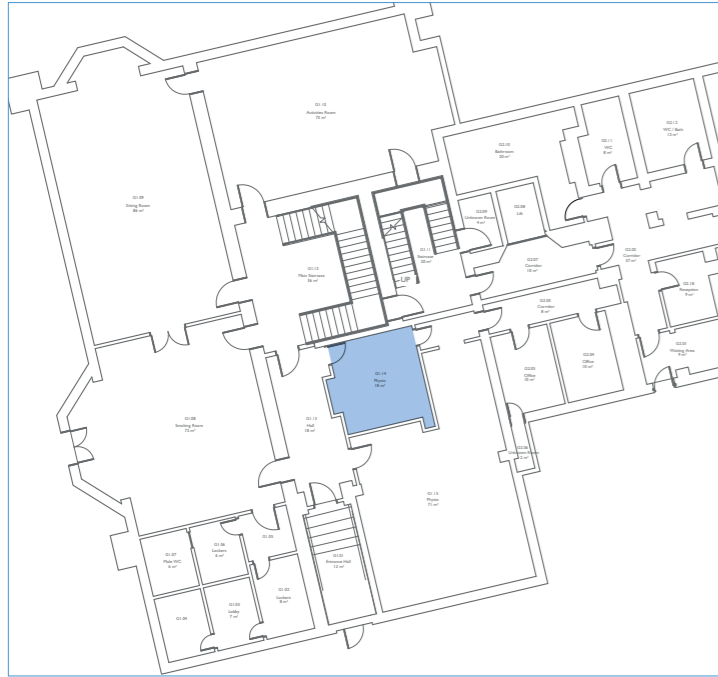


<b>Room Number:</b>	GI.13
<b>Current Room Use:</b>	Main Hall
<b>Historic Room Use:</b>	Hall and Billiard Room
<b>Date of Structure:</b>	1817
<b>Date of Fixtures / Fittings:</b>	First half of 19th century
<b>Date of Decoration:</b>	Late 20th century
<b>Major Alterations:</b>	Wall removed to open space into GI.14 and GI.15, first half 19th century
<b>Overall Significance Level:</b>	High

<b>Key Historic Features:</b>	Decorative early C19 joinery with fluted columns and Greek key downstands. Coved ceiling decoration. Paneling and doors appear to be C20 replacements.
<b>Detrimental Features:</b>	C20 lightweight partitions to GI.14/GI.15, modern carpet and paint.
<b>Condition Level:</b>	Good
<b>Condition Comments:</b>	
<b>Other Comments:</b>	



## GROUND FLOOR: WYATT WING – GI.14

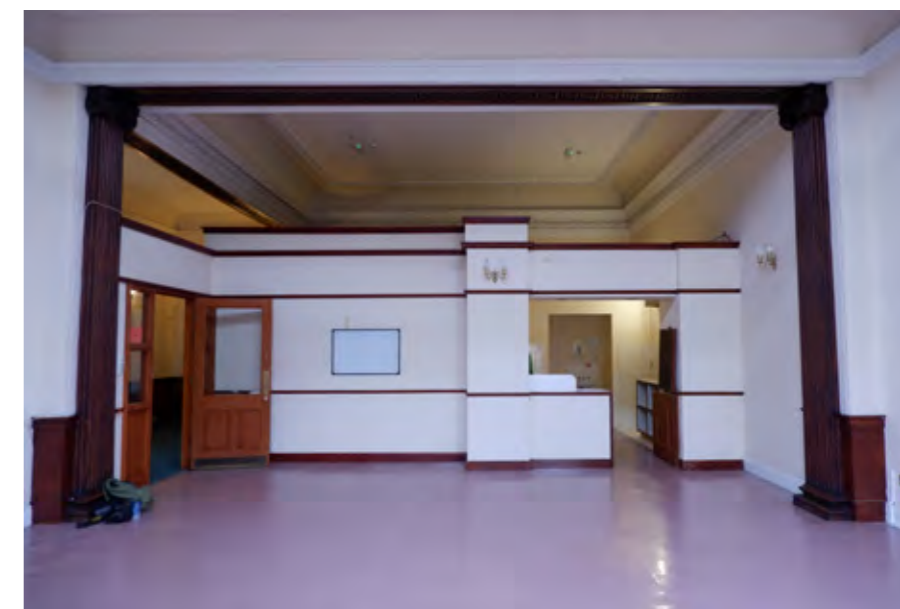
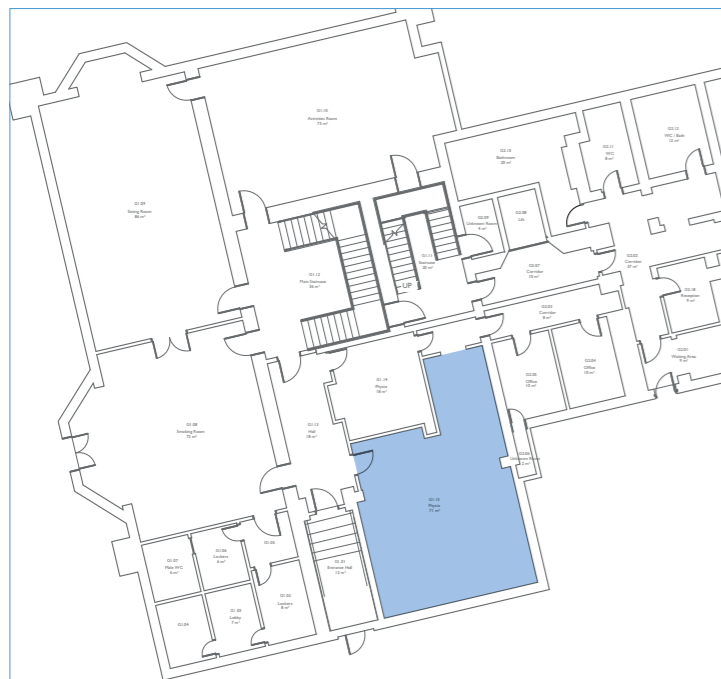


<b>Room Number:</b>	GI.14
<b>Current Room Use:</b>	Storage/Plant
<b>Historic Room Use:</b>	Hall and Billiard Room
<b>Date of Structure:</b>	1817
<b>Date of Fixtures / Fittings:</b>	20th century
<b>Date of Decoration:</b>	Late 20th century
<b>Major Alterations:</b>	Lightweight partitioned room built within GI.15
<b>Overall Significance Level:</b>	Detrimental
<b>Key Historic Features:</b>	19th century shelving likely moved from other location, possibly the Butler's room (?) G2.10.

<b>Detrimental Features:</b>	Partition walls, suspended ceiling, modern carpets.
<b>Condition Level:</b>	Good
<b>Condition Comments:</b>	
<b>Other Comments:</b>	



## GROUND FLOOR: WYATT WING – GI.15



<b>Room Number:</b>	GI.15
<b>Current Room Use:</b>	Welfare
<b>Historic Room Use:</b>	Hall and Billiard Room
<b>Date of Structure:</b>	1817 / First half 19th century
<b>Date of Fixtures / Fittings:</b>	First half 19th century
<b>Date of Decoration:</b>	Late 20th century
<b>Major Alterations:</b>	Wyatt room, enlarged early in the C19 by extending to the north. Wall opened out into hall GI.13. Internal room GI.14 constructed within.
<b>Overall Significance Level:</b>	Medium
<b>Key Historic Features:</b>	Sash windows and shutters, skylight relating to use as billiard room, classical decorative plaster ceiling and coving, fluted timber columns and Greek key downstands.
<b>Detrimental Features:</b>	Modern kitchenette insert, M&S, vinyl flooring and modern paint. Modern partition walls, some low-quality replacement paneling.
<b>Condition Level:</b>	Good
<b>Condition Comments:</b>	
<b>Other Comments:</b>	

## GROUND FLOOR: 1717 HOUSE – G2.01



Room Number:	G2.01
Current Room Use:	Circulation
Historic Room Use:	
Date of Structure:	1717
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Late 20th century reconfiguration into reception
Overall Significance Level:	Low
Key Historic Features:	Sash windows, timber doorcase

Detrimental Features:	Lowered ceiling, partition wall and reception window, M&E, modern radiator inserted opening, modern carpets
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: 1717 HOUSE – G2.02

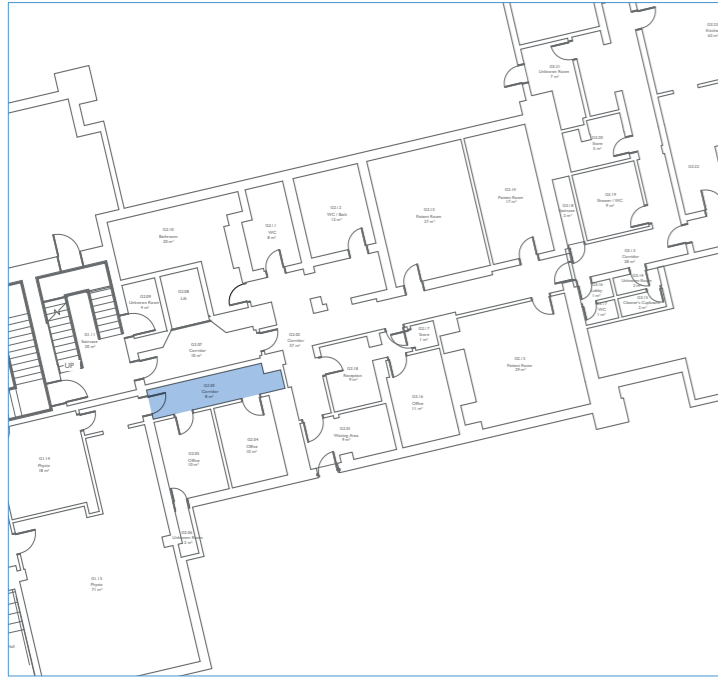


<b>Room Number:</b>	G2.02
<b>Current Room Use:</b>	Corridor
<b>Historic Room Use:</b>	Corridor (Wyatt plan)
<b>Date of Structure:</b>	1717
<b>Date of Fixtures / Fittings:</b>	20th century
<b>Date of Decoration:</b>	Late 20th century
<b>Major Alterations:</b>	Opening up of Butler's bed and plate store to corridor. Fire door subdivisions.
<b>Overall Significance Level:</b>	Medium
<b>Key Historic Features:</b>	Original 1717 central corridor, utilised by Wyatt in refurbishment.

<b>Detrimental Features:</b>	Modern fit out.
<b>Condition Level:</b>	Fair
<b>Condition Comments:</b>	
<b>Other Comments:</b>	



## GROUND FLOOR: 1717 HOUSE – G2.03

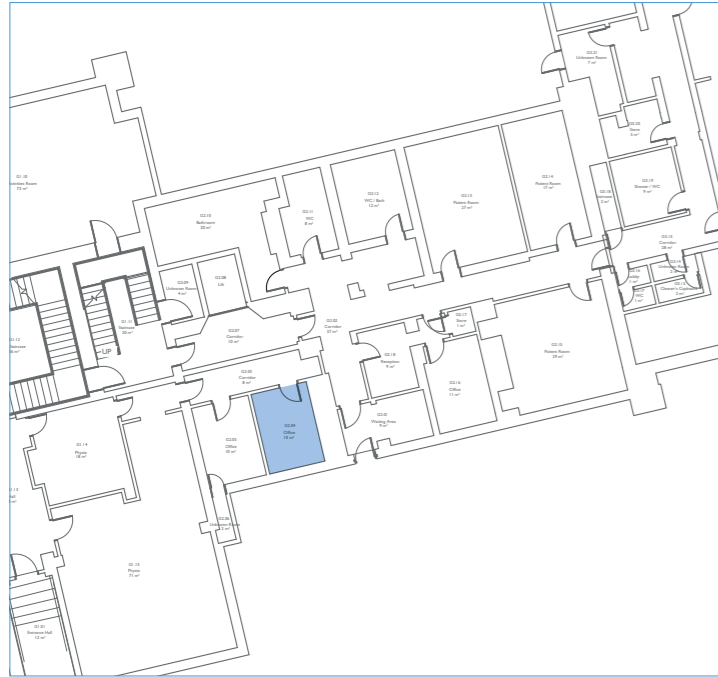


Room Number:	G2.03
Current Room Use:	Corridor
Historic Room Use:	Mr Parker's Room
Date of Structure:	1717
Date of Fixtures / Fittings:	20th century
Date of Decoration:	Late 20th century
Major Alterations:	20th century sub-division of Mr Parker's Room into corridor.
Overall Significance Level:	Negligible
Key Historic Features:	Some early 20th century joinery.

Detrimental Features:	Modern fit out.
Condition Level:	Good
Condition Comments:	
Other Comments:	



## GROUND FLOOR: 1717 HOUSE – G2.04



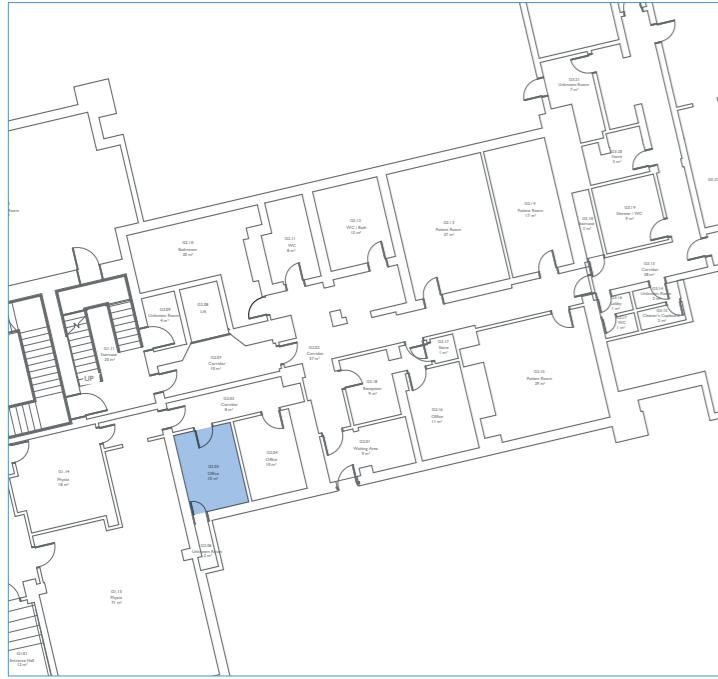
<b>Room Number:</b>	G2.04
<b>Current Room Use:</b>	Office
<b>Historic Room Use:</b>	Mr Parker's Room
<b>Date of Structure:</b>	1717
<b>Date of Fixtures / Fittings:</b>	1817
<b>Date of Decoration:</b>	Late 20th century
<b>Major Alterations:</b>	Late 20th century sub-division of Mr Parker's Room and subsequent reopening with nibs and downstands.
<b>Overall Significance Level:</b>	High

<b>Key Historic Features:</b>	Wyatt features including shutters, large cabinet, closet, safes, dado and fireplace. Possible late C19 fire surround with Japan/Aesthetic influences.
<b>Detrimental Features:</b>	Modern carpet, suspended ceiling, M&E and dividing wall/corridor.
<b>Condition Level:</b>	Good
<b>Condition Comments:</b>	
<b>Other Comments:</b>	





## GROUND FLOOR: 1717 HOUSE – G2.05

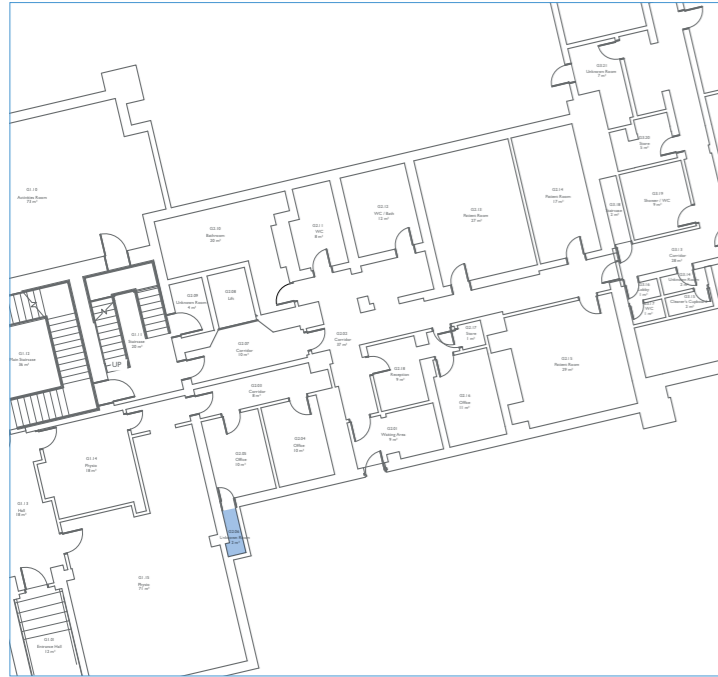


<b>Room Number:</b>	G2.05
<b>Current Room Use:</b>	Office
<b>Historic Room Use:</b>	Mar Parker's Room
<b>Date of Structure:</b>	1717
<b>Date of Fixtures / Fittings:</b>	1817
<b>Date of Decoration:</b>	Late 20th century
<b>Major Alterations:</b>	Late 20th century sub-division of Mr Parker's Room and subsequent reopening with nibs and downstands.
<b>Overall Significance Level:</b>	High

<b>Key Historic Features:</b>	Wyatt features including shutters, large cabinet, closet, safes, dado and fireplace. Possible late C19 fire surround with Japan/Aesthetic influences.
<b>Detrimental Features:</b>	Modern carpet, suspended ceiling, M&E and dividing wall/corridor.
<b>Condition Level:</b>	Good
<b>Condition Comments:</b>	
<b>Other Comments:</b>	



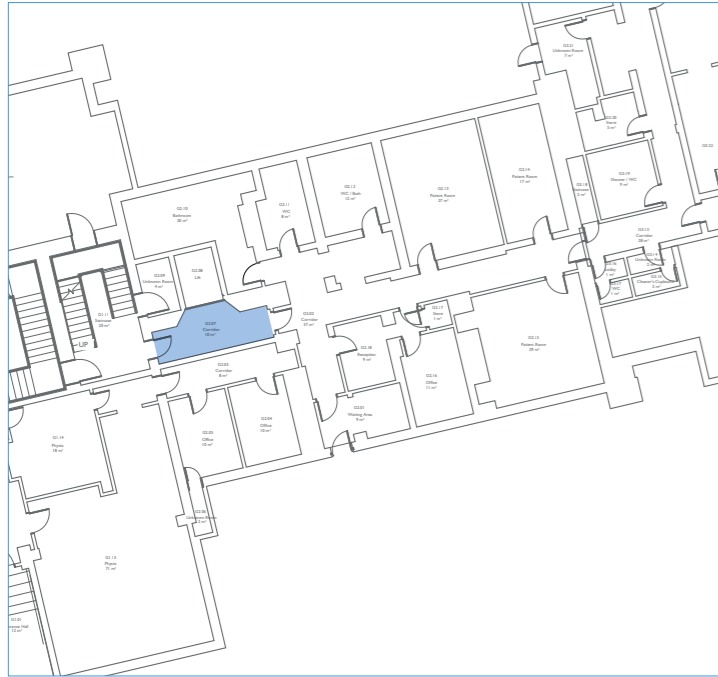
## GROUND FLOOR: 1717 HOUSE – G2.06



Room Number:	G2.06
Current Room Use:	Storage/Plant
Historic Room Use:	
Date of Structure:	1717
Date of Fixtures / Fittings:	1817
Date of Decoration:	20th century
Major Alterations:	None
Overall Significance Level:	Low
Key Historic Features:	6-panel door
Detrimental Features:	Modern plant
Condition Level:	Good
Condition Comments:	
Other Comments:	



## GROUND FLOOR: 1717 HOUSE – G2.07

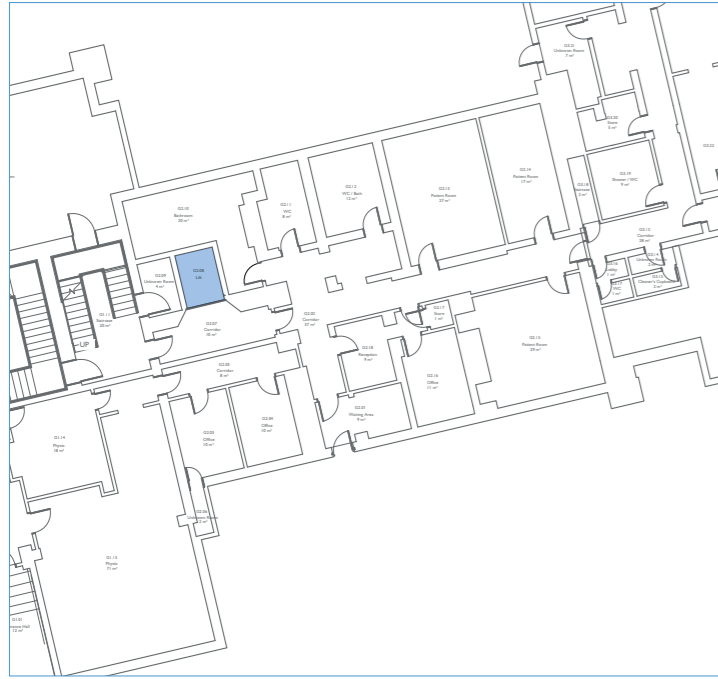


<b>Room Number:</b>	G2.07
<b>Current Room Use:</b>	Corridor
<b>Historic Room Use:</b>	Corridor (Wyatt plan)
<b>Date of Structure:</b>	1717
<b>Date of Fixtures / Fittings:</b>	20th century
<b>Date of Decoration:</b>	Late 20th century
<b>Major Alterations:</b>	Late C20 opening in 1717 wall to create lift access.

<b>Overall Significance Level:</b>	Medium
<b>Key Historic Features:</b>	Original 1717 central corridor, utilised by Wyatt in refurbishment.
<b>Detrimental Features:</b>	Subdivisions, modern fit out.
<b>Condition Level:</b>	Fair
<b>Condition Comments:</b>	
<b>Other Comments:</b>	

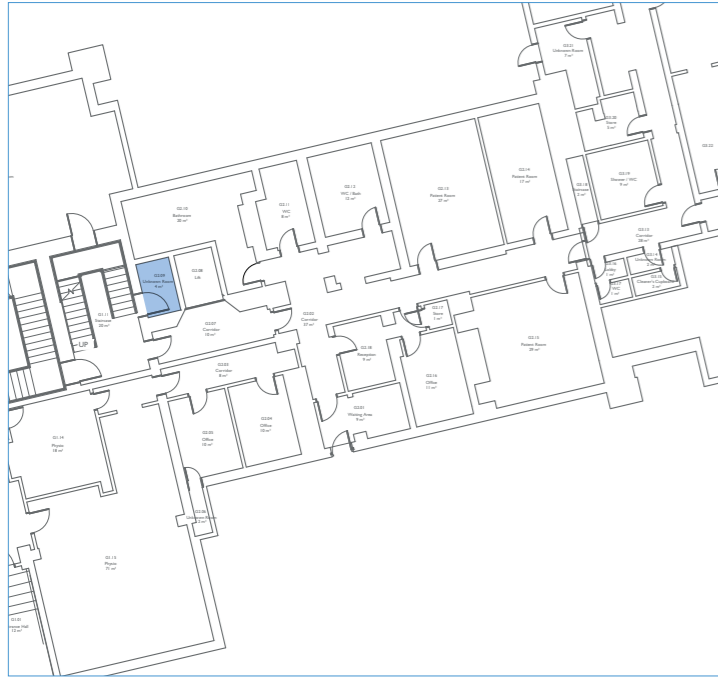


## GROUND FLOOR: 1717 HOUSE – G2.08



Room Number:	G2.08
Current Room Use:	Lift
Historic Room Use:	Butler's Room (Wyatt plan)
Date of Structure:	Late 20th century
Date of Fixtures / Fittings:	Late 20th century
Date of Decoration:	Late 20th century
Major Alterations:	Late C20 addition and subdivision of Butler's Room.
Overall Significance Level:	Detrimental
Key Historic Features:	None
Detrimental Features:	Modern lift
Condition Level:	
Condition Comments:	
Other Comments:	

## GROUND FLOOR: 1717 HOUSE – G2.09



Room Number:	G2.09
Current Room Use:	Storage/Plant
Historic Room Use:	Butler's Room (Wyatt plan)
Date of Structure:	1717
Date of Fixtures / Fittings:	Late 20th century
Date of Decoration:	Late 20th century
Major Alterations:	Late 20th century subdivision of Butler's Room.
Overall Significance Level:	Negligible
Key Historic Features:	None
Detrimental Features:	None
Condition Level:	
Condition Comments:	
Other Comments:	

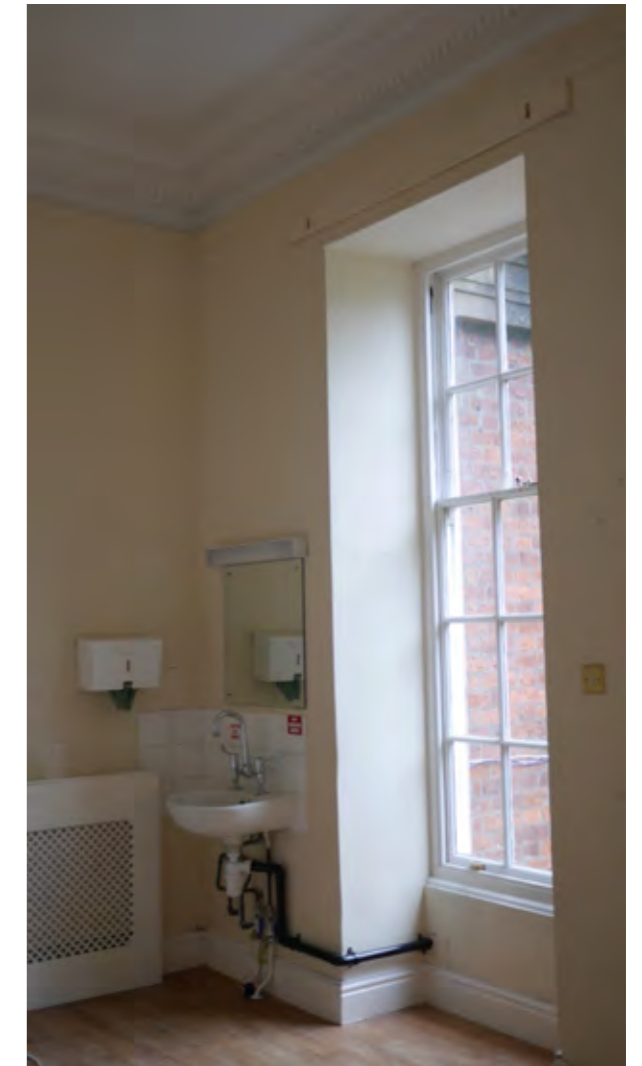


## GROUND FLOOR: 1717 HOUSE – G2.10



<b>Room Number:</b>	G2.10
<b>Current Room Use:</b>	Bedroom
<b>Historic Room Use:</b>	Butler's Room
<b>Date of Structure:</b>	1717
<b>Date of Fixtures / Fittings:</b>	Late 20th century
<b>Date of Decoration:</b>	Late 20th century
<b>Major Alterations:</b>	Late 20th century subdivision of Butler's Room.

<b>Overall Significance Level:</b>	Medium
<b>Key Historic Features:</b>	Dentilled coricing, sash windows, and chimney breast
<b>Detrimental Features:</b>	Modern sanitaryware, floor, paint. Sub-division to form lift and blocked door to Butler's bedroom (G2.11/G.12).
<b>Condition Level:</b>	Fair
<b>Condition Comments:</b>	
<b>Other Comments:</b>	

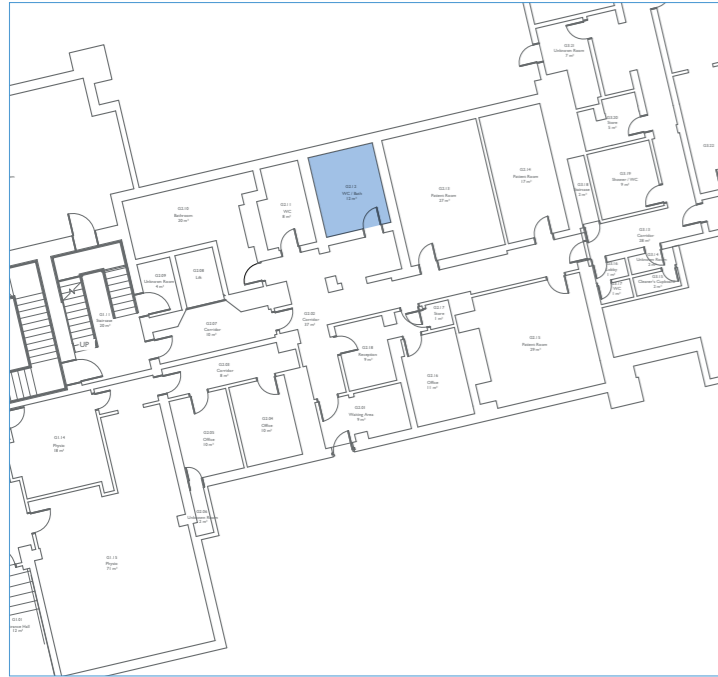


## GROUND FLOOR: 1717 HOUSE – G2.11



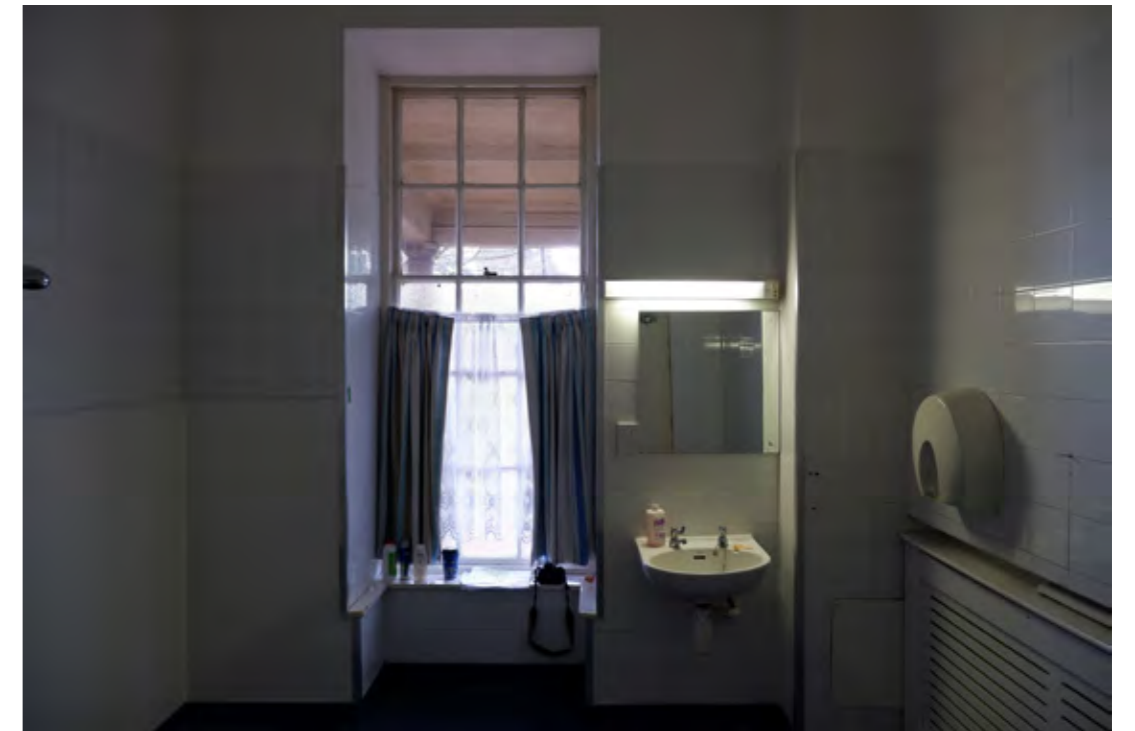
Room Number:	G2.11
Current Room Use:	WC
Historic Room Use:	Butler's Bedroom
Date of Structure:	1717
Date of Fixtures / Fittings:	20th century
Date of Decoration:	Late 20th century
Major Alterations:	Late 20th century subdivision of Butler's Room.
Overall Significance Level:	Medium
Key Historic Features:	Barrel vaulted ceiling, Sash window with timber access doors below, arched recess
Detrimental Features:	Modern sanitary ware, vinyl flooring, extractor fan on window
Condition Level:	
Condition Comments:	
Other Comments:	Window with opening panel beneath - Possible access in to cellar?

## GROUND FLOOR: 1717 HOUSE – G2.12



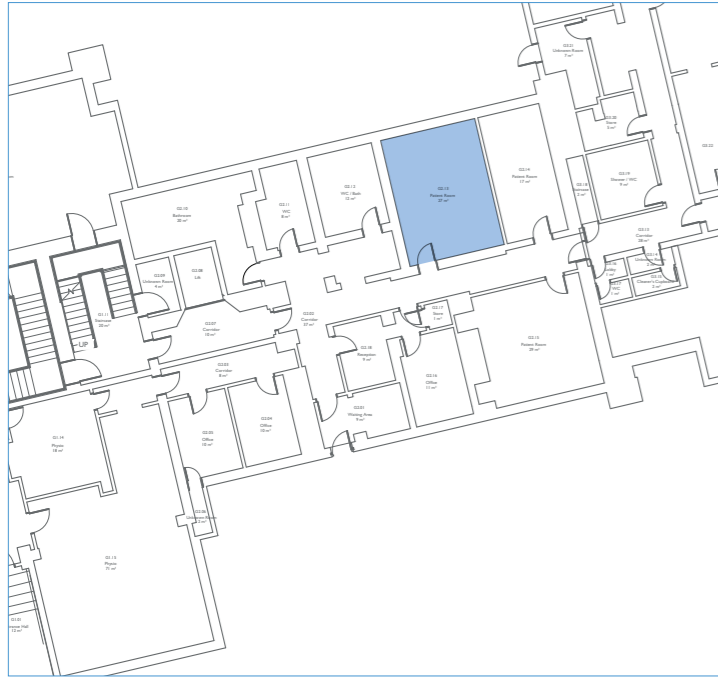
<b>Room Number:</b>	G2.12
<b>Current Room Use:</b>	Bathroom
<b>Historic Room Use:</b>	Butler's Bedroom
<b>Date of Structure:</b>	1717
<b>Date of Fixtures / Fittings:</b>	20th century
<b>Date of Decoration:</b>	Late 20th century
<b>Major Alterations:</b>	Late 20th century subdivision of Butler's Room.

<b>Overall Significance Level:</b>	Medium
<b>Key Historic Features:</b>	Sash Window
<b>Detrimental Features:</b>	Modern door, radiators, M&E and sanitary ware. Floor, wall and ceiling finishes.
<b>Condition Level:</b>	
<b>Condition Comments:</b>	
<b>Other Comments:</b>	





## GROUND FLOOR: 1717 HOUSE – G2.13



Room Number:	G2.13
Current Room Use:	Bedroom
Historic Room Use:	Servant's Hall
Date of Structure:	1717
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Subdivision of servant's hall
Overall Significance Level:	High

Key Historic Features:	Fireplace and hearth, timber cupboards 6 Panel door
Detrimental Features:	Inserted wall. Modern radiators, M&E, medical equipment and sanitary ware. Flooring, wall finishes and suspended ceiling Modern closer and door handles
Condition Level:	
Condition Comments:	
Other Comments:	

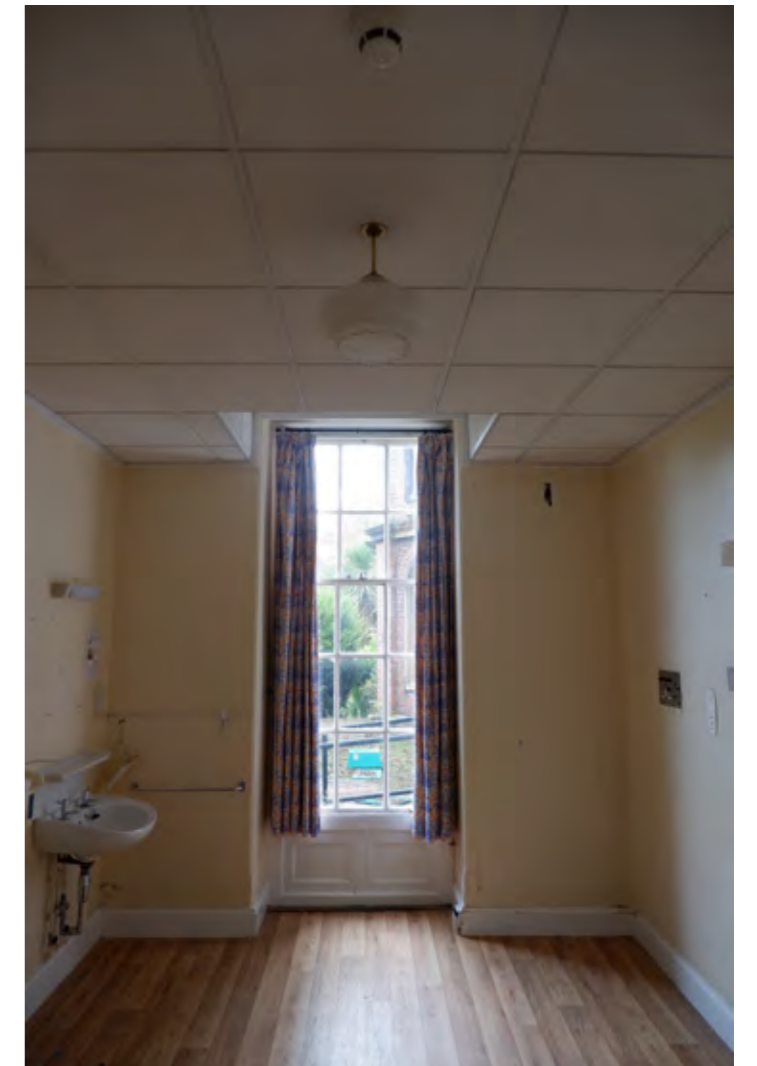


## GROUND FLOOR: 1717 HOUSE – G2.14

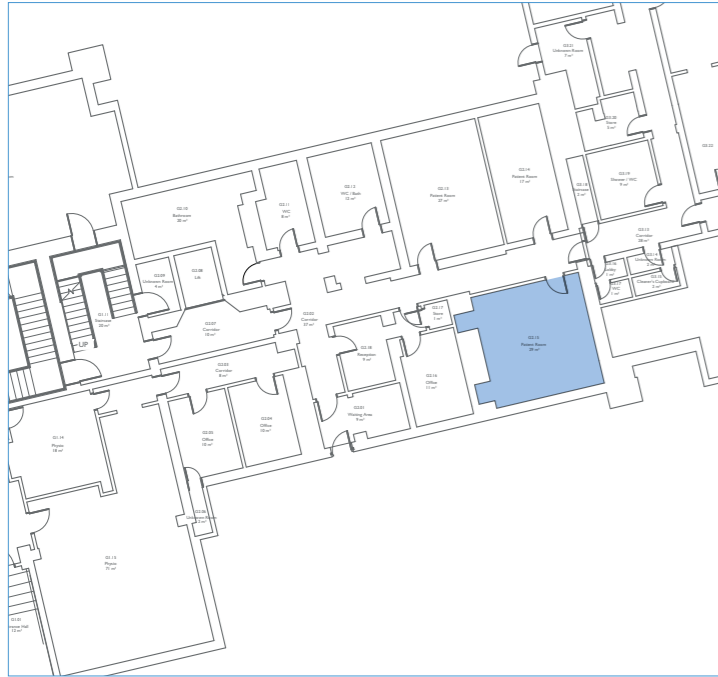


<b>Room Number:</b>	G2.14
<b>Current Room Use:</b>	Bedroom
<b>Historic Room Use:</b>	Servant's Hall
<b>Date of Structure:</b>	1717
<b>Date of Fixtures / Fittings:</b>	
<b>Date of Decoration:</b>	Late 20th century
<b>Major Alterations:</b>	Subdivision of servant's hall

<b>Overall Significance Level:</b>	High
<b>Key Historic Features:</b>	Sash window with timber access doors below
<b>Detrimental Features:</b>	Inserted wall. Modern radiators, M&E and sanitary ware. Flooring, wall finishes and suspended ceiling
<b>Condition Level:</b>	
<b>Condition Comments:</b>	
<b>Other Comments:</b>	Window with panel under similar to G2.11



## GROUND FLOOR: 1717 HOUSE – G2.15



<b>Room Number:</b>	G2.15
<b>Current Room Use:</b>	Bedroom
<b>Historic Room Use:</b>	Housekeepers Room (Wyatt plan)
<b>Date of Structure:</b>	1717
<b>Date of Fixtures / Fittings:</b>	
<b>Date of Decoration:</b>	Late 20th century
<b>Major Alterations:</b>	Blocking of internal doorway, removal of fireplace
<b>Overall Significance Level:</b>	Medium

**Key Historic Features:** Sash windows and shutters  
6 panel door  
chimney breast, blocked doorway

**Detrimental Features:** Modern radiators, M&E and sanitary ware. Flooring, medical equipment

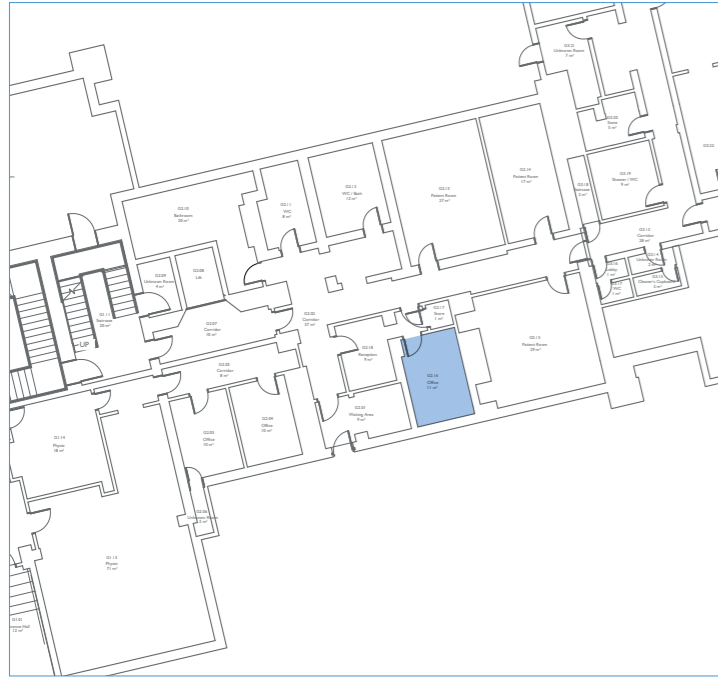
**Condition Level:**

**Condition Comments:**

**Other Comments:**

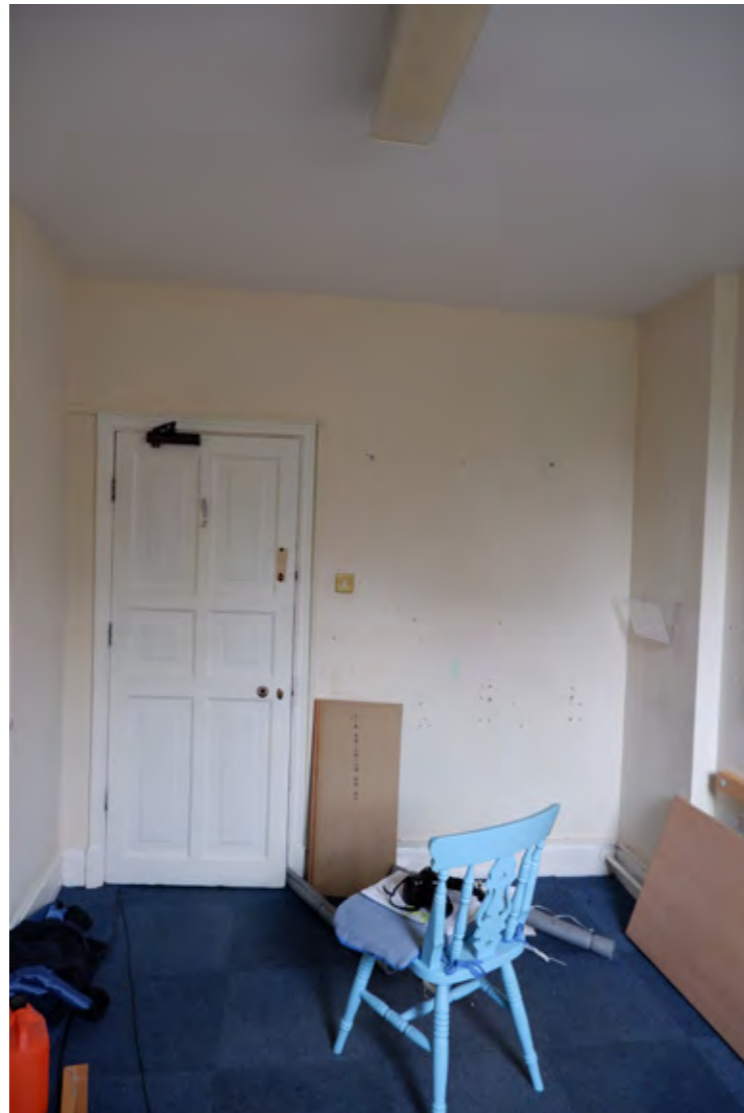


## GROUND FLOOR: 1717 HOUSE – G2.16



Room Number:	G2.16
Current Room Use:	Office
Historic Room Use:	Still Room (Wyatt plan)
Date of Structure:	1717
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Blocking of internal doorway, subdivision

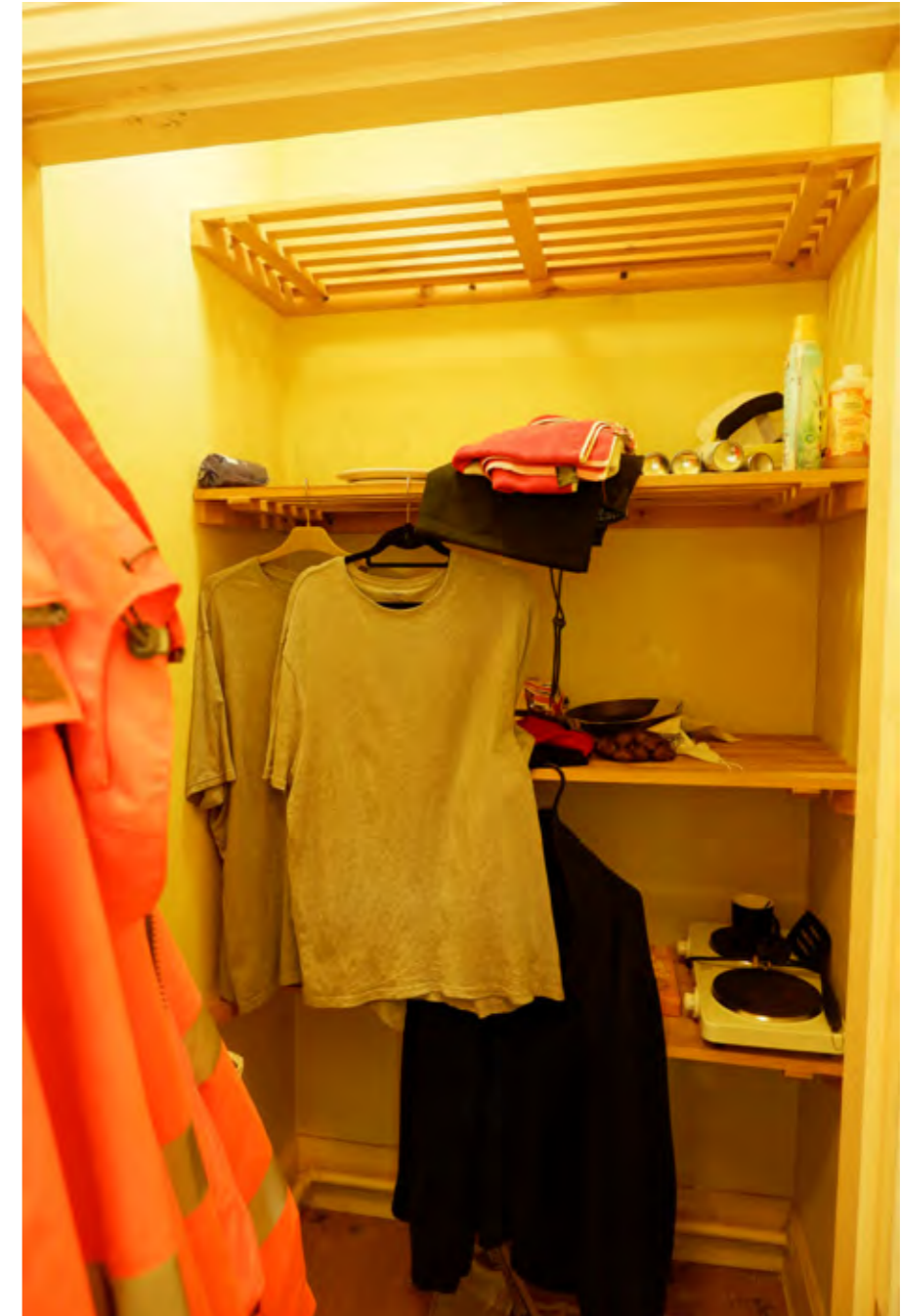
Overall Significance Level:	tbc
Key Historic Features:	6 panel door Sash window and shutters
Detrimental Features:	M&E, flooring, modern radiators, lowered ceiling,
Condition Level:	
Condition Comments:	
Other Comments:	Shutters cut to fit dropped ceiling



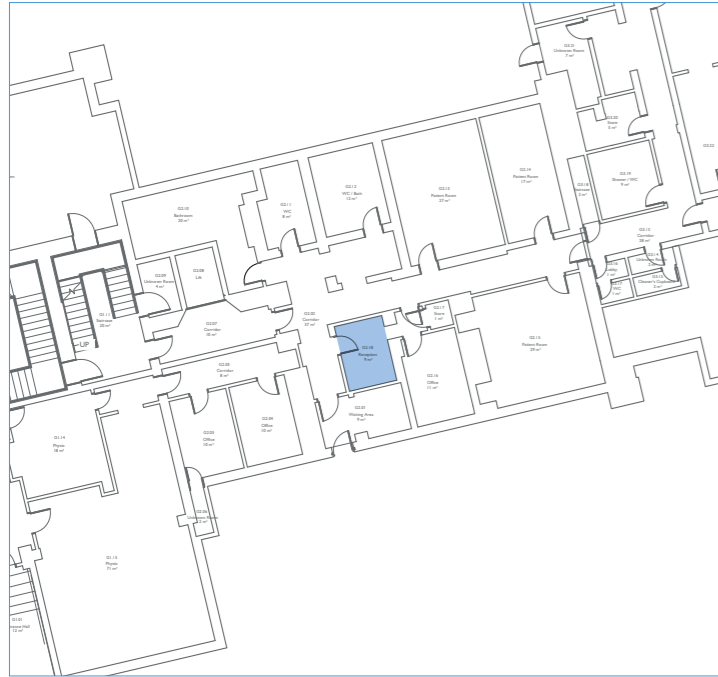
## GROUND FLOOR: 1717 HOUSE – G2.17



Room Number:	G2.17
Current Room Use:	Storage/Plant
Historic Room Use:	Still Room (Wyatt plan)
Date of Structure:	1717
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Subdivision of still room
Overall Significance Level:	tbc
Key Historic Features:	None
Detrimental Features:	None
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: 1717 HOUSE – G2.18



Room Number:	G2.18
Current Room Use:	Office
Historic Room Use:	Stores (Wyatt plan)
Date of Structure:	1717
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Modern openings

Overall Significance Level:	tbc
Key Historic Features:	None
Detrimental Features:	M&E, flooring, modern radiators, internal windows
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: SERVICE WING – G3.01



Room Number:	G3.01
Current Room Use:	Circulation/side entrance
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Neutral
Key Historic Features:	Sash windows
Detrimental Features:	M&E, boxed in pipework, modern doors, modern radiators, flooring
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: SERVICE WING – G3.02



Room Number:	G3.02
Current Room Use:	Bathroom
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Neutral
Key Historic Features:	None
Detrimental Features:	M&E, sanitary ware, flooring, tiling
Condition Level:	
Condition Comments:	
Other Comments:	

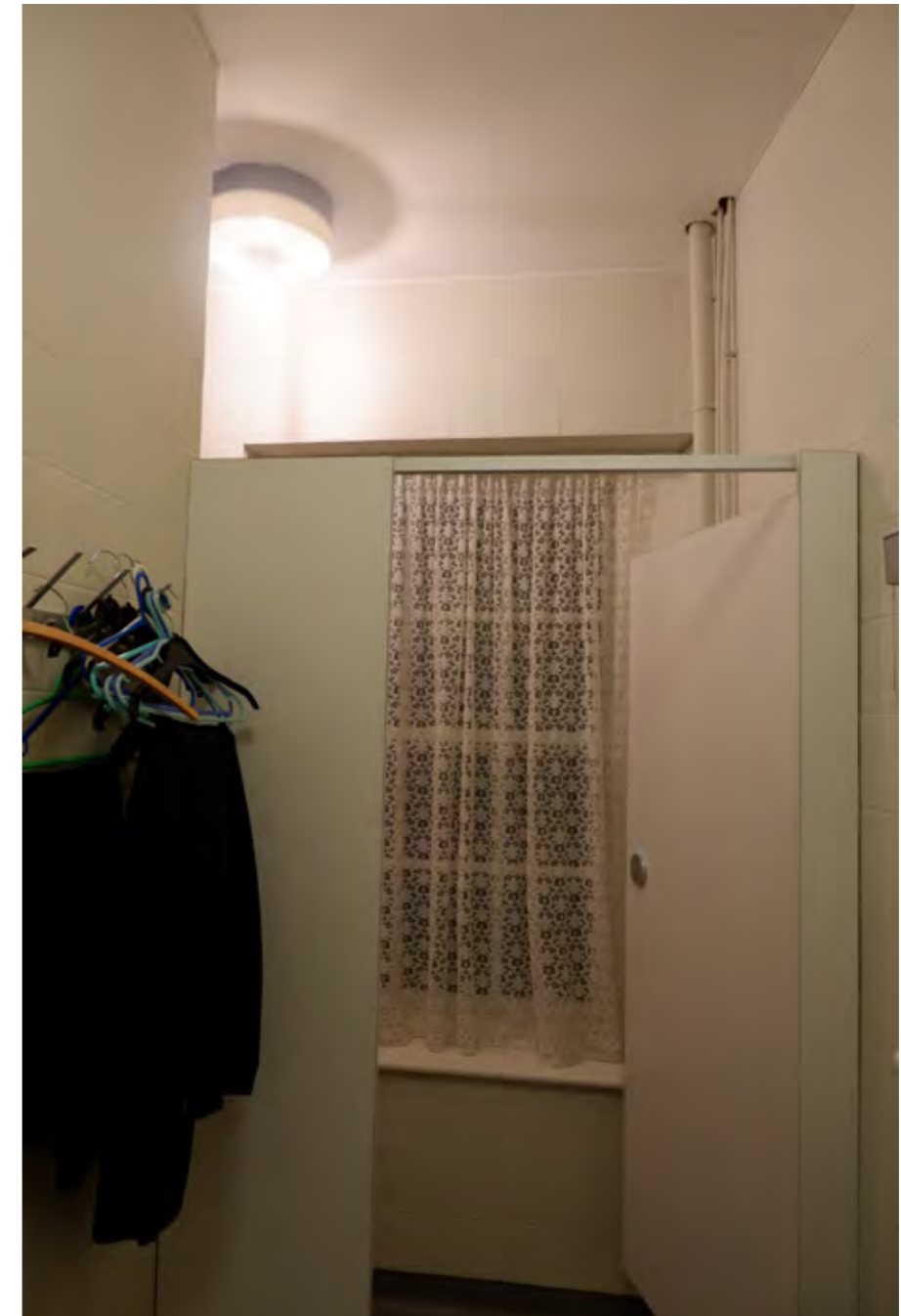




## GROUND FLOOR: SERVICE WING – G3.03



Room Number:	G3.03
Current Room Use:	WC
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	
Overall Significance Level:	Neutral
Key Historic Features:	Sash window
Detrimental Features:	M&E, sanitary ware, flooring, tiling
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: SERVICE WING – G3.04



Room Number:	G3.04
Current Room Use:	Circulation
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Neutral
Key Historic Features:	Sash windows
Detrimental Features:	M&E, Modern Fitout, Suspended Ceiling
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: SERVICE WING – G3.05 / G3.06



Room Number:	G3.05 / G3.06
Current Room Use:	Bedroom
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Neutral
Key Historic Features:	Sash window
Detrimental Features:	M&E, Modern Fitout, Suspended Ceiling
Condition Level:	
Condition Comments:	
Other Comments:	

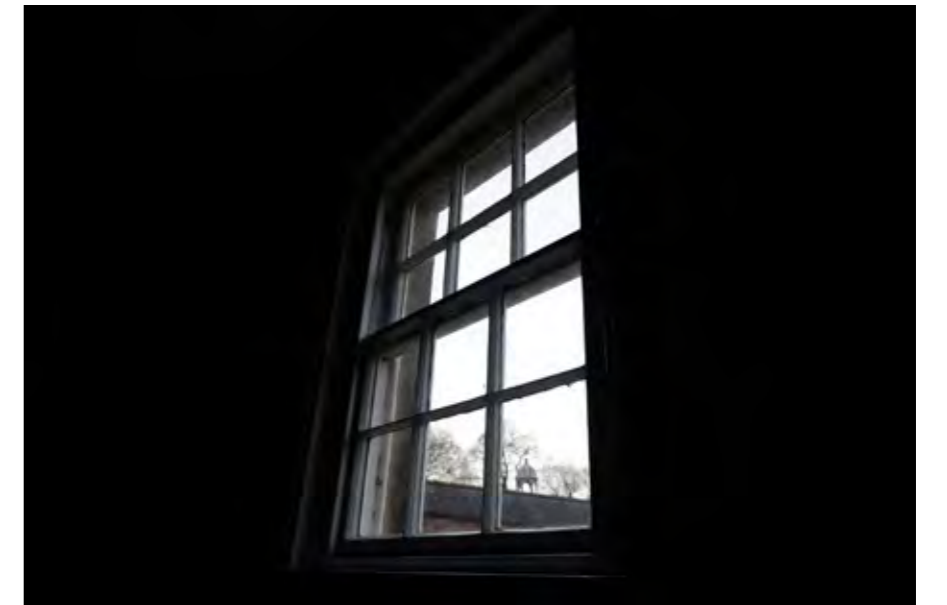


## GROUND FLOOR: SERVICE WING – G3.07



Room Number:	G3.07
Current Room Use:	Stair
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Insertation of modern stair

Overall Significance Level:	Neutral
Key Historic Features:	Sash window
Detrimental Features:	M&E, Modern Fitout, Suspended Ceiling
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: SERVICE WING – G3.08



Room Number:	G3.08
Current Room Use:	Storage/Plant
Historic Room Use:	Goods? (Wyatt plan)
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Insertation of modern stair

Overall Significance Level:	Neutral
Key Historic Features:	None
Detrimental Features:	None
Condition Level:	
Condition Comments:	
Other Comments:	

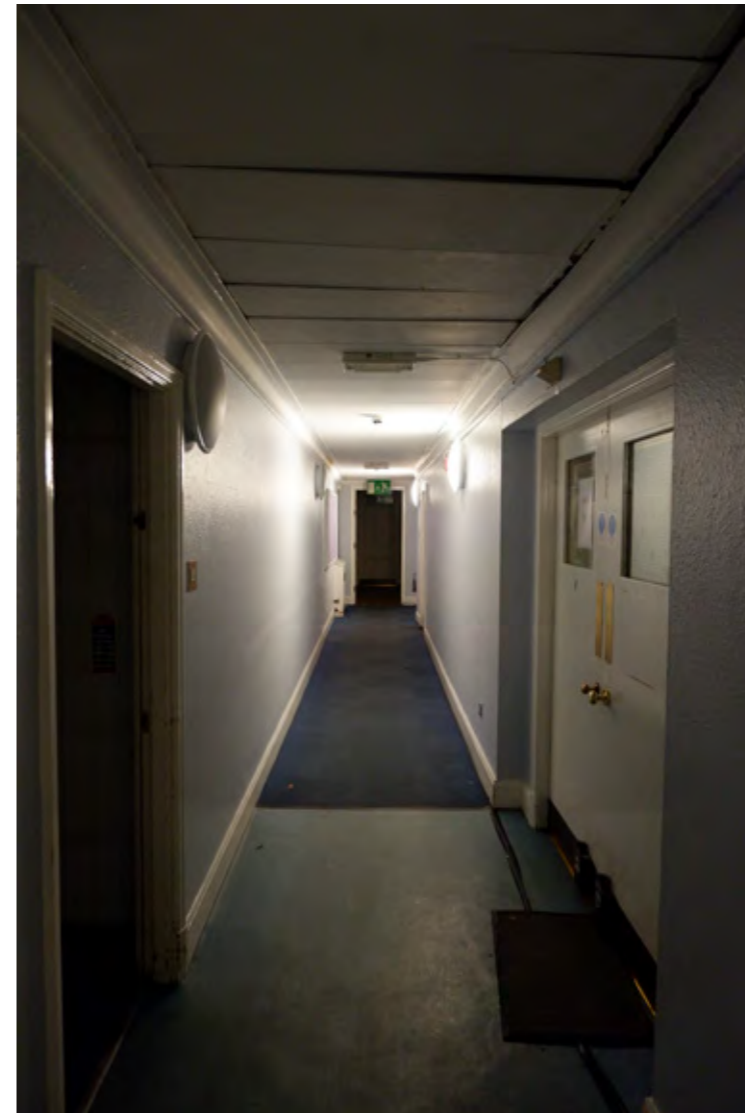
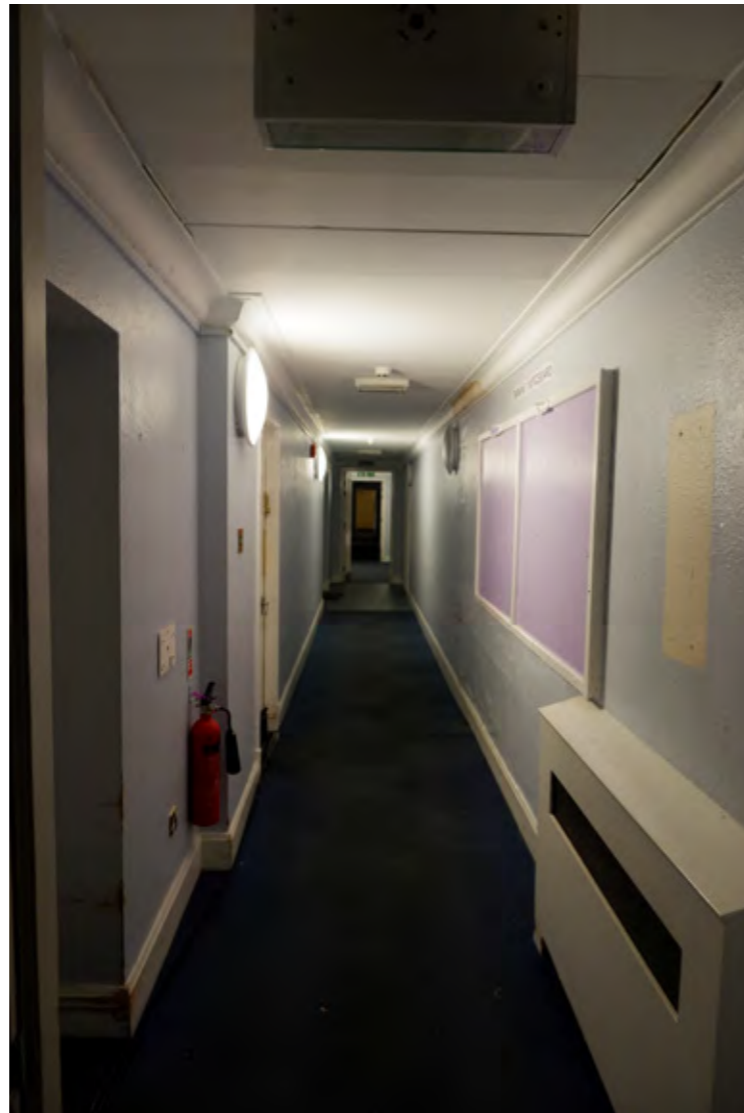


## GROUND FLOOR: SERVICE WING – G3.09



Room Number:	G3.09
Current Room Use:	Corridor
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Low
Key Historic Features:	None
Detrimental Features:	M&E, Modern Fitout
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: SERVICE WING – G3.10



Room Number:	G3.10
Current Room Use:	Office
Historic Room Use:	Store (Wyatt plan)
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Medium
Key Historic Features:	Sash window
Detrimental Features:	M&E, Modern Fitout
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: SERVICE WING – G3.II



Room Number:	G3.II
Current Room Use:	Welfare
Historic Room Use:	Scullery
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Medium
Key Historic Features:	Sash window, blocked up doorway
Detrimental Features:	Fitted units, M&E, Modern Fitout, Extractor fan on sash window
Condition Level:	
Condition Comments:	
Other Comments:	



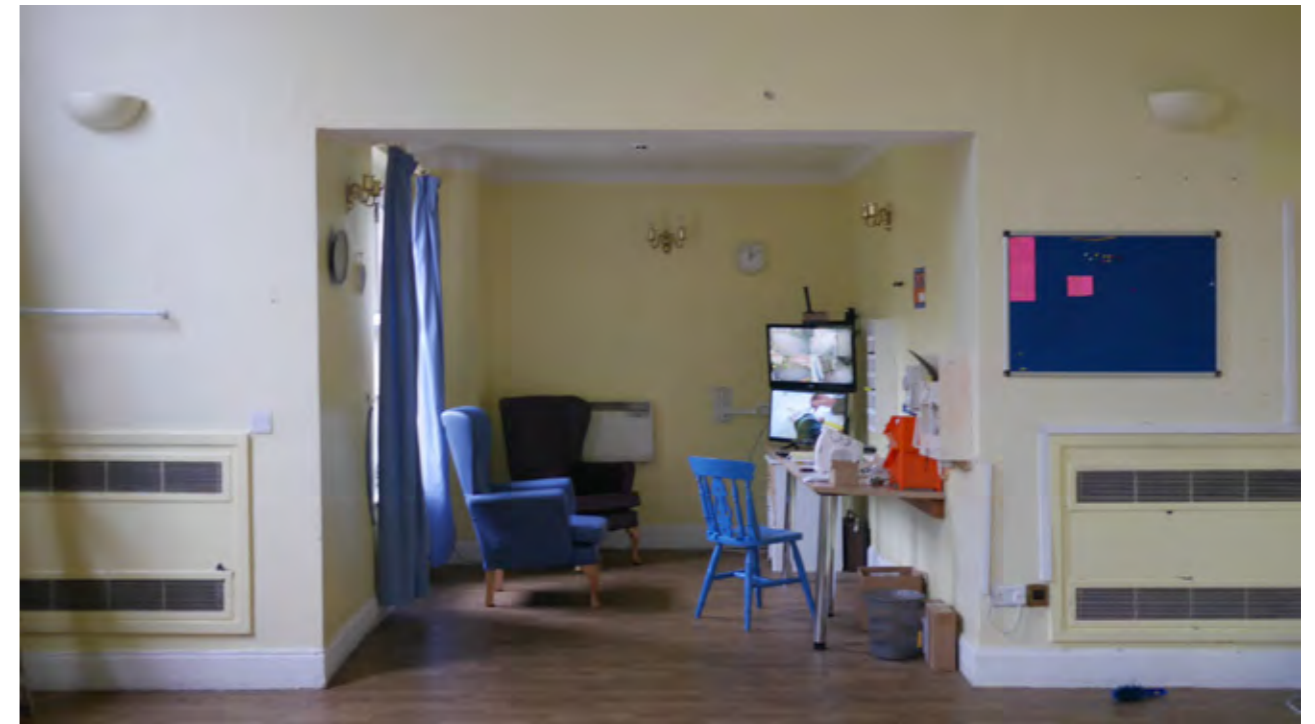


## GROUND FLOOR: SERVICE WING – G3.12



Room Number:	G3.12
Current Room Use:	Welfare
Historic Room Use:	Kitchen/Pantry
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	High
Key Historic Features:	Curved headed sash windows, fireplace with manufacturer's plaque, kitchen ironwork,
Detrimental Features:	M&E, Modern heaters, modern door in truncated opening, flooring
Condition Level:	
Condition Comments:	
Other Comments:	

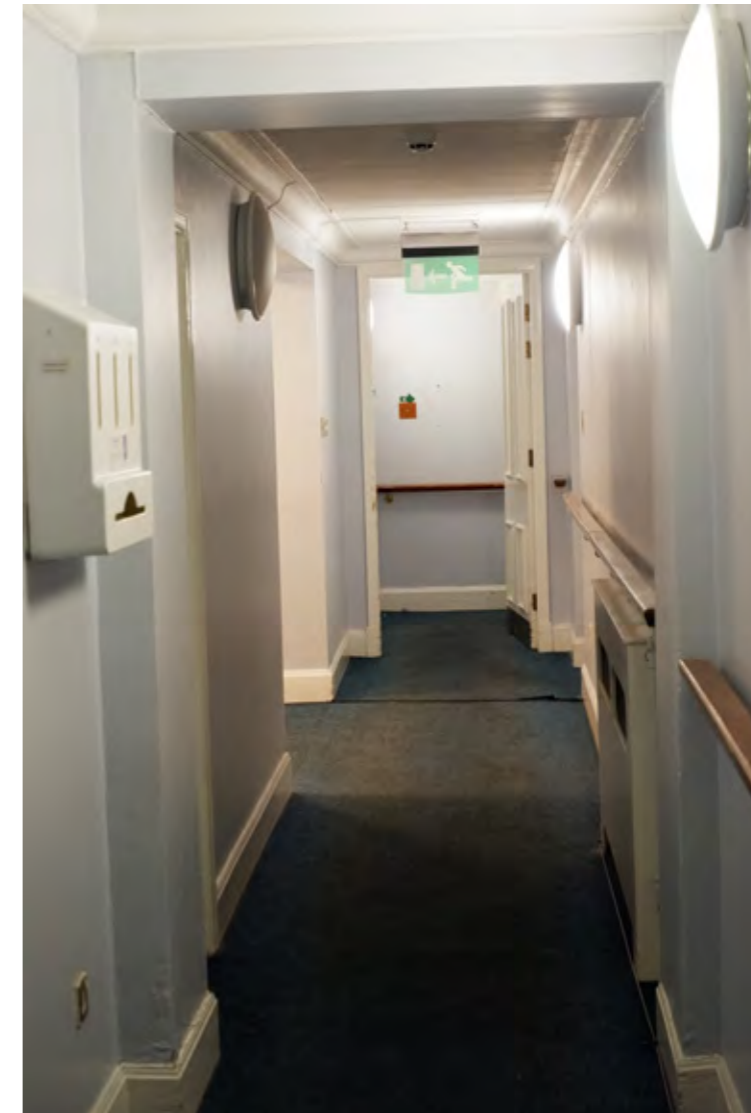


## GROUND FLOOR: SERVICE WING – G3.13



Room Number:	G3.13
Current Room Use:	Corridor
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Low
Key Historic Features:	None
Detrimental Features:	M&E, Modern Fitout, hatches for services, wall mounted hygiene dispensers
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: SERVICE WING – G3.14



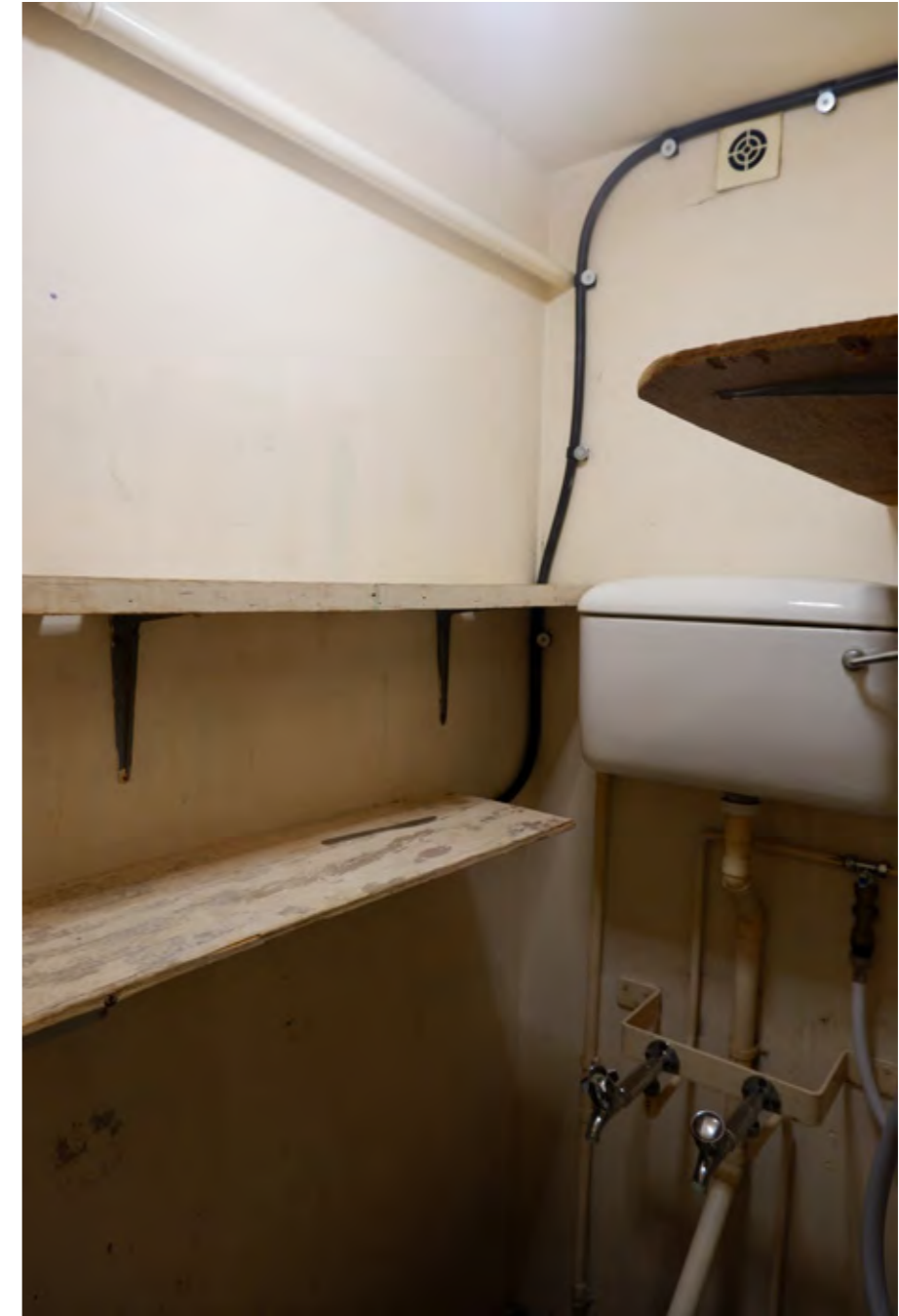
Room Number:	G3.14
Current Room Use:	Storage/Plant
Historic Room Use:	Stair (Wyatt plan)
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Removal of stair, modern subdivision
Overall Significance Level:	Neutral
Key Historic Features:	None
Detrimental Features:	Modern sanitary ware
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: SERVICE WING – G3.15



Room Number:	G3.15
Current Room Use:	Storage/Plant
Historic Room Use:	Stair (Wyatt plan)
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Removal of stair, modern subdivision
Overall Significance Level:	Neutral
Key Historic Features:	None
Detrimental Features:	Modern sanitary ware
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: SERVICE WING – G3.16



Room Number:	G3.16
Current Room Use:	Circulation
Historic Room Use:	Stair (Wyatt plan)
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Removal of stair, modern subdivision
Overall Significance Level:	Neutral
Key Historic Features:	None
Detrimental Features:	Modern sanitary ware
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: SERVICE WING – G3.17



Room Number:	G3.17
Current Room Use:	WC
Historic Room Use:	Stair (Wyatt plan)
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Removal of stair, modern subdivision
Overall Significance Level:	Neutral
Key Historic Features:	None
Detrimental Features:	Modern sanitary ware
Condition Level:	
Condition Comments:	
Other Comments:	



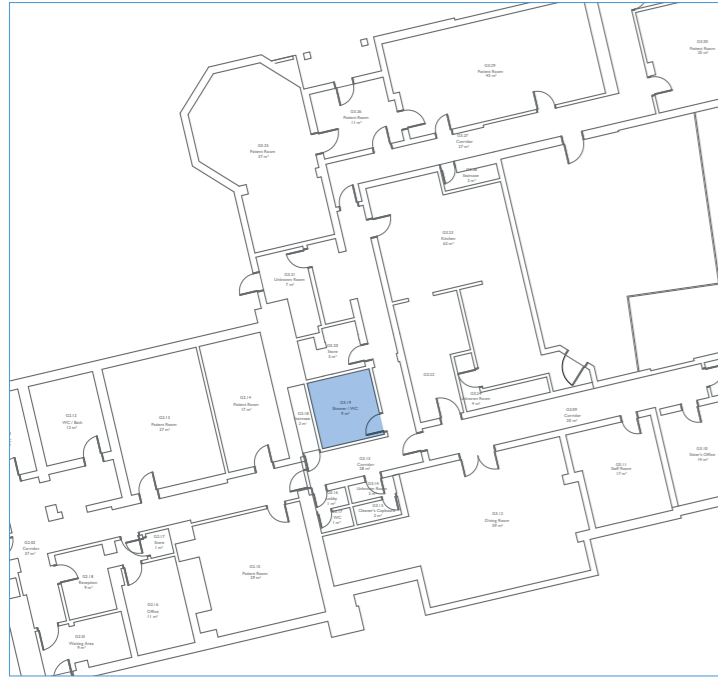
## GROUND FLOOR: SERVICE WING – G3.18



Room Number:	G3.18
Current Room Use:	Basement Stair
Historic Room Use:	Circulation (Wyatt plan)
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Insertation of basement stair
Overall Significance Level:	Neutral
Key Historic Features:	None
Detrimental Features:	M&E
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: SERVICE WING – G3.19



Room Number:	G3.19
Current Room Use:	Bathroom
Historic Room Use:	on Wyatt plan
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	tbc
Key Historic Features:	None
Detrimental Features:	M&E, Modern sanitary ware, wall and floor finishes
Condition Level:	
Condition Comments:	
Other Comments:	





## GROUND FLOOR: SERVICE WING – G3.20

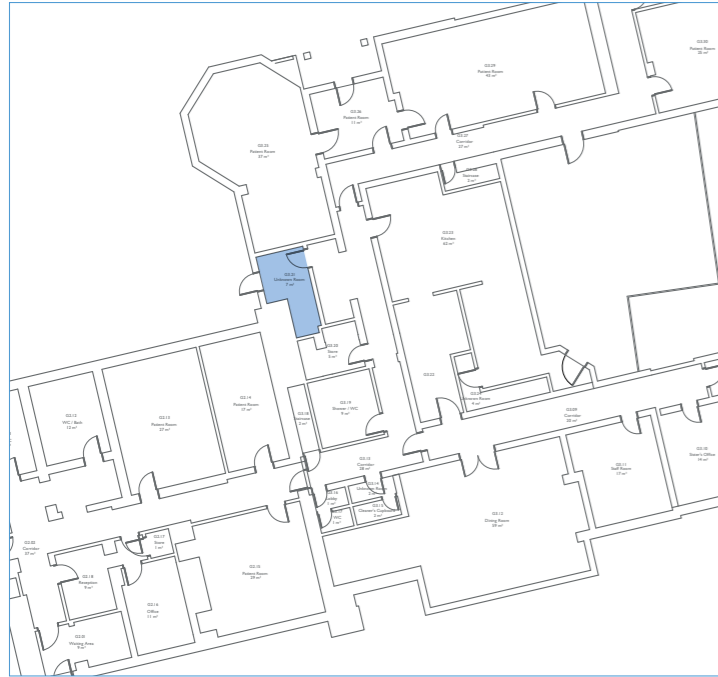


Room Number:	G3.20
Current Room Use:	Storage/Plant
Historic Room Use:	Knife room?
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Removal of internal walls

Overall Significance Level:	tbc
Key Historic Features:	None
Detrimental Features:	M&E
Condition Level:	
Condition Comments:	
Other Comments:	

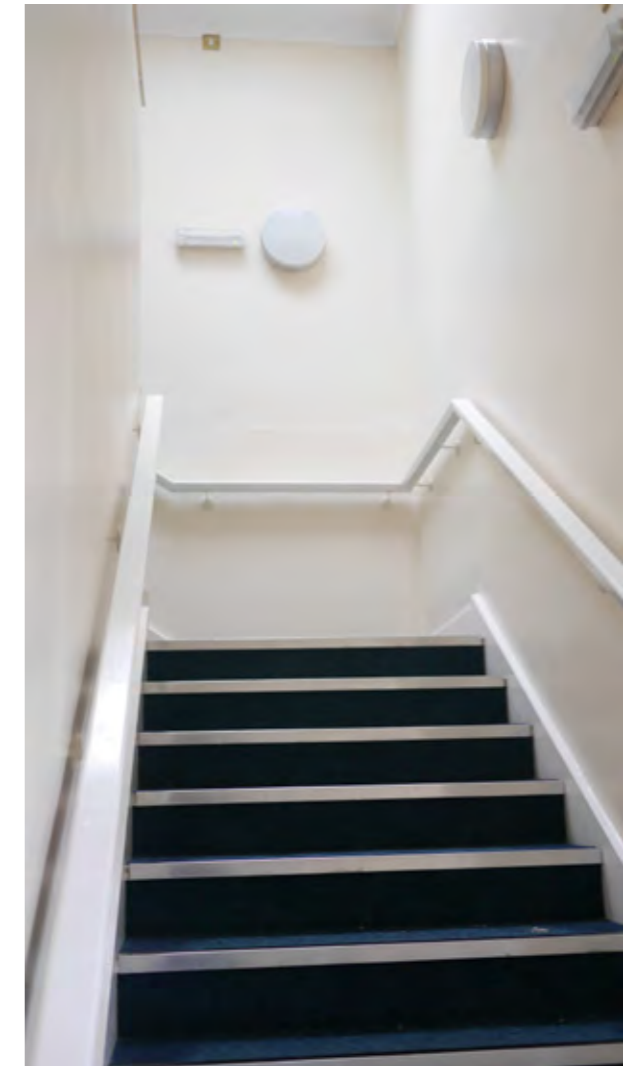
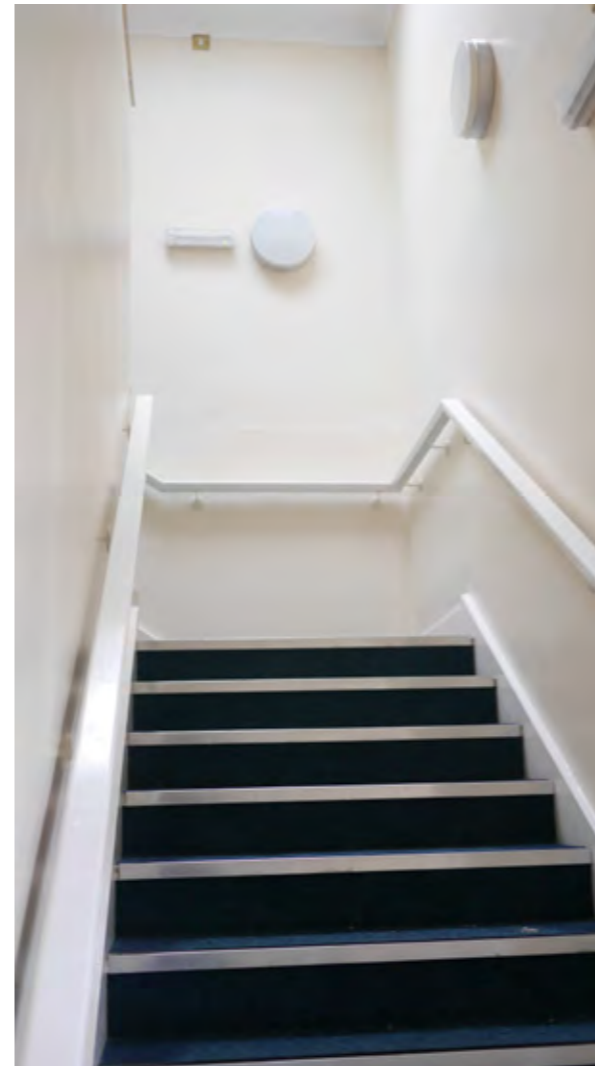


## GROUND FLOOR: SERVICE WING – G3.21



<b>Room Number:</b>	G3.21
<b>Current Room Use:</b>	Stair/Side Entrance
<b>Historic Room Use:</b>	Wet Larder
<b>Date of Structure:</b>	1817
<b>Date of Fixtures / Fittings:</b>	
<b>Date of Decoration:</b>	Late 20th century
<b>Major Alterations:</b>	Modern subdivision and insertion of stair, insertion of external doorway and glazing

<b>Overall Significance Level:</b>	tbc
<b>Key Historic Features:</b>	Panelling, Cornice, part glazed door and surround
<b>Detrimental Features:</b>	M&E, radiator, stair
<b>Condition Level:</b>	
<b>Condition Comments:</b>	
<b>Other Comments:</b>	



## GROUND FLOOR: SERVICE WING – G3.22

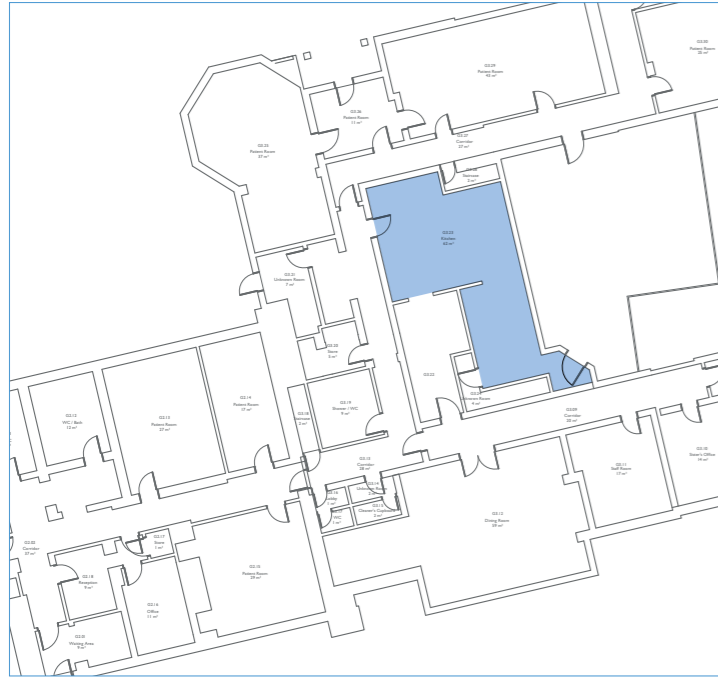


Room Number:	G3.22
Current Room Use:	Circulation
Historic Room Use:	
Date of Structure:	1893-1911
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Detrimental
Key Historic Features:	None
Detrimental Features:	M&E, modern kitchen fitout wall and floor coverings
Condition Level:	
Condition Comments:	
Other Comments:	

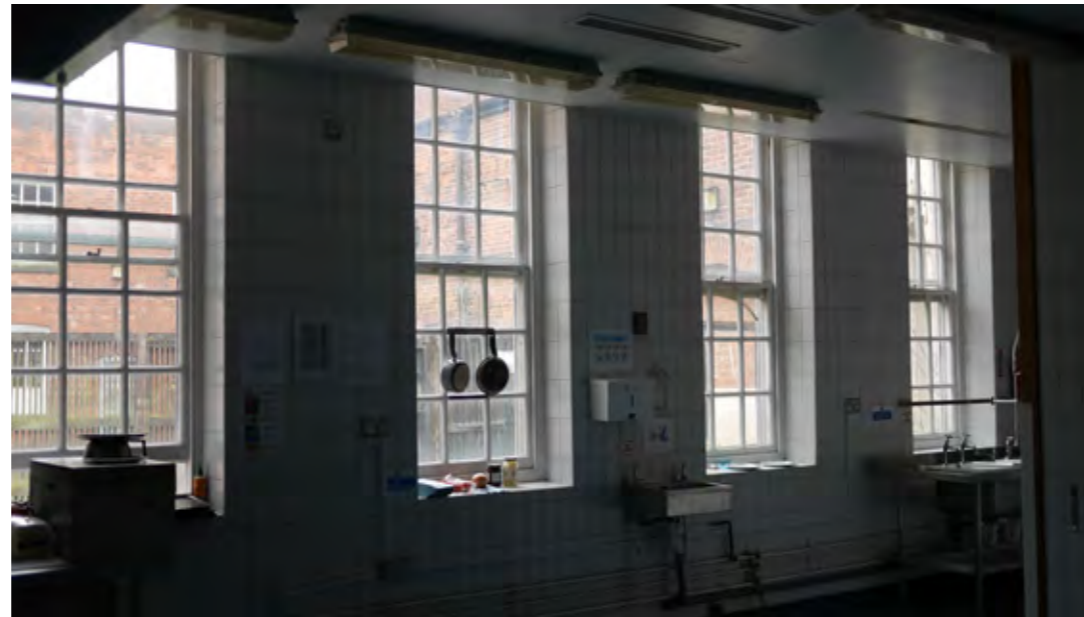


## GROUND FLOOR: SERVICE WING – G3.23



Room Number:	G3.23
Current Room Use:	Kitchen
Historic Room Use:	
Date of Structure:	1893-1911
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Detrimental
Key Historic Features:	Sash windows
Detrimental Features:	M&E, lowered ceiling, modern kitchen fitout, modern doors and glazing, wall and floor coverings
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: SERVICE WING – G3.24

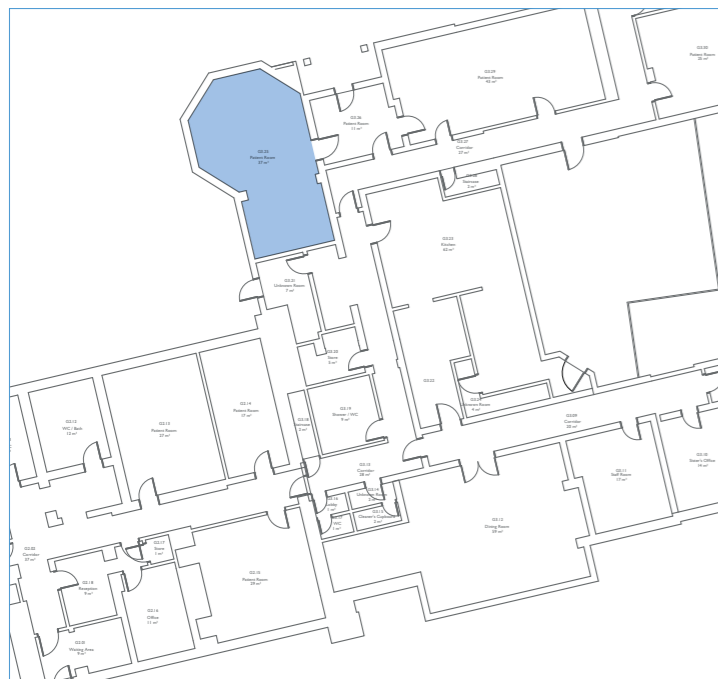


Room Number:	G3.24
Current Room Use:	Storage/Plant
Historic Room Use:	
Date of Structure:	1893-1911
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Detrimental
Key Historic Features:	None
Detrimental Features:	Wall and floor coverings, partition wall
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: SERVICE WING – G3.25



Room Number:	G3.25
Current Room Use:	Bedroom
Historic Room Use:	Dairy/Steward's Room
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Removal of internal wall with Wyatt Larder
Overall Significance Level:	High
Key Historic Features:	Fireplace, mantelpiece and hearth, panelling, round headed timber casement windows/external doors
Detrimental Features:	M&E, Extractor fan through window, sanitaryware, modern flooring, paint finish to panelling, modern internal door
Condition Level:	
Condition Comments:	
Other Comments:	

## GROUND FLOOR: SERVICE WING – G3.26



<b>Room Number:</b>	G3.26
<b>Current Room Use:</b>	Bedroom/Side Entrance
<b>Historic Room Use:</b>	Circulation / Stewards? (Wyatt plan)
<b>Date of Structure:</b>	1817
<b>Date of Fixtures / Fittings:</b>	
<b>Date of Decoration:</b>	Late 20th century
<b>Major Alterations:</b>	Insertation of side entrance

<b>Overall Significance Level:</b>	Medium
<b>Key Historic Features:</b>	Timber casement windows and part glazed door, archway
<b>Detrimental Features:</b>	M&E, modern radiators and flooring, door closer
<b>Condition Level:</b>	
<b>Condition Comments:</b>	
<b>Other Comments:</b>	

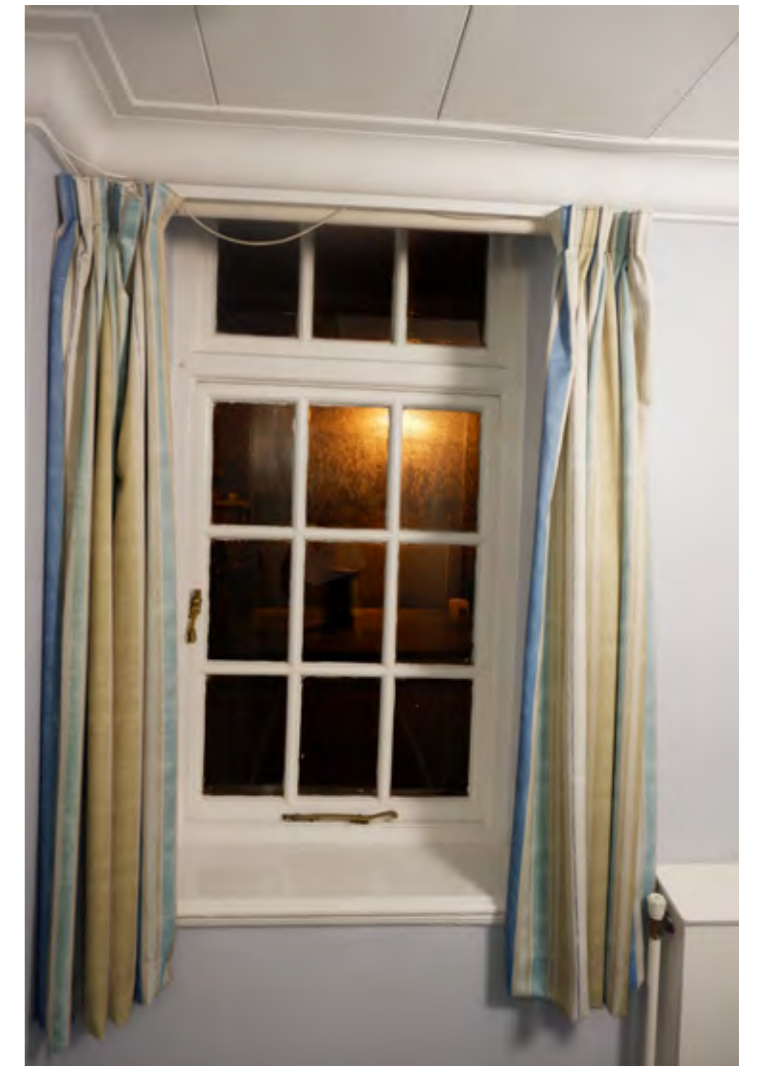
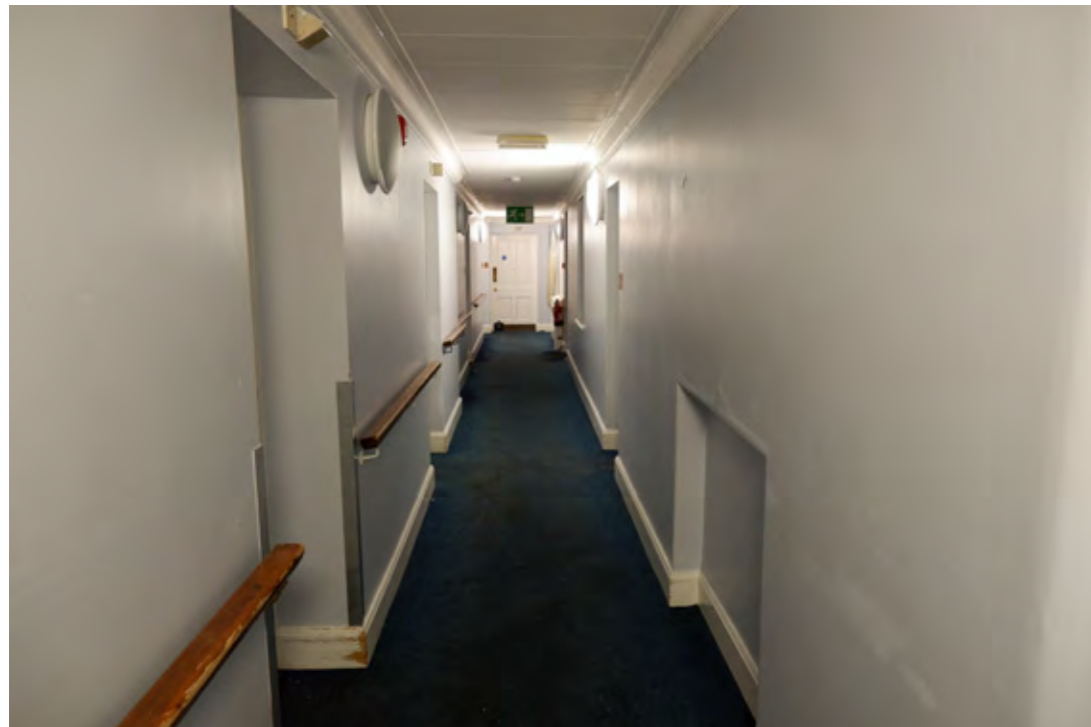


## GROUND FLOOR: SERVICE WING – G3.27



Room Number:	G3.27
Current Room Use:	Corridor
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Low
Key Historic Features:	Blocked opening, timber casement window
Detrimental Features:	Suspended ceiling, modern fitout, M&E, modern radiators
Condition Level:	
Condition Comments:	
Other Comments:	blocked opening use?



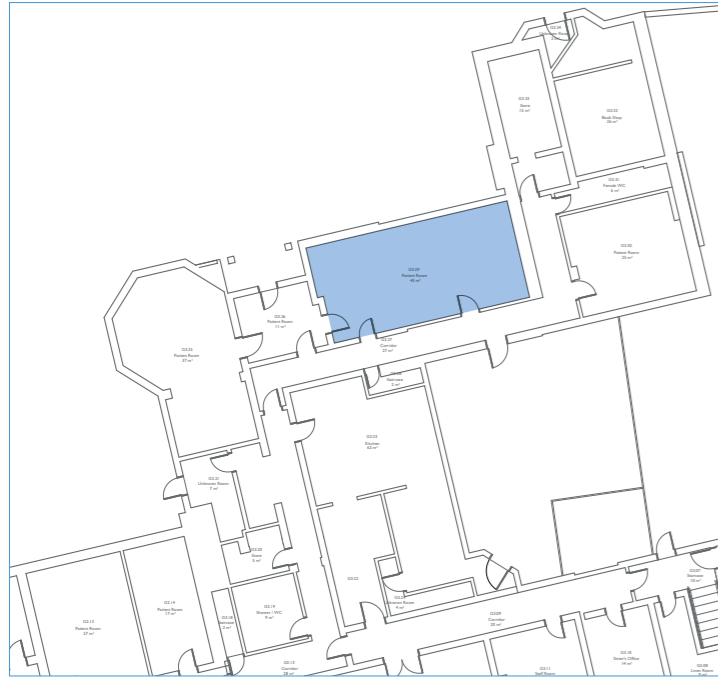


## GROUND FLOOR: SERVICE WING – G3.28



Room Number:	G3.28
Current Room Use:	Basement Stair
Historic Room Use:	Basement Stair
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	No access
Major Alterations:	No access
Overall Significance Level:	Low
Key Historic Features:	No access
Detrimental Features:	No access
Condition Level:	
Condition Comments:	
Other Comments:	

## GROUND FLOOR: SERVICE WING – G3.29a

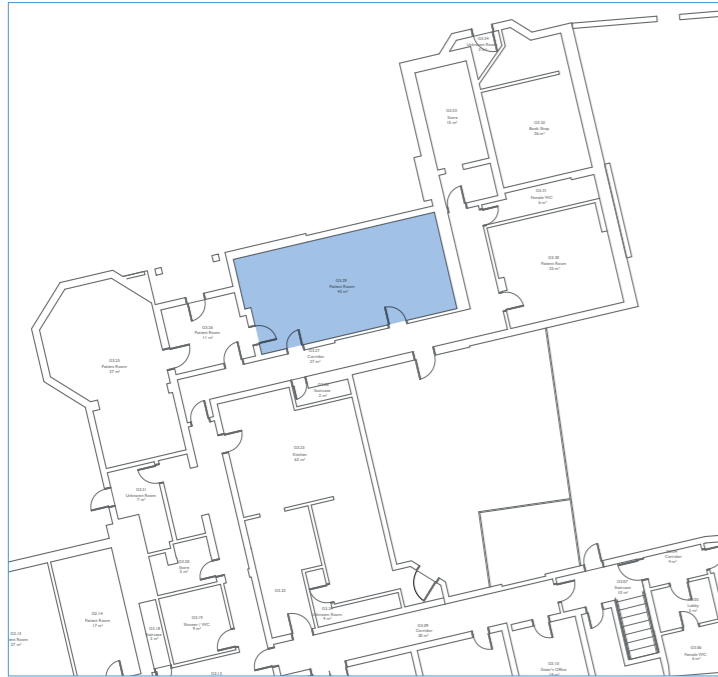


Room Number:	G3.29a
Current Room Use:	Bedroom
Historic Room Use:	Steward's office? (Wyatt Plan)
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Opening up to side entrance

Overall Significance Level:	Medium
Key Historic Features:	Sash window
Detrimental Features:	Modern fitout, sanitary ware, M&E, radiator
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: SERVICE WING – G3.29b

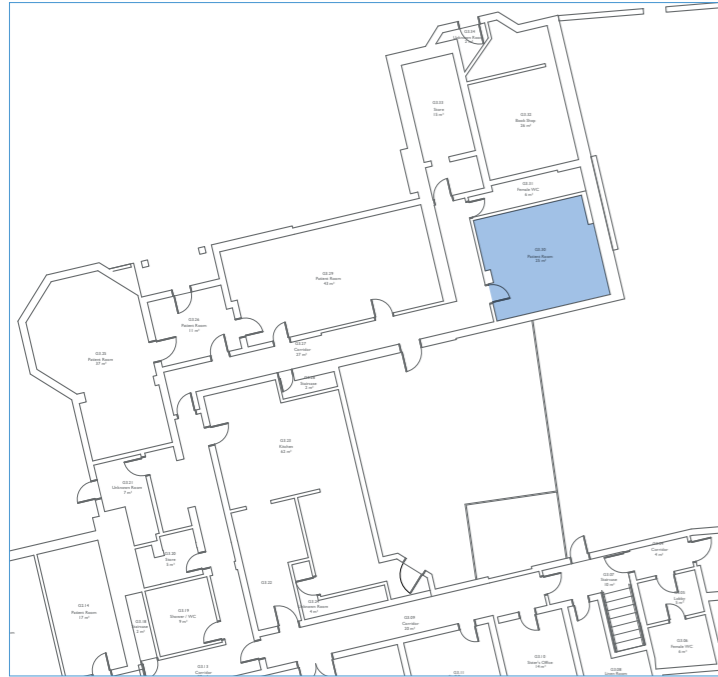


Room Number:	G3.29b
Current Room Use:	Bedroom
Historic Room Use:	Steward's office? (Wyatt Plan)
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Removal of internal walls from Wyatt plan

Overall Significance Level:	Medium
Key Historic Features:	Sash windows, blocked fireplace, fireplace and mantel
Detrimental Features:	Modern fitout, sanitary ware, M&E, radiators
Condition Level:	
Condition Comments:	
Other Comments:	Not on plan



## GROUND FLOOR: SERVICE WING – G3.30

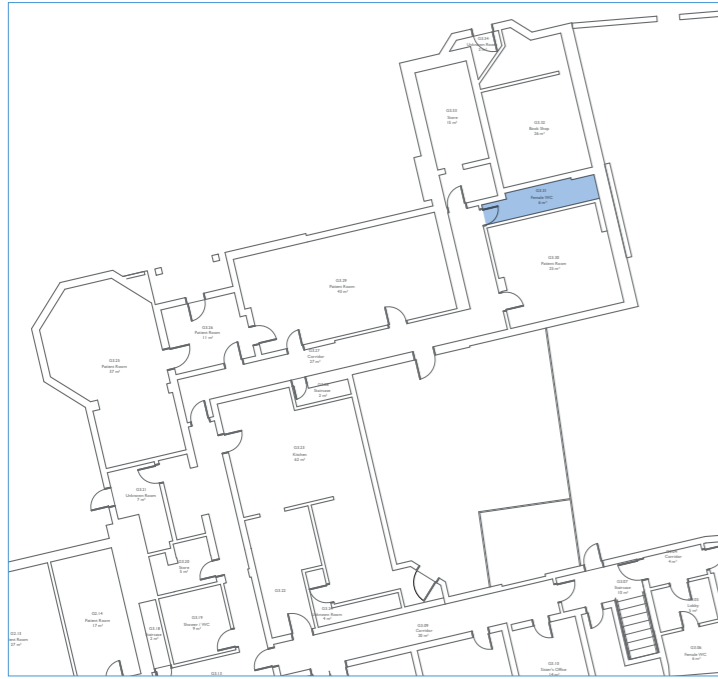


Room Number:	G3.30
Current Room Use:	Bedroom
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Low
Key Historic Features:	Sash windows, timber casement windows
Detrimental Features:	Modern fitout, sanitary ware, M&E, radiators, fixtures attached to window frames
Condition Level:	
Condition Comments:	
Other Comments:	



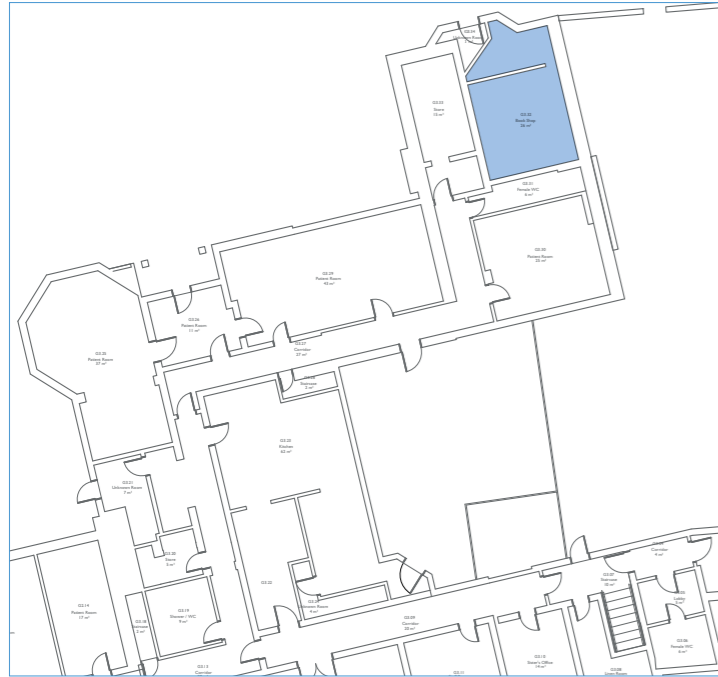
## GROUND FLOOR: SERVICE WING – G3.31



Room Number:	G3.31
Current Room Use:	WC
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	
Overall Significance Level:	Low
Key Historic Features:	Sash window
Detrimental Features:	Modern fit out, sanitary ware
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: SERVICE WING – G3.32

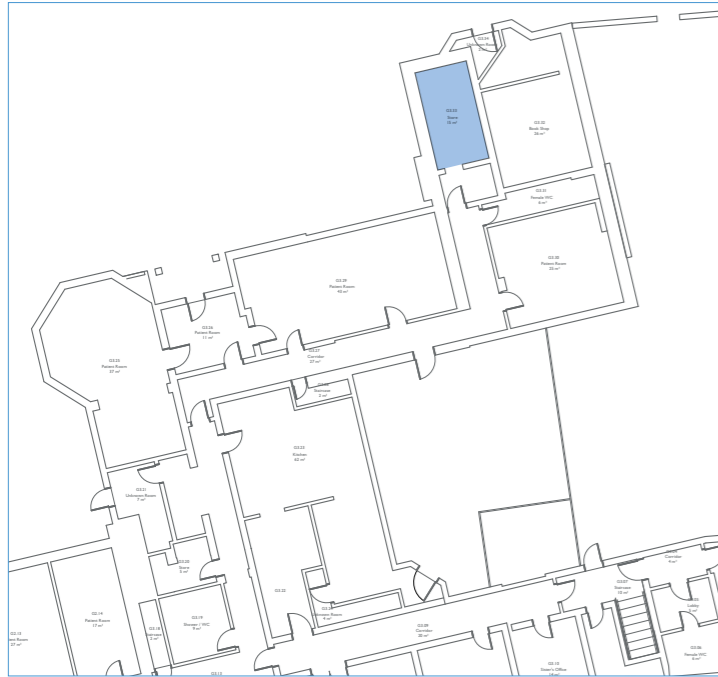


Room Number:	G3.32
Current Room Use:	Office
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Low
Key Historic Features:	Sash window
Detrimental Features:	Sash window part blocked, extractor fan on sash window, modern fit out, sanitary ware
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: SERVICE WING – G3.33

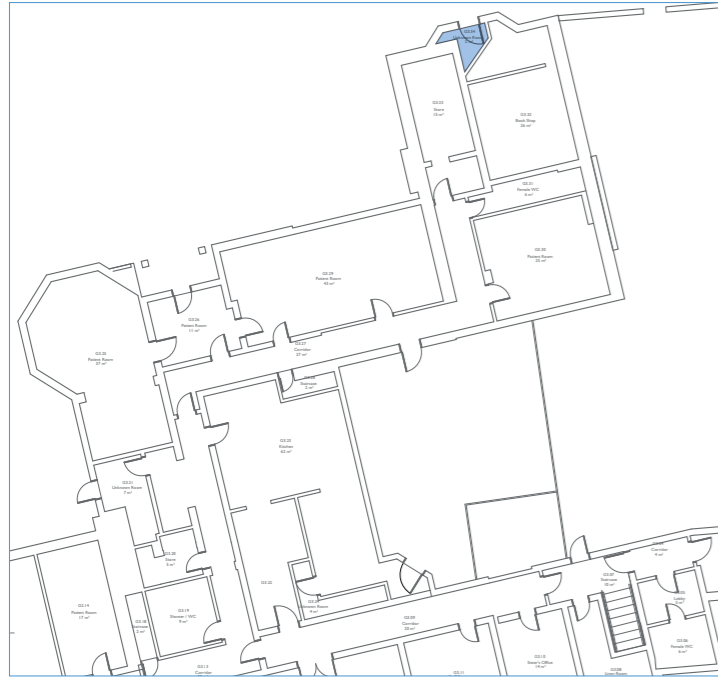


Room Number:	G3.33
Current Room Use:	Welfare
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Detrimental
Key Historic Features:	Timber casement windows
Detrimental Features:	M&E, floor and wall finishes, sanitary ware
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: SERVICE WING – G3.34



Room Number: G3.34

Current Room Use: Circulation/Side Entrance

Historic Room Use:

Date of Structure: 1848-1893

Date of Fixtures / Fittings:

Date of Decoration: No access

Major Alterations:

Overall Significance Level: Low

Key Historic Features: No access

Detrimental Features: No access

Condition Level:

Condition Comments:

Other Comments:

## GROUND FLOOR: OFFICE RANGE - G4.01



Room Number: G4.01

Current Room Use: Circulation/Side entrance

Historic Room Use:

Date of Structure: 1848-1893

Date of Fixtures / Fittings:

Date of Decoration: No access

Major Alterations:

Overall Significance Level: Detrimental

Key Historic Features: No access

Detrimental Features: No access

Condition Level:

Condition Comments:

Other Comments:

## GROUND FLOOR: OFFICE RANGE - G4.02



Room Number: G4.02

Current Room Use: Laundry

Historic Room Use:

Date of Structure: 1848-1893

Date of Fixtures / Fittings:

Date of Decoration: No access

Major Alterations:

Overall Significance Level: Detrimental

Key Historic Features: No access

Detrimental Features: No access

Condition Level:

Condition Comments:

Other Comments:

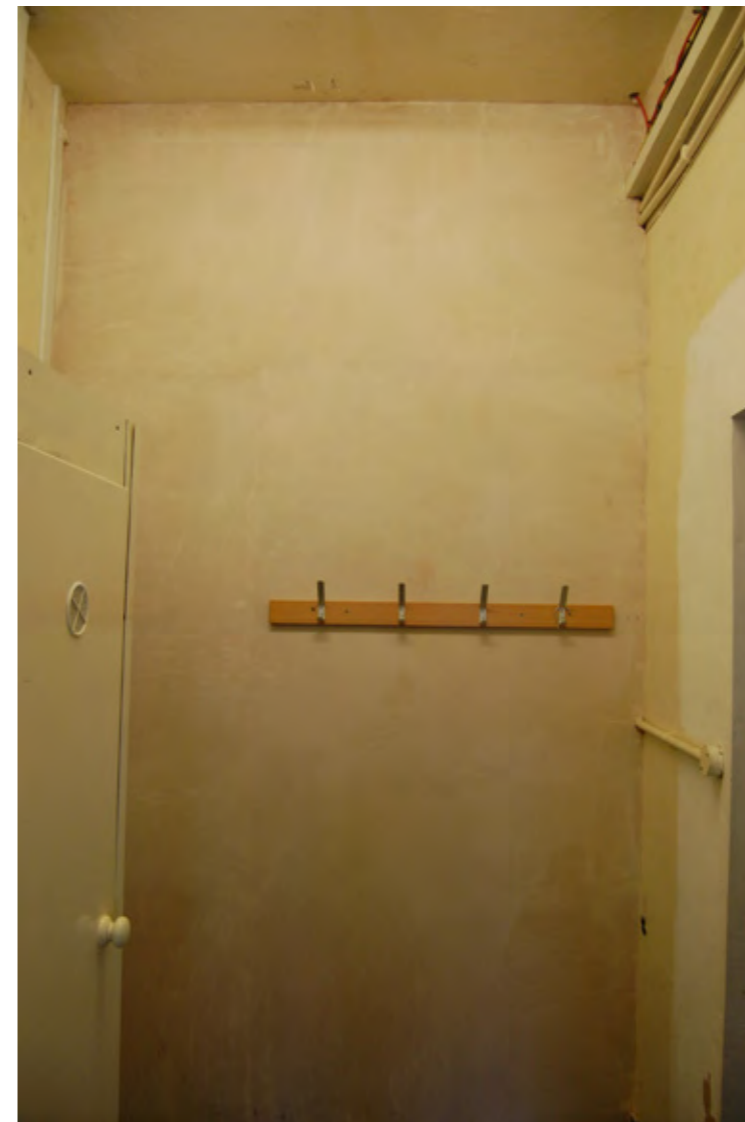


## GROUND FLOOR: OFFICE RANGE - G4.03



Room Number:	G4.03
Current Room Use:	Storage/Plant
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Detrimental
Key Historic Features:	None
Detrimental Features:	M&E
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: OFFICE RANGE - G4.04



Room Number:	G4.04
Current Room Use:	Kitchen
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Detrimental
Key Historic Features:	Sash window
Detrimental Features:	M&E, boiler, extraction ducting through sash window
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: OFFICE RANGE - G4.05



Room Number:	G4.05
Current Room Use:	Office
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Detrimental
Key Historic Features:	Sash window, timber door
Detrimental Features:	M&E, modern fitout, obscured panes
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: OFFICE RANGE - G4.06



Room Number:	G4.06
Current Room Use:	Office
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Detrimental
Key Historic Features:	Sash windows
Detrimental Features:	M&E, Modern kitchen fitout
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: OFFICE RANGE - G4.07



Room Number:	G4.07
Current Room Use:	Bedroom
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Detrimental
Key Historic Features:	Sash windows, timber door, exposed beams, timber bookcase
Detrimental Features:	M&E, extractor fan on sash window, modern fitout
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: OFFICE RANGE - G4.08



Room Number:	G4.08
Current Room Use:	Office
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Detrimental
Key Historic Features:	Potential blocked fireplace
Detrimental Features:	M&E, modern door, roller shutter
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: STABLEYARD - G5.01



Room Number:	G5.01
Current Room Use:	Stables/Store
Historic Room Use:	
Date of Structure:	1816-1848
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Low
Key Historic Features:	Circular brickwork, timber window
Detrimental Features:	M&E
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: STABLEYARD - G5.02



Room Number:	G5.02
Current Room Use:	Stables/Stores
Historic Room Use:	
Date of Structure:	1816-1848
Date of Fixtures / Fittings:	
Date of Decoration:	Derelict / C20
Major Alterations:	Loss of first floor, modern subdivision

Overall Significance Level:	Low
Key Historic Features:	Exposed structure, evidence of lost first floor, timber windows
Detrimental Features:	M&E, modern doors and partitioning
Condition Level:	
Condition Comments:	
Other Comments:	





## GROUND FLOOR: STABLEYARD - G5.03



Room Number:	G5.03
Current Room Use:	Stables/Stores
Historic Room Use:	
Date of Structure:	1816-1848
Date of Fixtures / Fittings:	
Date of Decoration:	Derelict / C20
Major Alterations:	

Overall Significance Level:	Low
Key Historic Features:	Timber framed windows, evidence of previous stair
Detrimental Features:	Concrete block infill, structural repair
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: STABLEYARD - G5.04



Room Number:	G5.04
Current Room Use:	Stables/Store
Historic Room Use:	
Date of Structure:	1816-1848
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Low
Key Historic Features:	Timber framed windows
Detrimental Features:	Modern fit out
Condition Level:	
Condition Comments:	
Other Comments:	

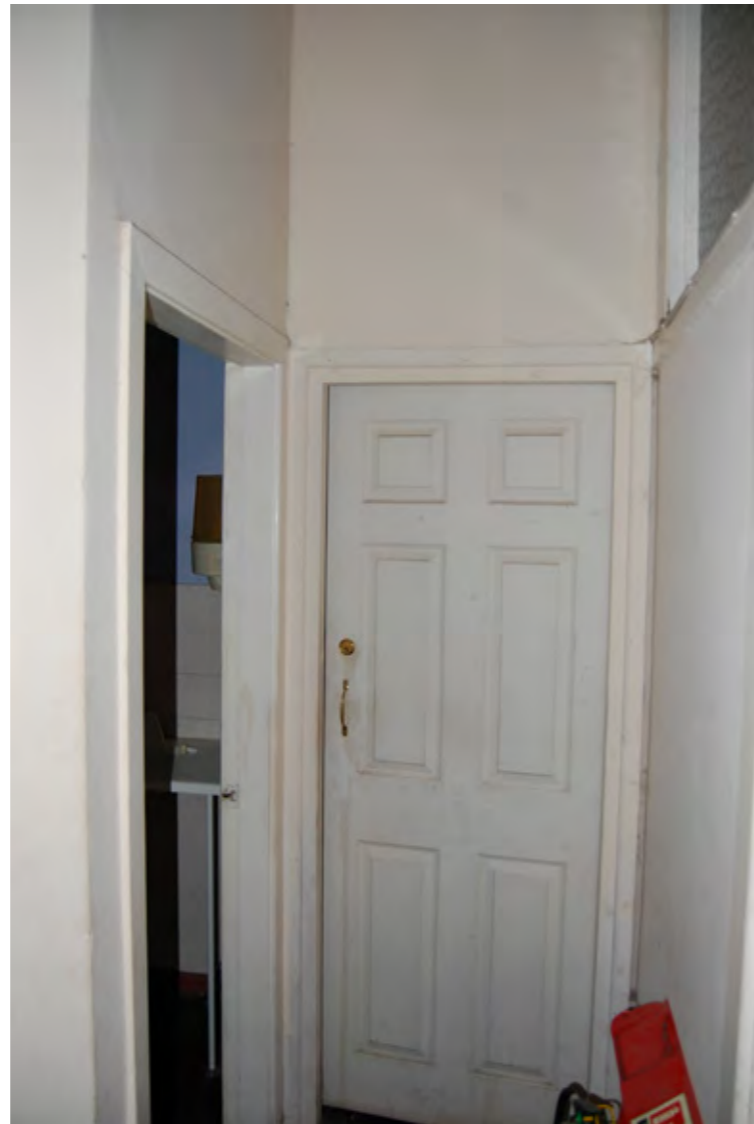


## GROUND FLOOR: STABLEYARD - G5.05



Room Number:	G5.05
Current Room Use:	Corridor
Historic Room Use:	
Date of Structure:	1816-1848
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Low
Key Historic Features:	None
Detrimental Features:	Modern fit out
Condition Level:	
Condition Comments:	
Other Comments:	



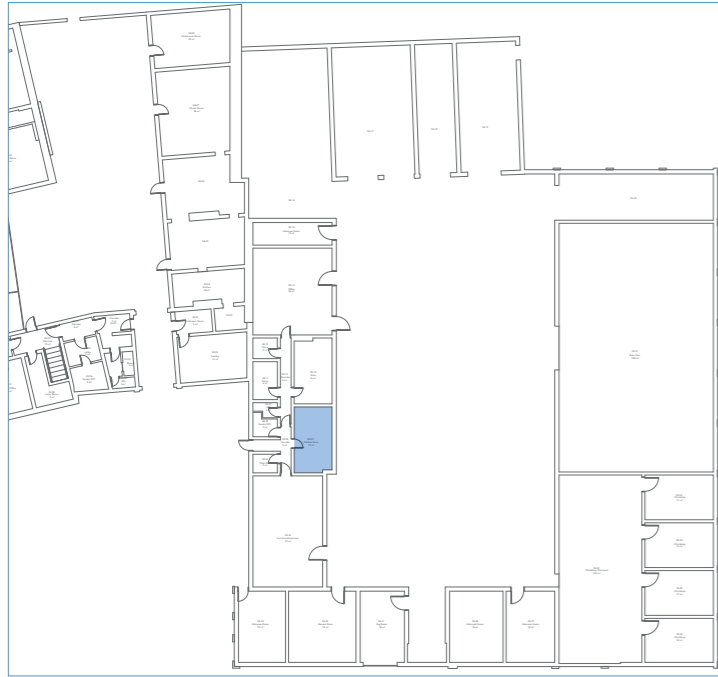
## GROUND FLOOR: STABLEYARD - G5.06



Room Number:	G5.06
Current Room Use:	WC
Historic Room Use:	
Date of Structure:	1816-1848
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	
Overall Significance Level:	Low
Key Historic Features:	None
Detrimental Features:	M&E, modern fit out and sanitary ware
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: STABLEYARD - G5.07



Room Number:	G5.07
Current Room Use:	Stables/Store
Historic Room Use:	
Date of Structure:	1816-1848
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Low
Key Historic Features:	Timber framed windows
Detrimental Features:	M&E, modern fit out
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: STABLEYARD - G5.08



Room Number:	G5.08
Current Room Use:	WC
Historic Room Use:	
Date of Structure:	1816-1848
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	
Overall Significance Level:	Low
Key Historic Features:	None
Detrimental Features:	M&E, modern fit out and sanitary ware
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: STABLEYARD - G5.09



Room Number:	G5.09
Current Room Use:	WC
Historic Room Use:	
Date of Structure:	1816-1848
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	
Overall Significance Level:	Low
Key Historic Features:	None
Detrimental Features:	M&E, modern fit out and sanitary ware
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: STABLEYARD - G5.10



Room Number:	G5.10
Current Room Use:	Corridor
Historic Room Use:	
Date of Structure:	1816-1848
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	
Overall Significance Level:	Low
Key Historic Features:	None
Detrimental Features:	Modern fit out
Condition Level:	
Condition Comments:	
Other Comments:	





## GROUND FLOOR: STABLEYARD - G5.II



Room Number:	G5.II
Current Room Use:	Stables/Store
Historic Room Use:	
Date of Structure:	1816-1848
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Low
Key Historic Features:	Timber framed windows
Detrimental Features:	M&E
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: STABLEYARD - G5.12



Room Number:	G5.12
Current Room Use:	Stables/Store
Historic Room Use:	
Date of Structure:	1816-1848
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Low
Key Historic Features:	Timber framed windows
Detrimental Features:	M&E, modern fit out
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: STABLEYARD - G5.13



Room Number:	G5.13
Current Room Use:	Stables/Store
Historic Room Use:	
Date of Structure:	1816-1848
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	
Overall Significance Level:	Low
Key Historic Features:	None
Detrimental Features:	Modern fit out
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: STABLEYARD - G5.14



Room Number:	G5.14
Current Room Use:	Office
Historic Room Use:	
Date of Structure:	1816-1848
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Low
Key Historic Features:	Timber framed windows, door opening
Detrimental Features:	M&E, modern fit out, inserted stair
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: STABLEYARD - G5.15



Room Number:	G5.15
Current Room Use:	Stables/Store
Historic Room Use:	
Date of Structure:	1816-1848
Date of Fixtures / Fittings:	
Date of Decoration:	19th century
Major Alterations:	

Overall Significance Level:	Low
Key Historic Features:	Timber framed window, lath and plaster wall/ceiling, stable kick boards
Detrimental Features:	Brick infill
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: STABLEYARD - G5.16



Room Number:	G5.16
Current Room Use:	Ruined Structure
Historic Room Use:	
Date of Structure:	1816-1848
Date of Fixtures / Fittings:	
Date of Decoration:	n/a
Major Alterations:	
Overall Significance Level:	Detrimental
Key Historic Features:	Brick archways
Detrimental Features:	Ruin
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: STABLEYARD - G5.17



Room Number:	G5.17
Current Room Use:	Ruined Structure
Historic Room Use:	
Date of Structure:	1816-1848
Date of Fixtures / Fittings:	
Date of Decoration:	n/a
Major Alterations:	

Overall Significance Level:	Detrimental
Key Historic Features:	Brick archways
Detrimental Features:	Ruin
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: STABLEYARD - G5.18



Room Number:	G5.18
Current Room Use:	Ruined Structure
Historic Room Use:	
Date of Structure:	1816-1848
Date of Fixtures / Fittings:	
Date of Decoration:	n/a
Major Alterations:	
Overall Significance Level:	Detrimental
Key Historic Features:	Brick archways
Detrimental Features:	Ruin
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: STABLEYARD - G5.19



Room Number:	G5.19
Current Room Use:	Ruined Structure
Historic Room Use:	
Date of Structure:	1816-1848
Date of Fixtures / Fittings:	
Date of Decoration:	n/a
Major Alterations:	
Overall Significance Level:	Detrimental
Key Historic Features:	Brick archways
Detrimental Features:	Ruin
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: STABLEYARD - G5.20



Room Number:	G5.20
Current Room Use:	Ruined Structure
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	n/a
Major Alterations:	
Overall Significance Level:	Detrimental
Key Historic Features:	Metalwork
Detrimental Features:	Ruin
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: STABLEYARD - G5.2I



Room Number:	G5.2I
Current Room Use:	Garage
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	No access
Major Alterations:	

Overall Significance Level:	Neutral
Key Historic Features:	Roof profile, classical detailing on metal columns
Detrimental Features:	No access
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: STABLEYARD - G5.22



Room Number:	G5.22
Current Room Use:	Workshop
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Late 19th / early 20th century
Major Alterations:	

Overall Significance Level:	Low
Key Historic Features:	Glazed roof and metalwork, stable doors
Detrimental Features:	M&E
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: STABLEYARD - G5.23



Room Number:	G5.23
Current Room Use:	Workshop
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	No access
Major Alterations:	
Overall Significance Level:	Low
Key Historic Features:	No access
Detrimental Features:	No access
Condition Level:	
Condition Comments:	
Other Comments:	

## GROUND FLOOR: STABLEYARD - G5.24



Room Number:	G5.24
Current Room Use:	Workshop
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	No access
Major Alterations:	
Overall Significance Level:	Low
Key Historic Features:	No access
Detrimental Features:	No access
Condition Level:	
Condition Comments:	
Other Comments:	

## GROUND FLOOR: STABLEYARD - G5.25



Room Number:	G5.25
Current Room Use:	Workshop
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	No access
Major Alterations:	
Overall Significance Level:	Low
Key Historic Features:	No access
Detrimental Features:	No access
Condition Level:	
Condition Comments:	
Other Comments:	

## GROUND FLOOR: STABLEYARD - G5.26



Room Number:	G5.26
Current Room Use:	Workshop
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	No access
Major Alterations:	
Overall Significance Level:	Low
Key Historic Features:	No access
Detrimental Features:	No access
Condition Level:	
Condition Comments:	
Other Comments:	

## GROUND FLOOR: STABLEYARD - G5.27



Room Number:	G5.27
Current Room Use:	Stables/Store
Historic Room Use:	
Date of Structure:	1816-1848
Date of Fixtures / Fittings:	
Date of Decoration:	Derelict / 20th century
Major Alterations:	

Overall Significance Level:	Low
Key Historic Features:	Timber framed windows
Detrimental Features:	M&E
Condition Level:	
Condition Comments:	
Other Comments:	



## GROUND FLOOR: STABLEYARD - G5.28

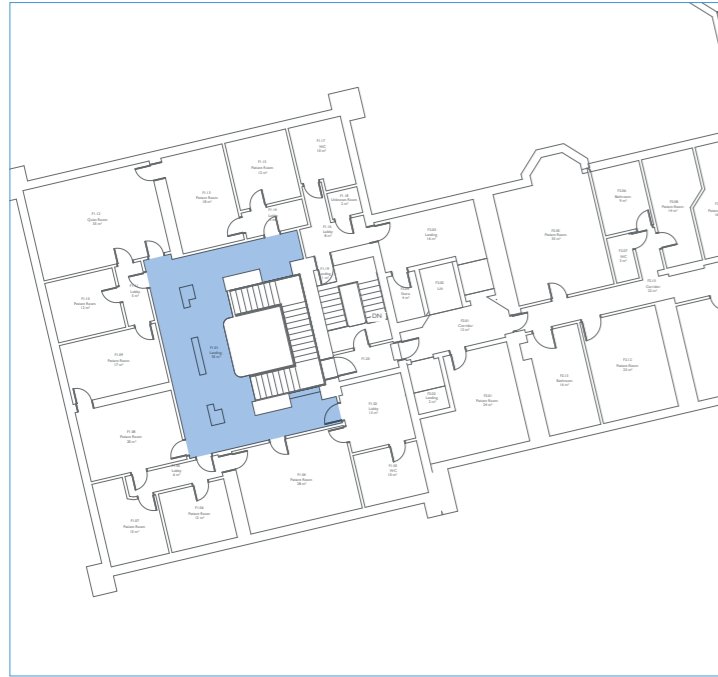


Room Number:	G5.28
Current Room Use:	Stables/Store
Historic Room Use:	
Date of Structure:	1816-1848
Date of Fixtures / Fittings:	
Date of Decoration:	20th century
Major Alterations:	

Overall Significance Level:	Low
Key Historic Features:	Timber doors
Detrimental Features:	M&E
Condition Level:	
Condition Comments:	
Other Comments:	

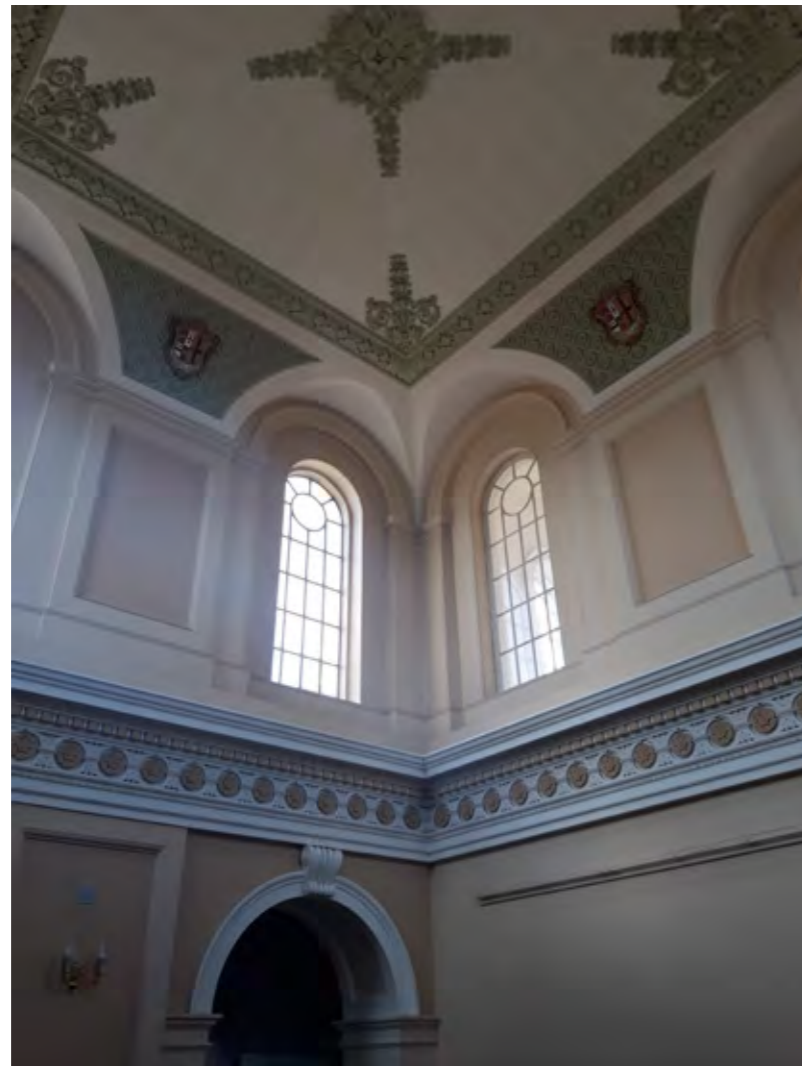


## FIRST FLOOR: WYATT WING - FI.01



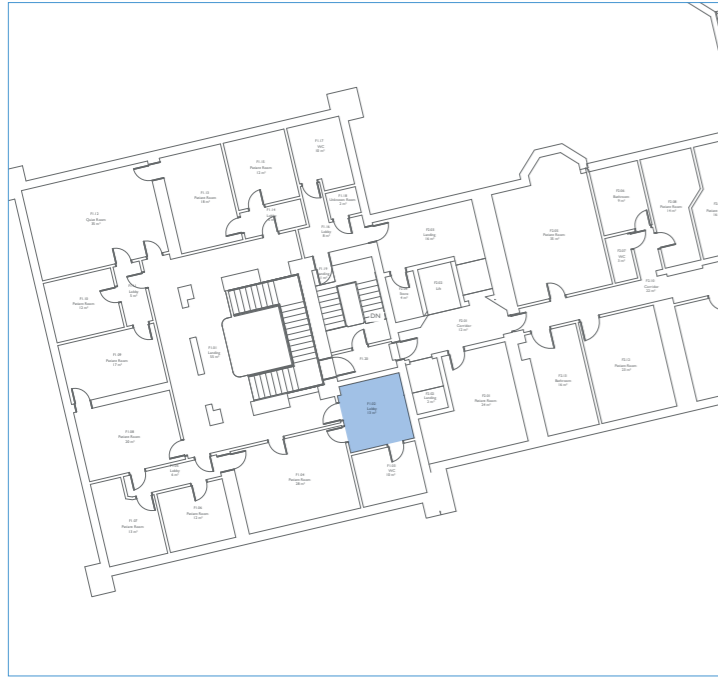
Room Number:	FI.01
Current Room Use:	Landing
Historic Room Use:	Landing
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Two doorways blocked since Wyatt plan
Overall Significance Level:	Very High

Key Historic Features:	Edward Wyatt turned bannister, decorative plaster walls/ ceiling, archways
Detrimental Features:	Modern carpet, paint and stair treads. Wall light pendants and emergency lighting. Safety doors and balustrade.
Condition Level:	
Condition Comments:	
Other Comments:	





## FIRST FLOOR: WYATT WING - FI.02

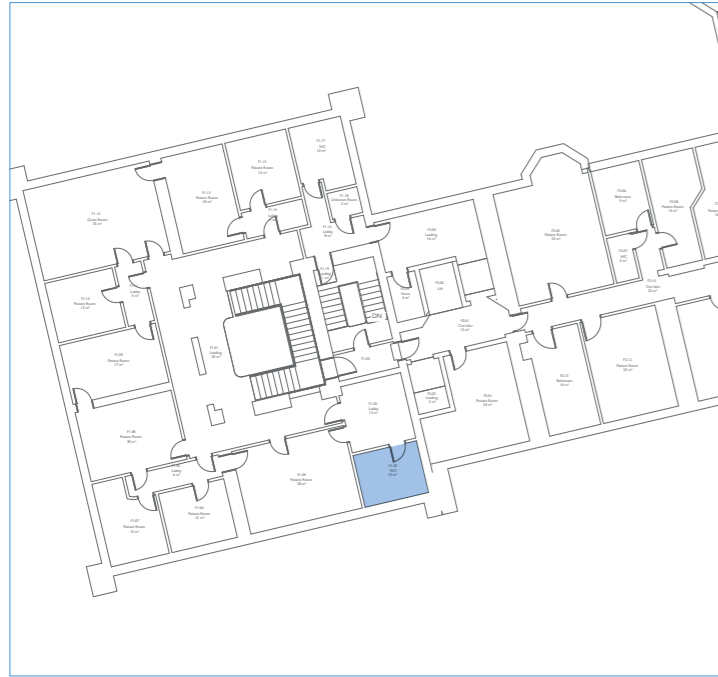


Room Number:	FI.02
Current Room Use:	Circulation
Historic Room Use:	Closet
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Removal of internal wall, Subdivision of original bedroom, inserted opening to 1717 house, inserted skylight

Overall Significance Level:	Low
Key Historic Features:	None
Detrimental Features:	M&E, modern carpet, radiator, modern sink and cabinet
Condition Level:	
Condition Comments:	
Other Comments:	Floorplan changes on two versions of Wyatt 1816 drawings

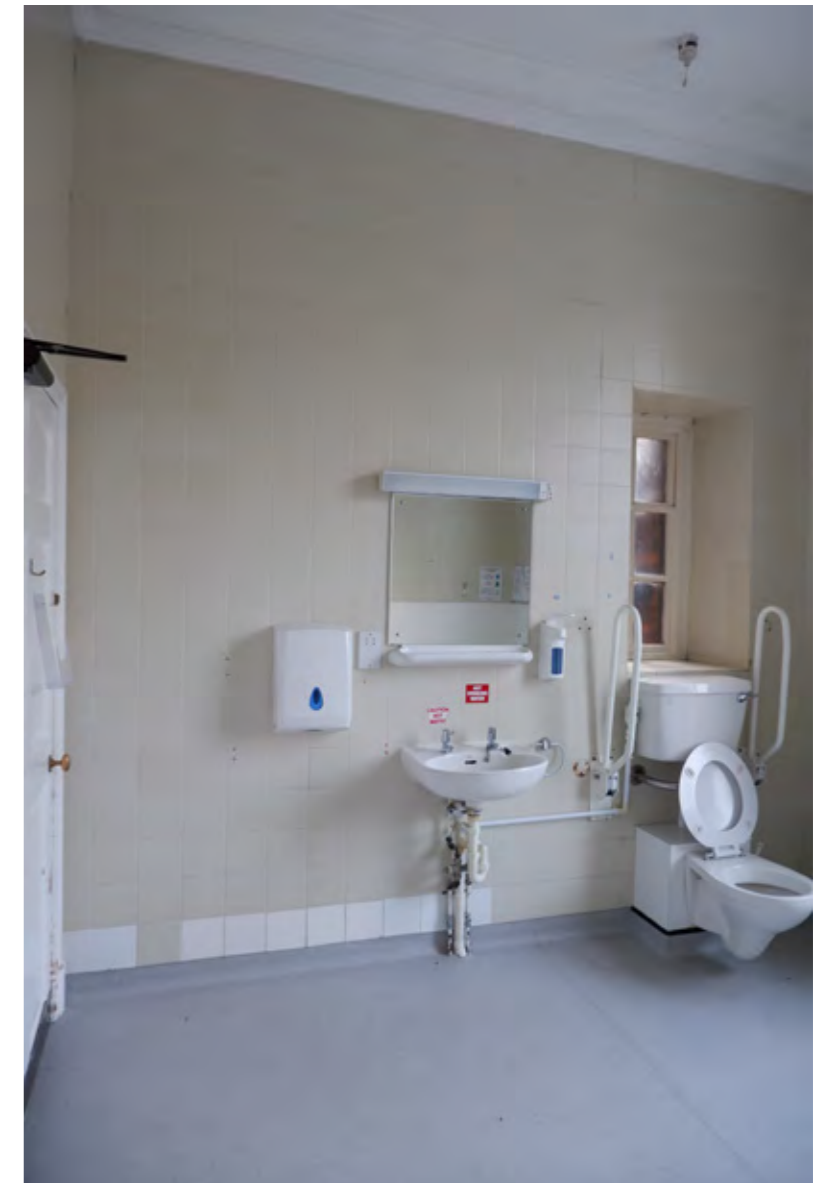


## FIRST FLOOR: WYATT WING - FI.03

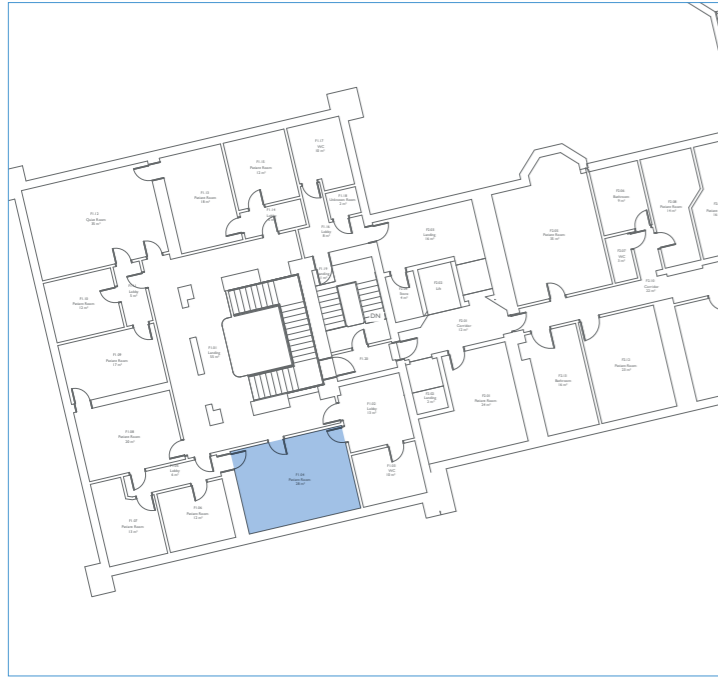


Room Number:	FI.03
Current Room Use:	WC
Historic Room Use:	Dressing Room
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Subdivision of bedroom, removal of fireplace

Overall Significance Level:	Low
Key Historic Features:	Sash window and shutters
Detrimental Features:	M&E, modern wall and floor covering, sanitary ware
Condition Level:	
Condition Comments:	
Other Comments:	



## FIRST FLOOR: WYATT WING - FI.04



Room Number:	FI.04
Current Room Use:	Bedroom
Historic Room Use:	Bedroom
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Subdivision of bedroom, insertion of doorway to FI.05, removal of fireplace

Overall Significance Level:	Medium
Key Historic Features:	Sash window and shutters
Detrimental Features:	M&E, modern flooring, sanitary ware
Condition Level:	
Condition Comments:	
Other Comments:	



## FIRST FLOOR: WYATT WING - FI.05

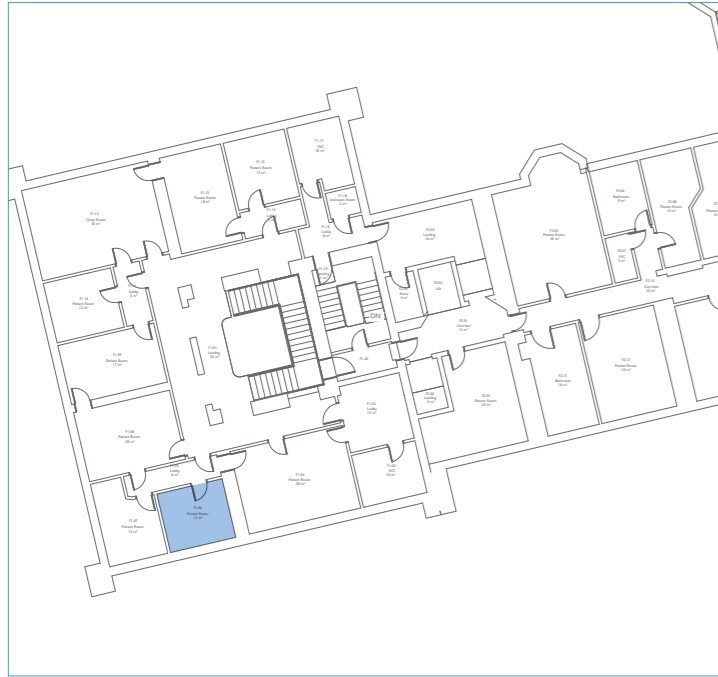


Room Number:	FI.05
Current Room Use:	Circulation
Historic Room Use:	Bedroom
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Subdivision of bedroom, insertion of doorway to F.108

Overall Significance Level:	Low
Key Historic Features:	None
Detrimental Features:	M&E, suspended ceiling, door closers, modern carpet
Condition Level:	
Condition Comments:	
Other Comments:	



## FIRST FLOOR: WYATT WING - FI.06

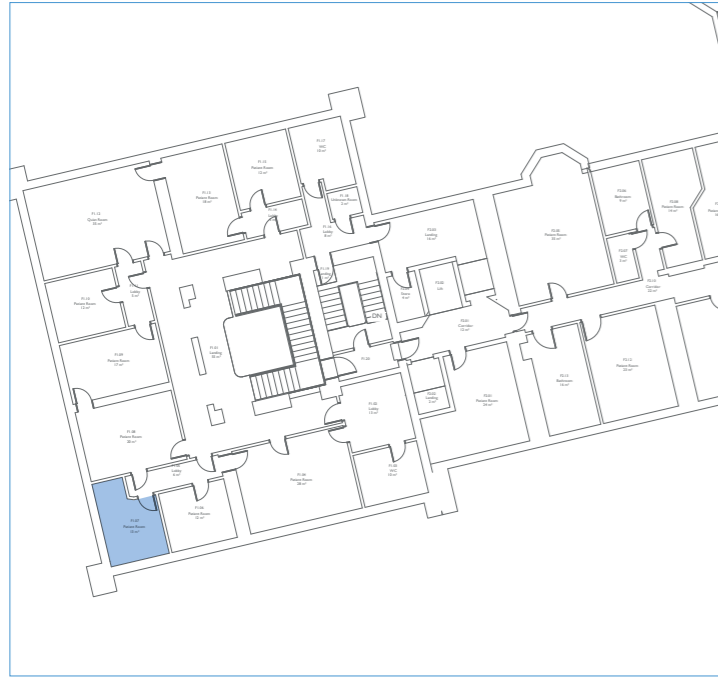


Room Number:	FI.06
Current Room Use:	Bedroom
Historic Room Use:	Bedroom
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Subdivision of bedroom

Overall Significance Level:	Low
Key Historic Features:	Sash window and shutters
Detrimental Features:	M&E, modern flooring, sanitaryware, radiator, suspended ceiling
Condition Level:	
Condition Comments:	
Other Comments:	



## FIRST FLOOR: WYATT WING - FI.07

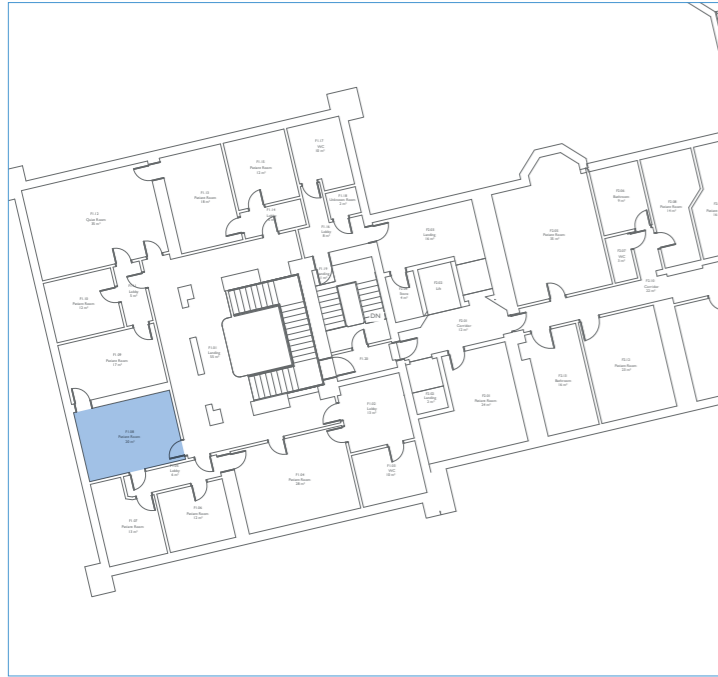


Room Number:	FI.07
Current Room Use:	Bedroom
Historic Room Use:	Bedroom
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Subdivision of bedroom, removal of fireplace

Overall Significance Level:	Low
Key Historic Features:	Sash window and shutters
Detrimental Features:	M&E, modern flooring, sanitaryware, radiator, suspended ceiling, modern paint finish on shutters
Condition Level:	
Condition Comments:	
Other Comments:	



## FIRST FLOOR: WYATT WING - FI.08

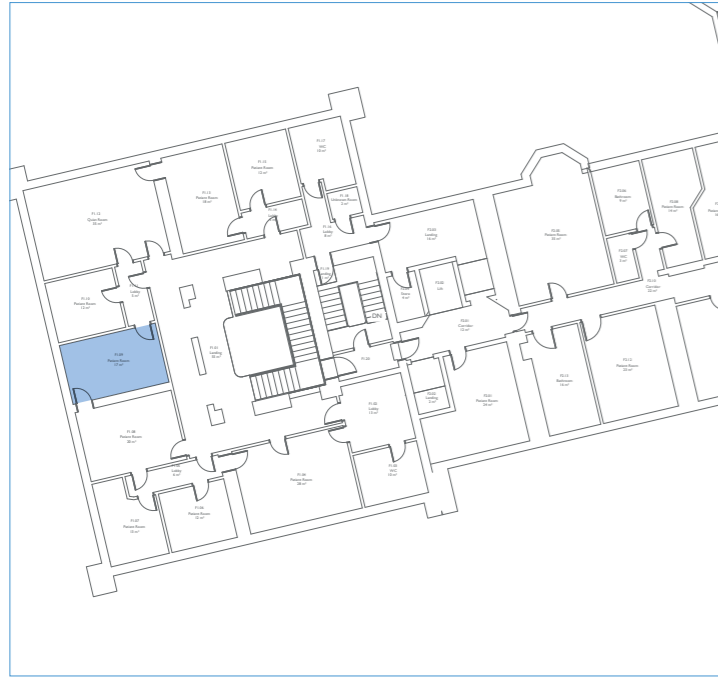


Room Number:	FI.08
Current Room Use:	Bedroom
Historic Room Use:	Dressing Room
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Removal of fireplace, insertion of doorway to FI.05

Overall Significance Level:	Medium
Key Historic Features:	Sash window and shutters, chimney breast, door casing
Detrimental Features:	M&E, modern flooring, sanitary ware
Condition Level:	
Condition Comments:	
Other Comments:	Floorplan changes on two versions of Wyatt 1816 drawings



## FIRST FLOOR: WYATT WING - FI.09



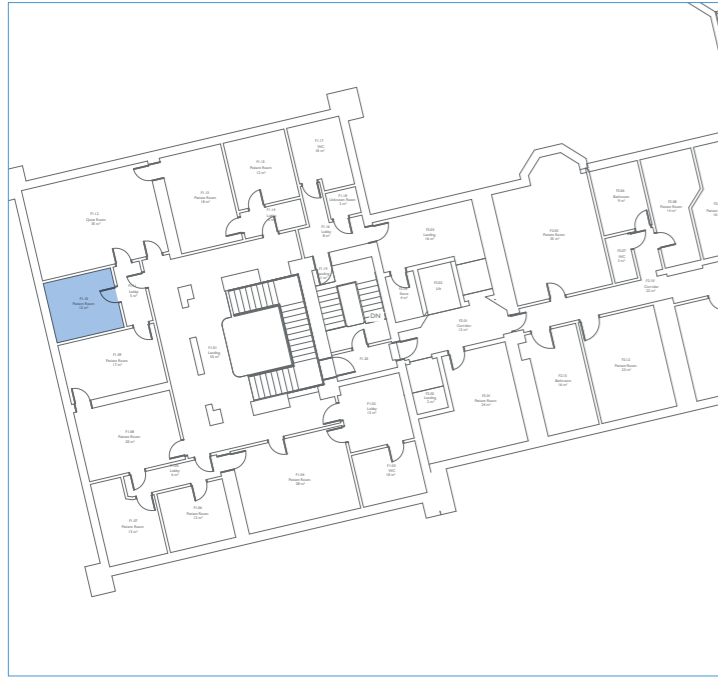
Room Number:	FI.09
Current Room Use:	Bedroom
Historic Room Use:	Bedroom
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Removal of fireplace, partitioning of bedroom

Overall Significance Level:	Low
Key Historic Features:	Sash window and shutters, chimney breast
Detrimental Features:	M&E, modern flooring, sanitaryware, radiator, suspended ceiling
Condition Level:	
Condition Comments:	
Other Comments:	





## FIRST FLOOR: WYATT WING - FI.10

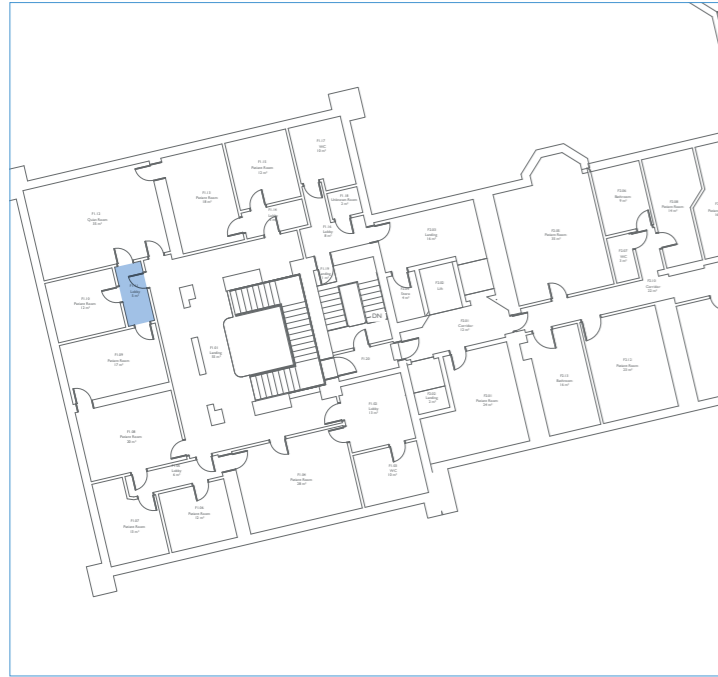


Room Number:	FI.10
Current Room Use:	Bedroom
Historic Room Use:	Bedroom
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Subdivision of bedroom, blocking of internal doorway

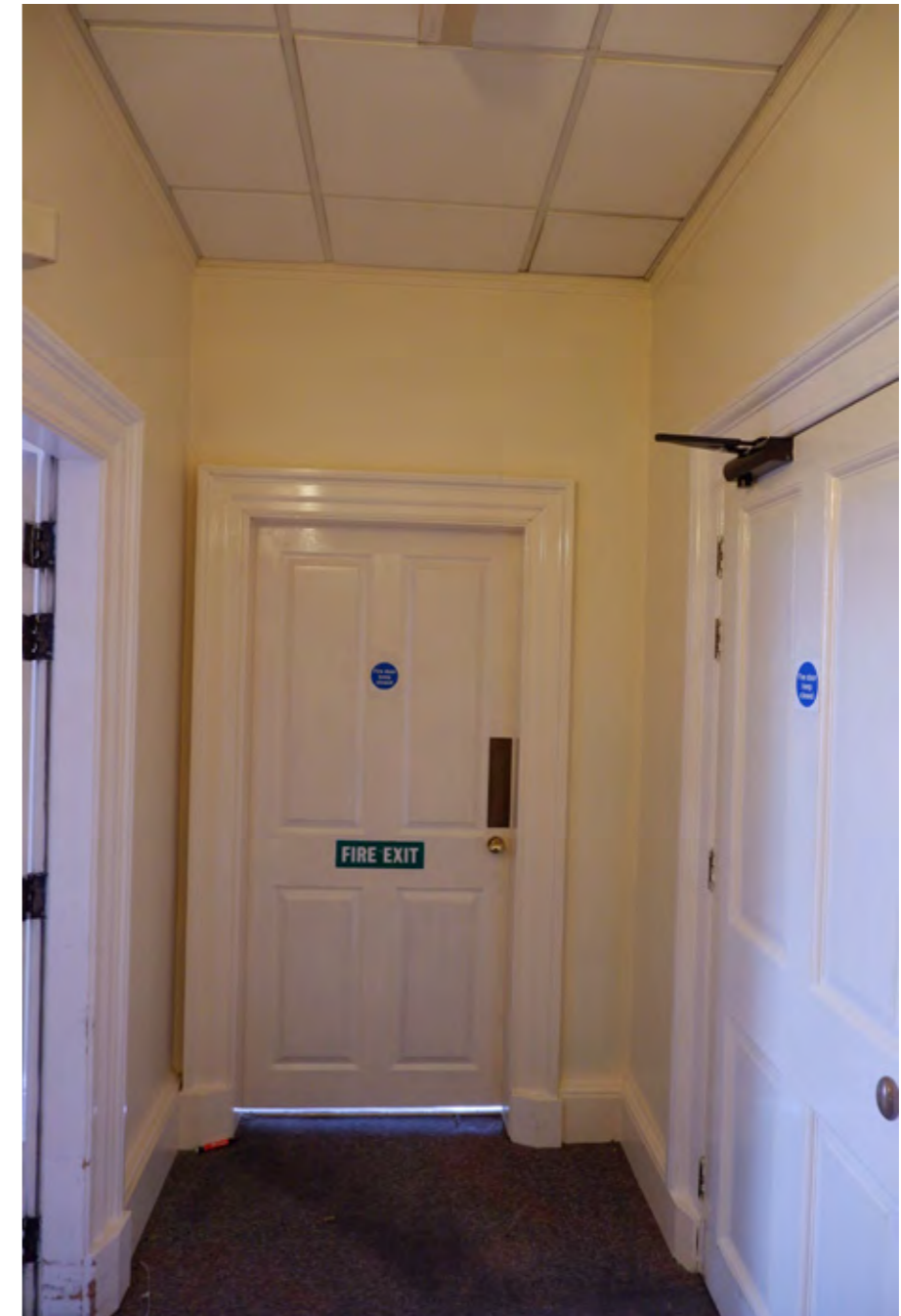
Overall Significance Level:	Low
Key Historic Features:	Sash window and shutters
Detrimental Features:	M&E, modern flooring, sanitaryware, radiator, suspended ceiling
Condition Level:	
Condition Comments:	
Other Comments:	



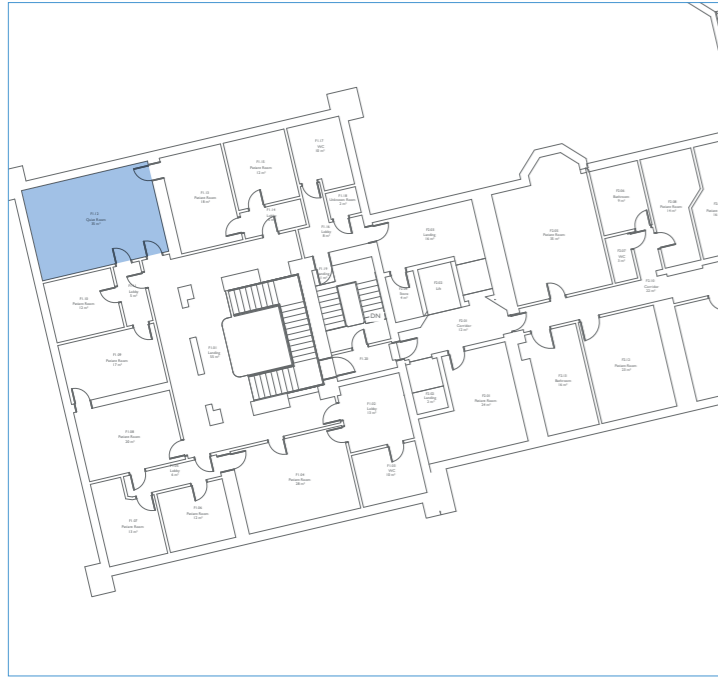
## FIRST FLOOR: WYATT WING - FI.11



Room Number:	FI.11
Current Room Use:	Circulation
Historic Room Use:	Bedroom
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Subdivision of bedroom
Overall Significance Level:	Low
Key Historic Features:	None
Detrimental Features:	Suspended ceiling, door closers, modern carpet
Condition Level:	
Condition Comments:	
Other Comments:	



## FIRST FLOOR: WYATT WING - FI.12

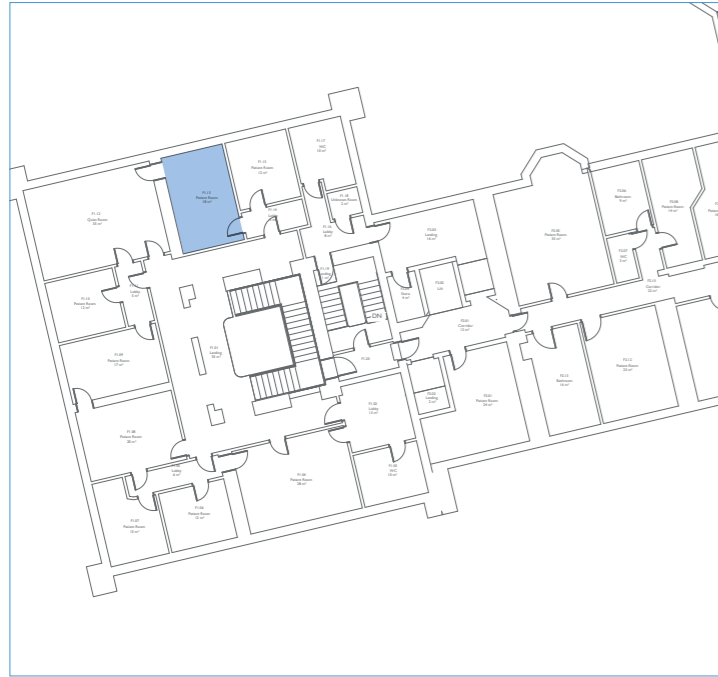


Room Number:	FI.12
Current Room Use:	Welfare
Historic Room Use:	Bedroom
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Blocking of doorway to FI.10, removal of fireplace, insertation of doorway to FI.11

Overall Significance Level:	Medium
Key Historic Features:	Sash windows and shutters
Detrimental Features:	M&E, modern flooring, sanitary ware
Condition Level:	
Condition Comments:	
Other Comments:	



## FIRST FLOOR: WYATT WING - FI.13

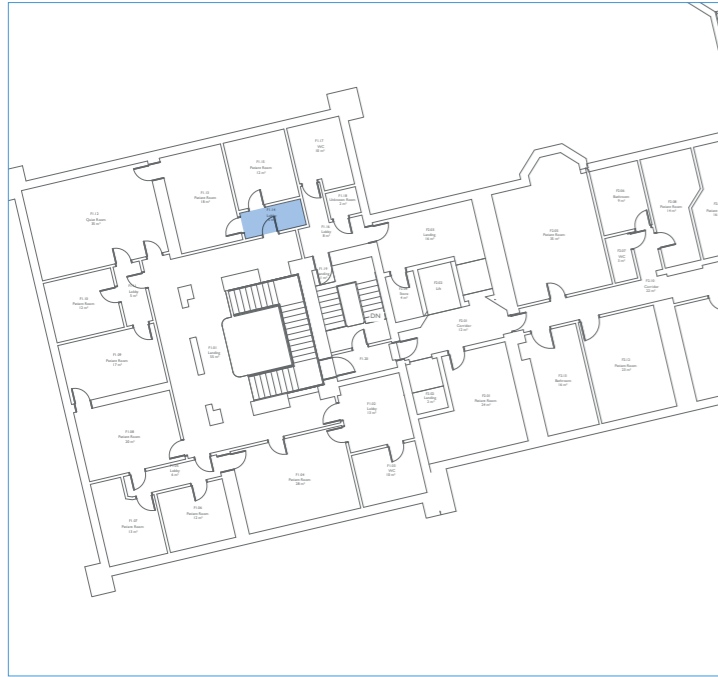


Room Number:	FI.13
Current Room Use:	Bedroom
Historic Room Use:	Dressing Room
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Subdivision of bedroom

Overall Significance Level:	Low
Key Historic Features:	Sash window and shutters
Detrimental Features:	M&E, modern flooring, sanitaryware, radiator, suspended ceiling
Condition Level:	
Condition Comments:	
Other Comments:	Floorplan changes on two versions of Wyat 1816 drawings



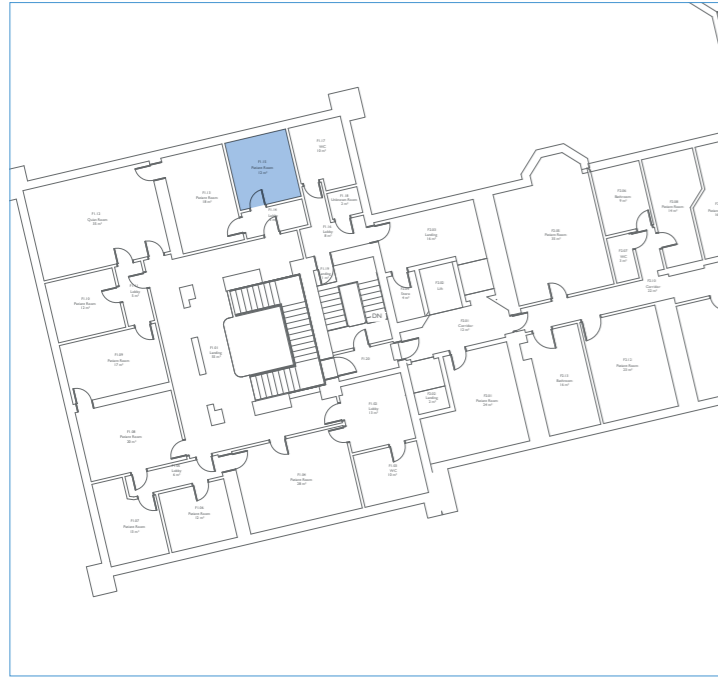
## FIRST FLOOR: WYATT WING - FI.14



Room Number:	FI.14
Current Room Use:	Circulation
Historic Room Use:	Bedroom
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Subdivision of bedroom
Overall Significance Level:	Low
Key Historic Features:	None
Detrimental Features:	M&E, suspended ceiling, door closers, modern carpet
Condition Level:	
Condition Comments:	
Other Comments:	



## FIRST FLOOR: WYATT WING - FI.15

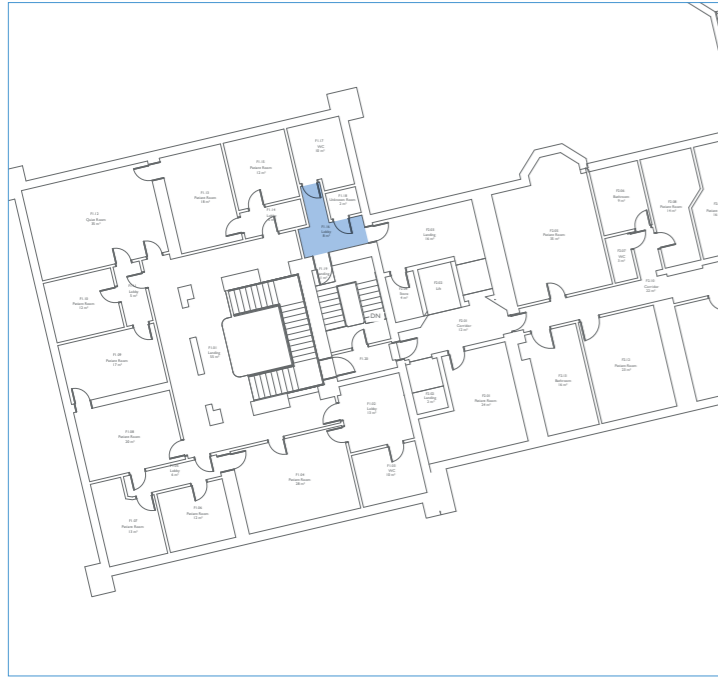


Room Number:	FI.15
Current Room Use:	Bedroom
Historic Room Use:	Bedroom
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Subdivision of bedroom

Overall Significance Level:	Low
Key Historic Features:	Sash window and shutters
Detrimental Features:	M&E, modern flooring, sanitaryware, radiator, suspended ceiling
Condition Level:	
Condition Comments:	
Other Comments:	



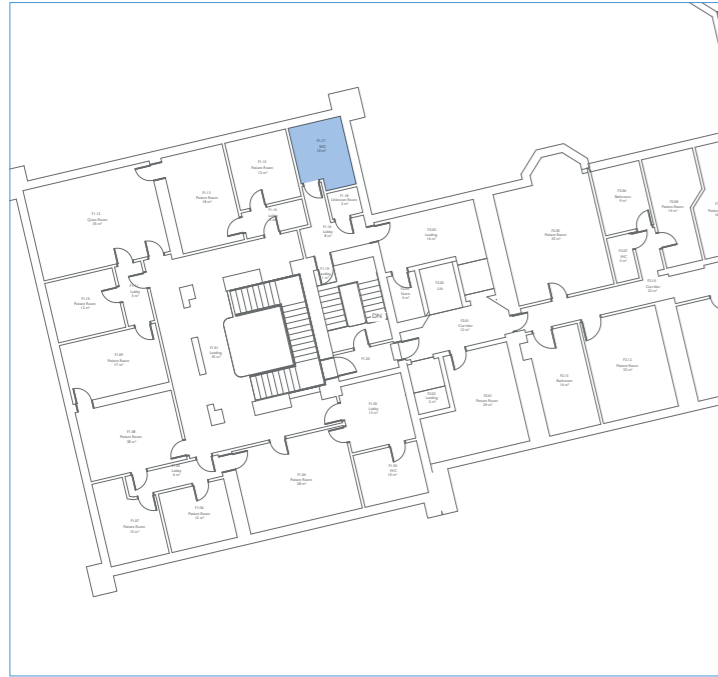
## FIRST FLOOR: WYATT WING - FI.16



Room Number:	FI.16
Current Room Use:	Circulation
Historic Room Use:	Closet?
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Insertion of doorway to 1717 house
Overall Significance Level:	Low
Key Historic Features:	None
Detrimental Features:	Modern fit out
Condition Level:	
Condition Comments:	
Other Comments:	



## FIRST FLOOR: WYATT WING - FI.17



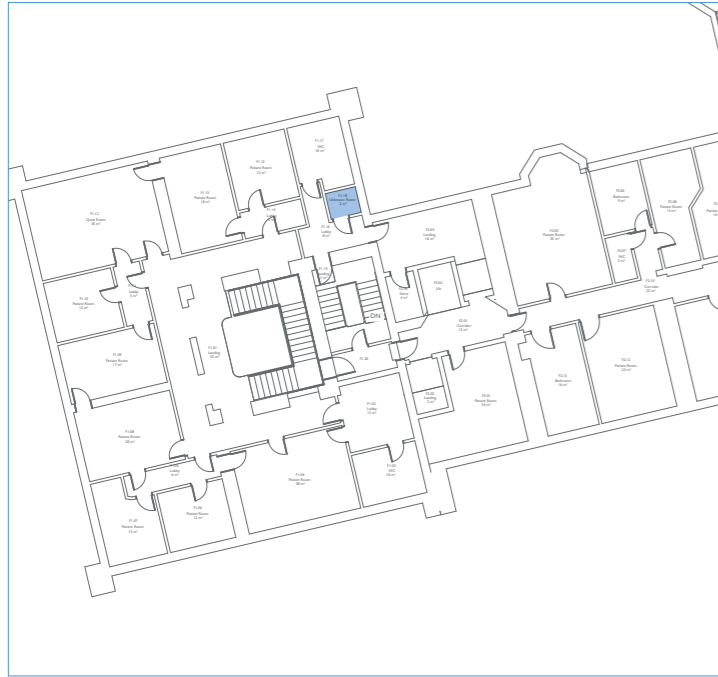
Room Number:	FI.17
Current Room Use:	WC
Historic Room Use:	Bedroom/Dressing Room
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Subdivision of bedroom

Overall Significance Level:	Low
Key Historic Features:	Sash window and shutters
Detrimental Features:	Modern floor and wall coverings, sanitary ware, M&E
Condition Level:	
Condition Comments:	
Other Comments:	





## FIRST FLOOR: WYATT WING - FI.18

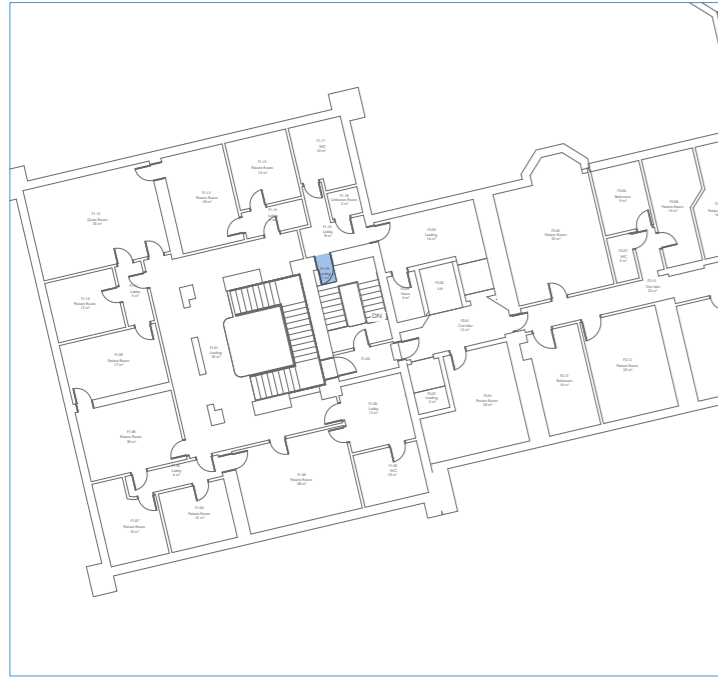


Room Number:	FI.18
Current Room Use:	Storage / Plant
Historic Room Use:	Bedroom/Dressing Room
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Subdivision of bedroom

Overall Significance Level:	Low
Key Historic Features:	None
Detrimental Features:	Modern floor and wall coverings, sanitary ware, M&E
Condition Level:	
Condition Comments:	
Other Comments:	



## FIRST FLOOR: WYATT WING - FI.19

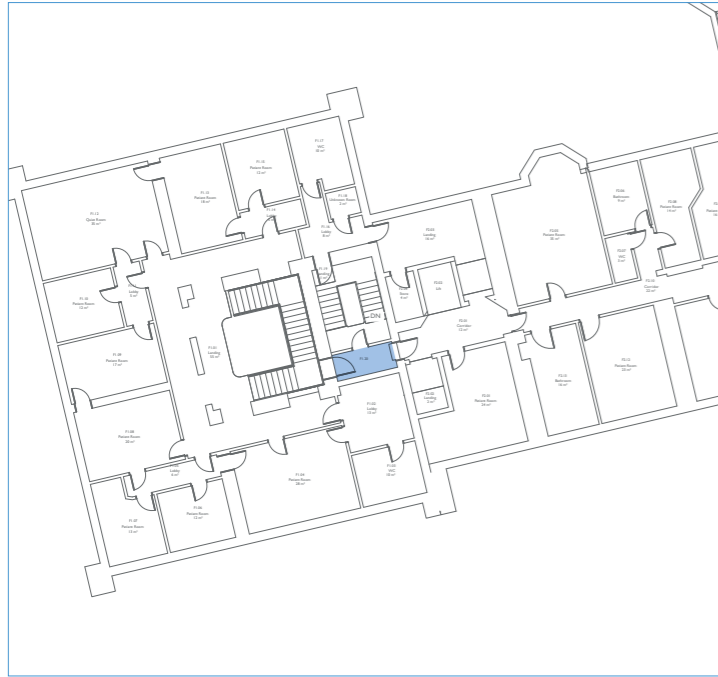


Room Number:	FI.19
Current Room Use:	Service Stair
Historic Room Use:	Service Stair
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Doorway inserted to landing

Overall Significance Level:	Very High
Key Historic Features:	Wyatt timber stair with lightwell above
Detrimental Features:	Lighting, modern carpet, paint and stair treads, modern joinery
Condition Level:	
Condition Comments:	
Other Comments:	



## FIRST FLOOR: WYATT WING - FI.20



Room Number:	FI.20
Current Room Use:	Circulation
Historic Room Use:	Landing
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Subdivided from service stair
Overall Significance Level:	Very High
Key Historic Features:	Arched doorway
Detrimental Features:	Modern carpet and paint
Condition Level:	
Condition Comments:	
Other Comments:	



## FIRST FLOOR: 1717 HOUSE - F2.01



Room Number:	F2.01
Current Room Use:	Bedrom
Historic Room Use:	Bedroom (Wyatt plan)
Date of Structure:	1717
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Subdivision of bedroom

Overall Significance Level:	Medium
Key Historic Features:	Panelling, fluted timber pilasters, Sash Windows and shutters, blocked fireplace
Detrimental Features:	M&E, paint finish, flooring, radiators and door closer
Condition Level:	
Condition Comments:	
Other Comments:	



## FIRST FLOOR: 1717 HOUSE - F2.01

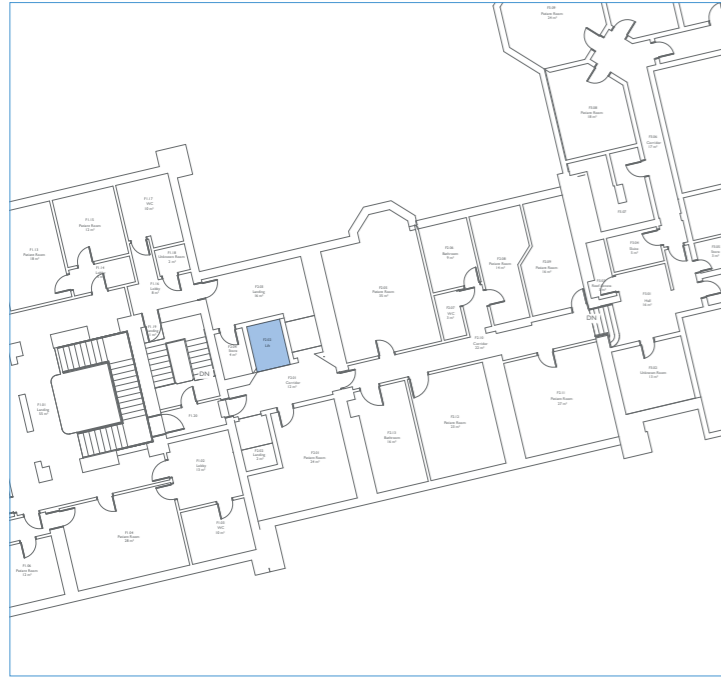


Room Number:	F2.01
Current Room Use:	Corridor
Historic Room Use:	Corridor (Wyatt plan)
Date of Structure:	1717
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Inserted by Wyatt to access new wing

Overall Significance Level:	Low
Key Historic Features:	Archway
Detrimental Features:	M&E, Lift, Modern carpet and wall finishes
Condition Level:	
Condition Comments:	
Other Comments:	



## FIRST FLOOR: 1717 HOUSE - F2.02a

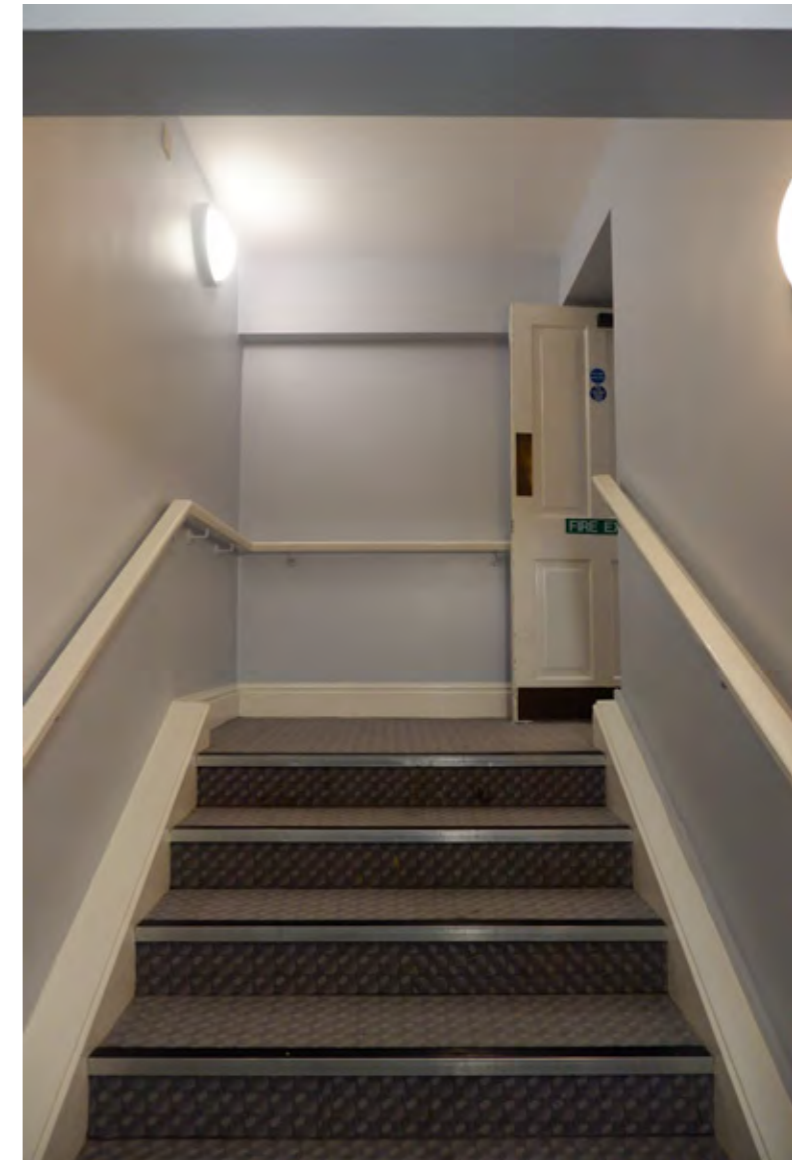


Room Number:	F2.02a
Current Room Use:	Lift
Historic Room Use:	Bedroom (Wyatt plan)
Date of Structure:	Late 20th century
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Late 20th century insertion of lift, subdivision of bedroom
Overall Significance Level:	Detrimental
Key Historic Features:	None
Detrimental Features:	Modern lift
Condition Level:	
Condition Comments:	
Other Comments:	Two x F2.02 on floorplan

## FIRST FLOOR: 1717 HOUSE - F2.02



Room Number:	F2.02
Current Room Use:	Stair
Historic Room Use:	Bedroom (Wyatt plan)
Date of Structure:	1717
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Insertion of stair and opening to Wyatt Wing
Overall Significance Level:	Detrimental
Key Historic Features:	None
Detrimental Features:	Inserted modern stair
Condition Level:	
Condition Comments:	
Other Comments:	Two x F2.02 on floorplan



## FIRST FLOOR: 1717 HOUSE - F2.03



<b>Room Number:</b>	F2.03
<b>Current Room Use:</b>	Circulation
<b>Historic Room Use:</b>	Bedroom (Wyatt plan)
<b>Date of Structure:</b>	1717
<b>Date of Fixtures / Fittings:</b>	
<b>Date of Decoration:</b>	Late 20th century
<b>Major Alterations:</b>	Late 20th century insertion of landing for lift, subdivision of bedroom

<b>Overall Significance Level:</b>	Detrimental
<b>Key Historic Features:</b>	Sash windows
<b>Detrimental Features:</b>	Inserted landing across windows, lift, M&E, modern carpet, landing gate
<b>Condition Level:</b>	
<b>Condition Comments:</b>	
<b>Other Comments:</b>	





## FIRST FLOOR: 1717 HOUSE - F2.04



Room Number:	F2.04
Current Room Use:	Storage / Plant
Historic Room Use:	Bedroom (Wyatt plan)
Date of Structure:	1717
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Late 20th century insertation of lift plant, subdivision of bedroom

Overall Significance Level: Detrimental

Key Historic Features: None

Detrimental Features: M&E

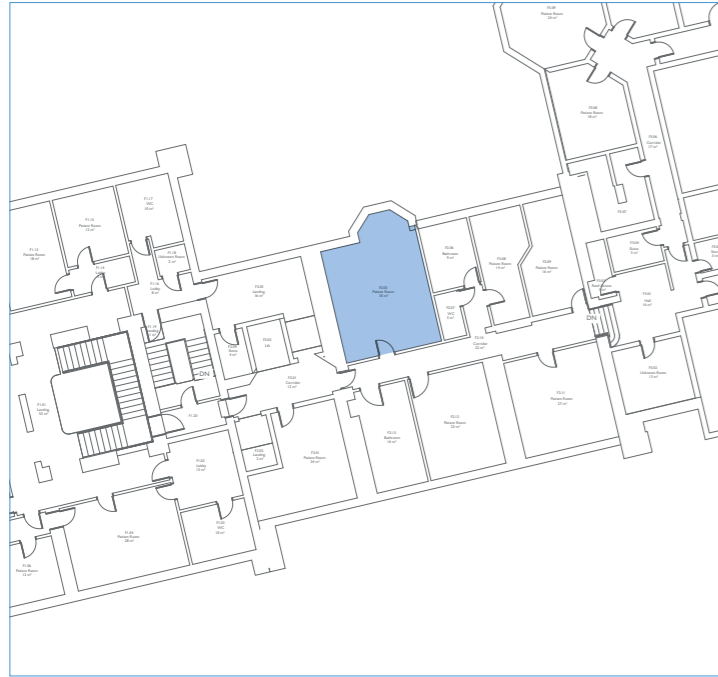
Condition Level:

Condition Comments:

Other Comments:



## FIRST FLOOR: 1717 HOUSE - F2.05



Room Number:	F2.05
Current Room Use:	Bedroom
Historic Room Use:	Bedroom (Wyatt plan)
Date of Structure:	1717
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Insertation of bay window

Overall Significance Level:	Low
Key Historic Features:	Bay window, sash windows and shutters
Detrimental Features:	M&E, modern radiators and flooring
Condition Level:	
Condition Comments:	
Other Comments:	Floorplan changes on two versions of Wyatt 1816 drawings



## FIRST FLOOR: 1717 HOUSE - F2.06



Room Number:	F2.06
Current Room Use:	Bathroom
Historic Room Use:	Bedroom (Wyatt plan)
Date of Structure:	1717
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Subdivision of bedroom

Overall Significance Level:	Detrimental
Key Historic Features:	Sash window and shutters
Detrimental Features:	M&E, modern wall and floor coverings, modern cabinets
Condition Level:	
Condition Comments:	
Other Comments:	Floorplan changes otwo versions of Wyat 1816 drawings



## FIRST FLOOR: 1717 HOUSE - F2.07



Room Number:	F2.07
Current Room Use:	WC
Historic Room Use:	Bedroom (Wyatt plan)
Date of Structure:	1717
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Subdivision of bedroom

Overall Significance Level:	Detrimental
Key Historic Features:	None
Detrimental Features:	M&E, floor and wall coverings, sanitaryware
Condition Level:	
Condition Comments:	
Other Comments:	Floorplan changes on two versions of Wyatt 1816 drawings



## FIRST FLOOR: 1717 HOUSE - F2.08



Room Number:	F2.08
Current Room Use:	Bedroom
Historic Room Use:	Bedroom (Wyatt plan)
Date of Structure:	1717
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Subdivision of bedroom

Overall Significance Level:	Detrimental
Key Historic Features:	Sash window and shutters
Detrimental Features:	Suspended ceiling, wall coverings, flooring, M&E, radiators
Condition Level:	
Condition Comments:	
Other Comments:	Floorplan changes on two versions of Wyatt 1816 drawings



## FIRST FLOOR: 1717 HOUSE - F2.09



Room Number:	F2.09
Current Room Use:	Bedroom
Historic Room Use:	Bedroom (Wyatt plan)
Date of Structure:	1717
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Subdivision of bedroom, removal of Wyatt stair

Overall Significance Level:	Detrimental
Key Historic Features:	Sash window and shutters
Detrimental Features:	Suspended ceiling, wall coverings, flooring, M&E, radiators
Condition Level:	
Condition Comments:	
Other Comments:	Floorplan changes on two versions of Wyatt 1816 drawings



## FIRST FLOOR: 1717 HOUSE - F2.10



Room Number:	F2.10
Current Room Use:	Corridor
Historic Room Use:	Corridor (Wyatt plan)
Date of Structure:	1717
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Low
Key Historic Features:	Timber framed window
Detrimental Features:	M&E, modern carpet and wall finish
Condition Level:	
Condition Comments:	
Other Comments:	

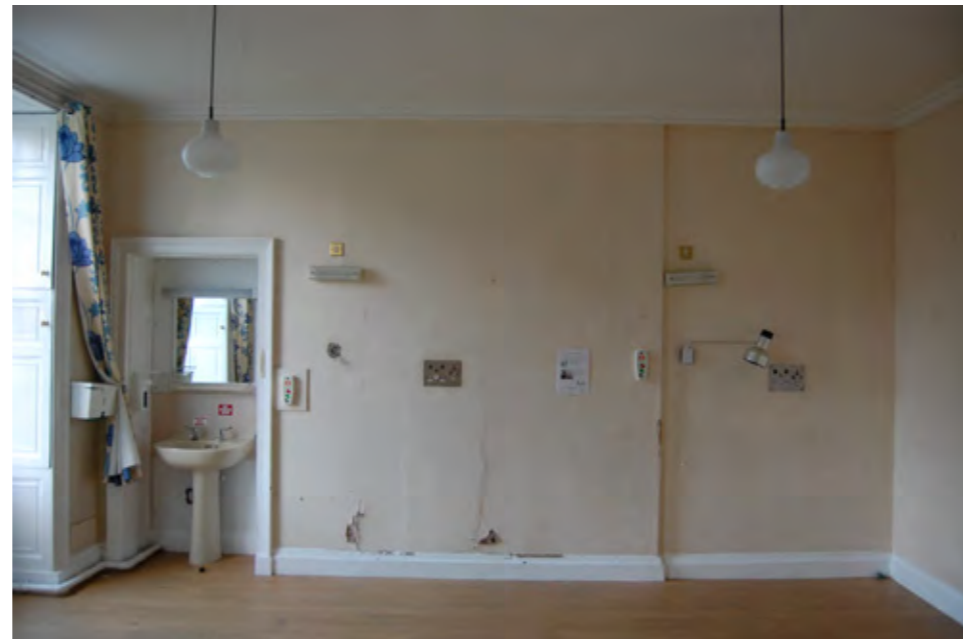


## FIRST FLOOR: 1717 HOUSE - F2.II



Room Number:	F2.II
Current Room Use:	Bedroom
Historic Room Use:	Bedroom (Wyatt plan)
Date of Structure:	1717
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Removal of fireplace

Overall Significance Level:	Medium
Key Historic Features:	Sash windows and shutters, panelling to blocked up doorway, Access to corner tower/closet
Detrimental Features:	M&E, modern flooring, sanitaryware, radiator
Condition Level:	
Condition Comments:	
Other Comments:	Floorplan changes on two versions of Wyatt 1816 drawings





## FIRST FLOOR: 1717 HOUSE - F2.12



Room Number:	F2.12
Current Room Use:	Bedroom
Historic Room Use:	Bedroom (Wyatt plan)
Date of Structure:	1717
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Medium
Key Historic Features:	Sash windows and shutters, panelling, blocked fireplace
Detrimental Features:	M&E, modern flooring, paint finish, sanitary ware, extractor fan on sash window
Condition Level:	
Condition Comments:	
Other Comments:	



## FIRST FLOOR: 1717 HOUSE - F2.13



Room Number:	F2.13
Current Room Use:	Bedroom
Historic Room Use:	Bedroom (Wyatt plan)
Date of Structure:	1717
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Removal of fireplace

Overall Significance Level:	Medium
Key Historic Features:	Sash windows and shutters, panelling, blocked fireplace
Detrimental Features:	M&E, modern flooring, paint finish, sanitary ware
Condition Level:	
Condition Comments:	
Other Comments:	Floorplan changes on two versions of Wyatt 1816 drawings



## FIRST FLOOR: SERVICE WING - F3.01



Room Number:	F3.01
Current Room Use:	Circulation
Historic Room Use:	Stair (Wyatt plan)
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Removal of Wyatt Stair; reconfiguration as part of FF extension

Overall Significance Level:	Low
Key Historic Features:	None
Detrimental Features:	M&E, Modern carpet, stairlift
Condition Level:	
Condition Comments:	
Other Comments:	Floorplan changes on two versions of Wyat 1816 drawings



## FIRST FLOOR: SERVICE WING - F3.02



Room Number:	F3.02
Current Room Use:	Bedroom
Historic Room Use:	Bedroom (Wyatt plan)
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Reorganisation of Wyatt FF

Overall Significance Level:	Medium
Key Historic Features:	Sash window
Detrimental Features:	M&E, light fittings, modern fit out and sanitary ware
Condition Level:	
Condition Comments:	
Other Comments:	



## FIRST FLOOR: SERVICE WING - F3.03



Room Number:	F3.03
Current Room Use:	Access to Attic
Historic Room Use:	Bedroom (Wyatt plan)
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Reorganisation of Wyatt FF
Overall Significance Level:	Neutral
Key Historic Features:	None
Detrimental Features:	M&E, plant
Condition Level:	
Condition Comments:	
Other Comments:	Floorplan changes on two versions of Wyatt 1816 drawings



## FIRST FLOOR: SERVICE WING - F3.04



Room Number:	F3.04
Current Room Use:	Storage / Plant
Historic Room Use:	Bedroom (Wyatt plan)
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Reorganisation of Wyatt FF

Overall Significance Level:	Neutral
Key Historic Features:	None
Detrimental Features:	M&E, plant, modern floor and wall covering, sanitary ware
Condition Level:	
Condition Comments:	
Other Comments:	Floorplan changes on two versions of Wyatt 1816 drawings



## FIRST FLOOR: SERVICE WING - F3.05



Room Number:	F3.05
Current Room Use:	Storage / Plant
Historic Room Use:	
Date of Structure:	1893-1911
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	
Overall Significance Level:	Detrimental
Key Historic Features:	None
Detrimental Features:	Modern fit out
Condition Level:	
Condition Comments:	
Other Comments:	

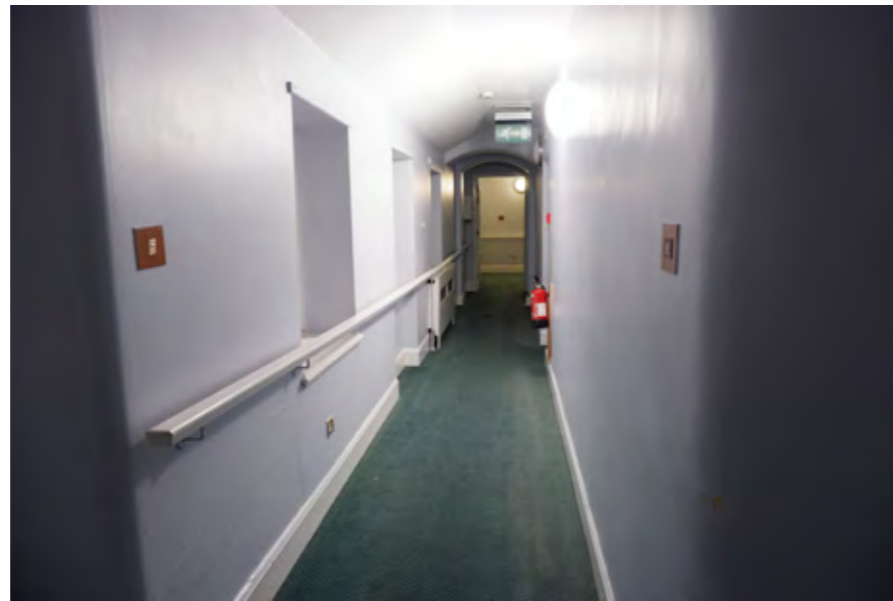


## FIRST FLOOR: SERVICE WING - F3.06



Room Number:	F3.06
Current Room Use:	Corridor
Historic Room Use:	Circulation
Date of Structure:	1848-1893?
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Low
Key Historic Features:	Archways, timber casement windows
Detrimental Features:	Modern fit out
Condition Level:	
Condition Comments:	
Other Comments:	Appears on one version of Wyatt Plans?





## FIRST FLOOR: SERVICE WING - F3.07



Room Number:	F3.07
Current Room Use:	Stair
Historic Room Use:	Bedroom
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	Insertion of modern stair

Overall Significance Level:	Neutral
Key Historic Features:	None
Detrimental Features:	Modern fit out
Condition Level:	
Condition Comments:	
Other Comments:	



## FIRST FLOOR: SERVICE WING - F3.08



Room Number:	F3.08
Current Room Use:	Bedroom
Historic Room Use:	School Room
Date of Structure:	1848-1893?
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Neutral
Key Historic Features:	Sash window
Detrimental Features:	M&E, modern flooring, sanitary ware, radiator across window
Condition Level:	
Condition Comments:	
Other Comments:	Appears on one version of Wyatt plans?

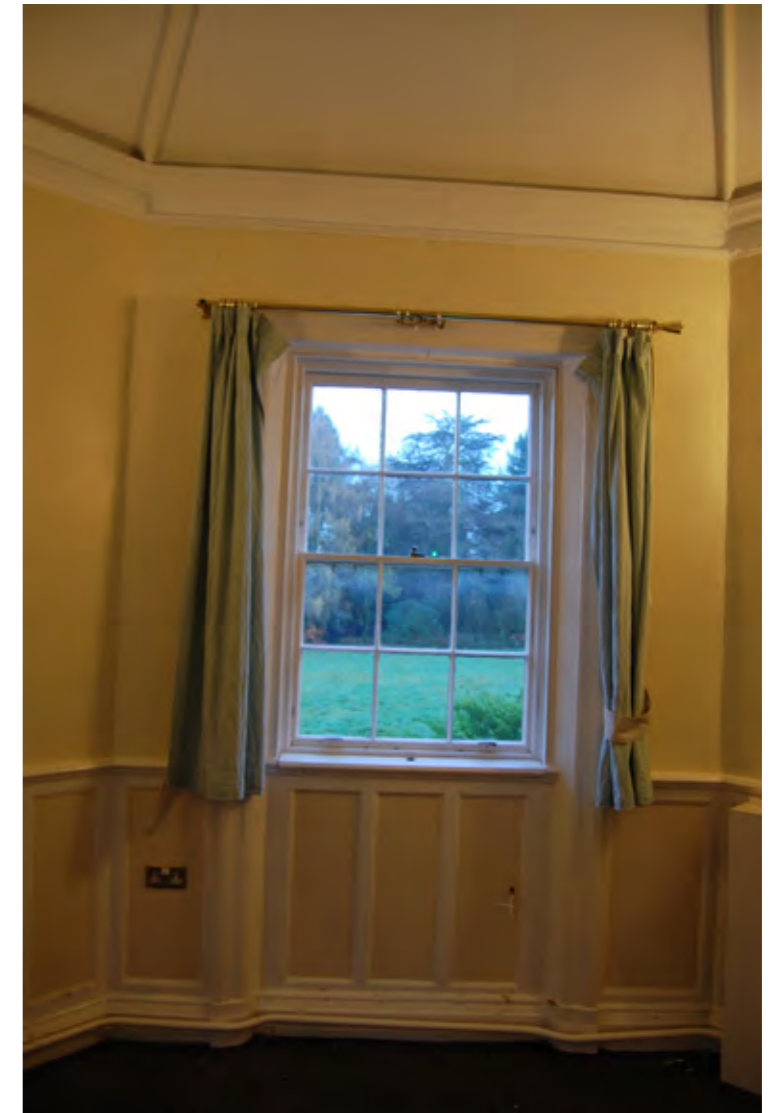


## FIRST FLOOR: SERVICE WING - F3.09



Room Number:	F3.09
Current Room Use:	Bedroom
Historic Room Use:	Nursery
Date of Structure:	1848-1893?
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Medium
Key Historic Features:	Panelling, cornice, octagonal ribbed ceiling, sash windows, blocked fireplace
Detrimental Features:	M&E, modern flooring, radiators
Condition Level:	
Condition Comments:	
Other Comments:	Appears on one version of Wyatt plans?



## FIRST FLOOR: SERVICE WING - F3.10



Room Number:	F3.10
Current Room Use:	Bedroom
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Low
Key Historic Features:	Sash window with panel under
Detrimental Features:	Modern fit out
Condition Level:	
Condition Comments:	
Other Comments:	



## FIRST FLOOR: SERVICE WING - F3.II



Room Number:	F3.II
Current Room Use:	Corridor
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Low
Key Historic Features:	Door casings, timber casement windows, recesses under windows
Detrimental Features:	M&E, modern fit out
Condition Level:	
Condition Comments:	
Other Comments:	What are recesses under windows? from original ground floor?



## FIRST FLOOR: SERVICE WING - F3.12



Room Number:	F3.12
Current Room Use:	Bedroom
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Low
Key Historic Features:	Sash window, fireplace. Possible late C19 fire surround with Japan/Aesthetic influences.
Detrimental Features:	M&E, radiator across window, modern flooring and fit out
Condition Level:	
Condition Comments:	
Other Comments:	Fireplace similar in design to G2.04



## FIRST FLOOR: SERVICE WING - F3.13



Room Number:	F3.13
Current Room Use:	WC
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Low
Key Historic Features:	Sash window
Detrimental Features:	M&E, modern wall and floor coverings, modern sanitary ware
Condition Level:	
Condition Comments:	
Other Comments:	



## FIRST FLOOR: SERVICE WING - F3.14



Room Number:	F3.14
Current Room Use:	Bedroom
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Low
Key Historic Features:	Sash window
Detrimental Features:	M&E, modern fit out
Condition Level:	
Condition Comments:	
Other Comments:	





## FIRST FLOOR: SERVICE WING - F3.I5



Room Number:	F3.I5
Current Room Use:	Office
Historic Room Use:	Billiards Room / Workshop / Museum
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	
Overall Significance Level:	Medium
Key Historic Features:	Decorated ribbed ceiling, wainscot panelling, dentilled cornicing, fireplace, canted bay window with panelling and sash windows, skylight relating to use as billiard room
Detrimental Features:	M&E, modern carpet and blinds, fire escape door, inserted partition walls
Condition Level:	
Condition Comments:	
Other Comments:	

## FIRST FLOOR: SERVICE WING - F3.16



Room Number:	F3.16
Current Room Use:	Workshop
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Medium
Key Historic Features:	Panelling as part of F3.15
Detrimental Features:	Inserted partition walls, carpet, modern joinery
Condition Level:	
Condition Comments:	
Other Comments:	



## FIRST FLOOR: SERVICE WING - F3.17



Room Number:	F3.17
Current Room Use:	WC
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

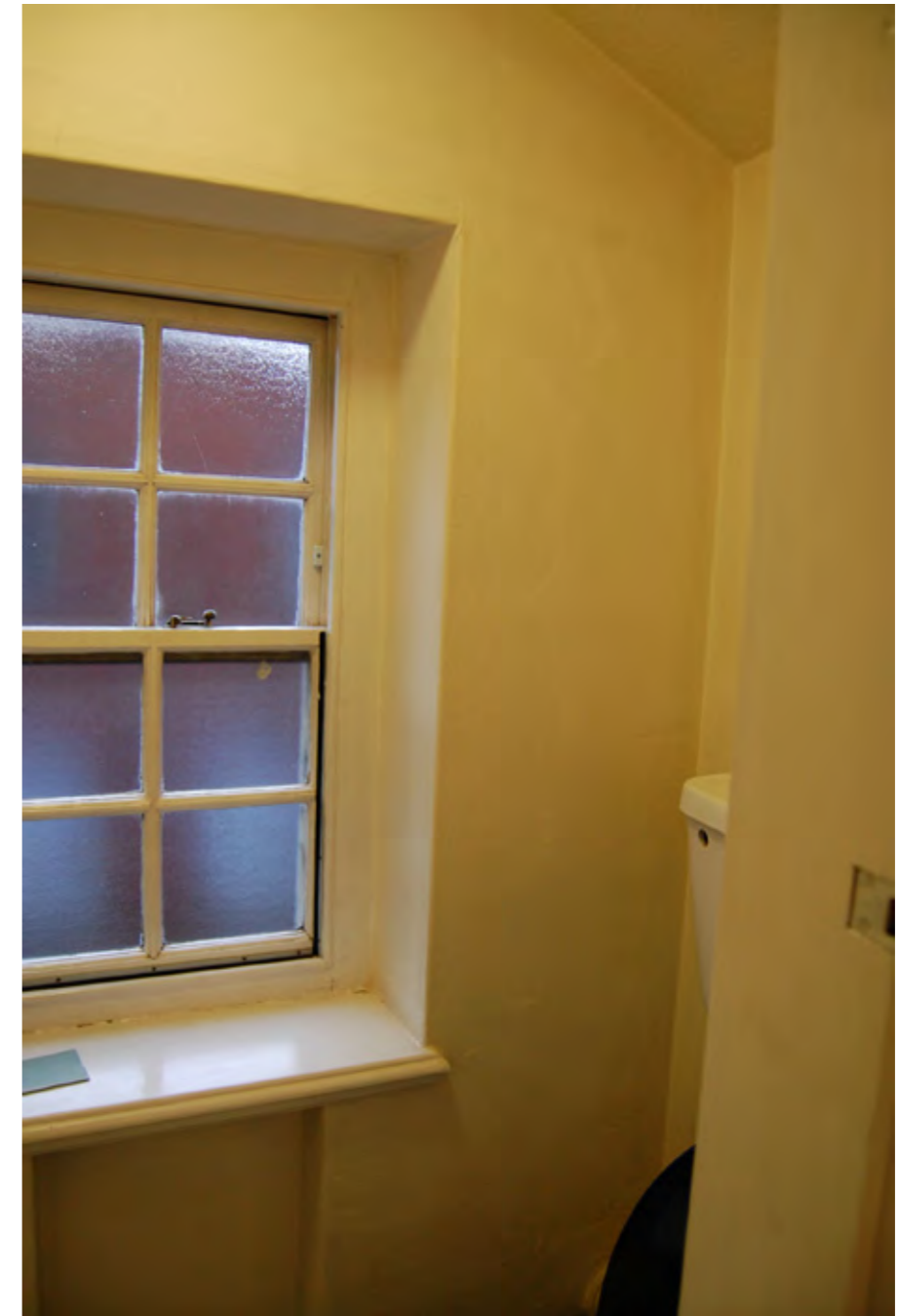
Overall Significance Level:	Low
Key Historic Features:	Sash windows
Detrimental Features:	M&E, modern sanitary ware and flooring
Condition Level:	
Condition Comments:	
Other Comments:	



## FIRST FLOOR: SERVICE WING - F3.18



Room Number:	F3.18
Current Room Use:	WC
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	
Overall Significance Level:	Low
Key Historic Features:	Sash window
Detrimental Features:	M&E, modern sanitary ware and flooring
Condition Level:	
Condition Comments:	
Other Comments:	



## FIRST FLOOR: SERVICE WING - F3.19



Room Number:	F3.19
Current Room Use:	Corridor
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Low
Key Historic Features:	Timber sash and casement windows
Detrimental Features:	M&E, modern fit out
Condition Level:	
Condition Comments:	
Other Comments:	



## FIRST FLOOR: SERVICE WING - F3.20



Room Number:	F3.20
Current Room Use:	Storage/Plant
Historic Room Use:	
Date of Structure:	1893-1911
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	
Overall Significance Level:	Detrimental
Key Historic Features:	None
Detrimental Features:	Unfinished modern timber joinery
Condition Level:	
Condition Comments:	
Other Comments:	



## FIRST FLOOR: SERVICE WING - F3.21



Room Number:	F3.21
Current Room Use:	Office
Historic Room Use:	
Date of Structure:	1893-1911
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Detrimental
Key Historic Features:	Timber casement window
Detrimental Features:	M&E, modern fit out
Condition Level:	
Condition Comments:	
Other Comments:	



## FIRST FLOOR: SERVICE WING - F3.22



Room Number:	F3.22
Current Room Use:	WC
Historic Room Use:	
Date of Structure:	1893-1911
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Detrimental
Key Historic Features:	Timber casement window
Detrimental Features:	M&E, floor and wall coverings, modern sanitary ware
Condition Level:	
Condition Comments:	
Other Comments:	





## FIRST FLOOR: SERVICE WING - F3.23



Room Number:	F3.23
Current Room Use:	Bedroom
Historic Room Use:	Bedroom (Wyantt plan)
Date of Structure:	1817
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Low
Key Historic Features:	Sash window
Detrimental Features:	Modern fit out and sanitary ware
Condition Level:	
Condition Comments:	
Other Comments:	



## FIRST FLOOR: SERVICE WING - F3.24



Room Number:	F3.24
Current Room Use:	Bedroom
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	

Overall Significance Level:	Low
Key Historic Features:	Sash window, chimney breast
Detrimental Features:	Modern fit out and sanitary ware
Condition Level:	
Condition Comments:	
Other Comments:	



## FIRST FLOOR: SERVICE WING - F3.25



Room Number:	F3.25
Current Room Use:	Circulation
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	
Overall Significance Level:	Low
Key Historic Features:	None
Detrimental Features:	Modern fit out
Condition Level:	
Condition Comments:	
Other Comments:	



## FIRST FLOOR: SERVICE WING - F3.26



Room Number:	F3.26
Current Room Use:	Circulation
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	
Overall Significance Level:	Low
Key Historic Features:	Non
Detrimental Features:	Modern fit out, suspended ceiling
Condition Level:	
Condition Comments:	
Other Comments:	



## FIRST FLOOR: SERVICE WING - F3.27



Room Number: F3.27

Current Room Use: Bedroom

Historic Room Use:

Date of Structure: 1848-1893

Date of Fixtures / Fittings:

Date of Decoration: Late 20th century

Major Alterations:

Overall Significance Level: Low

Key Historic Features: Sash windows

Detrimental Features: Modern fit out

Condition Level:

Condition Comments:

Other Comments:



## FIRST FLOOR: OFFICE RANGE - F4.01



Room Number:	F4.01
Current Room Use:	Corridor
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Late 20th century
Major Alterations:	
Overall Significance Level:	Low
Key Historic Features:	Sash window
Detrimental Features:	Modern fit out, suspended ceiling
Condition Level:	
Condition Comments:	
Other Comments:	



## FIRST FLOOR: OFFICE RANGE - F4.02 AND F4.03



Room Number:	F4.02 and F4.03
Current Room Use:	Bedroom
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Early 21st century
Major Alterations:	

Overall Significance Level:	Low
Key Historic Features:	Sash windows
Detrimental Features:	Modern fit out, suspended ceiling
Condition Level:	
Condition Comments:	
Other Comments:	



## FIRST FLOOR: OFFICE RANGE - F4.04



Room Number:	F4.04
Current Room Use:	Bedroom
Historic Room Use:	Bedroom
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Early 21st century
Major Alterations:	

Overall Significance Level:	Low
Key Historic Features:	Sash windows
Detrimental Features:	Modern fit out, suspended ceiling
Condition Level:	
Condition Comments:	
Other Comments:	





## FIRST FLOOR: OFFICE RANGE - F4.05



Room Number:	F4.05
Current Room Use:	Corridor
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Derelict / 20th century
Major Alterations:	Blocked doorway to G5.16 ruin

Overall Significance Level:	Low
Key Historic Features:	None
Detrimental Features:	Modern door
Condition Level:	
Condition Comments:	
Other Comments:	



## FIRST FLOOR: OFFICE RANGE - F4.06



Room Number:	F4.06
Current Room Use:	Derelict Room
Historic Room Use:	Bedroom
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Derelict / 20th century
Major Alterations:	

Overall Significance Level:	Low
Key Historic Features:	8 panel doors, joinery, sash windows, fireplace
Detrimental Features:	M&E
Condition Level:	
Condition Comments:	
Other Comments:	



## FIRST FLOOR: OFFICE RANGE - F4.07



Room Number:	F4.07
Current Room Use:	WC
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Derelict / 20th century
Major Alterations:	
Overall Significance Level:	Low
Key Historic Features:	8 panel door, sash window
Detrimental Features:	M&E, extractor fan on sash window
Condition Level:	
Condition Comments:	
Other Comments:	



## FIRST FLOOR: OFFICE RANGE - F4.08



Room Number:	F4.08
Current Room Use:	Derelict Room
Historic Room Use:	Bedroom
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Derelict / 20th century
Major Alterations:	

Overall Significance Level:	Low
Key Historic Features:	8 panel door, sash window
Detrimental Features:	M&E
Condition Level:	
Condition Comments:	
Other Comments:	



## FIRST FLOOR: OFFICE RANGE - F4.09



Room Number:	F4.09
Current Room Use:	Derelict Room
Historic Room Use:	Bedroom
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Derelict / 20th century
Major Alterations:	

Overall Significance Level:	Low
Key Historic Features:	8 panel door, sash window, blocked fireplace
Detrimental Features:	M&E
Condition Level:	
Condition Comments:	
Other Comments:	



## FIRST FLOOR: OFFICE RANGE - F4.10



Room Number:	F4.11
Current Room Use:	Derelict Room
Historic Room Use:	Bedroom
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Derelict / 20th century
Major Alterations:	

Overall Significance Level:	Low
Key Historic Features:	8 panel door, blocked fireplace, sash windows
Detrimental Features:	M&E, sanitary ware,
Condition Level:	
Condition Comments:	
Other Comments:	



## FIRST FLOOR: OFFICE RANGE - F4.11

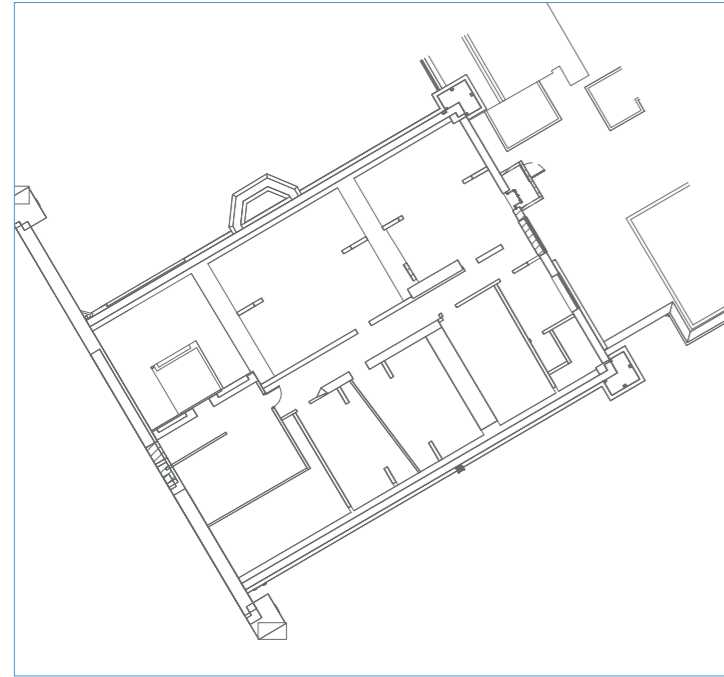


Room Number:	F4.11
Current Room Use:	Derelict Room
Historic Room Use:	
Date of Structure:	1848-1893
Date of Fixtures / Fittings:	
Date of Decoration:	Derelict / 20th century
Major Alterations:	

Overall Significance Level:	Low
Key Historic Features:	8 panel door, canted bay window, sash windows
Detrimental Features:	M&E, modern door
Condition Level:	
Condition Comments:	
Other Comments:	

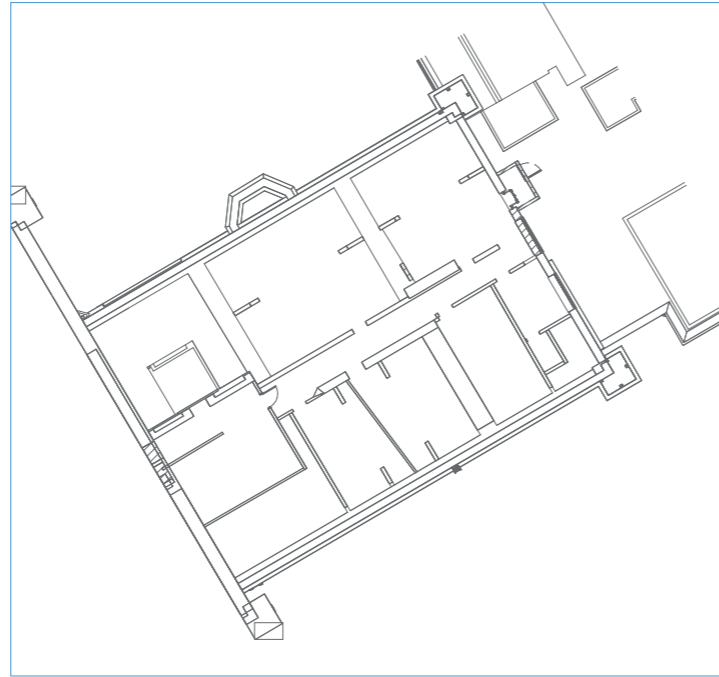


ATTIC: A2.01



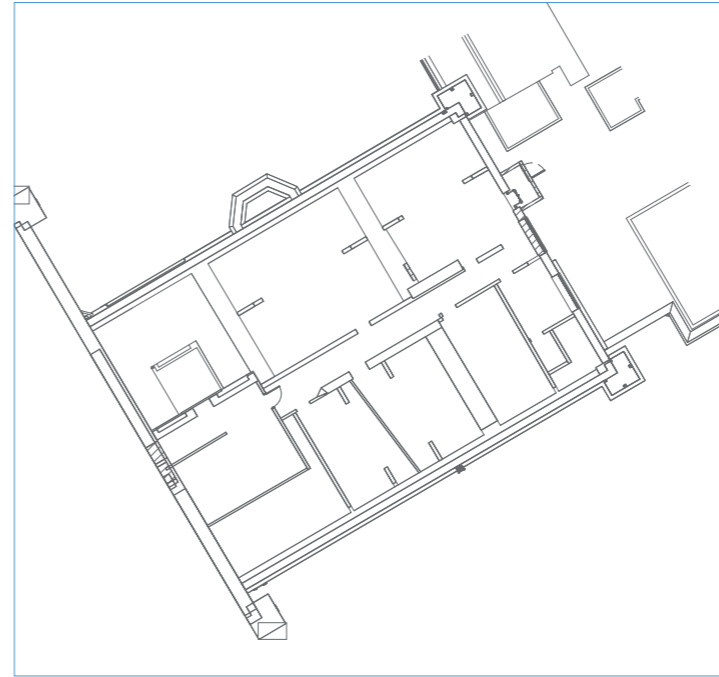
Room Number:	A2.01
Current Room Use:	Derelict Room / Access
Historic Room Use:	Bedroom
Date of Structure:	
Date of Fixtures / Fittings:	
Date of Decoration:	
Major Alterations:	
Overall Significance Level:	
Key Historic Features:	
Detrimental Features:	
Condition Level:	
Condition Comments:	
Other Comments:	

ATTIC: A2.02



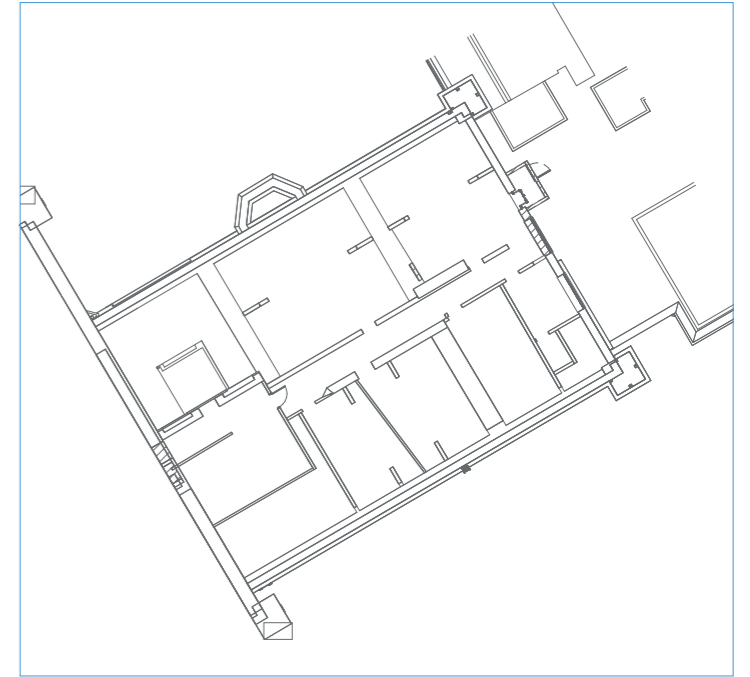
Room Number:	A2.02
Current Room Use:	Corridor
Historic Room Use:	
Date of Structure:	
Date of Fixtures / Fittings:	
Date of Decoration:	
Major Alterations:	
Overall Significance Level:	
Key Historic Features:	
Detrimental Features:	
Condition Level:	
Condition Comments:	
Other Comments:	

ATTIC: A2.03



Room Number:	A2.03
Current Room Use:	Derelict Room
Historic Room Use:	Bedroom
Date of Structure:	
Date of Fixtures / Fittings:	
Date of Decoration:	
Major Alterations:	
Overall Significance Level:	
Key Historic Features:	
Detrimental Features:	
Condition Level:	
Condition Comments:	
Other Comments:	

ATTIC: A2.04



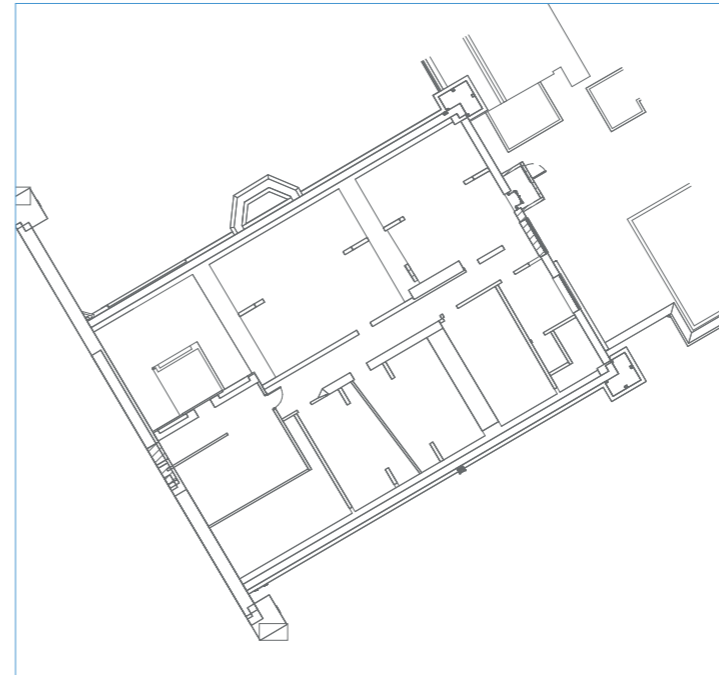
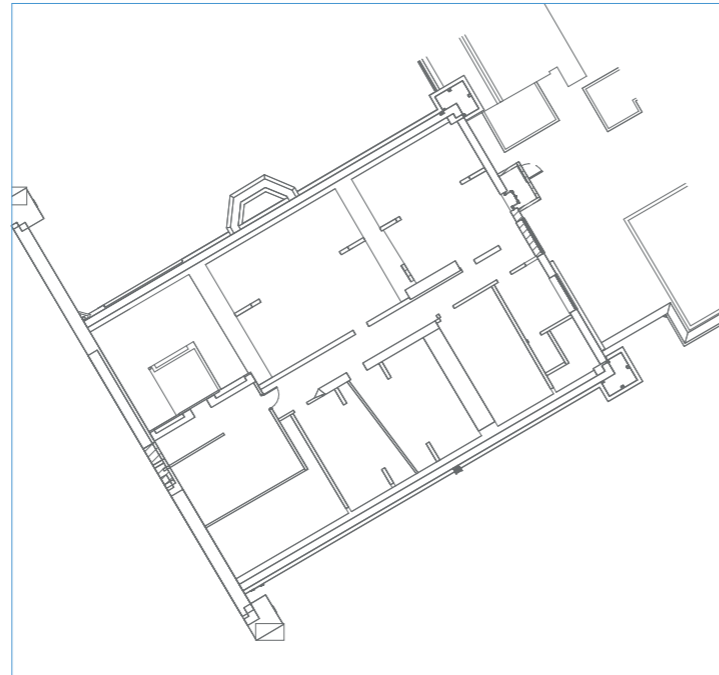
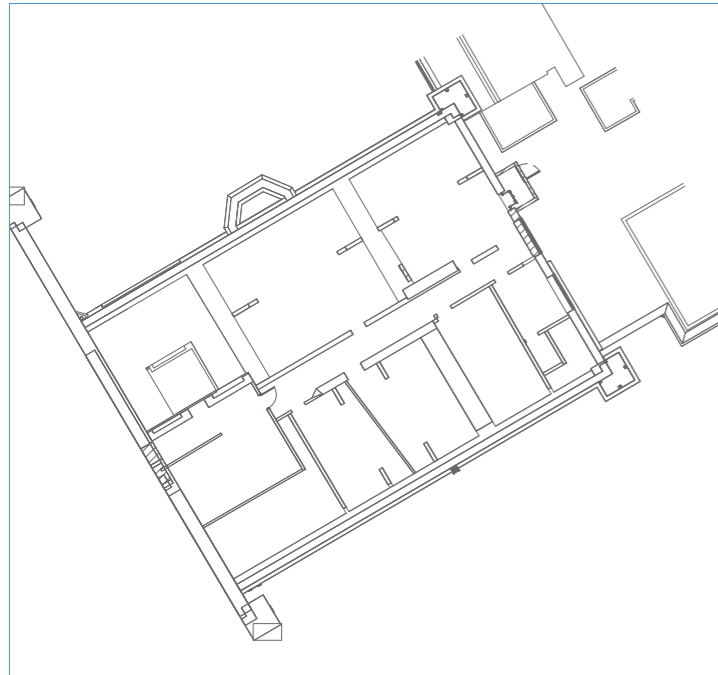
Room Number:	A2.04
Current Room Use:	Derelict Room
Historic Room Use:	Bedroom
Date of Structure:	
Date of Fixtures / Fittings:	
Date of Decoration:	
Major Alterations:	
Overall Significance Level:	
Key Historic Features:	
Detrimental Features:	
Condition Level:	
Condition Comments:	
Other Comments:	



ATTIC: A2.05

ATTIC: A2.06

ATTIC: A2.07



Room Number:	A2.05
Current Room Use:	Derelict Room
Historic Room Use:	Bedroom
Date of Structure:	
Date of Fixtures / Fittings:	
Date of Decoration:	
Major Alterations:	
Overall Significance Level:	
Key Historic Features:	
Detrimental Features:	
Condition Level:	
Condition Comments:	
Other Comments:	

Room Number:	A2.06
Current Room Use:	Derelict Room
Historic Room Use:	Bedroom
Date of Structure:	
Date of Fixtures / Fittings:	
Date of Decoration:	
Major Alterations:	
Overall Significance Level:	
Key Historic Features:	
Detrimental Features:	
Condition Level:	
Condition Comments:	
Other Comments:	

Room Number:	A2.07
Current Room Use:	Derelict Room
Historic Room Use:	Bedroom
Date of Structure:	
Date of Fixtures / Fittings:	
Date of Decoration:	
Major Alterations:	
Overall Significance Level:	
Key Historic Features:	
Detrimental Features:	
Condition Level:	
Condition Comments:	
Other Comments:	

# VOLUME THREE

## HIA ADDENDUM

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## A1.1 IMPACT ASSESSMENT CRITERIA

Heritage impact is defined as the potential level of harm or benefit to special architectural or historic interest caused by proposed development. The NPPF stresses that impacts on heritage assets should be avoided and if it cannot be avoided, it should be minimised or mitigated.

The NPPF does not prescribe a format or title for analyses of heritage significance and/or impact. The following methodology is based on the guidance set out in Historic England Advice Note 12 - *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019):

- Assessment of impact
  - Effect on fabric
  - Effect on setting
  - Cumulative impact
- Avoiding harmful impact(s)
- Enhancing significance
- Justification for harmful impacts

**Assessment of impact** – Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. This section assesses the affect of the proposals on fabric, setting and cumulative impact on significance. A level of relative impact (major, moderate, minor or negligible) will be assigned to each proposal or group of proposals. Impact may also be beneficial and defined under the NPPFs sustainable development criteria of social, economic or environmental.

**Avoiding harmful impact(s)** – Harm to heritage assets should be avoided and if it cannot be avoided, it should be minimised or mitigated. This section will set out how decisions have been taken in the interest of the heritage asset to avoid harm, and if this is not possible, how risk has been mitigated or minimised through design changes.

**Enhancing significance** – Impact may also have public benefits that can be defined as social, economic or environmental. Heritage benefits such as repairs and reinstatement can be defined as environmental benefits. Any outcomes of the scheme that will enhance significance will be articulated here.

**Justification for harmful impacts** – Where a proposed development will lead to substantial or less than substantial harm, the proposals must achieve public benefits that outweigh that harm (NPPF paragraph 195 and 196). The proposals will be justified under the NPPFs sustainable development criteria of social, economic or environmental.

The levels of relative impact used to inform the assessment of significance in this CMP are outlined below:

- **Major** – high adverse impact. This does not exclusively equate to substantial harm or total loss, although this will of course represent a major impact
- **Moderate** – medium adverse impact
- **Minor** – low adverse impact
- **Negligible** – none or very limited impact
- **Beneficial** – social, economic or environmental public benefits

## A1.2 PURPOSE

This Statement of Heritage Impact (April 2021) has been prepared to comply with the tests and requirements of the *National Planning Policy Framework* (NPPF, 2019) under which a description of the significance of a site, and the impact of proposals on this, must be provided to support planning and listed building consent applications (NPPF:189-190). This report has assessed the significance of the Grade II\* Cuerden Hall and its setting, and the level of impact the proposals are likely to have on this significance.

## A1.3 SUMMARY OF SIGNIFICANCE

Cuerden Hall holds heritage significance as an early 18th century house showcasing the architectural transition from the formal to the informal, and from 18th to 19th century fashions. The stair tower, external façades and principal Wyatt rooms are of the highest architectural significance. An understanding of his reuse of the 1717 house and the functionality/plan form of the Service Wing is also of interest. The historical association with Wyatt and the surviving collection of his original drawings adds to significance as this potentially allows features to be reinstated. The surrounding landscapes are also significant for illustrating the shift towards the gardenesque style, with high levels of surviving ancillary structures such as stables, service wing and early garaging.

## A1.4 SUMMARY OF PROPOSALS

The proposals for Cuerden Hall seek a change of use from a residential care home back to a family dwelling. Associated with this change of use will be substantial alterations to the landscapes and internal spaces, which have suffered for much of the 20th century through their institutional and municipal uses. Substantial change is not commensurate with substantial harm, and the majority of the proposals will allow heritage significance to be revealed and enhanced through conservation repairs, reinstatement of historic features, use of appropriate, traditional materials and removal of low-quality features. These environmental benefits illustrate the sustainability of the proposals, in line with national policy (NPPF:8).

## A1.5 ARCHITECTURAL DESIGN APPROACH

*This information has been summarised from the Design and Access Statement (Purcell, Apr 2021).*

The design approach has been to begin with spending time both in getting to know the building and its setting inside out, and in undertaking historical research, with the objective of understanding how this complex building has developed over time.

**WYATT WING:** Proposed layouts are sympathetic to existing spaces and their significance. In the Wyatt Wing, original layout, functions and features have been retained and will be reinstated where possible (based on evidence). There is an option to remove the later additions to the Wyatt porch as this could enhance the north elevation.

**1717 HOUSE:** this block has been substantially altered from its original and later Wyatt changes, with little documentary evidence exists to show what the internal and external form of the 1717 house. It would be inappropriate to 'restore' this section of the house without evidence. However, tremendous opportunity does exist to reinstate some of the character and legibility of this part of the house through the removal of internal partitions to form a new family entrance hall and the reinstatement of an axis through the house from front to back doors and to the landscape beyond. Evidence of Wyatt's proposed conservatory has given the opportunity of reinstating a large, glazed space for year-round living space and a proper connection to the proposed landscape beyond.

**SERVICE COURT:** This area has been substantially altered from Wyatt's design, with detrimental extensions and additions. The design approach in this location is therefore altogether different due to the greater capacity for change and opportunity to replace the corridor elevation and extensions with something of high contemporary architectural quality to complement the high-quality spaces elsewhere within the building. At the centre of the courtyard a new covered swimming pool structure of exceptional architectural quality is envisaged.

**OFFICE WING:** Developed between 1848 and 1893, the Office Wing has again been subject to major alteration at ground floor level, with very little of the existing finishes surviving. At first floor level the spaces are largely in a state of dereliction, with some serious water ingress and other issues, but historic door and other joinery does survive. Our design approach here has been to divide the building vertically, which works well with the regular rhythm of dividing structural walls.

**STABLE YARD:** The stable yard buildings are in varying condition, with some areas of dereliction and a badly fire damaged range to the South. The approach in this area will be to enhance the character of the buildings wherever possible, through the retention of existing features and the reinstatement of others.

### A2.1 SUMMARY OF IMPACT BY LEVEL OF HARM

The main areas of change that are considered to result in positive benefits to heritage significance include the landscaping, conservation repairs to external masonry, windows and rainwater goods, reinstatement of Wyatt designed fittings internally and the introduction of a new entrance lodge. These are summarised by area in the next section.

A room-by-room assessment of impact of the proposals has been undertaken as part of this report, which has highlighted a number of areas with potential to cause a degree of harm to significance:

- Minor loss of historic fabric associated with new service risers. A number of service risers associated with M&E plant are required to provide an energy efficient system of heating, as well as to distribute other services. Horizontal services will also run along at ceiling height within a new steel structure, resulting in some loss of historic joists. These proposals will result in the loss of small areas of historic floor and ceiling fabric, however it also allows for redundant services to be removed and the former proportions of floor to ceiling heights to be reinstated. The majority of services risers have been located within the Wyatt turrets, which are largely redundant spaces and originally designed by Wyatt to accommodate flues. This reduces the visual impact of risers within the principal spaces of the house. The fabric that will be lost is also non-decorative and of limited heritage significance (value lies in its age only), therefore ensuring the impact constitutes *less than substantial harm* (NPPF:196). This harm is also mitigated through the design process by ensuring areas of greater significance are avoided, as well as the proposals allowing existing, detrimental services to be removed.
- Minor loss of historic fabric and understanding of historic plan form through the creation of new doorways and the blocking of existing doors. While some of these alterations reinstate the original Wyatt plan form and his changes to the 1717 House, others block historic openings or create new circulation routes. There is a precedent within Cuerden Hall for minor alterations of this nature, and the level of harm is considered to be low as, although there is minor loss of historic masonry, the changes will be generally reversible in the future. The key routes from Wyatt porch through the enfilade of principal rooms, circulation from the principal staircase and the east-west axis of the 1717 House are all preserved. Removal of the late 20th century entrance into the 1717 House is positive and the reintroduction of a central entrance here aids understanding of the 18th century plan form. These proposals are considered to amount to *less than substantial harm* and are outweighed by the benefits of creating useable spaces and routes for single family use.
- Cumulative impact through the substantial restoration and conversion of the Office Range and Stables range into guest accommodation. These proposals are beneficial overall as they convert redundant (and in places, fire-damaged) structures into useable spaces. This will support the long-term repair and maintenance of these structures, which form part of the Grade II\* listing. However, major alterations are required to make these spaces habitable, resulting in the loss of some historic fabric and an understanding of their original uses. Redundant features and historic fabric in poor condition will need to be removed to make these spaces habitable. New partitions, staircases and services will need to be installed, reducing legibility of historic plan form and use. The impact of these proposals on the relatively lower significance of these spaces (in comparison to the principal Hall) has been assessed against the benefits of bringing the spaces back into use, as well as the removal of low-quality, municipal features in the Office Range. Overall, while there will be a low adverse cumulative impact, this amounts to less than substantial harm and is compliant with national policy.
- Removal of a south facing external wall to create the catering kitchen (G2.10). Large opening in 1717 House external wall. Opening will lead into new conservatory and catering kitchen extension. While this represents one of the largest areas of loss of historic masonry, Wyatt did design a conservatory for this location (never constructed) and the new structure is in the spirit of this. Room G2.10 was the Butler's Room in Wyatt's early 19th century scheme but has been substantially altered in the late 20th century with insertion of a lift – plan form has therefore already been lost. Dentilled cornicing will be retained above the opening. Opening is required to create a useable catering kitchen as part of the scheme, critical to the continued long-term function of the principal Wyatt spaces – e.g. the Lewis Wyatt Dining Room (current kitchen provision in this part of the house is non-existent). Proposal amounts to *less than substantial harm* and this harm is balanced against reduced harm in a more significant space and the requirement to create useable spaces.
- Finally, an area of substantial change will be the introduction of the spa facilities and swimming pool into the Service Wing courtyard. This is an area of lower significance due to its historic back-of-house nature and later low-quality 20th century extensions. Wyatt's original service range design is of interest but this has been eroded through the loss of original room functions, the addition of the internal courtyard corridor and the introduction of the first floor. The catering kitchen and external covered corridor for example are detrimental to significance and will be removed as part of the scheme. A new double-height, glazed roof structure will meet historic fabric above the first-floor windows to avoid lowering window heads and will enhance this area through a high-quality new design. Overall, the proposals will bring a new function to this low-quality space and are considered to amount to *less than substantial harm*.

### A2.2 SUMMARY OF IMPACT BY AREA

#### 2.2.1 LANDSCAPE PROPOSALS AND SETTING

The landscaping proposals at Cuerden Hall are considered to be largely beneficial to heritage significance as much of the work relate to reinstating lost features such as the 1880s pond. Formal gardens and different character areas will be reinstated, reducing the current institutional feel and enhancing setting. While public access is no longer possible within the immediate grounds, mid- to long-distance views from the wider County Park will be improved with tree thinning. Repairs to structures on the terraces such as the ironwork and stone walls is positive. To the north, removal of large areas of hard standing and car parking is also highly beneficial. The only area of potential harm will be the minor loss of fabric from the roof of the Cinder Track tunnel, which is currently unusable and dangerous. Infilling this will harm the 1840s structure but will ensure its survival (in part) and allow the road to be used for emergency access.

#### A2.2.2 ENTRANCE LODGES AND SETTING

While all historic lodges have been lost from the site (or in the case of the ruined Stag Lodge, physically divorced and removed from ownership), there is an opportunity to reinstate a new entrance lodge that would enhance the sense of arrival and enhance setting. The design of new lodge takes architectural design cues from the lost lodges and is appropriate to its setting. There will be no visibility between the new lodges and Cuerden Hall. Additionally, existing historic fencing and walling will be restored.

#### A2.2.3 BASEMENT (WYATT WING, 1717 HOUSE, SERVICE RANGE)

The basements under the 1717 House and parts of the Wyatt Wing are significant for their historic fabric and associates with the older house but are currently underutilised and have been inappropriately maintained in the past. Works to remove inappropriate non-breathable flooring are beneficial and historic features such as the stone wine racks and ventilation windows will be retained. A small number of new door openings (to aid circulation and access to services) will result in the minor loss of historic fabric. The basements will largely be used for plant and M&E services, which is similar to its current use. Minor loss of historic fabric will result from additional service risers but removal of redundant plant and introduction of a more efficient system is largely beneficial. A major intervention will be the introduction of a new service stair from basement to second floor, which while will result in minor loss of historic fabric, is located in an area of detrimental past alterations and is there considered to be of very limited impact.

**A2.2.4 MAIN HOUSE RESTORATION – WYATT WING AND 1717 HOUSE, GROUND FLOOR**

Proposals for the principal spaces within the Wyatt Wing are beneficial to significance. Proposals will seek to restore the grandeur of the spaces by removing inappropriate modern fittings and decoration, as well as reinstating lost Wyatt features. Detrimental ceilings, vinyl floors, sinks and lighting will be removed, to be replaced with plasterwork and joinery created using evidence from Wyatt's 1816 plans and drawings. Removal of partitions such as those in the north-facing principal rooms will improve understanding of historic plan form. A small number of windows and doorways will be changed to improve circulation. A large intervention will be the construction of the orangery to the south of the 1717 House, which is considered to be beneficial overall as a modern interpretation of Wyatt's original design. An area of harm associated with this is the requirement to create an opening in the external wall between the orangery and new catering kitchen.

**A2.2.5 MAIN HOUSE RESTORATION – WYATT WING AND 1717 HOUSE, FIRST FLOOR**

Proposals for the first floor are similar to those on the floor below. A set of modern stairs will be removed, and access to the second floor reintroduced, which is positive to an understanding of the original circulation routes. The principal bedrooms will be returned to their original use and proportions, although one room will be sub-divided to create a dressing room and en-suite. Historic features such as the 18th century timber panelling will be conserved and enhanced, with detrimental paint finishes stripped from each room/feature. Windows, doors, rainwater goods and rooflights will all be repaired.

**A2.2.6 ATTICS AND ROOFS (1717 HOUSE)**

The simple attic rooms above the 1717 House will be refurbished and their original access from the back staircase restored.

**A2.2.7 SPA AND GUEST FACILITIES – SERVICE RANGE**

The principal intervention into the Service Range will be the construction of a new swimming pool, spa facilities and associated double-height, glazed roof. This represents a substantial alteration but will facilitate the removal of detrimental extensions within the existing courtyard. The harm and benefits of this proposal balance out in a way that will enhance the significance, appearance and future use of this space. Spaces in this area are generally of lower significance so overall impact is reduced proportionately. Repair works to the Billiards/museum room are positive as this is an underutilised space in need of restoration.

**A2.2.8 SPA AND GUEST FACILITIES – STABLES**

Finally, proposals to the Stables and Office Range seek to retain external appearance and character as an ancillary space servicing the main hall. This character will be enhanced through conservation repairs to windows, doors and roof coverings. Internally, spaces are either derelict, low quality or fire damaged. Proposals to create guest accommodation in this location represents a cumulative impact of intervention, with new partitions, stairs and fittings, however, beneficial reuse outweighs this minor level of harm.

The reinstatement of the fire damaged South Range, currently in a roofless and ruined state, is deemed to be of beneficial impact given that it will secure the Ground Floor remains of this range and the First Floor and roof structure are to be reinstated using appropriate materials to match existing. The construction of a new building infilling the corner of the Stableyard is deemed to be of minor adverse impact, given that it is visible primarily from the Southern boundary, is constructed of appropriate materials to match existing, and provides ancillary accommodation, garden stores and workshop necessary for the upkeep of the historic building and landscape (all former workshop and garden buildings are no longer within the ownership of the estate).

### A3.1 AVOIDING HARMFUL IMPACTS

A heritage-led approach to the design process, giving great weight to conservation (NPPF:193) has ensured that these areas of harm were identified at an early stage. Different ways of achieving the client brief were explored in order to avoid harm (NPPF:194). When avoidance of harm has not been possible through the design development process, suggestions for mitigation have been used to reduce this as far as possible. Examples of mitigation measures taken at Cuerden Hall include:

- Carefully designed M&E systems that allow for use of the turrets as low-impact service risers.
- Use of the existing plant room below the Service Wing to serve the new swimming pool and boilers.
- Reuse of redundant and fire-damaged Stables ranges for guest accommodation rather than new structures in the landscape.
- Use of spaces that have already been substantially altered to accommodate major change i.e. G2.10 for the catering kitchen.
- Reuse of existing bathroom and en-suite facilities where possible to avoid additional service installations.
- More intrusive uses, such as the spa/sauna rooms, to be installed in areas of detrimental and neutral significance to avoid harm to principal rooms.
- An iterative design process has ensured evolution of proposals based on an understanding of significance (CMP 2021) and consultation with key stakeholders, including statutory bodies.

### A3.2 ENHANCING SIGNIFICANCE

A number of the proposals can be considered to enhance the significance of the Grade-II\* listed Cuerden Hall. The landscaping proposals in particular are positive, as they seek to return a sense of formality and high-quality planting to the immediate setting of the Hall. This will also enhance the setting of Cuerden Valley Country Park, with the gardens acting as a crucial link between the Hall and its wider parkland. Reinstatement of the 1880s pond and tree thinning will help recreate historic designed views, enhancing setting.

The exterior of the house and stables are in a relatively fair condition but have suffered recently from a lack of maintenance and is now in need of a wholesale repair programme to address repointing, window repairs and rainwater goods. The use of appropriate, traditional materials will enhance external appearance and help protect internal spaces. Internally, the removal of inappropriate features such as suspended ceilings, modern floors, radiators, non-breathable concrete, M&E and modern fittings from the principal Wyatt rooms is highly beneficial due to the significance of these spaces. Historic paint analysis will be used to inform the new decorative schemes within the principal rooms.

Finally, the proposal to construct a new orangery on the south face of the 1717 House is considered to be an enhancement to significance overall. Wyatt had intended for a conservatory to be constructed in this location. The proposals offer a contemporary interpretation of this design that will help connect the gardens and the house and allows the low-quality paving and loggia in this location to be replaced.

### A4.1 BALANCING AGAINST PUBLIC BENEFITS

The harm identified above has therefore been assessed as representing less than substantial harm. National policy requires *less than substantial harm to be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.*<sup>01</sup> This report concludes that restoration to a family home represents the optimum viable use for Cuerden Hall. The adverse harm noted above has also been balanced against the public benefits of the proposals (environmental, social, economic), of which conservation repairs are a key element of environmental benefits:

- Change of use from inappropriate institutional use to a single, family home.
- Removal of modern inappropriate light fittings, emergency signage and electric wall heaters throughout, make good any damage to surfaces and redecorate throughout with breathable paint finishes.
- Replace inappropriate modern timber doors throughout.
- Reinstatement of historic (Wyatt) plaster decoration including cornicing and ceilings.
- Reinstatement of Wyatt joinery including his extensive library bookcases.
- Reinstating use of historic chimneys.
- Removal of modern partitions that sub-divide key rooms, for example the Billiards Room (F3.I5) and the Ballroom (G1.I5).
- Reinstatement of traditional hardwood floors.
- Remove modern suspended ceilings.
- Repairs to historic joinery including hardwood doors and windows.
- Repair and reuse of redundant spaces including the Stables range and garaging.

- Reinstatement of fire damaged South Range to stable block, currently in a roofless and ruined state.
- Reinstatement of main staircase access to the second floor and restoration of these spaces.
- Improve fire compartmentalisation and fire safety.
- Create a single family dwelling fit for 21st century use.
- Improved efficiency in M&E plant and fittings, supporting energy efficiency.
- Remove external hard standing and replace with green space and planting.

### A4.2 COMPLIANCE WITH POLICY

The proposals included within this submission for alterations to Cuerden Hall are compliant with local and national planning policy. The Central Lancashire Core Strategy requires heritage assets to be safeguarded from *inappropriate development that would cause harm to their significances and that proposals should seek to protect and enhance the local character, setting, management and historic significance of heritage assets.*<sup>02</sup> Proposals have been shown to be appropriate due to their understanding of, and respect for heritage significance, as well as those proposals that will conserve and enhance through repairs and improvements. Policy BNE8 of the Chorley Local Plan has also been considered. The proposals are shown to meet many of the requirements from i to vi, including submission of a heritage statement, conservation of historic features, reinstatement of lost features, enhancement of setting, removal of harmful modifications and creative adaption.

Under national policy, there is a requirement to assess the level of significance and the impact on this (NPPF:189-190), give great weight to conservation (NPPF:193) and, where proposals will lead to less than substantial harm, weigh this harm against public benefits (NPPF:196). Those areas of less than substantial harm identified within the proposals have been assessed to understand if they can be mitigated further, and if not, balanced against public benefits. The less than substantial harm that would be caused has been shown to be outweighed by the public benefits of the proposal. The proposals are therefore found to meet the tests set in national policy and legislation.

<sup>01</sup> NPPF: 196

<sup>02</sup> CS Policy 16

# ADDENDUM SECTION A5.0: FULL TABLE OF HERITAGE IMPACT FOR INDIVIDUAL COMPONENTS

## KEY AREAS OF CHANGE

### A5.1 LANDSCAPE PROPOSALS - REFER TO 376-L-P-100 CUERDEN HALL LANDSCAPE LAYOUT A1

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
I.1	Infill Cinder Track tunnel and flatten vehicular route.	Medium	Low Adverse	The driveway bridge over the cinder path has been inspected by Curtins Structural Engineers and condemned as structurally unsafe. It is proposed to remove the crown of the bridge and infill the tunnel with compacted material suitable for vehicular traffic. Proposal will result in minor loss of fabric from Robert Townley Parker period (1840s) but infilling rather than removal of the tunnel allows it to be reinstated in the future. Tunnel is currently not safe for use, so no loss of historic route. Alterations will allow improved emergency service access to the Hall, which is positive.
I.2	Revised route of driveway	Low	Neutral	Minor alteration at the eastern end of the modern driveway route from what was Wigan Lodge. No impact on designed views or setting.
I.3	Screened car parking	Low	Low Beneficial	Existing hard standing and car parking on the north terrace of the Hall will be removed and a smaller, screened car park introduced to the west of the Stables, enhancing setting.
I.4	Reinstated pond and island	High	High Beneficial	Dry 1880s lake created by Thomas Townley Parker will be reinstated, enhancing setting of the Hall and recreating some of the later 19th century designed views from the north elevation.
I.5	Reinstate north terrace	Very High	High Beneficial	North terrace walling survives within self-seeded undergrowth, proposals to repair and reveal this historic feature is beneficial to setting.
I.6	North meadow planting	High	Medium Beneficial	New planting to the north-west of the Hall, reinstating greenery shown on the 1848 OS map. This will also result in removal of detrimental hard standing, enhancing setting.
I.7	East terrace planting and restored gates	High	Medium Beneficial	Restoration of historic features (separately listed) and historic planting/.
I.8	Maintenance yard	Low	Neutral	Introduction of new uses to redundant spaces, visually separate from the main designed views.
I.9	South terraces (family and spa)	High	Medium Beneficial	Construction of conservatory structure (proposed by Wyatt in 1816 in this location but not built) and creation of south terraced landscaping will improve setting. Current loggia and floor structure is low quality, 20th century.
I.10	South lawn landscaped gardens including glasshouse, new walks, productive gardens and orchard	Very High	Medium Beneficial	Reinstatement of a more formal, compartmentalised design by nationally significant landscape architect Tom Stuart Smith. Formal planted spaces is in keeping with the Gardenesque style introduced at Cuerden around the house in the early 19 <sup>th</sup> century.



**A5.2 ENTRANCE LODGES - REFER TO 240729-PUR-02-ZZ-DR-A-2200-[A3L], 2201 AND 2202**

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
2.1	Remove existing metal fence and estate railing, reinstate	Low	Low Beneficial	Existing fencing and railings in poor condition will be replaced like-for-like.
2.2	Restore existing stone pier and incorporate into new and make good timber fencing	Low	Low Beneficial	Masonry features of historic interest and existing timber fencing will be repaired.
2.3	Built two new lodges, stone gate piers with lanterns, pedestrian gates and vehicular access	Neutral	Medium Beneficial	New entrance lodges will be introduced to reinstate the formal entrance into Cuerden Hall. This will replace the Wigan, Preston(Stag) and Berkley Drive lodges that have since become redundant and lost. Lodges have been designed to compliment the Classical architectural language of the Hall and are aesthetically appropriate for their location within the estate.

**A5.3 BASEMENT (WYATT WING, 1717 HOUSE, SERVICE RANGE) – REFER TO CUERDEN HALL PROPOSED DRAWINGS 240729-PUR-00-XX-DR-A-2000-4, 2010, 2030-2046**

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
3.1	Install insulation between joists within accessible floor voids beneath Wyatt Wing principal rooms.	Medium	Low Beneficial	No impact on significance, improved thermal performance.
3.2	Excavate existing floor throughout Wyatt Wing and 1717 House basement and lay new breathable limecrete slab with stone floor finish.	Detrimental	Medium Beneficial	Take up existing stone flag floors, excavate and relay over new insulated limecrete slab with underfloor heating. Existing flooring is detrimental to breathability of the building.
3.3	Remove existing stair and form new self-supporting oval stone stair with wrought iron handrail, rising from basement to second floor.	Neutral	Neutral	A major intervention will be the introduction of a new service stair from basement to second floor. While this will result in the minor loss of historic fabric (floor and ceiling structures), is located in an area of detrimental past alterations and is therefore considered to be of very limited impact.
3.4	Remove existing mechanical and electrical plant and install new plant associated with pool facilities above.	Neutral	Neutral	Strip out existing mechanical and electrical services of no heritage value and install new services.
3.5	Service void to perimeter of swimming pool, between structural box and swimming pool structure.	Neutral	Neutral	Swimming pool will require additional excavation and also makes use of the more recent plant room to the west of Wyatt's Service Wing. No fabric of historic value will be affected.
3.6	Existing electrical switch room.	Neutral	Neutral	No change.

FULL TABLE OF HERITAGE IMPACT FOR INDIVIDUAL COMPONENTS

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
3.7	Form new door openings and install new timber hardwood panelled doors.	Medium	Low Adverse	Minor loss of 1717 house historic fabric to create door openings. Doors required to improve circulation for M&S maintenance. Does not impact on legibility of the original basement layout.
3.8	Excavate existing floor throughout Wyatt Wing and 1717 House basement and lay new breathable limecrete slab with stone floor finish.	Medium	Medium Beneficial	Take up existing stone flag floors, excavate and relay over new insulated limecrete slab with underfloor heating. Existing flooring is detrimental to breathability of the building.
3.9	Retain existing stone wine storage racks.	High	Neutral	No change.
3.10	Form new door openings and install new timber hardwood panelled doors.	Medium	Low Adverse	Minor loss of 1717 house historic fabric to create door openings. Doors required to improve circulation for M&S maintenance. Does not impact on legibility of the original basement layout.
3.11	Remove ceiling structure to form service riser.	Medium	Low Adverse	Minor loss of historic fabric.
3.12	Remove partitioned storage spaces	Low	Low Adverse	Minor loss of historic fabric
General decoration	Replace modern inappropriate light fittings, emergency signage and electric wall heaters throughout, make good any damage to surfaces and redecorate throughout with breathable paint finishes.	Detrimental	Low Beneficial	Removal of modern, inappropriate and harmful services that are aesthetically harmful to significance.

A5.4 MAIN HOUSE RESTORATION – WYATT WING AND 1717 HOUSE, GROUND FLOOR - REFER TO CUERDEN HALL PROPOSED DRAWINGS 240729-PUR-00-XX-DR-A-2000-4, 2010, 2030-2046

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
4.1	Carefully remove section of existing stonework to form new window opening. Install hardwood timber framed sash window.	Medium	Low Beneficial	Minor loss of masonry fabric, but existing blank windows form part of the later mid-19 <sup>th</sup> century porch additions that constrain the original Wyatt porch. Removal will allow single room to be reinstated, removing detrimental WC facilities.
4.2	Remove modern window and section of stonework to form new window opening. Install hardwood timber framed sash window.	Medium	Low Beneficial	Minor loss of masonry fabric, but existing blank windows form part of the later mid-19 <sup>th</sup> century porch additions that constrain the original Wyatt porch. Removal will allow single room to be reinstated, removing detrimental WC facilities.
4.3	Line existing flue for use.	Very High	Low Beneficial	Reinstate use of historic chimneys

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
4.4	Replace modern timber door with new hardwood timber door. Remove modern external ramp and handrails. Remove external light fittings (later additions).	Detrimental	Medium Beneficial	Modern doorway within original Wyatt bay. Removal of detrimental fabric of poor-quality is beneficial.
4.5	Remove modern suspended plasterboard ceiling and cornice and reinstate original decorative plaster ceiling and cornice.	Very High	High Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.6	Form new door opening to Catering Kitchen.	High	Low Adverse	Minor loss of historic wall masonry between Wyatt Wing and 1717 House, no loss of decorative elements
4.7	Remove modern sink and worktop and reinstate joinery sideboard and panelling to original Lewis Wyatt design.	Very High	Low Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.8	Form new structural opening.	High	Medium Adverse	Large opening in 1717 House external wall, refaced by Wyatt. Opening will lead into new conservatory and catering kitchen extension. While this represents one of the largest areas of loss of historic masonry, Wyatt did design a conservatory for this location (although never constructed) and the new structure is in the spirit of this. Room G2.10 was the Butler's Room in Wyatt's early 19 <sup>th</sup> century scheme but has been substantially altered in the late 20 <sup>th</sup> century with insertion of a lift – plan form has therefore already been lost. Dentilled coricing will be retained above the opening. Opening is required to create a useable catering kitchen as part of the scheme. Proposal amounts to <i>less than substantial harm</i> and this harm is balanced against reduced harm in a more significant space and the requirement to create useable spaces.
4.9	Remove existing sash window and lower cill to create door opening.	High	Low Adverse	Minor loss of historic fabric but retention of size of opening ensures readability of original features.
4.10	Construct new sandstone-faced orangery with glazed aluminium framed lanterns and lead roof over.	High	Low Beneficial	Opportunity to create a modern reinterpretation of the conservatory or orangery feature shown on the Wyatt 1816 plans, which was unfortunately never built. This will replace low-quality loggia and paving, enhancing the south elevation of Cuerden Hall. Design has been carefully considered to respect its Classical context and is suitably diminutive as a newer, glazed structure.
4.11	Remove existing modern door and install new hardwood framed timber panelled door and fanlight. Remove external light fitting (later addition).	Very High	High Beneficial	Proposal offers the opportunity to repair historic fabric and reinstate lost features, using Wyatt's original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.12	Form new internal partition, scribed around existing joinery and plasterwork so as to be reversible.	High	High Beneficial	Proposal offers the opportunity to reinstate lost features, using Wyatt's original drawings as evidence.

FULL TABLE OF HERITAGE IMPACT FOR INDIVIDUAL COMPONENTS

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
4.13	Install new stone fireplace to hall (missing) and line existing flue for use.	High	Medium Beneficial	Reinstatement of lost historic chimney piece and reinstate useable flue.
4.14	Remove existing modern door and install existing sash window from the adjacent opening.	High	Neutral	Proposal offers the opportunity to remove modern, detrimental interventions and reinstate lost features, using Wyatt's original drawings as evidence.
4.15	Drop external level of terrace to original lower level and construct new sandstone steps with wrought iron handrail.	High	Neutral	External alterations to late 20 <sup>th</sup> century level changes.
4.16	Carefully remove existing sash window and relocate to adjacent opening. Install new hardwood framed timber panelled door.	High	Low Adverse	Proposal offers the opportunity to remove modern interventions and reinstate lost features, using Wyatt's original drawings as evidence. Historic sash window will be moved to allow location of 1717 House main entrance to be reinstated.
4.17	Remove existing external rainwater goods and replace with two high quality lead downpipes and hoppers.	High	Low Beneficial	Aesthetic improvement and use of traditional materials.
4.18	Install new stone fireplace to hall (missing) and line existing flue for use.	Medium	Low Beneficial	Reinstatement of lost historic chimney piece and reinstate useable flue
4.19	Remove modern window and drop cill to form new door opening to boot room. Install new hardwood timber panelled door.	High	Low Adverse	Proposal offers the opportunity to remove modern interventions and reinstate lost features, using Wyatt's original drawings as evidence. Modern window will be moved to allow location of 1717 House main entrance to be reinstated.
4.20	Form new internal partition, scribed around existing joinery and plasterwork so as to be reversible. Hardwood panelled doorset and skirting boards to match existing.	High	Low Beneficial	Proposal offers the opportunity to reinstate lost features, using Wyatt's original drawings as evidence.
4.21	Remove existing modern door and install new hardwood framed timber panelled door and fanlight. Remove external light fitting (later addition).	Very High	High Beneficial	Highly significant features designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.22	Drop external level to reveal bottom steps to Lewis Wyatt's original design.	High	Low Beneficial	Reinstatement of historic design.

FULL TABLE OF HERITAGE IMPACT FOR INDIVIDUAL COMPONENTS

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
4.23	Remove existing modern carpet flooring to reveal historic stone steps. Undertake repairs to existing stone steps.	Detrimental	Medium Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.24	Remove modern Soil Vent Pipe.	Detrimental	Low Beneficial	Aesthetic improvement.
4.25	Carefully remove section of existing stonework to form new window opening. Install hardwood timber framed sash window to match existing.	Medium	Low Beneficial	Minor loss of masonry fabric, but existing blank windows form part of the later mid-19 <sup>th</sup> century porch additions that constrain the original Wyatt porch. Removal will allow single room to be reinstated, removing detrimental WC facilities.
4.26	Demolish modern WCs, showers and internal partitions.	Detrimental	Low Beneficial	Removal of detrimental modern facilities.
4.27	Remove modern window and section of stonework to form new window opening. Install hardwood timber framed sash window to match existing.	Medium	Low Beneficial	Minor loss of masonry fabric, but existing blank windows form part of the later mid-19 <sup>th</sup> century porch additions that constrain the original Wyatt porch. Removal will allow single room to be reinstated, removing detrimental WC facilities.
4.28	Remove modern door and block up opening,	Low	Low Adverse	High-quality doorcase from the early 20 <sup>th</sup> century is of some significance, minor loss of historic fabric.
4.29	Remove floor and ceiling structure to form vertical service riser.	Very High	Low Adverse	Minor loss of historic fabric.
4.30	Remove existing modern downpipe.	Detrimental	Low Beneficial	Aesthetic improvement.
4.31	Line existing flue for use.	Very High	Low Beneficial	Reinstate use of historic chimneys
4.32	Remove external light fittings (later additions).	Neutral	Low Beneficial	Remove modern, low-quality fittings.
4.33	Replace modern timber door with new hardwood timber glazed door. Remove modern external ramp and handrails. Remove external light fittings (later additions).	Detrimental	Medium Beneficial	Proposal offers the opportunity to remove modern, detrimental interventions and reinstate lost features, using Wyatt's original drawings as evidence.
4.34	Remove existing modern vinyl flooring to reveal historic timber board floor. Undertake repairs to existing boards and re-finish.	Detrimental	High Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.35	Remove existing modern downpipe.	Detrimental	Low Beneficial	Aesthetic improvement.

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
4.36	Reinstate hardwood timber bookcases to Lewis Wyatt's design. (Relocate upper sections which were moved elsewhere within the house, reinstate lower section to historic design and to match existing on the adjacent wall.	Very High	High Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.37	Remove existing modern carpet flooring to reveal historic timber board floor. Undertake repairs to existing boards and re-finish.	Detrimental	High Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.38	Line existing flue for use.	Very High	Low Beneficial	Reinstate use of historic chimneys
4.39	Remove existing modern vinyl flooring to reveal historic timber board floor. Undertake repairs to existing boards and re-finish.	Detrimental	High Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.40	Remove modern suspended plasterboard ceiling and cornice and reinstate original decorative plaster ceiling and cornice.	Detrimental	High Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.41	Remove existing modern vinyl flooring to reveal historic timber board floor. Undertake repairs to existing boards and re-finish.	Detrimental	High Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.42	Line existing flue for use.	Very High	Low Beneficial	Reinstate use of historic chimneys
4.43	Remove modern sink and worktop and reinstate joinery sideboard and panelling to original Lewis Wyatt design.	Detrimental	Medium Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.44	Upgrade existing door to provide 30 minutes fire resistance (REI 30).	High	Neutral	No impact.
4.45	Form new door opening to Catering Kitchen. Door to achieve 30 minutes fire resistance (REI 30).	High	Low Adverse	Minor loss of historic wall masonry between Wyatt Wing and 1717 House, no loss of decorative elements

FULL TABLE OF HERITAGE IMPACT FOR INDIVIDUAL COMPONENTS

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
4.46	Upgrade existing door to provide 30 minutes fire resistance (REI 30).	High	Neutral	No impact.
4.47	Replace modern existing doors with new hardwood timber six panelled doors to match existing. Doors to achieve 30 minutes fire resistance (REI 30).	Neutral	Neutral	No impact.
4.48	Install new stone fireplace to hall (missing) and line existing flue for use.	High	Low Beneficial	Reinstatement of lost historic chimney piece and reinstate useable flue
4.49	Remove existing modern downpipe.	Detrimental	Low Beneficial	Aesthetic improvement.
4.50	Repair modern internal partitions. Carefully take down and store re-used historic joinery bookcases for re-use elsewhere in the building.	Detrimental	Medium Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.51	Remove internal floor structure and fill to form service riser within existing turret.	Very High	Low Adverse	Minor loss of historic fabric.
4.52	Repair existing timber framed rooflight and re-glaze.	Medium	Low Beneficial	Repair existing fabric.
4.53	Remove existing modern vinyl flooring to reveal historic timber board floor. Undertake repairs to existing boards and re-finish.	Detrimental	Low Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.54	Replace modern existing doors with new hardwood timber six panelled doors to match existing. Doors to achieve 30 minutes fire resistance (REI 30).	Neutral	Neutral	No impact.
4.55	Form new door openings. Doors to be six-panel timber doors with moulded architraves and hardware to match existing.	High	Medium Adverse	New openings from what is currently a modern corridor (but was historically Mr Parker's Study) into the original 1717 House corridor has a detrimental impact on plan form. Opportunity to reinstate Mr Parker's Study to a single space unfortunately not possible due to need for WCs in this location. Minor loss of 1717 House fabric.
4.56	Remove modern suspended ceiling and building services, remove floor structure and install steel 'letterbox' structure at existing ceiling level to contain horizontal services distribution.	Detrimental	Low Adverse	Detrimental modern M&E services will be removed and original proportions reinstated but insertion is also associated with minor loss of historic fabric (floor joists).

FULL TABLE OF HERITAGE IMPACT FOR INDIVIDUAL COMPONENTS

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
4.57	Remove modern floor and ceiling structure to form vertical riser from basement to second floor level. Door to achieve 30 minutes fire resistance (REI 30).	High	Low Adverse	Minor loss of historic fabric.
4.58	Upgrade existing door to achieve 30 minutes fire resistance (REI 30).	High	Neutral	No impact.
4.59	Remove existing modern downpipe.	Detrimental	Low Beneficial	Aesthetic improvement.
4.60	Remove existing modern vinyl flooring to reveal historic timber board floor. Undertake repairs to existing boards and re-finish.	Detrimental	High Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.61	Reinstate hardwood timber bookcases to Lewis Wyatt's design. (Relocate upper sections which were moved elsewhere within the house, reinstate lower section to historic design and to match existing on the adjacent wall.	Very High	High Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.62	Remove existing modern carpet flooring to reveal historic timber board floor. Undertake repairs to existing boards and re-finish.	Very High	High Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.63	Line existing flue for use.	Very High	Low Beneficial	Reinstate use of historic chimneys
4.64	Remove internal floor structure and fill to form service riser within existing turret.	Very High	Low Adverse	Minor loss of historic fabric.
4.65	Remove modern suspended plasterboard ceiling and cornice and reinstate original decorative plaster ceiling and cornice.	Very High	High Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.66	Remove existing modern vinyl flooring to reveal historic timber board floor. Undertake repairs to existing boards and re-finish.	Very High	High Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.



ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
4.67	Form new door opening to Catering Kitchen. Door to achieve 30 minutes fire resistance (REI 30).	High	Low Adverse	Minor loss of historic wall masonry between Wyatt Wing and 1717 House, no loss of decorative elements
4.68	Line existing flue for use.	Very High	Low Beneficial	Reinstate use of historic chimneys
4.69	Remove modern sink and worktop and reinstate joinery sideboard and panelling to original Lewis Wyatt design.	Very High	High Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.70	Remove internal floor structure and fill to form service riser within existing turret.	Very High	Low Adverse	Minor loss of historic fabric.
4.71	Form new structural opening within existing wall.	High	Medium Adverse	Large opening in 1717 House external wall, refaced by Wyatt. Opening will lead into new conservatory and catering kitchen extension. While this represents one of the largest areas of loss of historic masonry, Wyatt did design a conservatory for this location (although never constructed) and the new structure is in the spirit of this. Room G2.10 was the Butler's Room in Wyatt's early 19 <sup>th</sup> century scheme but has been substantially altered in the late 20 <sup>th</sup> century with insertion of a lift – plan form has therefore already been lost. Dentilled cornicing will be retained above the opening. Opening is required to create a useable catering kitchen as part of the scheme. Proposal amounts to <i>less than substantial harm</i> and this harm is balanced against reduced harm in a more significant space and the requirement to create useable spaces.
4.72	Construct new steel framed orangery with coursed sandstone ashlar facade with hardwood timber joinery, lead sheet and lead batten rolled roof and aluminium framed glazed roof lanterns. Stone flag internal floor finish.	High	Neutral	Opportunity to create a modern reinterpretation of the conservatory or orangery feature shown on the Wyatt 1816 plans, which was unfortunately never built. This will replace low-quality loggia and paving, enhancing the south elevation of Cuerden Hall. Design has been carefully considered to respect its Classical context and is suitably diminutive as a newer, glazed structure.
4.73	Remove existing external rainwater goods and replace with two high quality lead downpipes and hoppers.	High	Medium Beneficial	Aesthetic improvement and use of traditional materials.
4.74	Install new stone fireplace to hall (missing) and line existing flue for use.	High	Medium Beneficial	Reinstatement of lost historic chimney piece and reinstate useable flue
4.75	Carefully remove existing sash window and relocate to adjacent opening. Install new hardwood framed timber panelled door.	High	Low Adverse	Proposal offers the opportunity to remove modern interventions and reinstate lost features, using Wyatt's original drawings as evidence. Historic sash window will be moved to allow location of 1717 House main entrance to be reinstated.

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
4.76	Drop external level of terrace to original lower level and construct new sandstone steps with wrought iron handrail.	High	Neutral	External alterations to late 20 <sup>th</sup> century level changes.
4.77	Demolish internal partitions to reinstate original plan form. Take up floor finish and lay new stone flag floor. Install plaster corncicing to perimeter.	Detrimental	Medium Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.78	Remove existing modern door and install existing sash window from the adjacent opening.	High	Neutral	Proposal offers the opportunity to remove modern, detrimental interventions and reinstate lost features, using Wyatt's original drawings as evidence.
4.79	Remove floor and ceiling structure to form vertical service riser.	Very High	Low Adverse	Minor loss of historic fabric.
4.80	Carefully remove existing wall safe and store. Reinstall former door opening through to entrance hall. New door to be six-panel hardwood timber with moulded architraves to match existing.	High	Medium Adverse	Removal of interesting historic fixture from Wyatt-designed phase in what was historically Mr Parker's Study. Minor loss of original 1717 House fabric. Opportunity to reinstate Mr Parker's Study to a single space unfortunately not possible due to need for WCs in this location.
4.81	Remove modern internal partitions.	Detrimental	High Beneficial	Removal of modern partitions that currently harm legibility of Mr Parker's Study.
4.82	Form new hardwood timber fitted bookcases to existing recesses either side of the Entrance Hall.	High	Neutral	No impact.
4.83	Form new hardwood timber columned screen to demarcate the Entrance Hall from circulation, and to frame views through the axis of the house.	High	Neutral	No impact.
4.84	Form new door openings. Doors to be six-panel timber doors with moulded architraves and hardware to match existing.	High	Medium Adverse	New openings from what is currently a modern corridor (but was historically Mr Parker's Study) into the original 1717 House corridor has a detrimental impact on plan form. Opportunity to reinstate Mr Parker's Study to a single space unfortunately not possible due to need for WCs in this location. Minor loss of 1717 House fabric.
4.85	Remove modern suspended ceiling and building services, remove floor structure and install steel 'letterbox' structure at existing ceiling level to contain horizontal services distribution.	Detrimental	Low Adverse	Detrimental modern M&E services will be removed and original proportions reinstated but insertion is also associated with minor loss of historic fabric (floor joists).

FULL TABLE OF HERITAGE IMPACT FOR INDIVIDUAL COMPONENTS

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
4.86	Replace modern existing doors with new hardwood timber six panelled doors to match existing. Doors to achieve 30 minutes fire resistance (REI 30).	Neutral	Neutral	No impact.
4.87	Enlarge opening in existing wall.	High	Low Adverse	Area of fabric that has been altered since Wyatt design, and is not part of the 1717 House fabric. Minor loss of late 19 <sup>th</sup> /early 20 <sup>th</sup> century fabric altered in the late 20 <sup>th</sup> century.
4.88	Remove modern floor and ceiling structure to form vertical riser from basement to second floor level.	High	Low Adverse	Minor loss of historic fabric.
4.89	Upgrade existing door to achieve 30 minutes fire resistance (REI 30).	Low	Neutral	No impact.
4.90	Replace modern existing doors with new hardwood timber six panelled doors to match existing. Doors to achieve 30 minutes fire resistance (REI 30).	Neutral	Neutral	No impact.
4.91	Form new door opening to Catering Kitchen. Install hardwood timber six-panelled door to match existing. Door to achieve 30 minutes fire resistance (REI 30).	High	Low Adverse	Minor loss of historic wall masonry between Wyatt Wing and 1717 House, no loss of decorative elements.
4.92	Install timber fitted larder shelving to walls.	Medium	Neutral	No impact.
4.93	Take down existing ceiling (plasterboard) and install new plasterboard ceiling to achieve 30 minutes fire resistance (REI 30 minutes).	High	Neutral	No impact.
4.94	Terminate existing rainwater downpipes above new Orangery roof structure.	Low	Neutral	No impact.
4.95	Remove internal floor structure and fill to form service riser within existing turret.	Very High	Low Adverse	Minor loss of historic fabric.

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
4.96	Form new structural opening within existing wall.	High	Medium Adverse	Large opening in 1717 House external wall, refaced by Wyatt. Opening will lead into new conservatory and catering kitchen extension. While this represents one of the largest areas of loss of historic masonry, Wyatt did design a conservatory for this location (although never constructed) and the new structure is in the spirit of this. Room G2.10 was the Butler's Room in Wyatt's early 19 <sup>th</sup> century scheme but has been substantially altered in the late 20 <sup>th</sup> century with insertion of a lift – plan form has therefore already been lost. Dentilled cornicing will be retained above the opening. Opening is required to create a useable catering kitchen as part of the scheme. Proposal amounts to <i>less than substantial harm</i> and this harm is balanced against reduced harm in a more significant space and the requirement to create useable spaces.
4.97	Remove existing sash window and lower cill to create door opening.	High	Low Adverse	Minor loss of fabric.
4.98	Construct new steel framed orangery with coursed sandstone ashlar facade with hardwood timber joinery, lead sheet and lead batten rolled roof and aluminium framed glazed roof lanterns. Stone flag internal floor finish.	High	Neutral	Opportunity to create a modern reinterpretation of the conservatory or orangery feature shown on the Wyatt 1816 plans, which was unfortunately never built. This will replace low-quality loggia and paving, enhancing the south elevation of Cuerden Hall. Design has been carefully considered to respect its Classical context and is suitably diminutive as a newer, glazed structure.
4.99	Remove existing window and brick up opening.	High	Low Adverse	Minor loss of fabric, however these openings do not correspond with Wyatt design for the Service Wing larder and are later alterations.
4.100	Remove existing timber door and glazed screen and replace with hardwood framed glazed double doorset. Doorset to achieve 30 minutes fire resistance (REI 30).	Neutral	Neutral	No impact.
4.101	Remove internal floor structure and fill to form service riser within existing turret.	High	Low Adverse	Minor loss of historic fabric.
4.102	Demolish internal partitions to form Family kitchen / living space.	Modern partition: Detrimental Wyatt: High	Modern partition: High Beneficial Wyatt: Low Adverse	This area forms what was the Servants Hall and Butler's Bedroom in the 1816 Wyatt scheme, which altered the original 1717 House fabric in this location. The wall to the east is an addition of Wyatt and its loss therefore constitutes minor harm, reducing understanding of the Servants Hall. However, this has already been compromised by a newer, late 20 <sup>th</sup> century partition, which is also being removed. Overall, opening up this space into a larger one is preferable to the current, partitioned arrangement.
4.103	Remove existing twentieth century fireplace and replace with new stone fireplace. Line existing flue for use.	High	Low Adverse	This fireplace is in the location of the Wyatt Servants Hall chimney piece, but is thought to be a later addition, possible from the early 20 <sup>th</sup> century. This will be removed and replaced with a new fireplace. Thought should be given to retention of elements of the existing fireplace where possible.

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
4.104	Remove modern suspended ceiling and building services, remove floor structure and install steel 'letterbox' structure at existing ceiling level to contain horizontal services distribution. Take up existing modern floor finishes and install new stone flag floor.	Detrimental	Low Adverse	Detrimental modern M&E services will be removed and original proportions reinstated but insertion is also associated with minor loss of historic fabric (floor joists).
4.105	Remove internal floor structure and fill to form service riser within existing turret.	High	Low Adverse	Minor loss of historic fabric.
4.106	Sub-divide corridor space into WC partitions, with sanitaryware	High	Medium Adverse	New partitions within what is currently a modern corridor (but was historically Mr Parker's Study), which will continue the detrimental impact on plan form. Opportunity to reinstate Mr Parker's Study to a single space unfortunately not possible due to need for WCs in this location.
General Decoration	Replace modern inappropriate light fittings, emergency signage and electric wall heaters throughout, make good any damage to surfaces and . redecorate throughout.	Detrimental	Medium Beneficial	Remove inappropriate M&E fixtures and fittings.
Paint finishes	Historic paint analysis to be undertaken to the principal rooms of the Wyatt Wing to inform decorative scheme and colours	Low	Low Beneficial	Conservation analysis and informed reinstatement.
Ceilings	Take down modern suspended tile ceilings and metal framed suspension systems throughout and undertake repairs to existing plaster ceilings and cornicing.	Detrimental	Medium Beneficial	Remove inappropriate M&E fixtures and fittings.
Windows	Undertake repairs to existing timber sash frames, refurbish weights, pulleys and fittings, undertake repairs to glass where required, install draft seals and redecorate. Refer to window repair schedules for further detail.	Medium	Medium Beneficial	Conservation repair and maintenance.
Doors	Undertake repairs to existing timber internal and external doors, refurbish door hardware and redecorate. Install draft seals to external doors.	Medium	Medium Beneficial	Conservation repair and maintenance.

A5.5 MAIN HOUSE RESTORATION – WYATT WING AND 1717 HOUSE, FIRST FLOOR - REFER TO CUERDEN HALL PROPOSED DRAWINGS 240729-PUR-00-XX-DR-A-2000-4, 2010, 2030-2046

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
5.1	Replace modern frosted glass rooflights with new aluminium framed roof lanterns.	Very High	Low Beneficial	Conservation repair.
5.2	Refurbish and re-glaze existing timber framed rooflight.	Medium	Low Beneficial	Conservation repair.
5.3	Reopen blind window internally.	Very High	Low Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence.
5.4	Construct new sandstone orangery with sheet lead and batten rolled lead roof covering. Aluminium framed pitched glazed roof lanterns.	High	Low Beneficial	Opportunity to create a modern reinterpretation of the conservatory or orangery feature shown on the Wyatt 1816 plans, which was unfortunately never built. This will replace low-quality loggia and paving, enhancing the south elevation of Cuerden Hall. Design has been carefully considered to respect its Classical context and is suitably diminutive as a newer, glazed structure.
5.5	Carefully take down bay window (structurally unsound) brick-by-brick, number and set aside for re-building on new steel frame support structure.	Low	Neutral	Later 19 <sup>th</sup> century bay window installed post-Wyatt.
5.6	Remove existing external rainwater goods and replace with two high quality lead downpipes and hoppers.	High	Low Beneficial	Aesthetic improvement and use of traditional materials.
5.7	Remove existing external rainwater goods.	Neutral	Low Beneficial	Aesthetic improvement.
5.8	Remove internal floor structure and fill to form service riser within existing turret, form service riser within existing turret.	Very High	Low Adverse	Minor loss of historic fabric.
5.9	Refurbish and re-glaze existing timber framed rooflight.	Medium	Low Beneficial	Conservation repair.
5.10	Replace modern frosted glass rooflights with new aluminium framed roof lanterns.	Very High	Medium Beneficial	Conservation repair.
5.11	Remove existing external rainwater goods.	Neutral	Low Beneficial	Aesthetic improvement.

FULL TABLE OF HERITAGE IMPACT FOR INDIVIDUAL COMPONENTS

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
5.12	Remove internal floor structure and fill to form service riser within existing turret.	Very High	Low Adverse	Minor loss of historic fabric.
5.13	Remove existing external rainwater goods.	Neutral	Low Beneficial	Aesthetic improvement.
5.14	Remove modern internal partitions.	Detrimental	High Beneficial	Modern (late 20 <sup>th</sup> century) partitions relating to use as a care home. Removal will enhance significance, restoring rooms back to original Wyatt proportions.
5.15	Take up existing roof covering and lay new lead sheet and lead batten rolled roof covering to bay window.	Neutral	Low Beneficial	Conservation repair.
5.16	Remove existing external rainwater goods.	Neutral	Low Beneficial	Aesthetic improvement.
5.17	Move existing door frame back in reveals to reduce clash with existing stairway.	Very High	Low Beneficial	Aesthetic improvement.
5.18	Reinstate hardwood timber stair joinery (which has been altered in the past) to gain access to the Second Floor of the 1717 House.	Very high	Medium Beneficial	Reinstatement of original Wyatt circulation route from the back stair to the second-floor rooms.
5.19	Upgrade existing door to achieve 30 minutes fire resistance (REI 30).	Low	Neutral	No impact.
5.20	Form new wall and door, to achieve 30 minutes fire resistance (REI 30).	Detrimental	Neutral	No impact.
5.21	Remove modern floor and ceiling structure to form vertical riser from basement to second floor level.	Detrimental	Neutral	No impact.
5.22	Upgrade existing door to achieve 30 minutes fire resistance (REI 30).	Neutral	Neutral	No impact.

FULL TABLE OF HERITAGE IMPACT FOR INDIVIDUAL COMPONENTS

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
5.23	Install new wall and door to achieve 30 minutes fire resistance (REI 30).	Low	Neutral	No impact.
5.24	Demolish existing stair and block up existing opening.	Detrimental	Low Beneficial	Modern (late 20 <sup>th</sup> century) stair relating to use as a care home. Removal will enhance significance, restoring rooms back to original Wyatt proportions.
5.25	Fix existing door shut and line internally to corridor.	Very High	Neutral	Modern door (Wyatt closet wall), no impact.
5.26	Upgrade existing door to achieve 30 minutes fire resistance (REI 30).	Neutral	Neutral	No impact.
5.27	Fix existing door shut and line internally to corridor.	Very High	Low Adverse	Original Wyatt door opening, minor impact on understanding of plan form.
5.28	Remove existing external rainwater goods.	Neutral	Low Beneficial	Aesthetic improvement.
5.29	Fix existing door shut and line internally to corridor.	Very High	Low Adverse	Original Wyatt door opening, minor impact on understanding of plan form.
5.30	Line wall internally to create flat surface.	Very High	Neutral	No impact.
5.31	Carefully demolish internal brick skin from blocked window and line opening to match existing.	Very High	Medium Beneficial	Reinstatement of window.
5.32	Remove internal floor structure and fill to form service riser within existing turret.	Very High	Low Adverse	Minor loss of historic fabric.
5.33	Take up existing roof covering and lay new lead sheet and lead batten rolled roof covering to bay window.	Very High	Low Beneficial	Conservation repair.
5.34	Re-hang existing door further back in reveals to reduce clash with stair and upgrade door to achieve 30 minute fire resistance (REI 30).	Very High	Low Beneficial	Aesthetic improvement.
5.35	Reinstate hardwood timber stair joinery (which has been altered in the past) to gain access to the Second Floor of the 1717 House.	Very High	Medium Beneficial	Reinstatement of original Wyatt circulation route from the back stair to the second-floor rooms.



FULL TABLE OF HERITAGE IMPACT FOR INDIVIDUAL COMPONENTS

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
5.36	Remove internal floor structure and fill to form service riser within existing turret.	Very High	Low Adverse	Minor loss of historic fabric.
5.37	Install new hardwood timber panelled door to match existing. Door to achieve 30 minutes fire resistance (REI 30).	Detrimental	Neutral	No impact.
5.38	Remove modern floor and ceiling structure to form vertical riser from basement to second floor level.	Detrimental	Neutral	Modern fabric, no impact.
5.39	Install new hardwood timber panelled doors to match existing. Doors to achieve 30 minutes fire resistance (REI 30).	Low	Neutral	No impact.
5.40	Demolish existing stair and block up existing opening.	Detrimental	Low Beneficial	Modern (late 20 <sup>th</sup> century) stair relating to use as a care home. Removal will enhance significance, restoring rooms back to original Wyatt proportions.
5.41	Remove internal floor structure and fill to form service riser within existing turret.	Very High	Low Adverse	Minor loss of historic fabric.
5.42	Form new structural opening through existing wall with stone steps and timber handrails to en-suite bathroom.	High	Low Adverse	New breakthrough between 1717 House and Wyatt Service Wing, with minor loss of original fabric. This also appears to be the location of a chimney piece on the Wyatt designs of 1816.
5.43	Remove existing external rainwater goods.	Neutral	Low Beneficial	Aesthetic improvement.
5.44	Replace with high quality lead downpipe and hopper.	High	Low Beneficial	Aesthetic improvement and use of traditional materials.
5.45	Remove existing external rainwater goods.	Neutral	Low Beneficial	Aesthetic improvement.
5.46	Replace with high quality lead downpipe and hopper.	High	Low Beneficial	Aesthetic improvement and use of traditional materials.

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
5.47	Remove floor and ceiling structure to form vertical service riser.	Very High	Low Adverse	Minor loss of historic fabric.
5.48	Demolish existing stair and block up existing opening.	Detrimental	Low Beneficial	Modern (late 20 <sup>th</sup> century) stair relating to use as a care home. Removal will enhance significance, restoring rooms back to original Wyatt proportions.
5.49	Remove modern suspended ceiling and building services, remove floor structure and install steel 'letterbox' structure at existing floor level to contain horizontal services distribution. Take up existing modern floor finishes and install new timber floor and carpet finish.	Low	Low Adverse	Detrimental modern M&E services will be removed and original proportions reinstated but insertion is also associated with minor loss of historic fabric (floor joists).
5.50	Install new hardwood timber panelled doors to match existing. Doors to achieve 30 minutes fire resistance (REI 30).	Neutral	Neutral	No impact.
5.51	Remove modern floor and ceiling structure to form vertical riser from basement to second floor level.	Detrimental	Low Adverse	Minor loss of historic fabric.
5.52	Install new hardwood timber panelled door to match existing. Door to achieve 30 minutes fire resistance (REI 30).	Neutral	Neutral	No impact.
5.53	Renew lead parapet gutter.	High	Low Beneficial	Conservation repair.
5.54	Terminate existing rainwater downpipes above new Orangery roof structure.	Neutral	Neutral	No impact.
5.55	Remove internal floor structure and fill to form service riser within existing turret.	Very High	Low Adverse	Minor loss of historic fabric.

FULL TABLE OF HERITAGE IMPACT FOR INDIVIDUAL COMPONENTS

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
5.56	Carefully take down bay window (structurally unsound) brick-by-brick, number and set aside for re-building on new steel frame support structure.	Low	Low Beneficial	Later 19 <sup>th</sup> century bay window installed post-Wyatt.
5.57	Construct new steel framed orangery with coursed sandstone ashlar facade with hardwood timber joinery, lead sheet and lead batten rolled roof and aluminium framed glazed roof lanterns.	High	Neutral	Opportunity to create a modern reinterpretation of the conservatory or orangery feature shown on the Wyatt 1816 plans, which was unfortunately never built. This will replace low-quality loggia and paving, enhancing the south elevation of Cuerden Hall. Design has been carefully considered to respect its Classical context and is suitably diminutive as a newer, glazed structure.
5.58	Remove internal floor structure and fill to form service riser within existing turret.	High	Low Adverse	Minor loss of historic fabric.
5.59	Install new hardwood timber panelled door to match existing. Door to achieve 30 minutes fire resistance (REI 30).	Neutral	Neutral	No impact.
5.60	Demolish existing modern stair and partitions. Construct new stair enclosure and oval stone cantilevered stair rising from basement to second floor level.	Neutral	Neutral	A major intervention will be the introduction of a new service stair from basement to second floor. While this will result in the minor loss of historic fabric (floor and ceiling structures), is located in an area of detrimental past alterations and is therefore considered to be of very limited impact.
5.61	Install new hardwood timber panelled door. Door to achieve 30 minutes fire resistance (REI 30).	Neutral	Neutral	No impact.
5.62	Remove modern suspended ceiling and building services, remove floor structure and install steel 'letterbox' structure at existing floor level to contain horizontal services distribution. Take up existing modern floor finishes and install new timber floor and carpet finish.	Low	Low Adverse	Detrimental modern M&E services will be removed and original proportions reinstated but insertion is also associated with minor loss of historic fabric (floor joists).
5.63	Insert new partition	Medium	Low Adverse	Original Wyatt room to be partitioned into dressing and en-suite. Minor loss of plan form legibility.

A5.6 ATTICS AND ROOFS (WYATT WING, 1717 HOUSE, SERVICE RANGE) - REFER TO CUERDEN HALL PROPOSED DRAWINGS 240729-PUR-00-XX-DR-A-2000-4, 2010, 2030-2046

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
6.1	Form new door opening and lead covered dormer roof enclosure to reinstate access to the back stair of the Wyatt Wing as originally intended.	High	High Beneficial	Reinstatement of original Wyatt circulation route from the back stair to the second-floor rooms.
6.2	Second floor to be fully refurbished, including structural strengthening to floor and to timber roof structure.	High	Medium Beneficial	Second floor is currently derelict and in a poor condition. However, much of the original fabric and decoration survives so it will be important for this to be retained as part of the sensitive refurbishment.
6.3	Remove modern lead access ladder enclosure.	Neutral	Neutral	No impact.
6.4	Form new staircase enclosure to connect through to second floor. External construction to be brick faced cavity wall, brick colour, bond, mortar and pointing to match existing. Insert new self-supporting stone oval stair rising from basement through to second floor level.	Neutral	Neutral	A major intervention will be the introduction of a new service stair from basement to second floor. While this will result in the minor loss of historic fabric (floor and ceiling structures), is located in an area of detrimental past alterations and is therefore considered to be of very limited impact.

A5.7 SPA AND GUEST FACILITIES – SERVICE RANGE - REFER TO CUERDEN HALL PROPOSED DRAWINGS 240729-PUR-00-XX-DR-A-2000-4, 2010, 2030-2046

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
7.1	New Build conservatory/orangery	High	Neutral	Opportunity to create a modern reinterpretation of the conservatory or orangery feature shown on the Wyatt 1816 plans, which was unfortunately never built. This will replace low-quality loggia and paving, enhancing the south elevation of Cuerden Hall. Design has been carefully considered to respect its Classical context and is suitably diminutive as a newer, glazed structure.
7.2	New Build swimming pool with glazed roof	Low / Detrimental	Low Adverse	This proposal represents the most substantial change at Cuerden Hall due to the size of space included and amount of fabric affected. The proposals represent a change of use from a functional service yard to a front-facing, aesthetically pleasing space to be used by the family. This will necessitate a change in character, with minor harm caused to significance by loss of that service function associated with Wyatt's scheme of the 1816. However, the courtyard has been substantially altered since construction, and the majority of these changes have been detrimental. The space has seen construction of an early 20 <sup>th</sup> century servants hall (later catering kitchen), ground floor covered corridors, opened up and subdivided spaces, new first floor rooms and later infills, all of which have limited heritage value or architectural merit. A new use for the courtyard therefore represents an opportunity to reinstate a beneficial, high-quality new use that can enhance those features of significance and seek to reinstate some of Wyatt's grandeur prior to later 20 <sup>th</sup> century erosion. Proposals will remove later accretions of fabric, including the kitchen and internal corridors. Wyatt elevations will be reinstated from surviving drawings. New swimming pool will require excavation into the yard, and new glazed aluminium roof will be visible from within the courtyard. However, likely to be limited archaeological evidence below ground in this area and the new glazed roof will be constructed in a traditional design and not visible from outside the courtyard.
7.3	Form new self-supporting stone oval stair rising from basement to second floor level.	Neutral	Neutral	A major intervention will be the introduction of a new service stair from basement to second floor. While this will result in the minor loss of historic fabric (floor and ceiling structures), is located in an area of detrimental past alterations and is therefore considered to be of very limited impact.
7.4	Remove existing timber door and glazed screen and replace with hardwood framed glazed double doorset.	Neutral	Neutral	No impact.
7.5	Remove existing window and brick up opening.	High	Low Adverse	Minor loss of fabric, however these openings do not correspond with Wyatt design for the Service Wing larder and are later alterations.
7.6	Remove existing modern door and glazed screen and replace with hardwood framed glazed screen and door.	Low	Neutral	No impact.

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
7.7	Construct new steel framed pool structure with aluminium framed glazing and glazed roof lantern.	Low / Detrimental	Low Adverse	This proposal represents the most substantial change at Cuerden Hall due to the size of space included and amount of fabric affected. The proposals represent a change of use from a functional service yard to a front-facing, aesthetically pleasing space to be used by the family. This will necessitate a change in character, with minor harm caused to significance by loss of that service function associated with Wyatt's scheme of the 1816. However, the courtyard has been substantially altered since construction, and the majority of these changes have been detrimental. The space has seen construction of an early 20 <sup>th</sup> century servants hall (later catering kitchen), ground floor covered corridors, opened up and subdivided spaces, new first floor rooms and later infills, all of which have limited heritage value or architectural merit. A new use for the courtyard therefore represents an opportunity to reinstate a beneficial, high-quality new use that can enhance those features of significance and seek to reinstate some of Wyatt's grandeur prior to later 20 <sup>th</sup> century erosion. Proposals will remove later accretions of fabric, including the kitchen and internal corridors. Wyatt elevations will be reinstated from surviving drawings. New swimming pool will require excavation into the yard, and new glazed aluminium roof will be visible from within the courtyard. However, likely to be limited archaeological evidence below ground in this area and the new glazed roof will be constructed in a traditional design and not visible from outside the courtyard.
7.8	Add one new stone step to base of existing external stairs.	Detrimental	Low Beneficial	Reinstate original proportions.
7.9	Replace existing timber door with new hardwood timber louvered door.	Low	Low Beneficial	Removal of modern, low-quality door.
7.10	Replace existing timber door with new timber ledged and braced door.	Low	Low Beneficial	Removal of modern, low-quality door.
7.11	Remove modern suspended ceiling and building services, remove floor structure and install steel 'letterbox' structure at existing floor level to contain horizontal services distribution. Take up existing modern floor finishes and install new timber floor and carpet finish.	Low	Low Adverse	Detrimental modern M&E services will be removed and original proportions reinstated but insertion is also associated with minor loss of historic fabric (floor joists).
7.12	Remove redundant rainwater and soil pipes.	Neutral	Low Beneficial	Aesthetic improvement.
7.13	Demolish modern stair and insert new floor construction.	Neutral	Low Beneficial	Modern stair.
7.14	Install hardwood timber doorsets to achieve 30 minutes fire resistance (REI 30).	Low	Neutral	No impact. Originally, there was no direct access between the Kitchen and Pantry so while a doorway is being created here, harm is off set by insertion of partition across large, late-20 <sup>th</sup> century opening.

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
7.15	Line windows internally with back-painted timber lining.	High	Low Adverse	Original Wyatt Kitchen within the 1816 Service Wing. Large, double-height windows to be blacked out. Minor harm could be avoided by installing blackout blinds instead. Internal partition to create cinema room will be reversible but will still reduce ability to read original plan form of space. Partition between Kitchen and what was Pantry is beneficial (historically no direct access).
7.16	Remove modern window and drop cill to form door opening. Install new hardwood timber six panel door and fanlight.	High	Low Adverse	Minor loss of historic fabric and creation of new entrance on main façade.
7.17	Construct new self-supporting oval stone stair rising from basement to second floor level, with metal balustrade and handrail.	Neutral	Neutral	A major intervention will be the introduction of a new service stair from basement to second floor. While this will result in the minor loss of historic fabric (floor and ceiling structures), is located in an area of detrimental past alterations and is therefore considered to be of very limited impact.
7.18	Remove existing window and brick up opening.	High	Low Adverse	Minor loss of fabric, however these openings do not correspond with Wyatt design for the Service Wing larder and are later alterations.
7.19	Remove modern glazed door and screen and replace with hardwood timber glazed double doorset. Doorset to achieve 30 minutes fire resistance (REI 30).	Low	Low Beneficial	Replacement of low-quality door.
7.20	Remodel existing opening to line through with conservatory doors. Install hardwood timber glazed double doorset. Doorset to achieve 30 minutes fire resistance (REI 30).	Neutral	Low Beneficial	Replacement of low-quality door.
7.21	Construct new stair from ground to first floor.	Low	Low Adverse	New staircase in area of later 19 <sup>th</sup> century fabric (Thomas Townley Parker), resulting in the loss of some historic fabric.

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
7.22	Demolish late nineteenth / twentieth century courtyard infill extensions. Take down existing brick courtyard elevations (later additions) as indicated and construct new foundations and steel frame structure. Reinstall brick courtyard elevation using reclaimed materials at first floor level, with new timber framed windows to match existing. Pool courtyard extension to be painted aluminium framed glazing over sandstone ashlar walling to ground floor. Doors to be timber framed glazed double doorsets. Roof lantern to be painted aluminium framed glazed pitched lantern. New downpipes and gutters to be in cast iron / cast aluminium.	Low / Detrimental	Low Adverse	This proposal represents the most substantial change at Cuerden Hall due to the size of space included and amount of fabric affected. The proposals represent a change of use from a functional service yard to a front-facing, aesthetically pleasing space to be used by the family. This will necessitate a change in character, with minor harm caused to significance by loss of that service function associated with Wyatt's scheme of the 1816. However, the courtyard has been substantially altered since construction, and the majority of these changes have been detrimental. The space has seen construction of an early 20 <sup>th</sup> century servants hall (later catering kitchen), ground floor covered corridors, opened up and subdivided spaces, new first floor rooms and later infills, all of which have limited heritage value or architectural merit. A new use for the courtyard therefore represents an opportunity to reinstate a beneficial, high-quality new use that can enhance those features of significance and seek to reinstate some of Wyatt's grandeur prior to later 20 <sup>th</sup> century erosion. Proposals will remove later accretions of fabric, including the kitchen and internal corridors. Wyatt elevations will be reinstated from surviving drawings. New swimming pool will require excavation into the yard, and new glazed aluminium roof will be visible from within the courtyard. However, likely to be limited archaeological evidence below ground in this area and the new glazed roof will be constructed in a traditional design and not visible from outside the courtyard.
7.23	Remove modern internal partitions.	Neutral	Low Beneficial	Removal of low-quality, modern partitions.
7.24	Remove existing modern timber door and windows and replace with new hardwood timber framed glazed screen and double doorset.	Neutral	Neutral	No impact.
7.25	Remove existing modern brick paving and replace with stone paving to tie in with external landscape proposals.	Neutral	Low Beneficial	Replacement of low-quality, modern paving.
7.26	Install mirrored wall panels.	Medium	Neutral	No impact.
7.27	Lay new floating floor.	Medium	Neutral	No impact.
7.28	Demolish existing internal partitions.	Low	Neutral	No impact.
7.29	Excavate existing raised floor level to provide level access across the ground floor.	Low	Neutral	Late 19 <sup>th</sup> century (Thomas Townley Parker) wing has been substantially altered in the late 20 <sup>th</sup> century as part of its municipal council and care home use. This area has potential to be enhanced. Proposals have no impact on significance.
7.30	Remove existing window and install new hardwood timber framed glazed screen, door and fanlight.	Low	Low Adverse	Minor loss of historic fabric visible from the Courtyard.



ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
7.31	Brush down cast iron handrail and balustrade and redecorate.	Low	Low Beneficial	Conservation repair.
7.32	Drop levels externally as part of the landscape proposals. Add one additional sandstone step to the base of the existing stone stair.	Low	Neutral	Restore historic levels.
7.33	Install new hardwood timber louvred door for maintenance / plant access and ventilation.	Low	Neutral	No impact.
7.34	Construct new stair from ground to first floor.	Low	Low Adverse	New staircase in area of later 19 <sup>th</sup> century fabric (Thomas Townley Parker), resulting in the loss of some historic fabric.
7.35	Demolish late nineteenth / twentieth century courtyard infill extensions. Take down existing brick courtyard elevations (later additions) as indicated and construct new foundations and steel frame structure. Reinstate brick courtyard elevation using reclaimed materials at first floor level, with new timber framed windows to match existing. Pool courtyard extension to be painted aluminium framed glazing over sandstone ashlar walling to ground floor. Doors to be timber framed glazed double doorsets. Roof lantern to be painted aluminium framed glazed pitched lantern. New downpipes and gutters to be in cast iron / cast aluminium.	Low / Detrimental	Low Adverse	This proposal represents the most substantial change at Cuerden Hall due to the size of space included and amount of fabric affected. The proposals represent a change of use from a functional service yard to a front-facing, aesthetically pleasing space to be used by the family. This will necessitate a change in character, with minor harm caused to significance by loss of that service function associated with Wyatt's scheme of the 1816. However, the courtyard has been substantially altered since construction, and the majority of these changes have been detrimental. The space has seen construction of an early 20 <sup>th</sup> century servants hall (later catering kitchen), ground floor covered corridors, opened up and subdivided spaces, new first floor rooms and later infills, all of which have limited heritage value or architectural merit. A new use for the courtyard therefore represents an opportunity to reinstate a beneficial, high-quality new use that can enhance those features of significance and seek to reinstate some of Wyatt's grandeur prior to later 20 <sup>th</sup> century erosion. Proposals will remove later accretions of fabric, including the kitchen and internal corridors. Wyatt elevations will be reinstated from surviving drawings. New swimming pool will require excavation into the yard, and new glazed aluminium roof will be visible from within the courtyard. However, likely to be limited archaeological evidence below ground in this area and the new glazed roof will be constructed in a traditional design and not visible from outside the courtyard.
7.36	Remove modern suspended ceiling and building services below, remove floor structure and install steel 'letterbox' structure at existing floor level to contain horizontal services distribution. Take up existing modern floor finishes and install new timber floor and carpet finish.	Low	Low Adverse	Detrimental modern M&E services will be removed and original proportions reinstated but insertion is also associated with minor loss of historic fabric (floor joists).
7.37	Remove redundant rainwater and soil pipes.	Neutral	Low Beneficial	Aesthetic improvement.
7.38	Demolish modern stair and insert new floor construction.	Neutral	Low Beneficial	Modern stair.

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
7.39	Remove modern suspended ceiling and building services below, remove floor structure and install steel 'letterbox' structure at existing floor level to contain horizontal services distribution. Take up existing modern floor finishes and install new timber floor and carpet finish.	Low	Low Adverse	Detrimental modern M&E services will be removed and original proportions reinstated but insertion is also associated with minor loss of historic fabric (floor joists).
7.40	Install new hardwood timber panelled door to match existing. Door to achieve 30 minutes fire resistance (REI 30).	Neutral	Neutral	No impact.
7.41	Demolish existing modern stair and partitions. Construct new stair enclosure and oval stone cantilevered stair rising from basement to second floor level.	Neutral	Neutral	A major intervention will be the introduction of a new service stair from basement to second floor. While this will result in the minor loss of historic fabric (floor and ceiling structures), is located in an area of detrimental past alterations and is therefore considered to be of very limited impact.
7.42	Install new hardwood timber panelled door to match existing. Door to achieve 30 minutes fire resistance (REI 30).	Neutral	Neutral	No impact.
7.43	Demolish existing kitchen extension.	Detrimental	Low Beneficial	Structure is an early 20 <sup>th</sup> century servants hall (later catering kitchen) which has limited heritage value or architectural merit.
7.44	Remove redundant rainwater goods and other services.	Neutral	Low Beneficial	Aesthetic improvement.
7.45	Remove modern suspended ceiling and building services below, remove floor structure and install steel 'letterbox' structure at existing floor level to contain horizontal services distribution. Take up existing modern floor finishes and install new timber floor and carpet finish.	Low	Low Adverse	Detrimental modern M&E services will be removed and original proportions reinstated but insertion is also associated with minor loss of historic fabric (floor joists).
7.46	Remove existing floor structure and construct new stair from ground to first floor.	Low	Low Adverse	Minor loss of late 19 <sup>th</sup> century historic fabric.
7.47	Form new door opening and install hardwood timber panelled door to match FFD0057 opposite.	Low	Low Adverse	Creation of new opening, minor loss of historic fabric.

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
7.48	Demolish late nineteenth / twentieth century courtyard infill extensions. Take down existing brick courtyard elevations (later additions) as indicated and construct new foundations and steel frame structure. Reinstall brick courtyard elevation using reclaimed materials at first floor level, with new timber framed windows to match existing. Pool courtyard extension to be painted aluminium framed glazing over sandstone ashlar walling to ground floor. Doors to be timber framed glazed double doorsets. Roof lantern to be painted aluminium framed glazed pitched lantern. New downpipes and gutters to be in cast iron / cast aluminium.	Low / Detrimental	Low Adverse	This proposal represents the most substantial change at Cuerden Hall due to the size of space included and amount of fabric affected. The proposals represent a change of use from a functional service yard to a front-facing, aesthetically pleasing space to be used by the family. This will necessitate a change in character, with minor harm caused to significance by loss of that service function associated with Wyatt's scheme of the 1816. However, the courtyard has been substantially altered since construction, and the majority of these changes have been detrimental. The space has seen construction of an early 20 <sup>th</sup> century servants hall (later catering kitchen), ground floor covered corridors, opened up and subdivided spaces, new first floor rooms and later infills, all of which have limited heritage value or architectural merit. A new use for the courtyard therefore represents an opportunity to reinstate a beneficial, high-quality new use that can enhance those features of significance and seek to reinstate some of Wyatt's grandeur prior to later 20 <sup>th</sup> century erosion. Proposals will remove later accretions of fabric, including the kitchen and internal corridors. Wyatt elevations will be reinstated from surviving drawings. New swimming pool will require excavation into the yard, and new glazed aluminium roof will be visible from within the courtyard. However, likely to be limited archaeological evidence below ground in this area and the new glazed roof will be constructed in a traditional design and not visible from outside the courtyard.
7.49	Form new opening and install hardwood timber six panel door and moulded architraves to match existing.	Low	Low Beneficial	Minor loss of historic fabric but enhancement of existing architectural scheme is beneficial.
7.50	Remove existing floor structure and construct new stair from ground to first floor.	Low	Low Adverse	Minor loss of late 19 <sup>th</sup> century historic fabric.
7.51	Remove existing modern partitions.	Detrimental	Low Beneficial	Detrimental partitions harm historic plan form.
7.52	Demolish existing modern stair and partitions. Construct new stair enclosure and oval stone cantilevered stair rising from basement to second floor level.	Neutral	Neutral	A major intervention will be the introduction of a new service stair from basement to second floor. While this will result in the minor loss of historic fabric (floor and ceiling structures), is located in an area of detrimental past alterations and is therefore considered to be of very limited impact.
7.53	Demolish existing kitchen extension.	Detrimental	Low Beneficial	Structure is an early 20 <sup>th</sup> century servants hall (later catering kitchen) which has limited heritage value or architectural merit.
7.54	Remove redundant rainwater goods and other services.	Neutral	Low Beneficial	Aesthetic improvement.
7.55	Remove timber boxings to reveal existing fireplace.	Detrimental	Low Beneficial	Reveal historic feature.
7.56	Re-glaze existing timber rooflight.	Low	Low Beneficial	Conservation repair.

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
7.57	Carefully take up existing boards to strengthen floor structure then re-lay boards. Lay rubber floor and separation layer over existing timber board floor.	Low	Neutral	Acoustic improvements, no impact on historic fabric.
7.58	Replace modern door with hardwood timber six panelled door.	Low	Low Beneficial	Replace modern fabric.
7.59	Brush down cast iron handrail and balustrade and redecorate.	Low	Low Beneficial	Conservation repair.
7.60	Drop levels externally as part of the landscape proposals. Add one additional sandstone step to the base of the existing stone stair.	Low	Neutral	Reinstate historic levels.
7.61	Install new WC and changing room partitions, block existing doors and create new openings.	Medium	Low Adverse	Room formed 1816 by Wyatt as Scullery, associated with adjacent kitchen. Door into kitchen remains blocked, but door into corridor is proposed to be blocked and a new door opening to the west added. Possible that this minor loss of historic fabric could be avoided by redesigning WC interior. New WC partitions and fittings are harmful but can be removed in the future.
7.62	Remove modern partitions and create new.	Neutral	Neutral	Originally Wyatt's Pantry, this room has been substantially altered. Existing partitions will be replaced with new, no impact.
7.63	Demolish existing wall partition	Medium	Low Adverse	Wyatt wall fabric to be removed, minor loss of significance.

A5.8 SPA AND GUEST FACILITIES – STABLES - REFER TO CUERDEN HALL PROPOSED DRAWINGS 240729-PUR-00-XX-DR-A-2000-4, 2010, 2030-2046

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
8.1	Reinstate fire damaged southern range, including rebuilding of first floor and roof structure.	Low	Medium Beneficial	Southern range of the Stables (and the Office Range facing the Service Wing courtyard) has been damaged by fire and is currently ruinous and in a poor condition. Proposals to rebuild at ground and first floor levels is beneficial and will create a series of new spaces that are suitable for high-quality, modern guest interiors. The historic envelope will be restored and rebuilt using conservation repairs.
8.2	Reinstate fire damaged first floor south range – all new interiors	Low	Low Adverse	Southern range of the Stables (and the Office Range facing the Service Wing courtyard) has been damaged by fire and is currently ruinous and in a poor condition. Proposals to rebuild at ground and first floor levels is beneficial and will create a series of new spaces that are suitable for high-quality, modern guest interiors. The historic envelope will be restored and rebuilt using conservation repairs, however, first floor spaces of the Office Range survive relatively intact as 19 <sup>th</sup> century service accommodation and refurbishment will result in a loss of historic features. Suggest that these are recorded prior to refurbishment.
8.3	Remove blocked window openings and install new hardwood timber sash windows to match existing.	High	Low Beneficial	Highly significant front elevation of the Stables. Reinstating appropriate windows would be beneficial.
8.4	Remove blocked arched opening and install structural glazing to opening.	High	Low Adverse	Removal of low-quality materials blocking opening is beneficial. Large, glazed opening will be somewhat visible (and potentially incongruous) in this location.
8.5	Remove existing modern windows and doors and infill openings with brick to match existing in colour, bond, mortar and pointing.	High	Low Beneficial	Removal of modern windows is beneficial.
8.6	Reinstate fire damaged southern range, including rebuilding of first floor and roof structure.	Low	Medium Beneficial	Southern range of the Stables (and the Office Range facing the Service Wing courtyard) has been damaged by fire and is currently ruinous and in a poor condition. Proposals to rebuild at ground and first floor levels is beneficial and will create a series of new spaces that are suitable for high-quality, modern guest interiors. The historic envelope will be restored and rebuilt using conservation repairs.
8.7	Extend range of service buildings to the south-west to form gardener's stores and workshops.	Low	Low Beneficial	Low impact area for maintenance requirements. Reuse of redundant historic structures and sensitive new build.
8.8	Remove existing modern weatherboarding, clean down and redecorate cast iron structure and replace with timber boarding to new recessed structure. Drop brick wall to form 4 new double door openings and install hardwood timber board doors.	Medium	Low Beneficial	Early 20 <sup>th</sup> century vehicle garaging with surviving cast iron columns and iron lattice framework. Timber and roof covering likely to be replaced. Proposals includes conservation repairs to significant fabric and will include periodic renewal of timber structures. Infill brick structure will be replaced with doors.

FULL TABLE OF HERITAGE IMPACT FOR INDIVIDUAL COMPONENTS

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
8.9	Install new back-painted hardwood timber sash windows to blocked openings to match existing.	High	Low Beneficial	Reinstatement of timber sashes.
8.10	Install new hardwood timber framed glazed screen and double door.	Low	Low Beneficial	High-quality replacement doors.
8.11	Replace existing modern doors with timber ledged and braced doors.	Medium	Low Beneficial	High-quality replacement doors.
8.12	Remove modern doors and windows and brick up openings. Brickwork to match existing in colour, bond, mortar and pointing.	High	Low Beneficial	Removal of modern windows is beneficial.
8.13	Replace existing modern doors with timber ledged and braced doors.	Low	Neutral	No impact.
8.14	Replace modern door with new timber door, fixed shut,	Low	Neutral	No impact.
8.15	Construct new brick faced flue within external Service Yard for ventilating plant room.	Low	Low Adverse	New brick structure visible from Stables Courtyard. Minor visual impact.
8.16	Construct new brick-faced structural cavity wall with timber louvred double doors for ventilation.	Low	Neutral	No impact.
8.17	Re-instate fire destroyed first floor structure, external walls and slate covered pitched roof structure over.	Low	Medium Beneficial	Southern range of the Stables (and the Office Range facing the Service Wing courtyard) has been damaged by fire and is currently ruinous and in a poor condition. Proposals to rebuild at ground and first floor levels is beneficial and will create a series of new spaces that are suitable for high-quality, modern guest interiors. The historic envelope will be restored and rebuilt using conservation repairs.
8.18	Re-instate fire destroyed first floor structure, external walls and slate covered pitched roof structure over.	Low	Medium Beneficial	Southern range of the Stables (and the Office Range facing the Service Wing courtyard) has been damaged by fire and is currently ruinous and in a poor condition. Proposals to rebuild at ground and first floor levels is beneficial and will create a series of new spaces that are suitable for high-quality, modern guest interiors. The historic envelope will be restored and rebuilt using conservation repairs.
8.19	Re-open blocked windows and install new timber framed double glazed windows to match existing.	High	Medium Beneficial	Reinstate blocked windows.

FULL TABLE OF HERITAGE IMPACT FOR INDIVIDUAL COMPONENTS

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
8.20	Remove existing modern metal gate and replace with timber ledged and braced double doors.	Detrimental	Medium Beneficial	High-quality replacement doors.
8.21	Install mezzanine floor and metal framed spiral stair with timber treads.	Low	Low Adverse	Installation of new staircase and floor structure, but potentially reversible.
8.22	Remove existing modern timber boarding and replace with timber ledged and braced double doors, with timber framed and glazed fixed screen behind.	High	Low adverse	Removal of low-quality materials blocking opening is beneficial. Large, glazed opening will be somewhat visible (and potentially incongruous) in this location. Shutters reduce impact.
8.23	Install new doors to achieve 30 minutes fire resistance (REI 30).	Neutral	Neutral	No impact.
8.24	Refurbish existing clock to gable wall.	High	High Beneficial	Conservation repair.
8.25	Remove modern timber doors and windows and brick up openings. Bricks to match existing in colour, bond, mortar and pointing.	Detrimental	Low Beneficial	Removal of modern windows is beneficial.
8.26	Replace existing modern doors with timber ledged and braced doors.	Neutral	Low Beneficial	No impact.
8.27	Replace existing modern doors with timber ledged and braced doors.	Neutral	Low Beneficial	No impact.
8.28	Construct new building to complete corner of the stableyard. Brick construction with flat brick arches, timber ledged and braced doors and timber framed windows to match existing. Brick to match existing in colour, bond, mortar and pointing.	Neutral	Low Beneficial	Low impact area for maintenance requirements. Reuse of redundant historic structures and sensitive new build.
8.29	Provide high pressure water for valet / cleaning.	Low	Neutral	No impact.
8.30	Install new steel framed mezzanine structure and insulated joisted floor deck. Take up existing asbestos sheet roofing and replace with zinc profiled metal sheet roofing. Insulated between and below rafter. Replace glazed vertical rooflights (removed in the past).	Neutral	Neutral	Limited impact on internal space.

FULL TABLE OF HERITAGE IMPACT FOR INDIVIDUAL COMPONENTS

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
8.31	Lay new polished concrete insulated screed over existing concrete slab.	Neutral	Neutral	Limited impact on internal space.
8.32	Take down existing brick wall between cast iron frame to form door openings and remove modern timber weatherboarding above. Inset new wall construction by approximately 600mm. Wall construction to be of steel and timber frame, with new timber horizontal boarding externally. Doors to be ledged and braced timber double doorsets with secure steel frames and backing as required for security.	Medium	Neutral	Early 20 <sup>th</sup> century vehicle garaging with surviving cast iron columns and iron lattice framework. Timber and roof covering likely to be replaced. Proposals includes conservation repairs to significant fabric and will include periodic renewal of timber structures. Infill brick structure will be replaced with doors.
8.33	Form new openings to gardeners' workshop and store. Doors to be ledged and braced timber doors.	Low	Low Beneficial	High-quality replacement doors.
8.34	Install new hardwood timber framed glazed screen and double door.	Low	Low Beneficial	High-quality replacement doors.
8.35	Install new steel framed mezzanine structure and insulated joisted floor deck. Take up existing asbestos sheet roofing and replace with zinc profiled metal sheet roofing. Insulated between and below rafter. Replace glazed vertical rooflights (removed in the past).	Neutral	Neutral	Limited impact on internal space.
8.36	Lay new polished concrete insulated screed over existing concrete slab.	Neutral	Neutral	No impact.
8.37	Install new back-painted timber sash frames to existing blocked openings to match existing windows elsewhere in this elevation.	High	Low Beneficial	Reinstatement of timber sashes.
8.38	Replace existing modern timber door with timber ledged and braced double doors.	High	Low Beneficial	High-quality replacement doors.
8.39	Re-open blocked windows and install new timber framed double glazed windows to match existing.	High	Low Beneficial	Reinstatement of timber sashes.



FULL TABLE OF HERITAGE IMPACT FOR INDIVIDUAL COMPONENTS

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
8.40	Replace existing timber door with new ledged and braced timber double doors to match existing.	High	Low Beneficial	High-quality replacement doors.
8.41	Install new timber ledged and braced door.	High	Low Beneficial	High-quality new doors.
8.42	Reinstate blocked window opening. Install new timber framed sash window to match existing.	High	Low Beneficial	Reinstatement of timber sashes.
8.43	Take down existing brick wall between cast iron frame to form door openings and remove modern timber weatherboarding above. Inset new wall construction by approximately 600mm. Wall construction to be of steel and timber frame, with new timber horizontal boarding externally. Doors to be ledged and braced timber double doorsets with secure steel frames and backing as required for security.	Medium	Neutral	Early 20 <sup>th</sup> century vehicle garaging with surviving cast iron columns and iron lattice framework. Timber and roof covering likely to be replaced. Proposals includes conservation repairs to significant fabric and will include periodic renewal of timber structures. Infill brick structure will be replaced with doors.
8.44	New windows openings to have flat brick arches, stone cills and timber framed casement windows.	Low	Low Adverse	New guest accommodation within Office Range and Stables will require new window openings at ground floor, minor loss of historic fabric.
8.45	Install new hardwood timber double glazed windows to existing hay loft door openings.	Medium	Low Beneficial	Reuse of existing openings.
8.46	Form new structural openings through wall, with timber steps and handrail.	Low	Low Adverse	Minor loss of historic fabric.
8.47	Construct new brick faced flue within external Service Yard for ventilating plant room.	Low	Low Adverse	New brick structure visible from Stables Courtyard. Minor visual impact.
8.48	Construct new brick-faced structural cavity wall with timber framed windows.	Low	Neutral	No impact.
8.49	Re-instate fire destroyed first floor structure, external walls and slate covered pitched roof structure over.	Low	High Beneficial	Southern range of the Stables (and the Office Range facing the Service Wing courtyard) has been damaged by fire and is currently ruinous and in a poor condition. Proposals to rebuild at ground and first floor levels is beneficial.

FULL TABLE OF HERITAGE IMPACT FOR INDIVIDUAL COMPONENTS

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
8.50	Re-open blocked windows and install new timber framed double glazed windows to match existing.	High	Low Beneficial	Reinstate historic opening.
8.51	Remove existing modern light fittings. Replace CCTV fittings.	Detrimental	Low Beneficial	Remove modern M&E.
8.52	Remove existing modern light fittings. Replace CCTV fittings.	Detrimental	Low Beneficial	Remove modern M&E.
8.53	Refurbish existing clock to gable wall.	High	High Beneficial	Conservation repair.
8.54	Install new hardwood timber double glazed windows to existing hay loft door openings.	High Medium	Low Beneficial	Reuse of existing openings.
8.55	New windows openings to have flat brick arches, stone cills and timber framed casement windows.	Low	Low Adverse	Minor loss of historic fabric.
8.56	Install new steel framed mezzanine structure and insulated joisted floor deck. Take up existing asbestos sheet roofing and replace with zinc profiled metal sheet roofing. Insulated between and below rafter. Replace glazed vertical rooflights (removed in the past).	Neutral	Neutral	Limited impact on internal space.
8.57	Remove modern timber weatherboarding.	Low	Low Beneficial	Removal of modern fabric.
8.58	Inset new wall construction by approximately 600mm. Wall construction to be of steel and timber frame, with new timber horizontal boarding externally. Doors to be ledged and braced timber double doorsets with secure steel frames and backing as required for security.	Low	Low Beneficial	Early 20 <sup>th</sup> century vehicle garaging with surviving cast iron columns and iron lattice framework. Timber and roof covering likely to be replaced. Proposals includes conservation repairs to significant fabric and will include periodic renewal of timber structures. Infill brick structure will be replaced with doors.
8.59	Re-instate fire destroyed first floor structure, external walls and slate covered pitched roof structure over.	Low	High Beneficial	Southern range of the Stables (and the Office Range facing the Service Wing courtyard) has been damaged by fire and is currently ruinous and in a poor condition. Proposals to rebuild at ground and first floor levels is beneficial.

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
8.60	New windows openings to have flat brick arches, stone cills and timber framed casement windows.	Low	Low Adverse	Minor loss of historic fabric.
8.61	Demolition and new partitions	Low	Low Adverse	Proposals to rebuild at ground and first floor levels will create a series of new spaces that are suitable for high-quality, modern guest interiors. The historic envelope will be restored and rebuilt using conservation repairs, however, first floor spaces of the Office Range survive relatively intact as 19 <sup>th</sup> century service accommodation and refurbishment will result in a loss of historic features and historic plan form. Suggest that these are recorded prior to refurbishment.
8.62	Remove partition	High	Low Adverse	First floor spaces of the Office Range survive relatively intact as 19 <sup>th</sup> century service accommodation and refurbishment will result in a loss of historic features and historic plan form. Suggest that these are recorded prior to refurbishment.
8.63	New partitions	Low	Low Adverse	First floor spaces of the Office Range survive relatively intact as 19 <sup>th</sup> century service accommodation and refurbishment will result in a loss of historic features and historic plan form. Suggest that these are recorded prior to refurbishment.
8.64	Wall removed	High	Low Adverse	First floor spaces of the Office Range survive relatively intact as 19 <sup>th</sup> century service accommodation and refurbishment will result in a loss of historic features and historic plan form. Suggest that these are recorded prior to refurbishment.
8.65	Demolition and new partitions	High	Low Adverse	Loss of historic partition wall from Stable range pre-dating Wyatt. New partitions to form guest rooms result in loss of plan form.
8.66	New partitions, staircases and bathrooms associated with guest rooms in east tables range	Medium	Low Adverse	first floor spaces of the Office Range survive relatively intact as 19 <sup>th</sup> century service accommodation and refurbishment will result in a loss of historic features and historic plan form. Suggest that these are recorded prior to refurbishment.

BASEMENT  
IMPACT ASSESSMENT PLAN

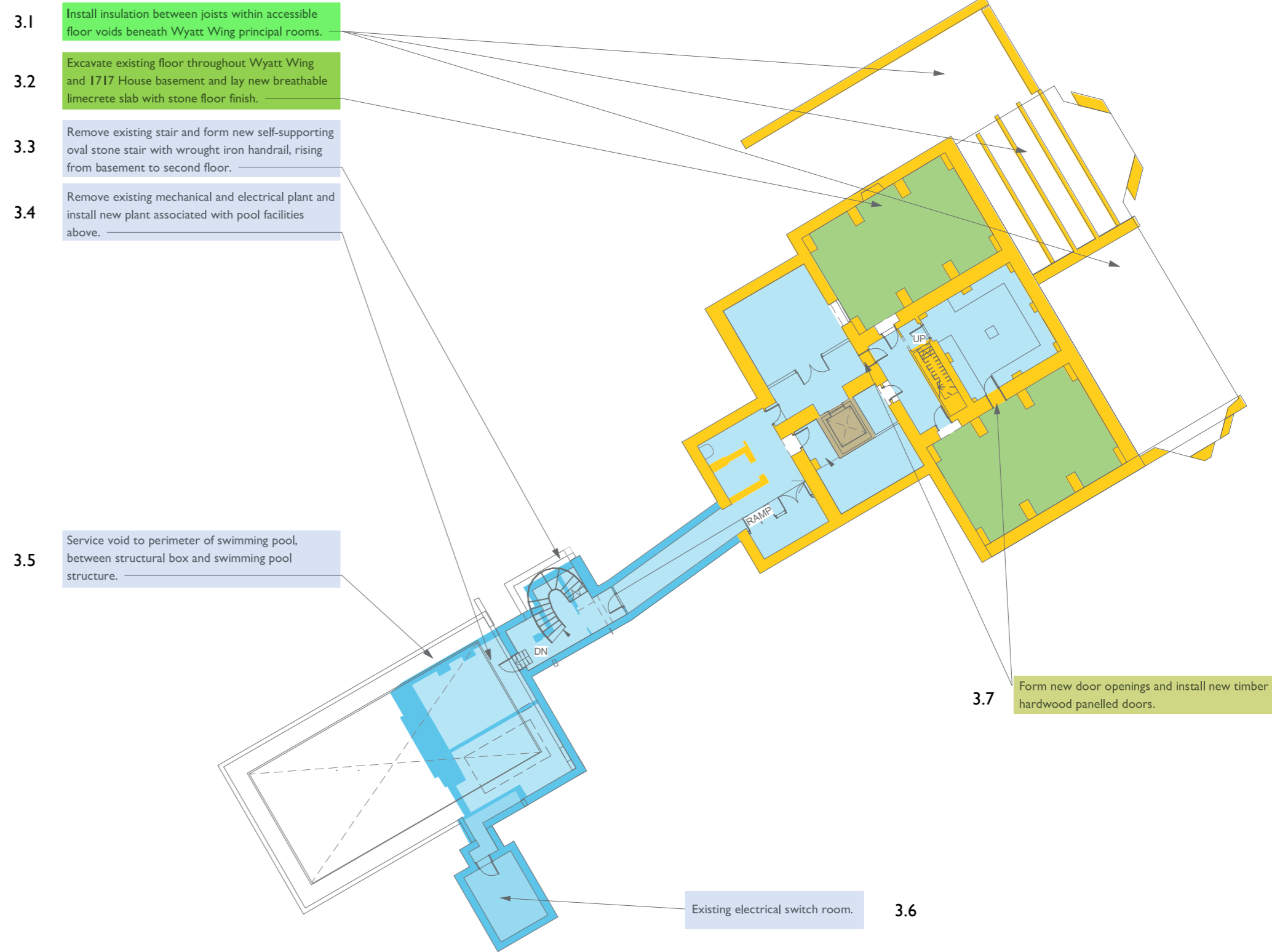
Significance (colour on plan)

- Very High / Exceptional
- High
- Medium
- Low
- Neutral
- Detrimental

Impact (colour on text)

- High Beneficial
- Medium Beneficial
- Low Beneficial
- Neutral
- Low Adverse
- Medium Adverse
- High Adverse

Numbers = Item Number



GROUND FLOOR  
IMPACT ASSESSMENT PLAN

Significance (colour on plan)

- Very High / Exceptional
- High
- Medium
- Low
- Neutral
- Detrimental

Impact (colour on text)

- High Beneficial
- Medium Beneficial
- Low Beneficial
- Neutral
- Low Adverse
- Medium Adverse
- High Adverse

Numbers = Item Number



- 4.1 Carefully remove section of existing stonework to form new window opening. Install hardwood timber framed sash window.
- 4.2 Remove modern window and section of stonework to form new window opening. Install hardwood timber framed sash window.
- 4.3 Line existing flue for use.
- 4.4 Replace modern timber door with new hardwood timber door. Remove modern external ramp and handrails. Remove external light fittings (later additions).

- 4.14 Remove existing modern door and install existing sash window from the adjacent opening.
- 4.15 Drop external level of terrace to original lower level, and construct new sandstone steps with wrought iron handrail.
- 4.16 Carefully remove existing sash window and relocate to adjacent opening. Install new hardwood framed timber panelled door.
- 4.17 Remove existing external rainwater goods and replace with two high quality lead downpipes and hoppers.
- 4.18 Install new stone fireplace to hall (missing) and line existing flue for use.
- 4.19 Remove modern window and drop cill to form new door opening to boot room. Install new hardwood timber panelled door.

- 8.3 Remove blocked window openings and install new hardwood timber sash windows to match existing.
- 8.4 Remove blocked arched opening and install timber framed glazed screen and ledge and braced doors to opening.
- 8.5 Remove existing modern windows and doors and infill openings with brick to match existing in colour, bond, mortar and pointing.

8.9 Install new back-painted hardwood timber sash windows to blocked openings to match existing.

- 4.5 Line existing flues for use.
- 4.6 Remove modern suspended plasterboard ceiling and cornice and reinstate original decorative plaster ceiling and cornice.
- 4.7 Form new door opening to Catering Kitchen.
- 4.8 Remove modern sink and worktop and reinstate joinery sideboard and panelling to original Lewis Wyatt design.
- 4.9 Form new structural opening.
- 4.10 Remove existing sash window and lower cill to create door opening.
- Construct new sandstone faced orangery with glazed aluminium framed lanterns and lead roof over.

- 7.3 Form new self-supporting stone oval stair rising from basement to second floor level.
- 7.4 Remove existing timber door and glazed screen and replace with hardwood framed glazed double doorset.
- 7.5 Remove existing window and brick up opening.
- 7.6 Remove existing modern door and glazed screen and replace with hardwood framed glazed screen and door.
- 7.7 Construct new steel framed pool structure with aluminium framed glazing and glazed roof lantern.

- 7.8 Add one new stone step to base of existing external stairs.
- 7.9 Replace existing timber door with new hardwood timber louvred door.
- 7.10 Replace existing timber door with new timber ledged and braced door.

8.8 Remove existing modern weatherboarding, clean down and redecorate cast iron structure and replace with timber boarding to new recessed structure. Drop brick wall to form 4 new double door openings and install hardwood timber board doors.

- 8.6 Reinststate fire damaged southern range, including rebuilding of first floor and roof structure.
- 8.7 Extend range of service buildings to the south-west to form gardener's stores and workshops.

FIRST FLOOR  
IMPACT ASSESSMENT PLAN

Significance (colour on plan)

- Very High / Exceptional
- High
- Medium
- Low
- Neutral
- Detrimental

Impact (colour on text)

- High Beneficial
- Medium Beneficial
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- Neutral
- Low Adverse
- Medium Adverse
- High Adverse

Numbers = Item Number



8.9 Install new back-painted hardwood timber sash windows to blocked openings to match existing.

5.6 Remove existing external rainwater goods and replace with two high quality lead downpipes and hoppers.

5.1 Replace modern frosted glass rooflights with new aluminium framed roof lanterns.

5.2 Refurbish and re-glaze existing timber framed rooflight.

5.3 Reopen blind window internally.

5.4 Construct new sandstone orangery with sheet lead and batten rolled lead roof covering. Aluminium framed pitched glazed roof lanterns.

5.5 Carefully take down bay window (structurally unsound) brick-by-brick, number and set aside for re-building on new steel frame support structure.

ATTIC  
IMPACT ASSESSMENT PLAN

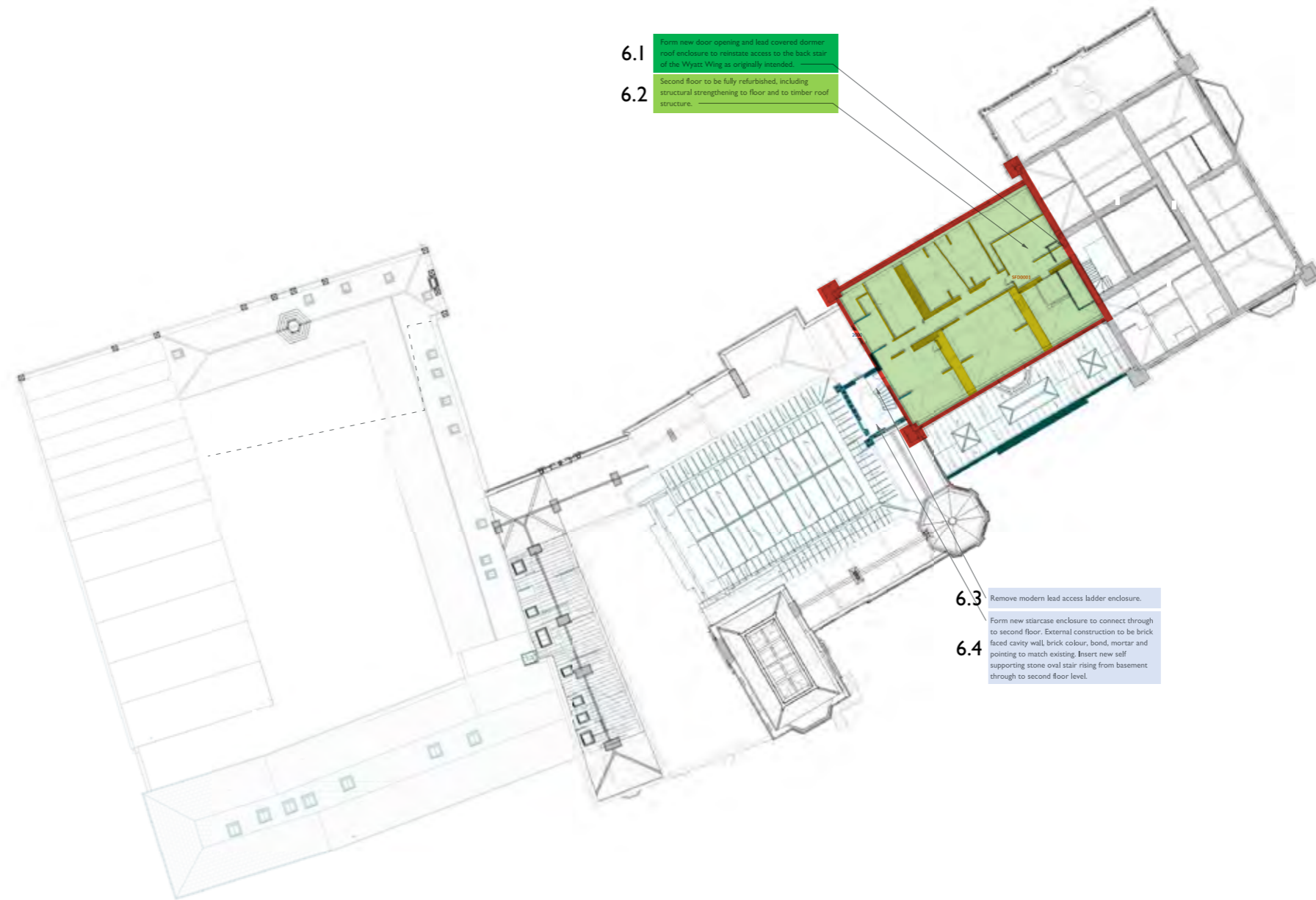
Significance (colour on plan)

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- Low
- Neutral
- Detrimental

Impact (colour on text)

- High Beneficial
- Medium Beneficial
- Low Beneficial
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Numbers = Item Number



- 6.1 Form new floor opening and lead covered dormer roof enclosure to reinstate access to the back stair of the Wyatt Wing as originally intended.
- 6.2 Second floor to be fully refurbished, including structural strengthening to floor and to timber roof structure.

- 6.3 Remove modern lead access ladder enclosure.
- 6.4 Form new staircase enclosure to connect through to second floor. External construction to be brick faced cavity wall, brick colour, bond, mortar and pointing to match existing. Insert new self supporting stone oval stair rising from basement through to second floor level.

WYATT WING AND 1717 HOUSE BASEMENT  
IMPACT ASSESSMENT PLAN

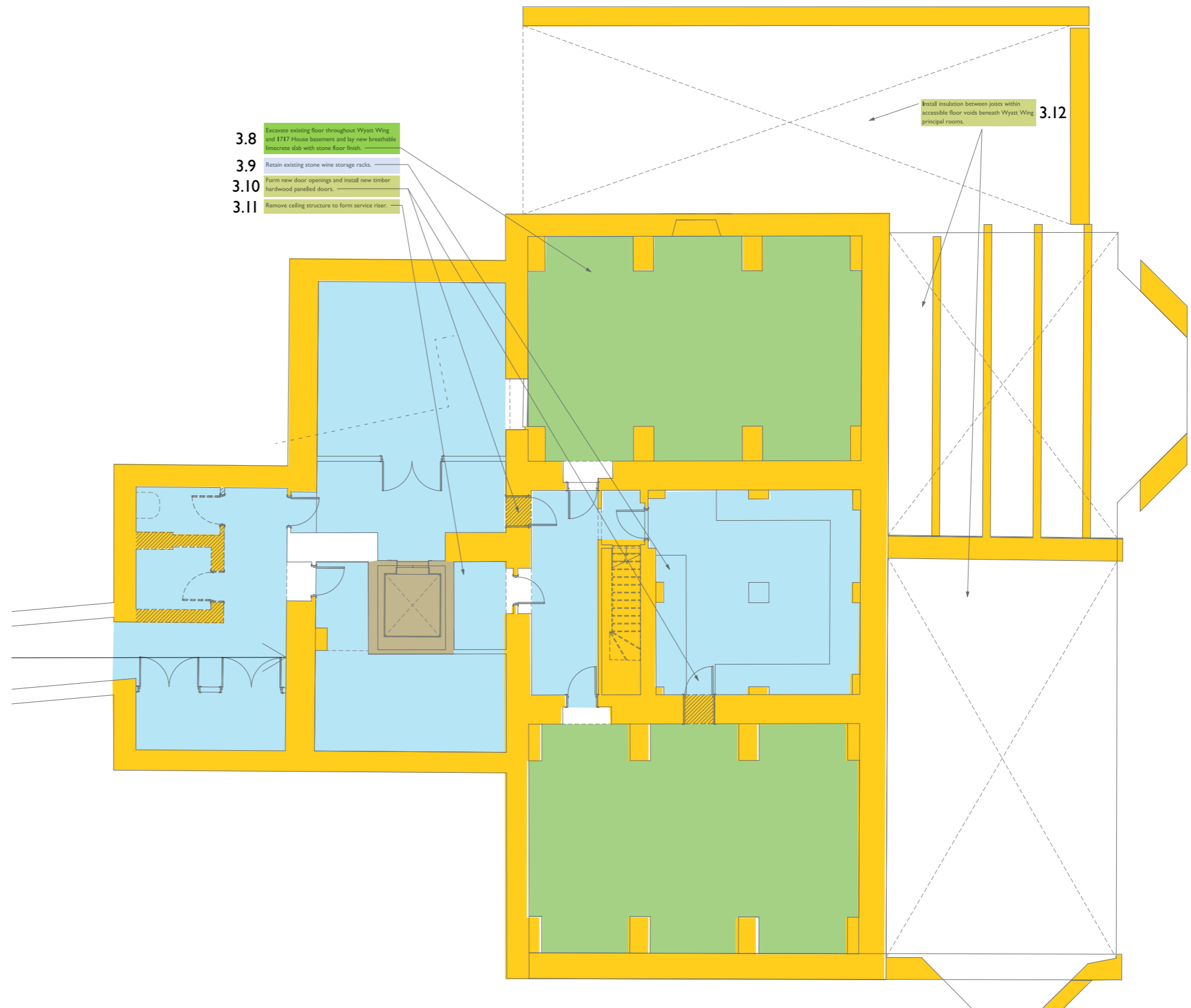
Significance (colour on plan)

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Impact (colour on text)

- High Beneficial
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Numbers = Item Number





WYATT WING GROUND FLOOR: PART ONE  
IMPACT ASSESSMENT PLAN

Significance (colour on plan)

- Very High / Exceptional
- High
- Medium
- Low
- Neutral
- Detrimental

Impact (colour on text)

- High Beneficial
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Numbers = Item Number



WYATT WING GROUND FLOOR: PART TWO  
IMPACT ASSESSMENT PLAN

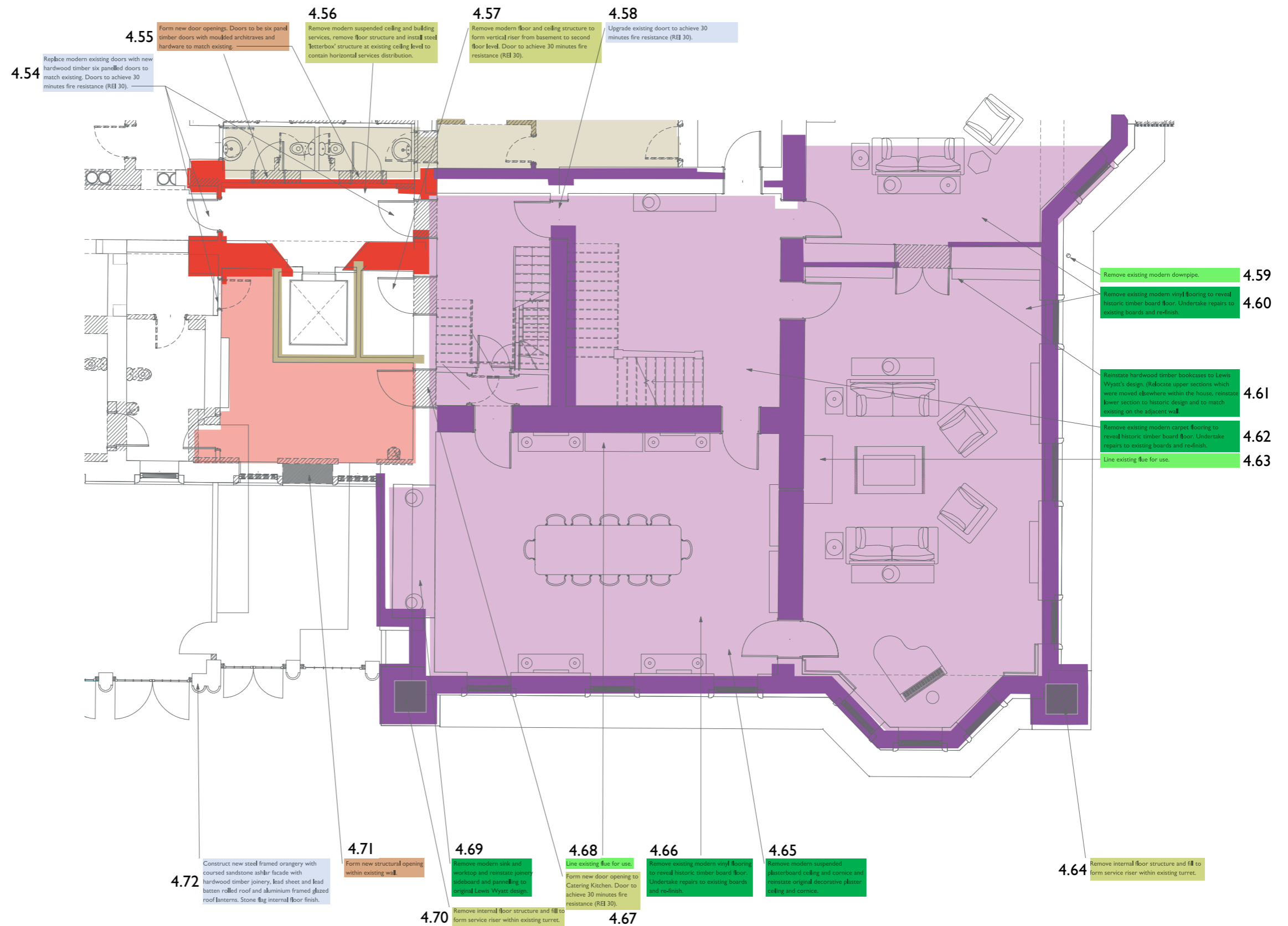
Significance (colour on plan)

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Impact (colour on text)

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Numbers = Item Number



1717 HOUSE:  
GROUND FLOOR  
IMPACT  
ASSESSMENT PLAN

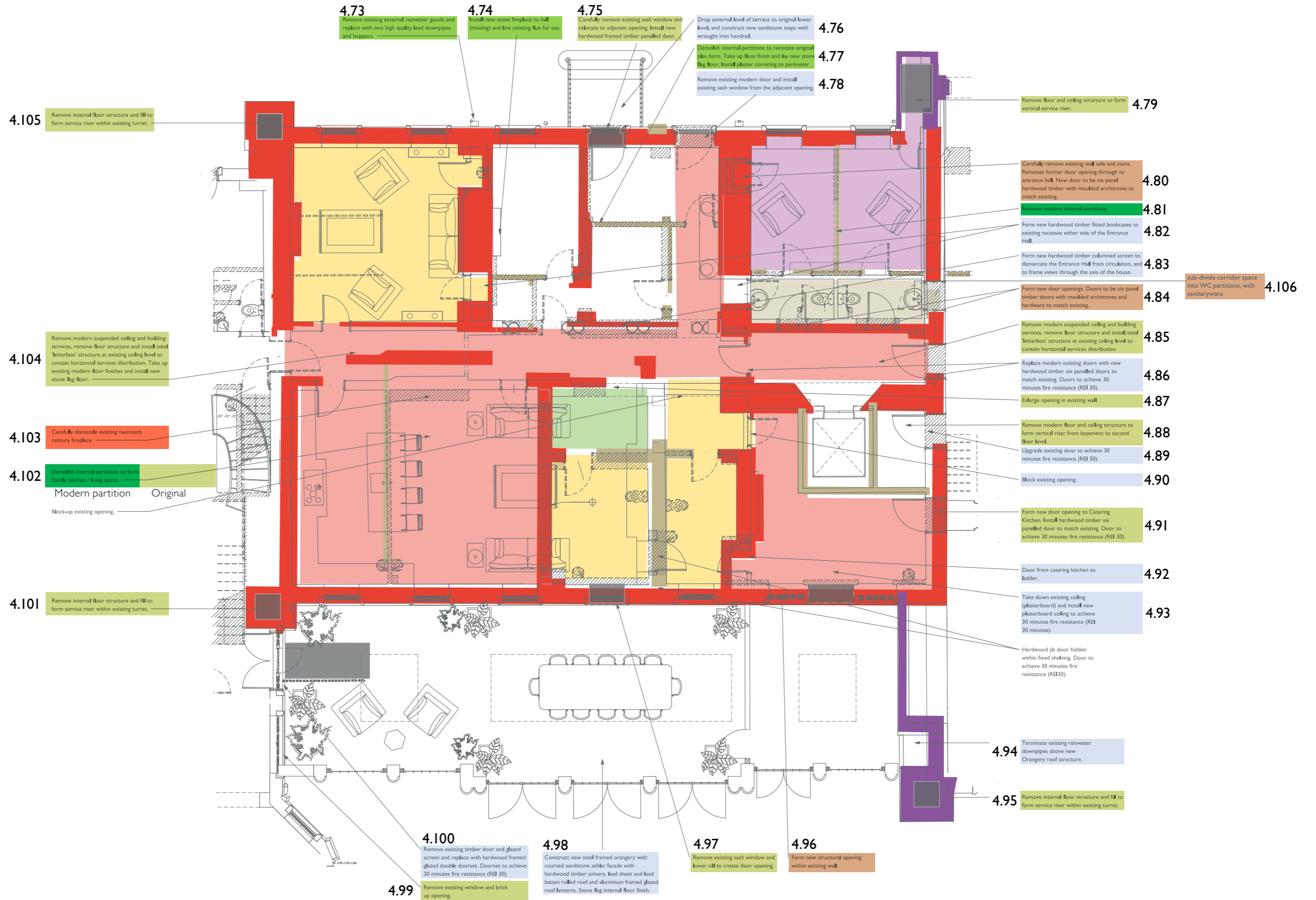
Significance (colour on plan)

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Impact (colour on text)

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Numbers = Item Number



SERVICE COURTYARD: GROUND FLOOR  
IMPACT ASSESSMENT PLAN

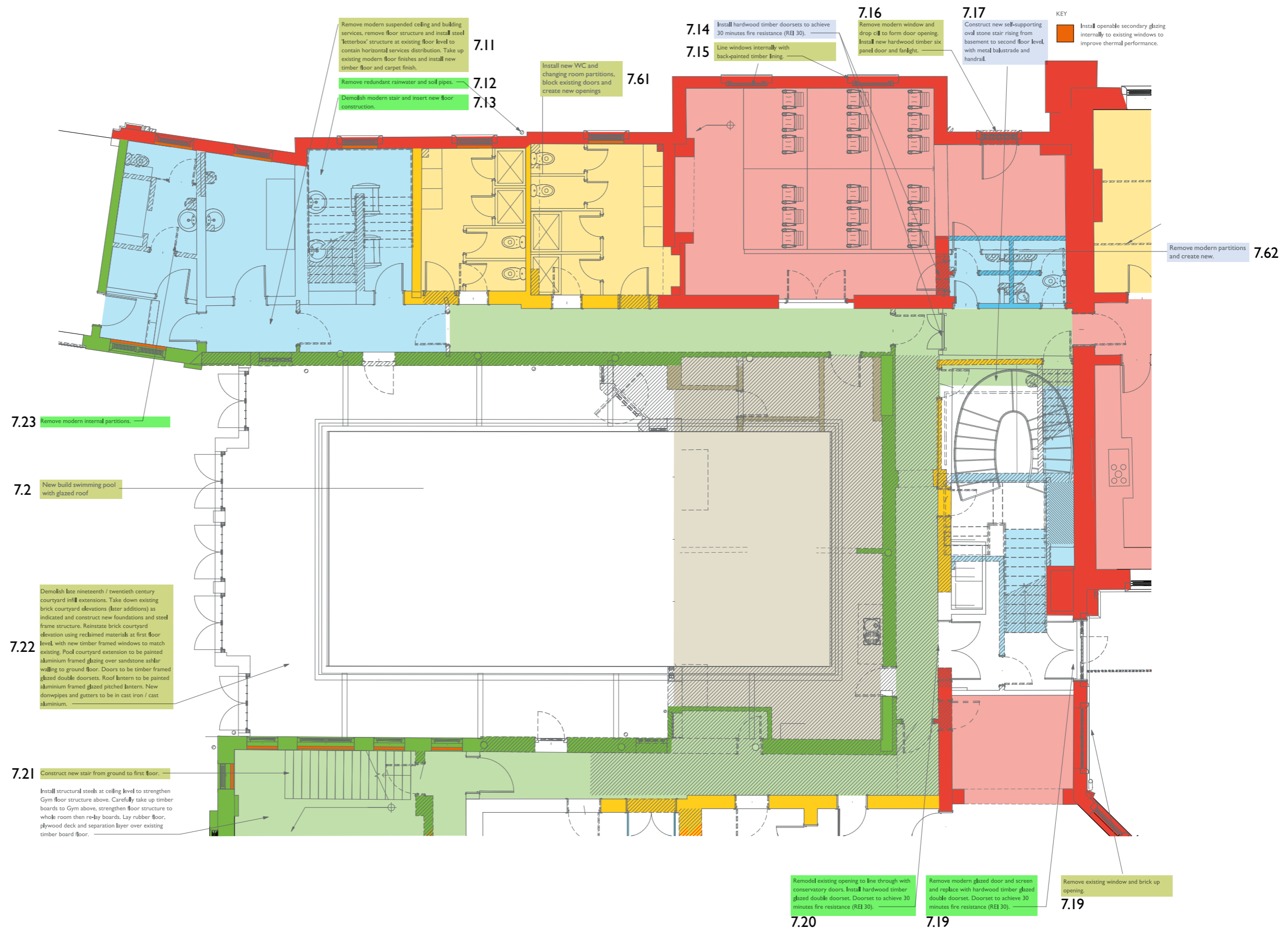
Significance (colour on plan)

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- Detrimental

Impact (colour on text)

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Numbers = Item Number



SERVICE COURTYARD GROUND FLOOR:  
PART TWO  
IMPACT ASSESSMENT PLAN

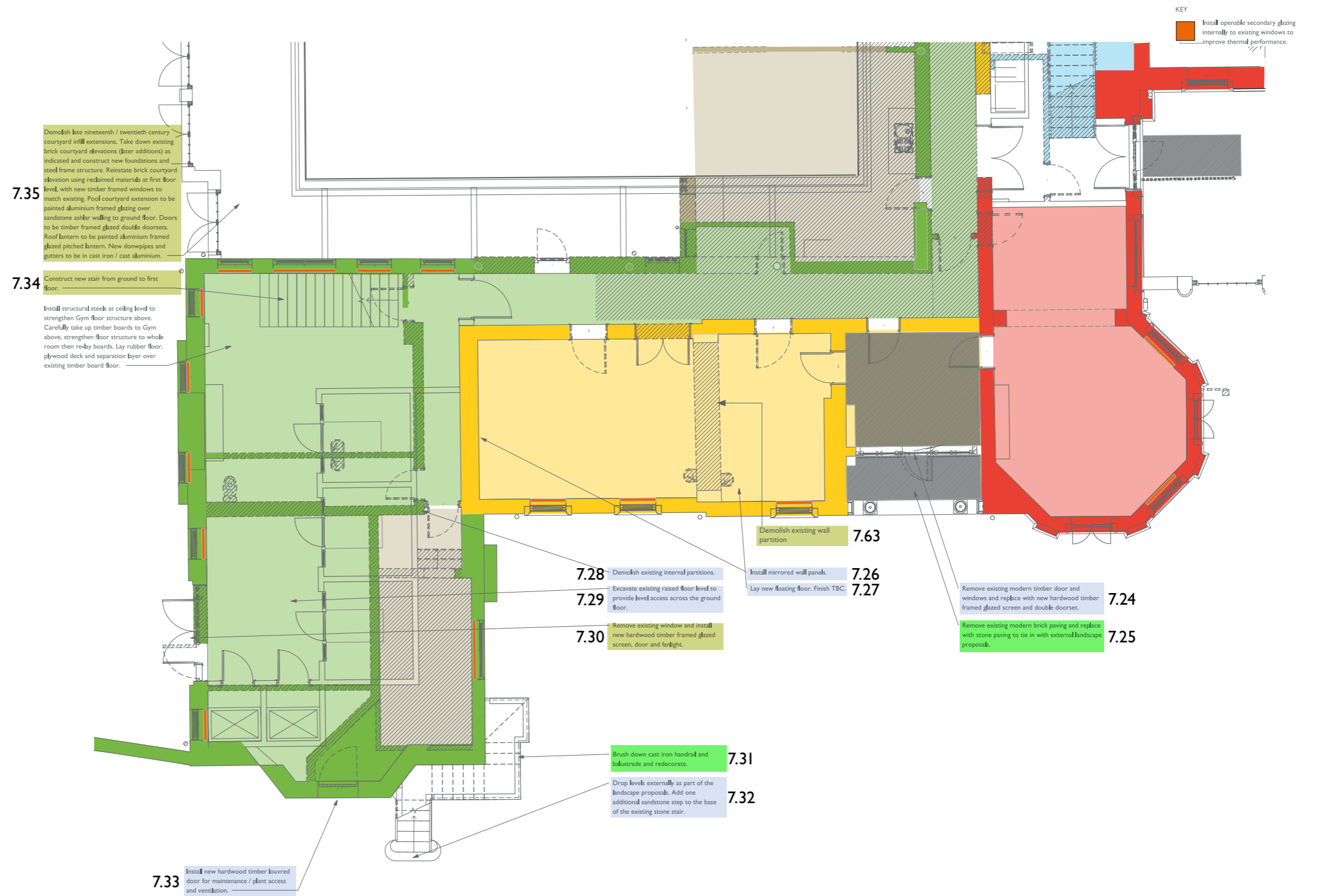
Significance (colour on plan)

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Impact (colour on text)

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WYATT WING FIRST FLOOR  
IMPACT ASSESSMENT PLAN

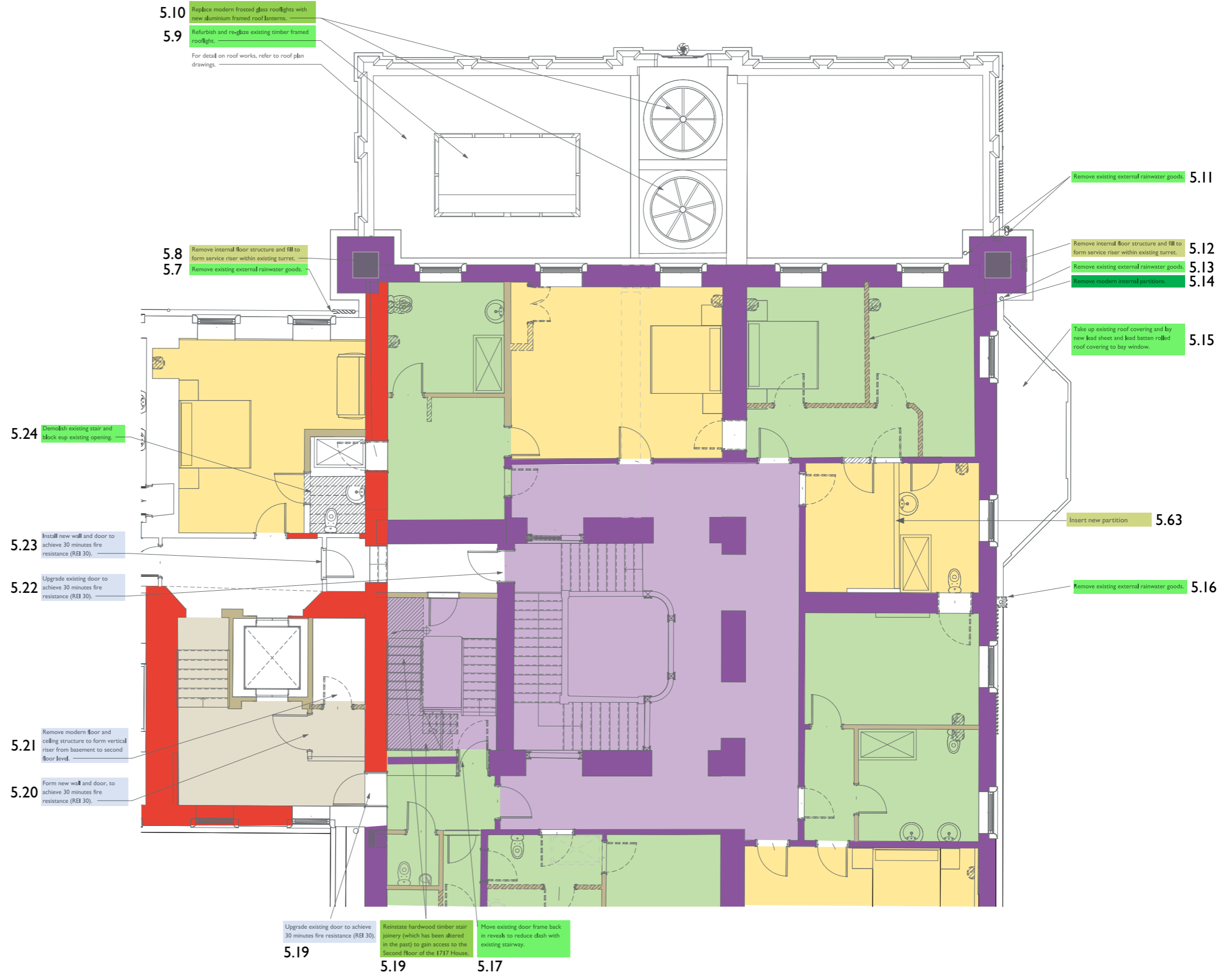
Significance (colour on plan)

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Impact (colour on text)

- High Beneficial
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WYATT WING FIRST FLOOR: PART TWO  
IMPACT ASSESSMENT PLAN

Significance (colour on plan)

- Very High / Exceptional
- High
- Medium
- Low
- Neutral
- Detrimental

Impact (colour on text)

- High Beneficial
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Numbers = Item Number



1717 HOUSE FIRST FLOOR  
IMPACT ASSESSMENT PLAN

Significance (colour on plan)

- Very High / Exceptional
- High
- Medium
- Low
- Neutral
- Detrimental

Impact (colour on text)

- High Beneficial
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- Low Beneficial
- Neutral
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Numbers = Item Number





SERVICE COURTYARD FIRST FLOOR  
IMPACT ASSESSMENT PLAN

Significance (colour on plan)

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- Detrimental

Impact (colour on text)

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SERVICE COURTYARD FIRST FLOOR: PART TWO  
IMPACT ASSESSMENT PLAN

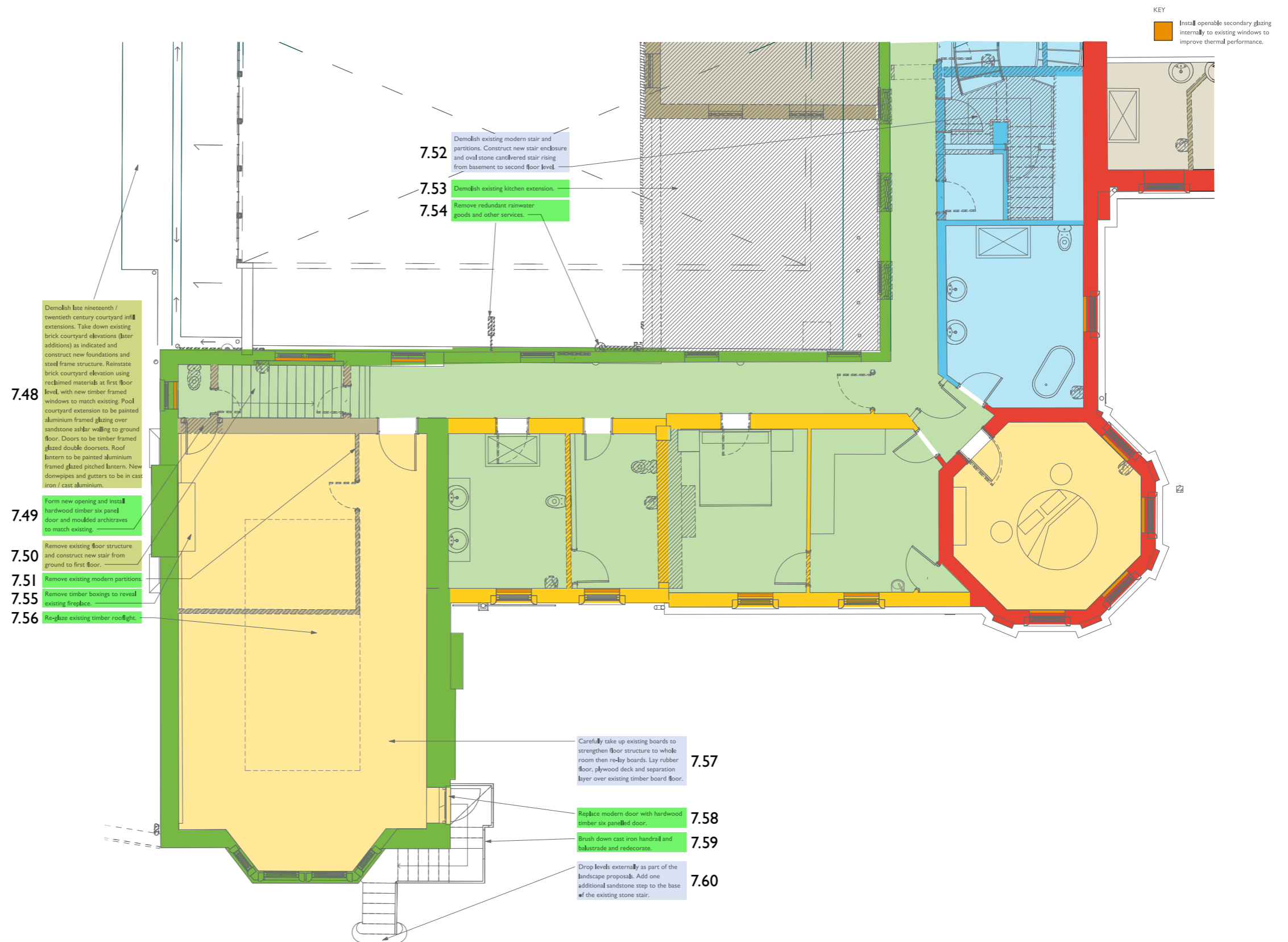
Significance (colour on plan)

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Impact (colour on text)

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Numbers = Item Number



OFFICE WING GROUND FLOOR  
IMPACT ASSESSMENT PLAN

Significance (colour on plan)

- Very High / Exceptional
- High
- Medium
- Low
- Neutral
- Detrimental

Impact (colour on text)

- High Beneficial
- Medium Beneficial
- Low Beneficial
- Neutral
- Low Adverse
- Medium Adverse
- High Adverse

Numbers = Item Number



STABLEYARD GROUND FLOOR  
IMPACT ASSESSMENT PLAN

Significance (colour on plan)

- Very High / Exceptional
- High
- Medium
- Low
- Neutral
- Detrimental

Impact (colour on text)

- High Beneficial
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Numbers = Item Number



STABLEYARD GROUND FLOOR: PART TWO  
IMPACT ASSESSMENT PLAN

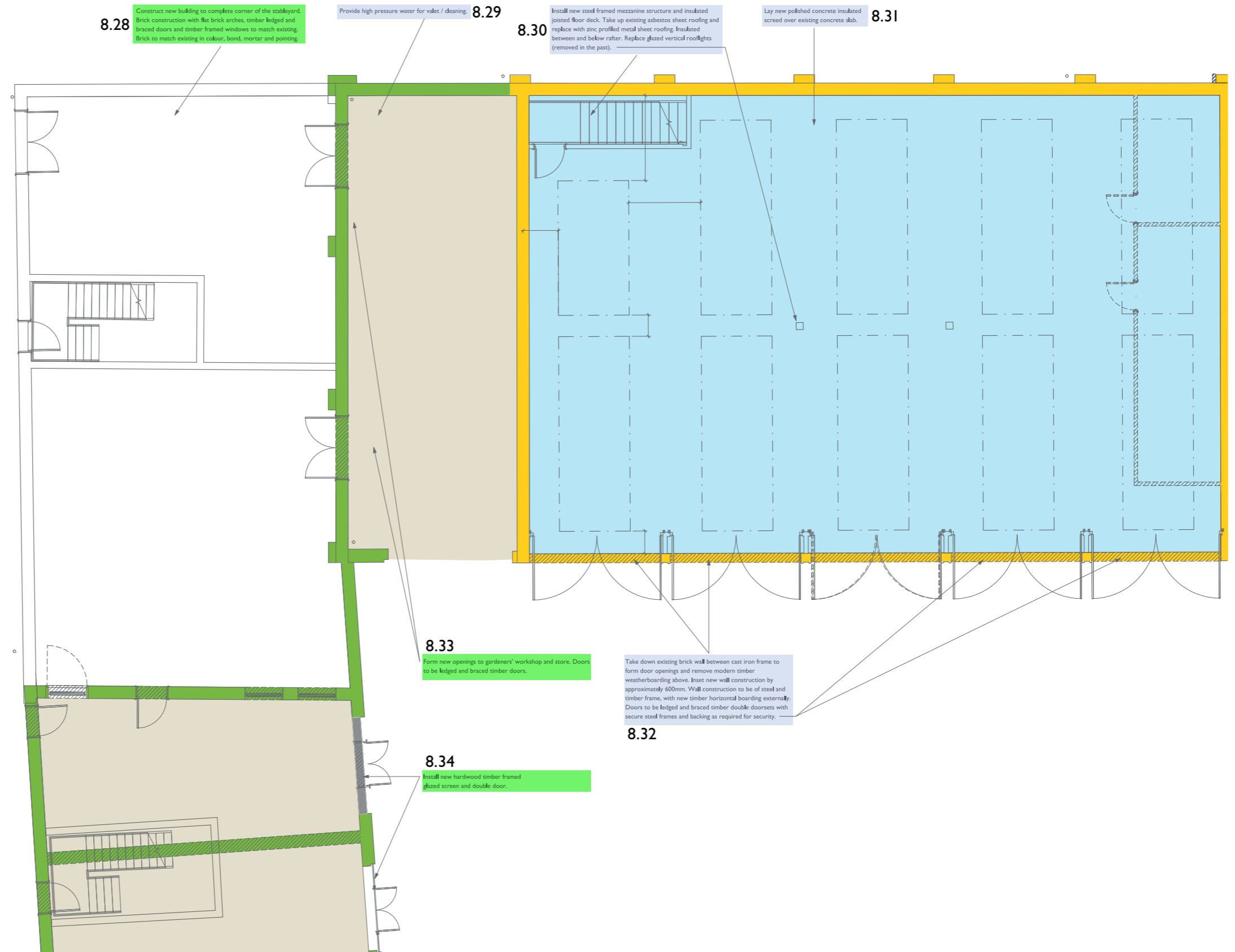
Significance (colour on plan)

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- Medium
- Low
- Neutral
- Detrimental

Impact (colour on text)

- High Beneficial
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Numbers = Item Number



STABLEYARD GROUND FLOOR: PART THREE  
IMPACT ASSESSMENT PLAN

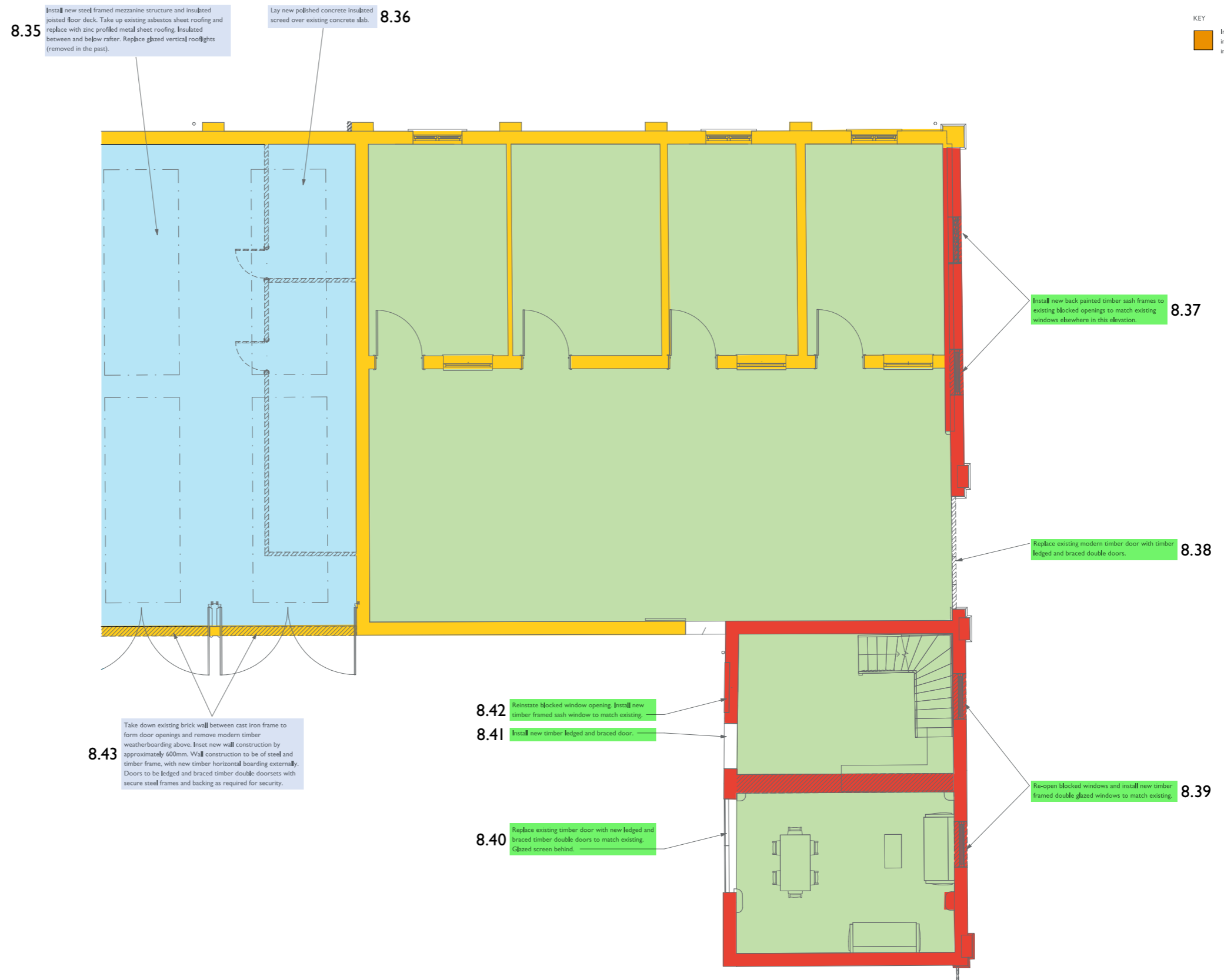
Significance (colour on plan)

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- Medium
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- Neutral
- Detrimental

Impact (colour on text)

- High Beneficial
- Medium Beneficial
- Low Beneficial
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- Medium Adverse
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Numbers = Item Number



OFFICE WING FIRST FLOOR  
IMPACT ASSESSMENT PLAN

Significance (colour on plan)

- Very High / Exceptional
- High
- Medium
- Low
- Neutral
- Detrimental

Impact (colour on text)

- High Beneficial
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Numbers = Item Number



STABLEYARD FIRST FLOOR  
IMPACT ASSESSMENT PLAN

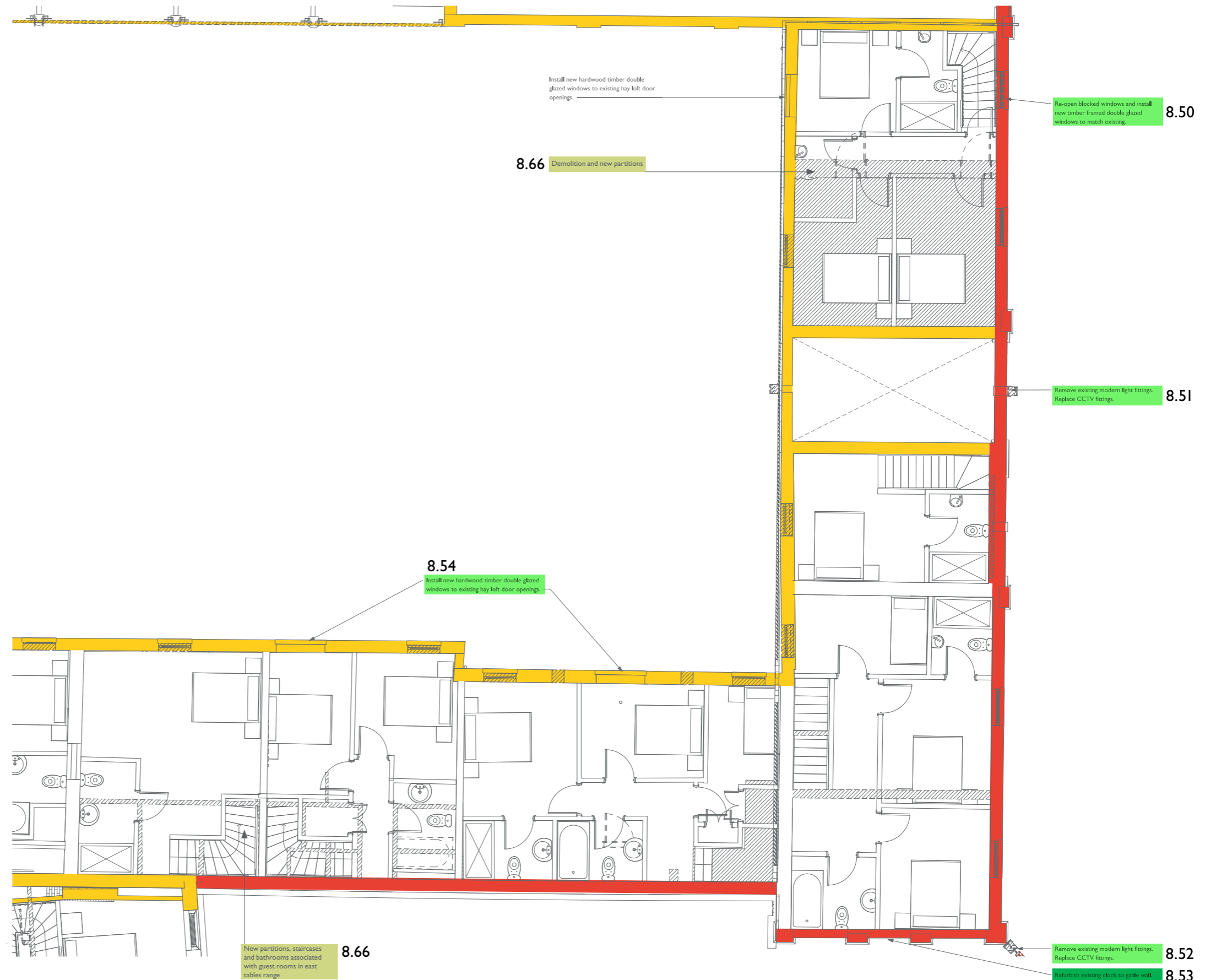
Significance (colour on plan)

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- Medium
- Low
- Neutral
- Detrimental

Impact (colour on text)

- High Beneficial
- Medium Beneficial
- Low Beneficial
- Neutral
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Numbers = Item Number





STABLEYARD FIRST FLOOR: PART TWO  
IMPACT ASSESSMENT PLAN

Significance (colour on plan)

- Very High / Exceptional
- High
- Medium
- Low
- Neutral
- Detrimental

Impact (colour on text)

- High Beneficial
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