PURCELL

CUERDEN HALL, CHORLEY

DESIGN & ACCESS STATEMENT
APRIL 2021

Chris Cotton & Tom Brigden
St James', 79 Oxford Street, Manchester M1 6FQ
tom.brigdenl@purcelluk.com
+44 (0)161 300 7747
www.purcelluk.com

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1. INTRODUCTION

We are delighted to be working with Colin Shenton and Gareth Harold on the realisation of their vision to restore Cuerden Hall, Chorley as a comfortable family home and country house estate for the 21st century.

Cuerden Hall is a complex of buildings of exceptional character, which have evolved over a period of three hundred years, set within a most beautiful picturesque parkland setting. The outwardly picturesque Hall, full of variety and movement, owes its present form to the alterations undertaken by Architect Lewis Wyatt between 1816 and 1819. Wyatt's use of projecting bays, the octagonal form of the ornamental dairy, the commanding belvedere tower and chimneys grouped to form turrets creates an unusually dynamic and characterful form, both externally as viewed from the formal gardens and wider landscape park, and internally in the layout of the principal rooms, each with its own aspect and framed views of the landscape beyond.

Despite the use of the Hall by the Ministry of Defence, and later as a Sue Ryder care home, the condition of the principal rooms of the Lewis Wyatt Wing is generally fairly good, with much original joinery, fireplaces and plasterwork surviving. It is hoped that stripping out may also reveal original floor and ceiling finishes intact beneath later finishes. Elsewhere within the house, later works have been more intrusive, including the internal partitioning of rooms, the demolition of a garden loggia, the addition of a first floor and courtyard extensions to the service yard and the stripping out of internal finishes to the office wing. Much of the stable yard is in an advanced state of decay, and the southern range has suffered in the past from a fire which has destroyed the majority of the upper structure and left the lower spaces in an uninhabitable state of repair.

The loss of historic fabric to parts of the Hall suggest that these areas have a greater capacity for sympathetic change and adaptation. The differing characters of parts of the building also suggest that different approaches to restoration, conservation and adaptation may be taken within different parts of the building, also reflecting the requirements of a country house fit for 21st century living.

1.1 PURPOSE OF THE STUDY

The objective of this Design & Access Statement is to describe the iterative design process undertaken between Client, Place and Architect. This process has facilitated much thought about the nature of 21st century country living, the aspirations for the use of space and the relationship between activities. The process has enabled a deeper more critical understanding of Cuerden Hall and the opportunities it presents for as an exceptional and unique contemporary home. The methodology has been to review all existing material, understand the building and site, understand the historical development and significance of its various parts, and to devise a creative response that brought both together and then continue the iterative process of design development to refine the concept to a viable proposal.

2. LOCATION

Cuerden Hall is located approximately 5 miles South of Preston in Lancashire, close to the intersections of the M1, M65 and M61. The Hall is accessed via a former carriage drive to the West, which leads to Shady Lane and to Wigan Road beyond. Historically, this was a secondary service entrance to the hall, as indicated by its arrival at the stable yard end of the building and by Lewis Wyatt's drawings for Wigan Road lodge which is the simplest of his lodge designs for Cuerden Hall. The principal entrance to the estate was via the Stag Lodge to the north (Preston direction), and a third entrance provided access to St. Saviour's Church, Cuerden.

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 quite 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 encircle his wing of 1816. This part of the house was designed to be viewed from locations within the landscape to the north, east and south, as demonstrated by Lewis Wyatt's landscape plan which shows the house framed by clumps of trees when viewed from the former carriage drive to the north and east.

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. Parts of the wider designed landscape (including the American Garden, Ice House and Column Monument) survive within Cuerden Valley Country Park to the south-west, a very popular local recreation spot for dog walkers and family groups.

1 **SITE LOCATION PLAN**
1000 **1:2500**

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2. LOCATION

View of Stag Lodge, Wigan Road, the former principal carriage drive entrance to Cuerden Hall.

View of the site entrance from Shady Lane. The gate piers are modern and the course of the drive has been altered.

View along the entrance drive from Shady Lane.

View of the north front of Cuerden Hall from the current entrance drive.

View of the north front showing the later porch extensions added to Lewis Wyatt's entrance front.

View of the south front of Cuerden Hall from the lawn.

View from Cuerden Hall towards Cuerden Valley Park to the East.

Course of the principal carriage drive leading across the parkland from the north-east.

View of the hall and parkland setting from the principal carriage drive to the north-east.

View across the River Lostock towards the Cuerden Valley Park cafe and visitor centre to the south of the hall.

View of the unused and overgrown land between the west elevation of the stableyard and Cuerden Close.

Typical form of mid-twentieth century housing constructed by the Ministry of Defence to the West of Cuerden Hall.

3. UNDERSTANDING THE SITE

3.1 ECOLOGY

Rachel Hacking Associates has been appointed to carry out Ecology and Arboricultural Survey Reports to accompany this application for Planning & Listed Building Consents. Although bats and newts have been reported locally, the presence of newts has not been established. Use of parts of the buildings by bats has been identified, and follow up surveys are programmed in order to inform mitigation.

3.2 ARCHAEOLOGY

Although records exist tracing the origins of Cuerden Hall back to at least the sixteenth century, it is assumed that the construction of the surviving 1717 house was on the same site and therefore that archaeological remains of earlier properties do not survive. However, there is clearly the possibility that archaeological remains from any period may be encountered on parts of the site that have been less disturbed. In particular, internal excavation of the floors within the 1717 house, and external excavation in relation to landscaping and other new build works may encounter buried archaeology. An Archaeological Desk Based Assessment prepared by Matrix Archaeology accompanies this application for Planning and Listed Building Consent.

3.3 FLOOD RISK AND DRAINAGE

Curtins have been commissioned to prepare a Flood Risk Assessment to accompany Planning & Listed Building Consent applications. Below ground drainage design is by Curtins, above ground drainage is by TGA Consulting Engineers. The capacity, condition and appropriateness of existing drainage systems will be assessed as part of this design process. A Contaminated Ground Assessment and Flood Risk Assessment accompany this application for Planning and Listed Building Consent.

3.4 VIEWS

There are no public footpaths, roads or other rights of way close to the house. However, a right of access exists to Cuerden Close which has been considered in relation to the design of new gates and lodges. The hall is visible from public footpaths within the Cuerden Valley Country Park (although they are some distance from the house). Technically speaking, there is public access to the garden boundary to the east, although members of the public rarely venture this close to the boundary. Due to the mature trees to the garden's southern boundary, Cuerden Hall is not visible from the Country Park Visitor Centre and Cafe. Historically there was an open view from the house across parkland to the north, however reinstatement of this view is not considered appropriate due to the acoustic screening properties of the existing trees which substantially reduce road noise from the nearby motoway.

3.5 SOCIAL NEED AND ECONOMIC VIABILITY

Cuerden Hall is a building of exceptional historical and architectural value, of at least a regional if not national standard, 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 (eg. reconstruction of fire damaged wing). The proposal to return the house to a single dwelling should be viewed as an exceptional and rare opportunity, and the best outcome in terms of retention of historical and architectural value.

3.6 CONSERVATION AREA STATUS, TREE PRESERVATION ORDERS AND LISTED BUILDINGS

It is understood that the site is not located in a Conservation area. The house is Grade II* Listed and the mature trees within the garden are subject to Tree Preservation Orders as a consequence of being within the curtilage of a Listed building.

LISTING DESCRIPTION

Grade 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).

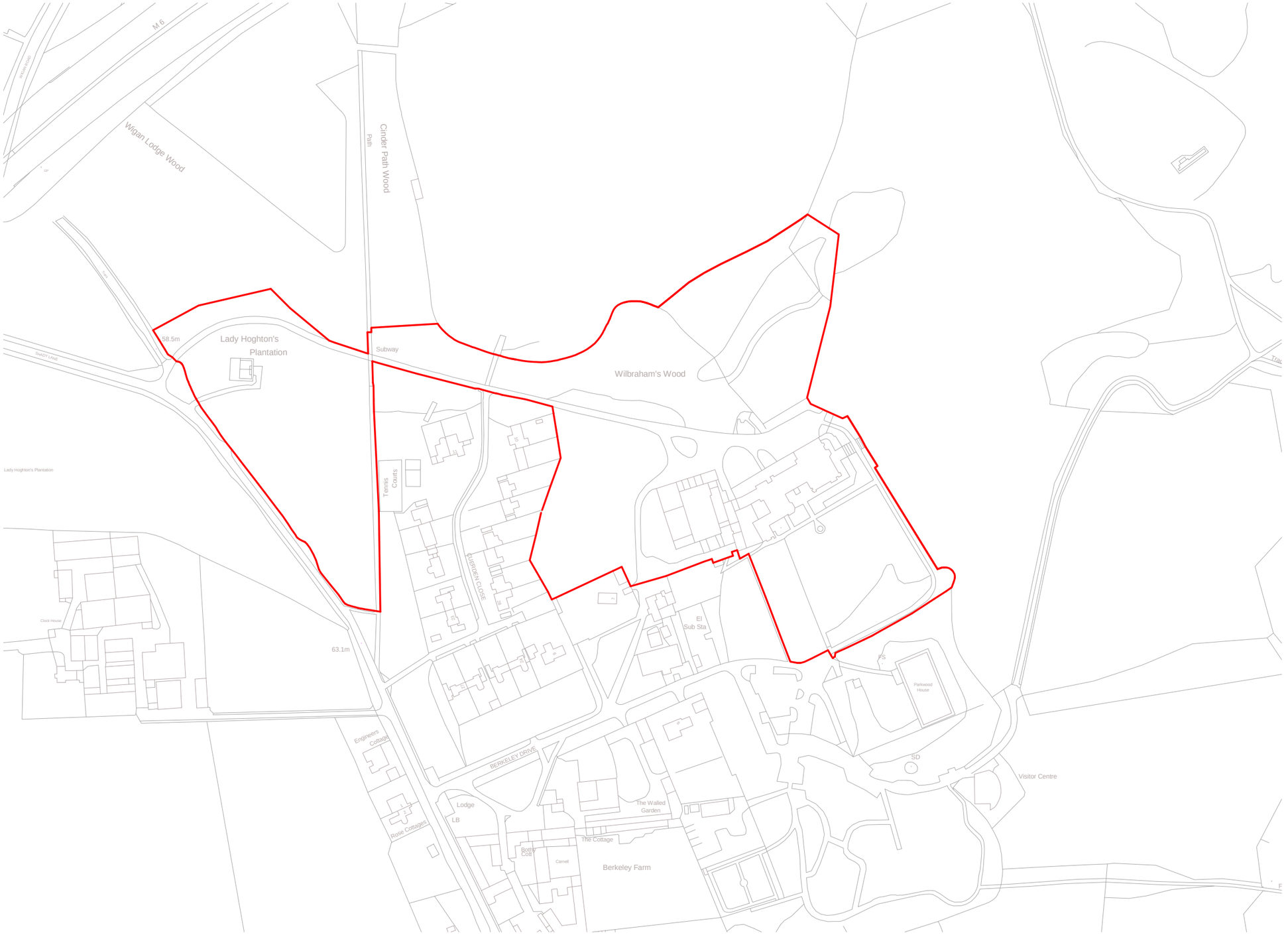
The east range added by Wyatt is rectangular, five bays each side, has tall square-sectioned corner chimneys with narrow inset stone panels on both levels, terminating above the parapet in four clustered flues with stone caps; moulded stone bands on two levels carry round these chimneys, and there are 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 "office 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 offices), 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).

SITE PLAN AS EXISTING



1 / 1000 **Location Plan**
1 : 1250

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Drawings are based on survey data and may not accurately represent what is physically present.

Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.

All dimensions are in millimeters unless noted otherwise.

Purcell shall be notified in writing of any discrepancies.

Key Plan
not to scale

REV DATE DESCRIPTION

CLIENT
Colin Shenton

PROJECT
Cuerden Hall, Chorley, RIBA
0-1 IUMBER
240729

PURCELL

TITLE
Location Plan

SIZE	SCALE	LAST REVISED	DRAWN	CHECKED
A1L	As Shown	01/02/2021	ZB	

REV P01 **SUITABILITY/REASON FOR ISSUE** S0 - Work In Progress

DRAWING NUMBER
240729-PUR-00-XX-DR-A-1000

St James', 79 Oxford Street, Manchester, M1 6FQ

4. INITIAL IDEAS

We began the design process with an initial discussion around Colin and Gareth's vision for the refurbishment of Cuerden Hall. This dicussion covered topics such as the mood and feel of different parts of the house, the aspiration for the 'historically accurate' conservation of the principal rooms, but a more relaxed homely feel to the 1717 core of the house where most day-to-day living will take place.

4.1 CLIENTS INITIAL LAYOUT IDEAS

Following our discussions around the vision for the refurbishment of the hall, Colin and Gareth prepared an initial sketch layout plan setting out their ideas for room functions and distribution. From this, we developed a concept set of plans (pp.14-15), scaled to match plans showing our initial thoughts on historical development of the house and the relative heritage significance of its parts (pp.12-13). These drawings formed the basis of early pre-application discussions with the local and statutory authorities, a summary of which is given below.

4.2 PRE-APPLICATION DISCUSSIONS / ADVICE

The following pre-application discussions have been held with local and statutory authorities:

- 22nd October 2020: Site walkaround with Ian Bond, Conservation Officer for Growth Lancashire (acting on behalf of Chorley Borough Council). Ian supported the principle of a change of use back to a single residential house, as the least the impactful to the heritage fabric of the building. Ian was supportive of the principle to locate more impactful interventions within parts of the building of lesser heritage significance, and on this basis the location of the swimming pool within the service courtyard was deemed to be appropriate. Re-construction of the stableyard wing to the west of the stableyard was discussed and deemed to be supportable subject to the detail fo the application.

- 1st December 2020: Microsoft Teams meeting with Richard Broadhead, Historic England, to discuss the proposals. Richard was broadly supportive of the scheme, particularly the change of use to return the building to domestic use, and the principle of providing accomodation befitting a 21st century Country House. He noted that the detail of proposals for the swimming pool structure and any external alterations (eg. loggia / conservatory, any alterations to the porch) would need to be developed to a high degree of detail and justified carefully with the Heritage Impact Assessment. The principle to make most alterations within parts of the building which have already been heavily altered was supported, as were proposals for conversion of the stableyard and office wing buildings for guest and staff accomodation. Re-landscaping proposals were supported as beneficial to the context of the historic building.

- 2nd December 2020: Site visit with Mike Halsall, Chief Planning Officer. MH didn't raise an issue with the principle of the proposals for Cuerden Hall and Stable Block, and appreciated what we were trying to achieve in terms of providing formal, service and leisure areas within the complex. MH seemed to accept that there was a greater capacity for change in the courtyard and this being the most appropriate location for a covered swimming pool of high design quality. As well as the courtyard area having the greatest capacity for change, it was acknowledged that this was located centrally within the complex and not visible from within the grounds.
MH didn't raise an in-principle issue with rebuilding the range to the rear of the Stable Block and possibly extending this by infilling the corner of the Stable Block.

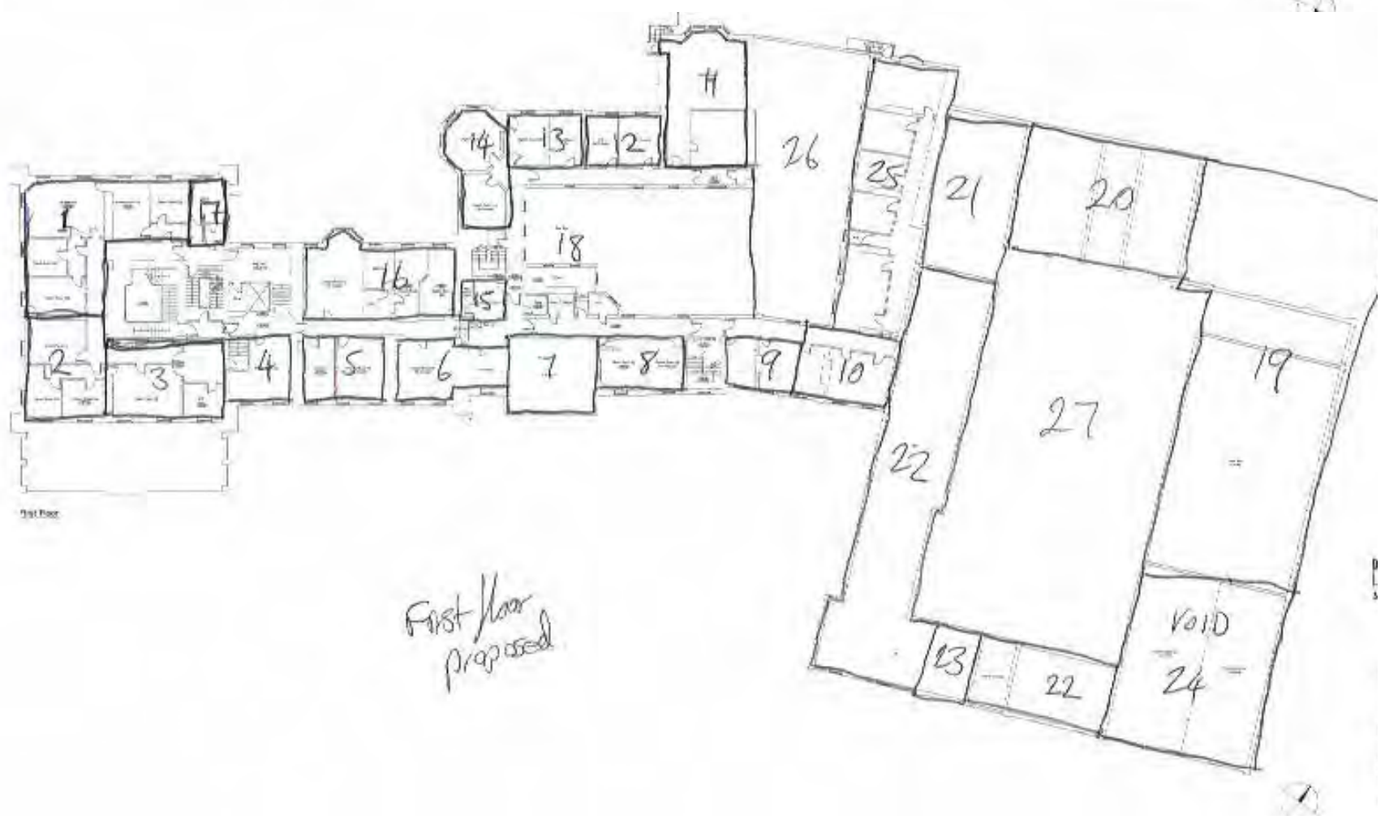
4.3 ACCOMODATION SCHEDULE

The accomodation schedule (below and opposite) sets out our initial understanding of the client's accomodation requirements, along with any additional notes on functional requirements that have come up as part of our early design discussions.

Room	Use	Additional Notes
Wine Store	Wine Store	Use of the original wine storage racks. Extension of existing wine storage required (for a proper collection).
Electrical Plant Room	Incoming Services, boards and metres	Retain existing electrical plant room?
Mechanical Plant Room	Oil Storage, boilers, distribution	Retain existing mechanical plant room? Or retain the existing room only for distribution and connections to new plant room located elsewhere? Potential for ground source heat pump to southern lawn.
Stores	Furniture storage	
Den / Games Room?		Not a primary requirement, but there are a lot of generous rooms at basement level.
General		Existing murals potentially with some heritage value (presumably date from period of MOD occupation). Mechanical distribution appears to be relatively recent installation and in good condition - potential to retain. Lighting, sockets and switches require replacement, particularly to any 'front of house' spaces (eg. wine store, den). Demolition of Edwardian kitchen wing will impact the basement plant room in this area, possibility to connect leisure uses to spaces at basement level.
Laundry	Laundry	Commercial size laundry required somewhere within the building (for when building at max occupancy). Some laundry space could be provided in the cellar, with access to first floor laundry via the lift. Additional commercial size laundry space may be required in the stableyard.
GROUND FLOOR		
WYATT WING		
Room	**Use**	**Additional Notes**
Study		
Sitting Room		
Library		
Dining Room		
Staircase Hall		
Ballroom		
Back Stair		
1717 HOUSE		
Room	**Use**	**Additional Notes**
Catering Kitchen	For servicing events in the Wyatt Wing / Loggia	Opening required through to Wyatt Wing.
WCs	To service events in the Wyatt Wing	
Winter Kitchen	Smaller space for day-to-day winter use	
Sitting Room	Cosy TV room	
Family Room / Summer Kitchen	Principle living space	Opening to loggia / conservatory. Suitable to
Larder		
Boot Room?		Initial layout plans do not currently show space for keeping coats / boots / wellies / dog washing etc.
Entrance Hall?		Initial layout plans retain the existing entrance hall, which is small and not suitable for receiving guests.
Loggia / Conservatory	Outdoor living / dining	Opening to family room / summer kitchen. Suitable to seat 12 for breakfast / dinner
Lift		To remain (for moving furniture, linen etc.)
SERVICE COURTYARD		
Room	**Use**	**Additional Notes**
Cinema		Tiered seating? Cinema style seats or sofa seating?
AV Room?		Associated with cinema projector.
WCs		
Female & Male Changing		
Spa Treatment Rooms	Massage therapy and other treatments	x 2
Steam Room		
Sauna		
Solarium		
Relaxation Room		Day beds
Yoga Studio		Requirement for mirrored wall? Connection to exterior garden. Wellness garden?
Gym		Requirement for mirrored wall? Connection to exterior garden. Wellness garden?
Pool		For year-round use. Permanent or retractable roof? With Dining Area. Space for sunloungers and seating. Allow for 15m pool. Separate spa pool.
Courtyard Garden	Use of guests. Outdoor dining.	Fire pit? Pizza Oven? Seating for 12 guests.
OFFICE WING		
Room	**Use**	**Additional Notes**
Bicycle Store	Guest bicycles.	Ground floor store for bicycles, for guests to explore the park.
Guest Cottages	Visiting couples, families and family friends	x6 one and two bed cottages. To sleep 12. To include kitchenettes and living rooms. This has been revised to fewer 3 bed cottages (most guests will be couples with two children).
STABLEYARD		
Room	**Use**	**Additional Notes**
Staff Cottages	Accomodation for staff - gardeners, cook, dailies, security, maintenance staff	x6 one and two bed cottages. To sleep 12. To include kitchenettes and living rooms.
Stables	For stabling horses	
Garaging	For storing / showing cars	What are the expectations for finishes? This is for showing cars, so will require heating, good lighting etc. Open the 5 bays with additional double doors. Security needs to be considered given high value cars. Requirement to replace existing roof?
Valet	Washing Cars	A place for washing and valeting cars. Will require water, drainage and power connections.
Gardener's Workshops & Greenhouses		As required for maintenance of the buildings and grounds, since there is a lack of other outbuildings and walled garden. Potential to infill corner of the stableyard with new building.
Laundry	Laundry	Commercial size laundry space for when the building is at max occupancy. May have commercial sized washer / driers which cannot be located in the cellar or first floor of the house. Connection to pool / spa important.
Plant Room?		Potential location for new mechancial and electrical plant, distribution. Potential to tap into ground source heating and solar (?) renewable energy sources.
FIRST FLOOR		
WYATT WING		
Room	**Use**	**Additional Notes**
Master Bedroom Suite		To include 2x bathrooms, 2x dressing rooms
Laundry		Proximity to back stair / lift
Further Bedroom Suites		x11, ensuite, wherever possible with dressing rooms.
Billiard Room		Former Billiard / 'Museum' room. Access required to leisure suite in the servcie courtyard and to the garden.
Stores		Provision of stores to roof spaces over the stableyard buildings.
OTHER REQUIREMENTS		
Building / Item	**Use**	**Additional Notes**
Lodge & Gates to Shady Lane	For visual impact and sense of arrival.	Lodge buildings are not for habitable accomodation but could provide stores / security space.
Gates	Security	Gates and suitable fencing required to Cuerden Close access points. Gates will be automatic and require fob access for residents.

INITIAL LAYOUT IDEAS

1. STUDY
2. SITTING ROOM
3. LIBRARY
4. DINING ROOM
5. STAIRCASE HALL
6. BALLROOM
7. CATERING KITCHEN
8. WC
9. WC
10. LARDER
11. FAMILY ROOM / SUMMER KITCHEN
12. WINTER KITCHEN
13. SITTING ROOM
14. RELAXATION ROOM
15. STEAM ROOM / SAUNA / SOLARIUM
16. WC
17. WC
18. STORE ROOM
19. CINEMA
20. POOL WITH ARCADE AND DINING AREA
21. LOBBY
22. YOGA STUDIO
23. GYM
24. FEMALE CHANGING AND WC
25. MALE CHANGING AND WC
26. SPA TREATMENT ROOM
27. SPA TREATMENT ROOM
28. COURTYARD
29. GUEST COTTAGE 1
30. GUEST COTTAGE 2
31. GUEST COTTAGE 3
32. GUEST COTTAGE 4
33. GUEST COTTAGE 5
34. GUEST COTTAGE 6
35. GARDENERS COURTYARD OR GUEST COTTAGE EXTENSION
36. STAFF COTTAGE 1
37. STAFF COTTAGE 2
38. STAFF COTTAGE 3
39. STAFF COTTAGE 4
40. STAFF COTTAGE 5
41. TWO STOREY OFFICE
42. STAFF COTTAGE 6
43. STABLES
44. GARAGING
45. GARDENERS WORKSHOPS AND GREENHOUSES



1. MAIN BEDROOM, 2 BATHROOMS, 2 DRESSING ROOMS
2. BEDROOM 2, BATHROOM, DRESSING ROOM
3. BEDROOM 3, BATHROOM, DRESSING ROOM
4. BEDROOM 4, BATHROOM
5. BEDROOM 5, BATHROOM
6. BEDROOM 6, BATHROOM
7. VOID OVER CINEMA
8. BEDROOM 7, BATHROOM
9. BEDROOM 8, BATHROOM
10. UPPER FLOOR OF GUEST COTTAGE 6
11. BILLIARD ROOM
12. BEDROOM 9, BATHROOM
13. BEDROOM 10, BATHROOM
14. BEDROOM 11, BATHROOM
15. STORAGE AND STAFF WC
16. BEDROOM 12, BATHROOM, DRESSING ROOM
17. LAUNDRY
18. VOID OVER POOL
19. STORAGE OVER GARAGING
20. STORAGE OVER GARDENERS STORES
21. GARDENERS COURTYARD OR EXTENDED GUEST COTTAGES
22. UPPER FLOOR OF STAFF COTTAGES
23. UPPER FLOOR OF ESTATE OFFICE
24. VOID OVER STABLES
25. UPPER FLOOR OF GUEST COTTAGES
26. COURTYARD
27. COURTYARD

HISTORICAL DEVELOPMENT PLAN

Key:

- Modern/unknown
- 1893-1911 - 1908 Plan - Internal Changes
- 1848-1893
- 1816-1848
- Wyatt 1816-1819
- C17/C18 - 1717?

Basement - Pre 1717 Structure

INITIAL IDEAS: HERITAGE SIGNIFICANCE

Key:
- Very High
- High
- Medium
- Low
- Detrimental

capacity for change is generally inversely proportionate to significance

1 Porch is early addition to Wyatt work – slightly later and encloses original

2 Wyatt house design of early C19 – plan form intact (bar front right room)

3 Original extent of the early C18 house, substantially altered by Wyatt. Modern sub divisions detrimental to understanding

4 Wyatt original service wing, major internal alterations but plan form still readable

5 service court yard harmed by modern intrusions/extensions, removal would be beneficial, high capacity for change

6 Second half C19 service wing extension, impact on earlier service wing is detrimental but range to right is intact

7 Early addition of stables, significant for views from house and architecture

8 Second half C19 garaging, possible early motor garages and stabling

Capacity for change

- Internal additions ie partitions should be removed
- Research into historic features should be carried out and those retained. Modern schemes should be replaced
- There is limited scope to alter external appearance to main facades but high capacity for change within service courtyard and behind stabling/garaging
- Wyatt main house layout should be retained. Upper floors have more scope for layout change
- Underutilised spaces should be upgraded/altered to create viable new uses
- Change should be based on a clear understanding of significance

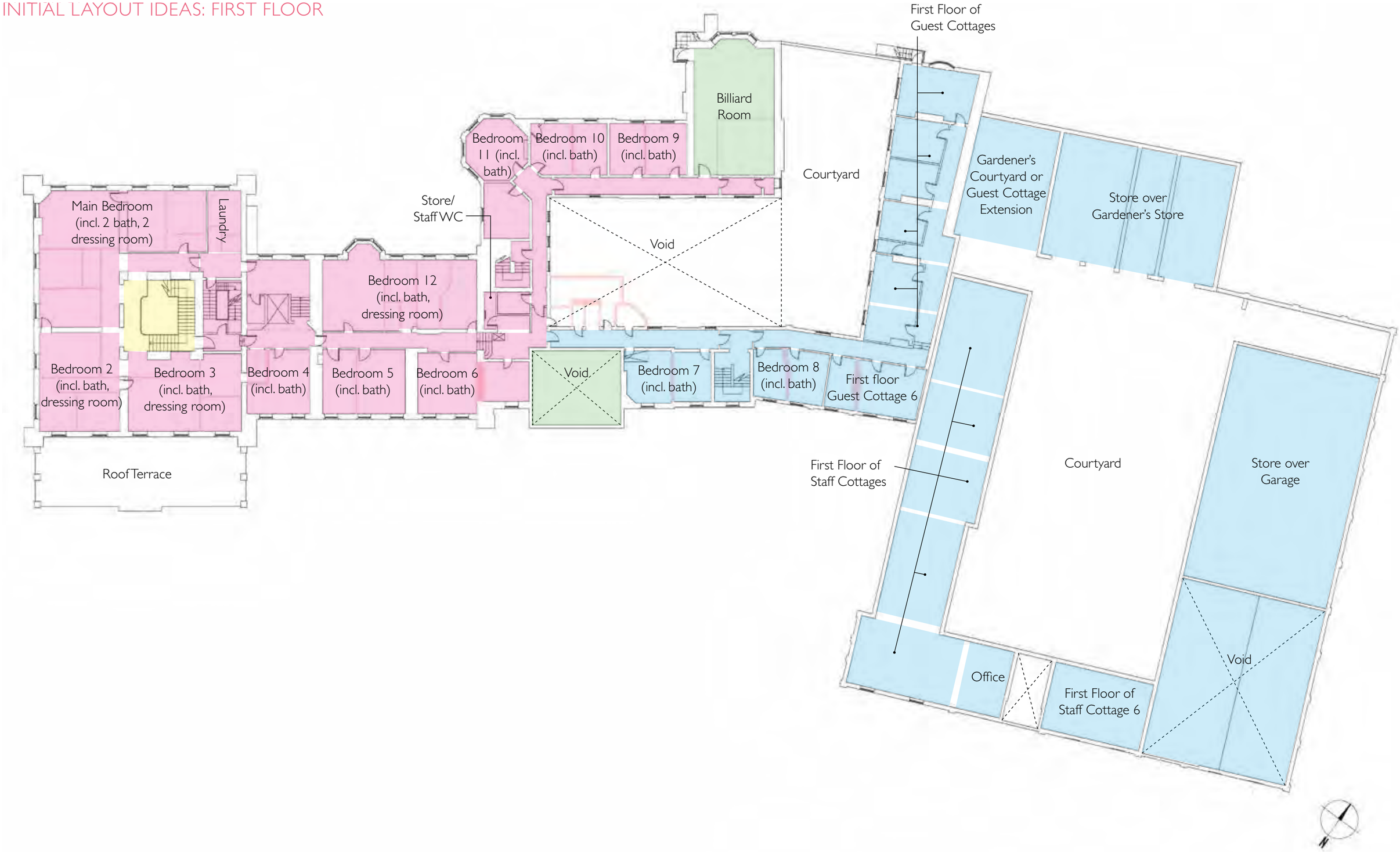
INITIAL LAYOUT IDEAS: GROUND FLOOR

Cuerden Hall
Ground Floor Plan

October 2020
Revision A

Formal Rooms | Informal Rooms | Leisure Rooms | Ancillary Accommodation

INITIAL LAYOUT IDEAS: FIRST FLOOR



Cuerden Hall
First Floor Plan

October 2020
Revision A

Formal Rooms | Informal Rooms | Leisure Rooms | Ancillary Accommodation

0 10
Scale m

5. OUR APPROACH

Our 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. We feel that this process is critical in getting to grips with what Alexander Pope would have called the 'Genius Loci' or the 'Spirit of the Place.' This was a central guiding principle of architects and landscape designers of the Picturesque movement, and as such would be an approach familiar to Lewis Wyatt. By consulting the 'Spirit of the Place' at the outset of the design process we aim to develop our design proposals in response to the unique context and character of the site, rather than to forcefully apply an inappropriate solution.

5.1 WYATT WING

Following this principle, we have sought to arrange layouts in such a way that is sympathetic to the existing spaces, their relative significance, capacity for change, internal relationship and aspect. For instance, in the Lewis Wyatt wing, which we consider to be the most significant spaces, we have sought to retain the original layout and function of the rooms, envisaging that conservation of what remains and reinstatement of original features and decorative schemes is the most appropriate strategy for this part of the house. Likewise, there are exciting opportunities presented by fantastic documentary evidence in the Lancashire Archives and Canadian Centre for Architecture, to reinstate missing features of Wyatt's design, including joinery and plasterwork to the Dining Room and the original fireplace to the grand entrance hall. The architectural character of this part of the house will be formal, serving as grand spaces for the entertainment of guests.

5.2 1717 HOUSE

By contrast, the 1717 section of the Hall has been largely (and detrimentally) altered interally, particularly at ground floor level. Along with the fact that very little documentary evidence exists to show what the internal and external form of the 1717 house was, it would be inappropriate to try to 'restore' this section of the house as it once was. 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. Likewise, although the garden loggia could be reinstated as it was in the early twentieth century, historical evidence has demonstrated that Wyatt intended a larger glazed conservatory in this location. Our proposal is therefore to reinstate a larger glazed conservatory as both a useful year-round living space and a proper connection to the proposed landscape beyond. As the main 'living' part of the house, the architectural character of spaces will be more relaxed and informal.

5.3 SERVICE COURT

Of all the buildings on the site, the Service Court has been most altered since Wyatt's design, with an additional storey added, a corridor and large two storey extensions (poor quality) added within the courtyard. The design approach in this location is therefore altogether different - we suggest that there is greater capacity for change within the courtyard, and the 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 proposed - a contemporary take on the form of a Victorian palm court or glasshouse. The architectural character of spaces within this part of the building will be the most relaxed, with the character of a high quality country house hotel.

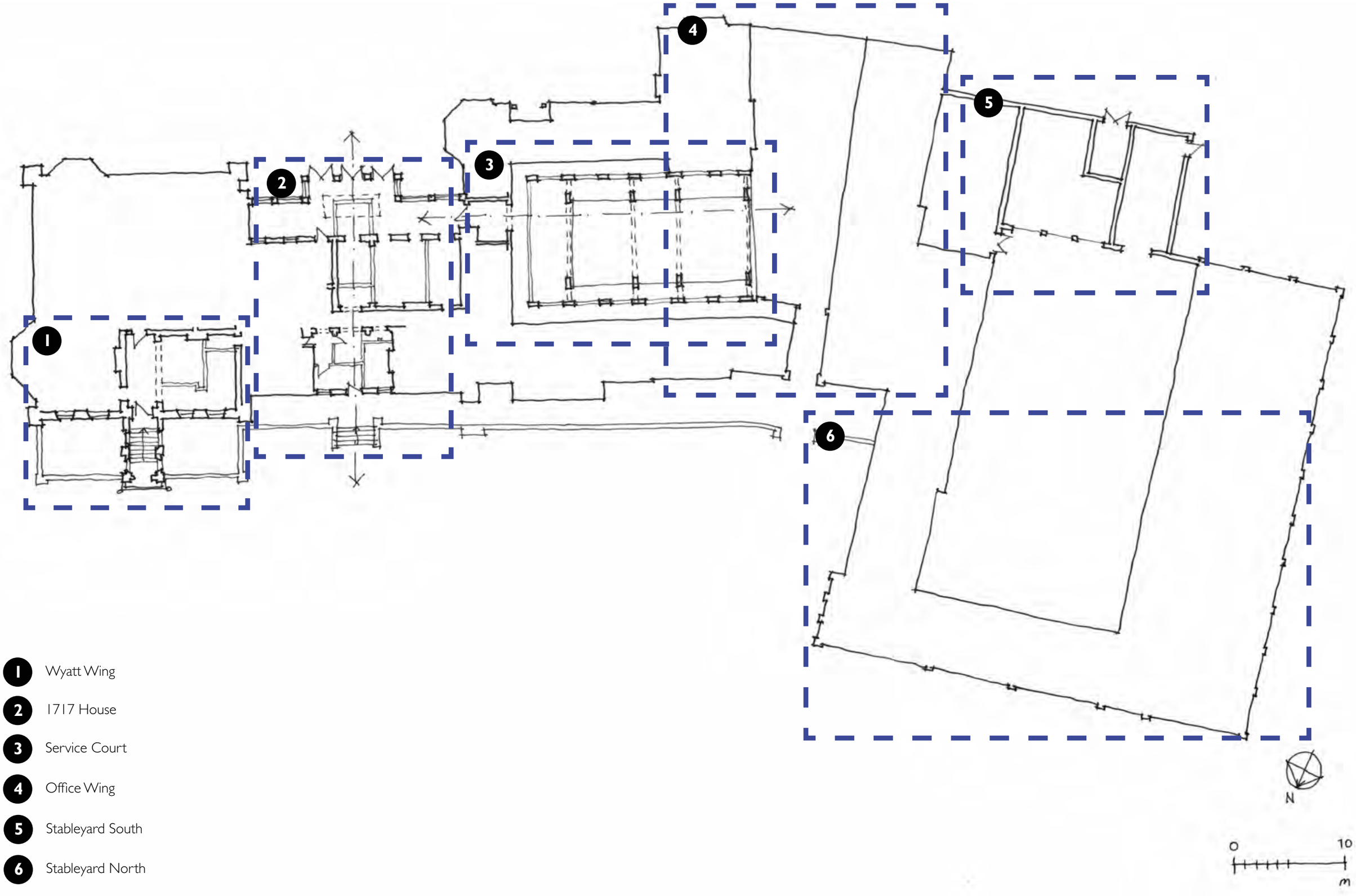
5.4 OFFICE WING

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 consider horizontal versus vertical compartmentation to form guest cottages. Although horizontal compartmentation would require the insertion of fewer staircases, the building naturally divides vertically due to the number of ground floor doorways and regular rhythm of dividing structural walls. The insertion of stairways to the rear of the plan (adjacent to the stable yard) makes best use of natural light and allowa for the retention of existing first floor joinery / preserves the proportions of first floor rooms. Each guest cottage is envisaged as a comfortable 'home away from home' with kitchenette and lounge facilites.

5.5 STABLEYARD

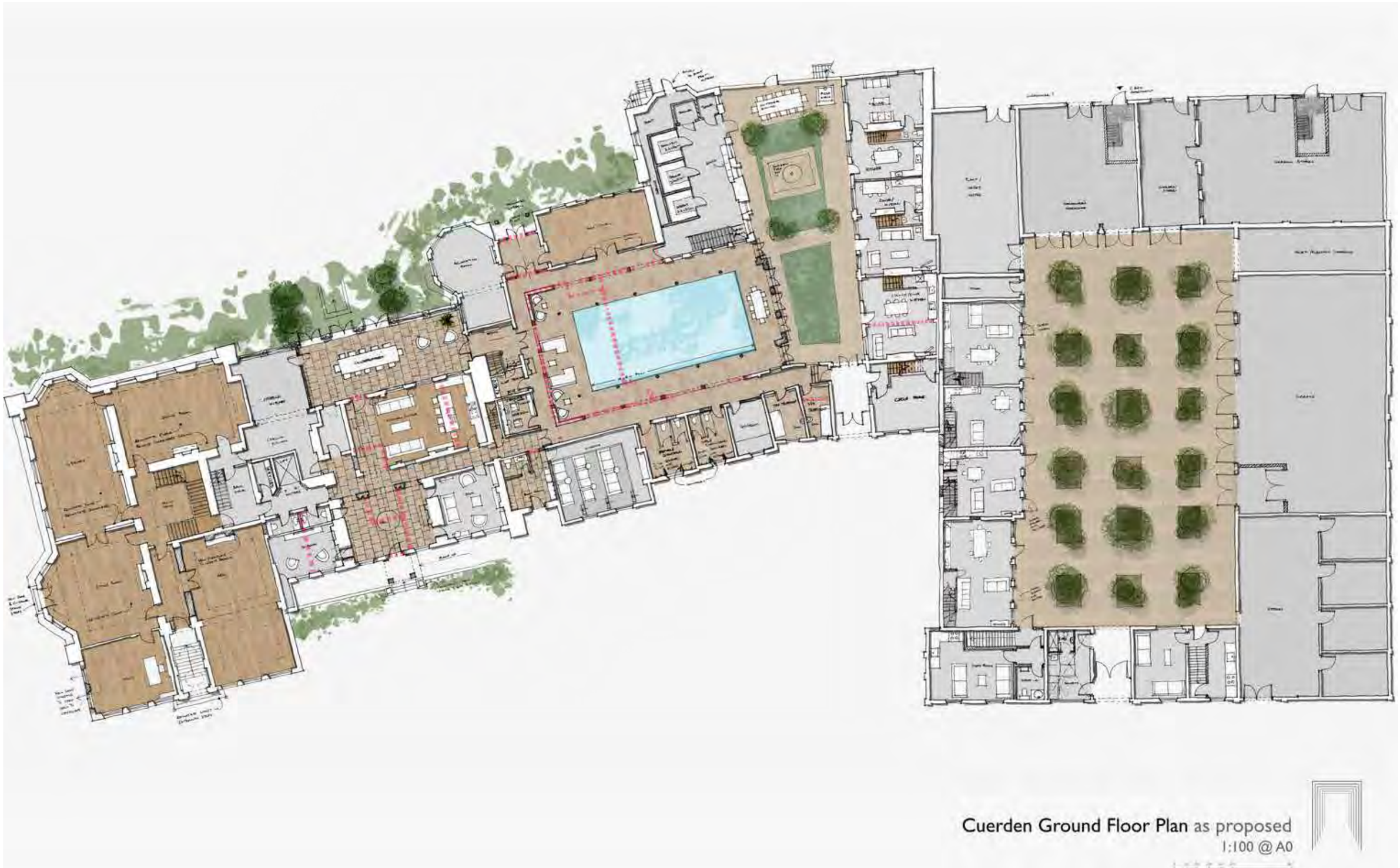
The stable yard buildings are in varying condition, with some areas of dereliction and a badly fire damaged range to the South. The buildings have some delightful features (eg. clock, bell cupola, stone flag roofs, glass saw-tooth roofs), strong character and the internal courtyard is a pleasant enclosed space (somewhat compensating for a lack of a walled garden which now sits outside of the site boundary). Our 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 (eg. reopening of blocked windows, reinstatement of stable doors, repair of ironwork canopy and glazed roof to garaging, reinstatement of fire damaged southern range).

BLOCK PLAN

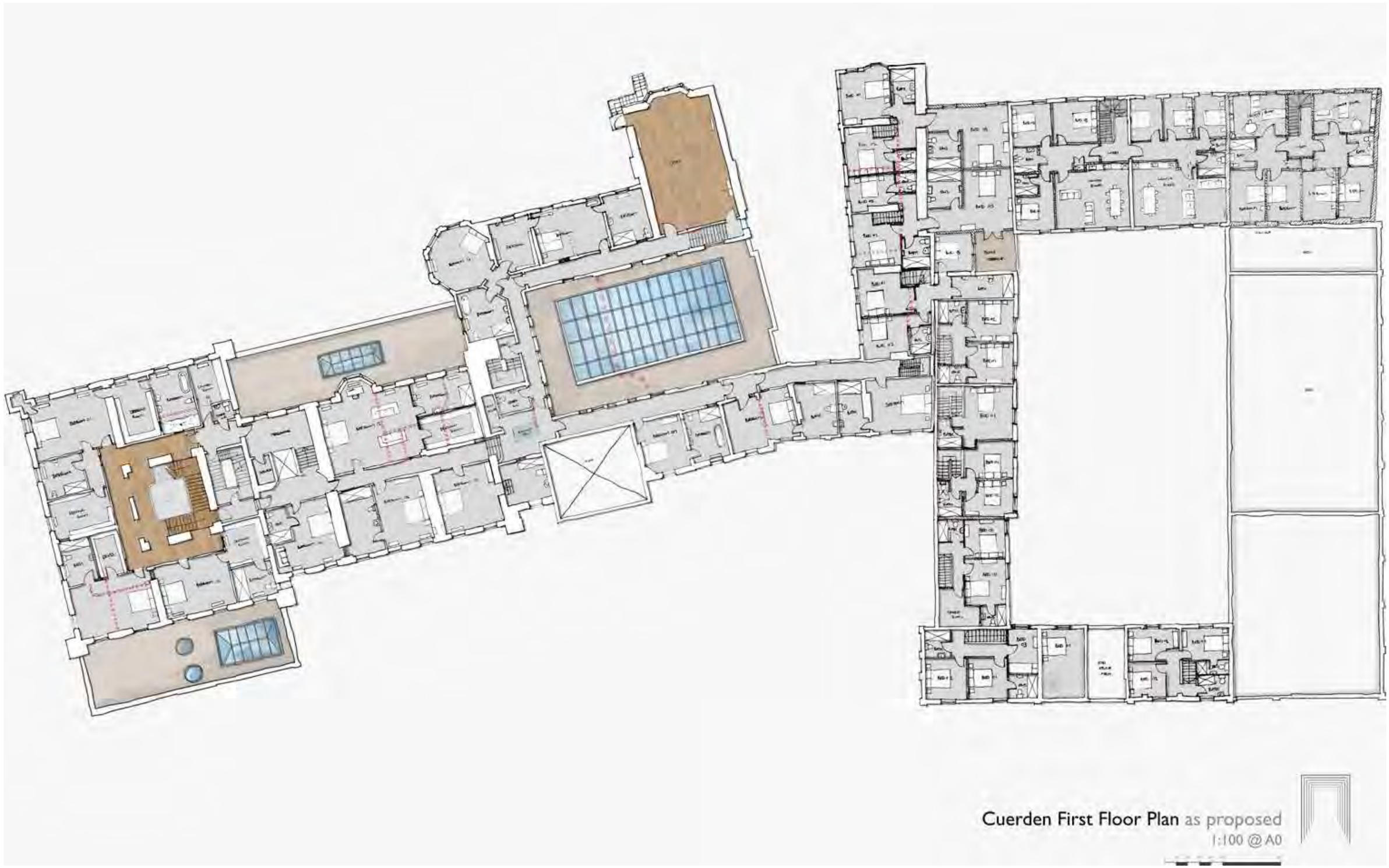


1. Wyatt Wing
2. 1717 House
3. Service Court
4. Office Wing
5. Stableyard South
6. Stableyard North

CONCEPT PLAN: GROUND FLOOR

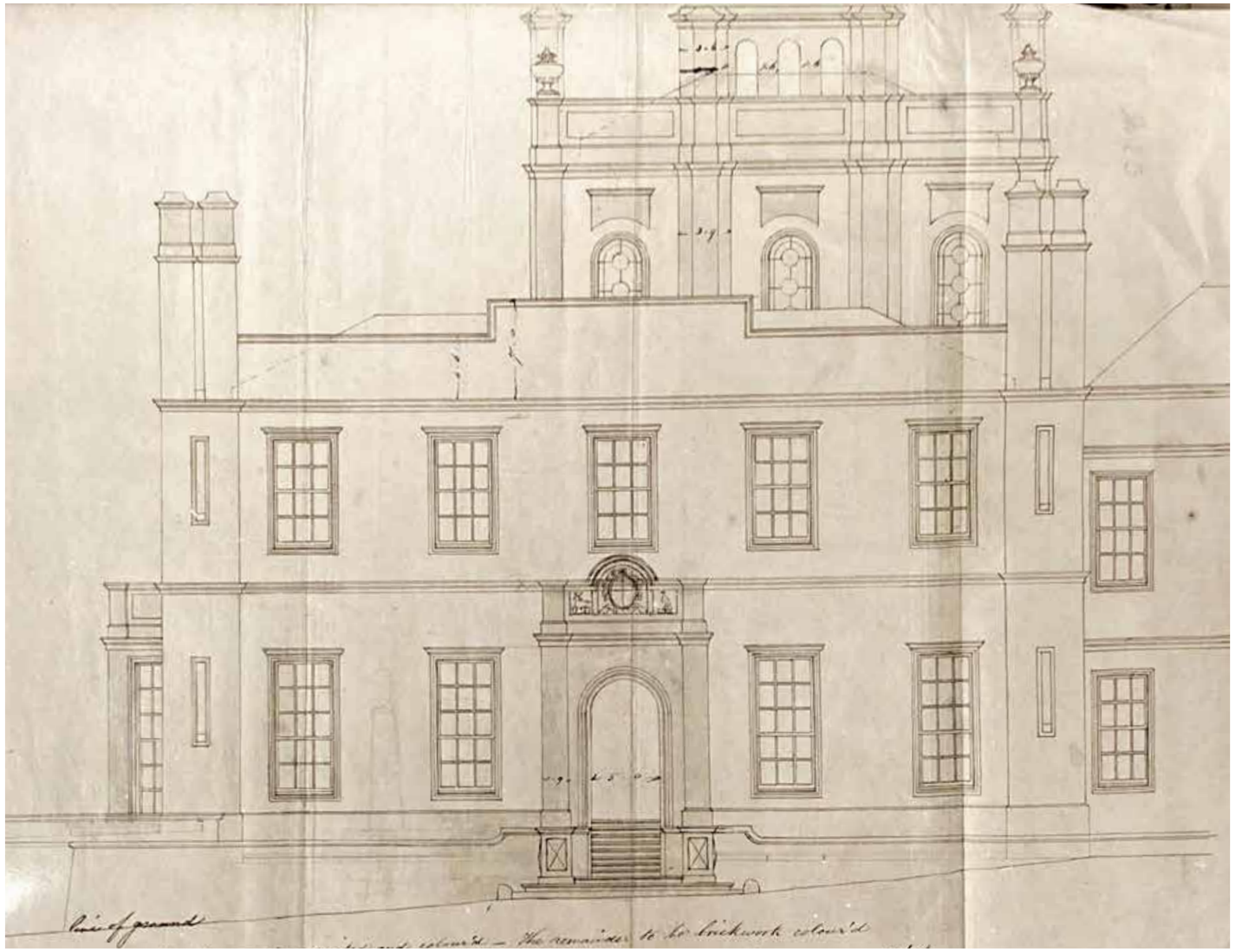


CONCEPT PLAN: FIRST FLOOR



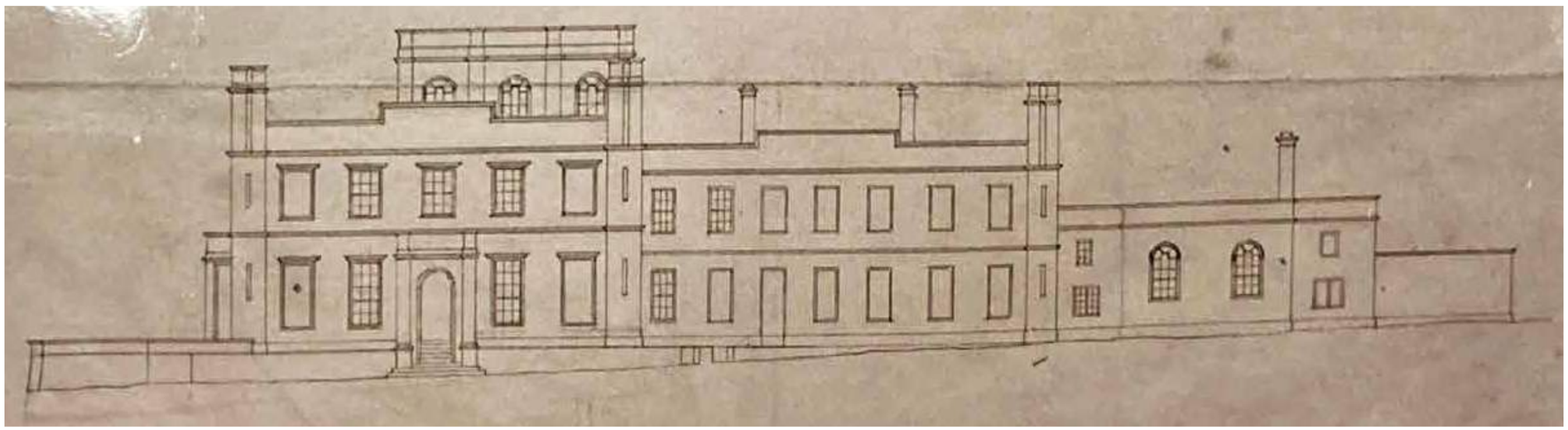
6. WYATT WING: DESIGN DEVELOPMENT

Above: Mood board images showing the look and feel of the spaces as intended within the Wyatt Wing.



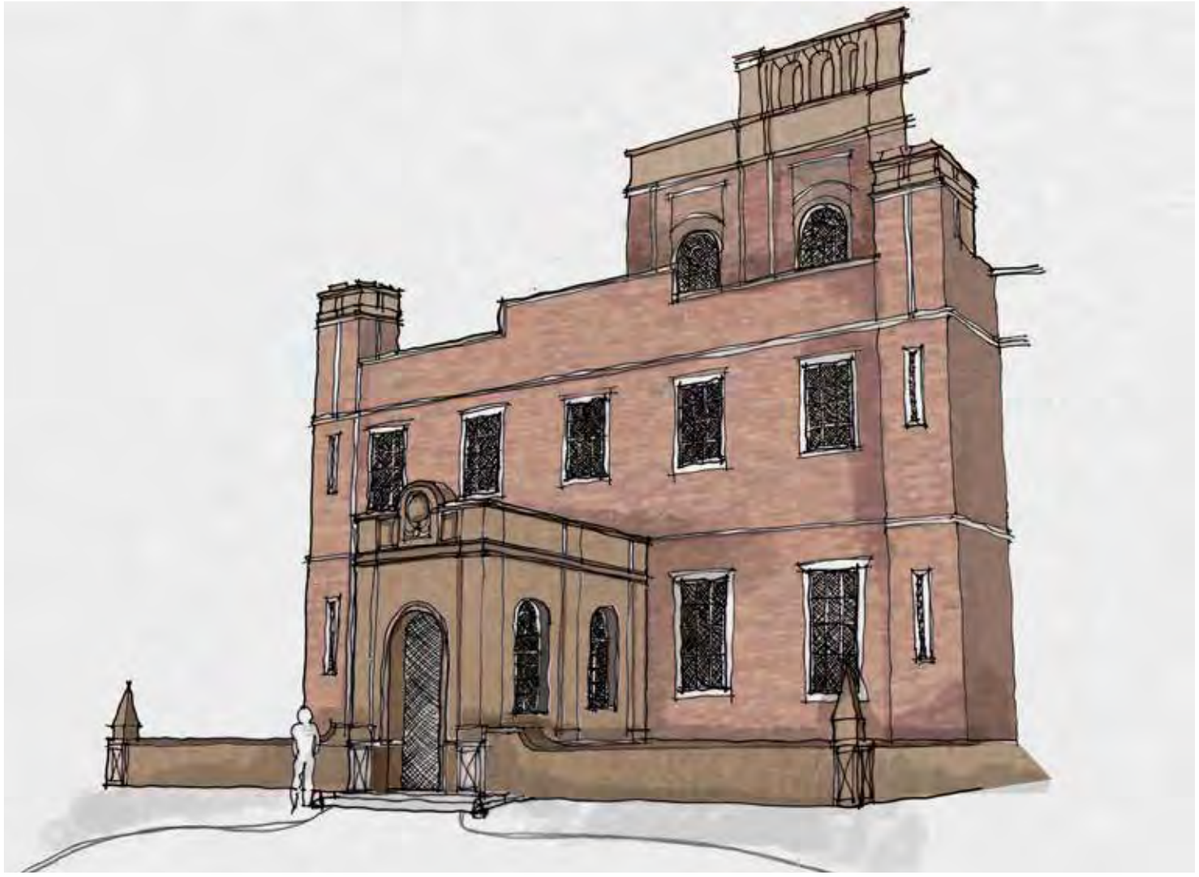
Above: Drawing of the north front c. 1820s. Note the stone obelisks, urns, stone terrace walls and bollards which are critical to the composition. Also note the door to the 1717 house is not shown.

Left and Below: Original Lewis Wyatt elevations showing the original configuration on the North Porch and the elegant proportions of the North elevation of the house. Note the terrace walls, and external stone steps which are critical to the composition.



6. WYATT WING: PREFERRED OPTION

Above: Mood board images showing the look and feel of the spaces as intended within the Wyatt Wing.



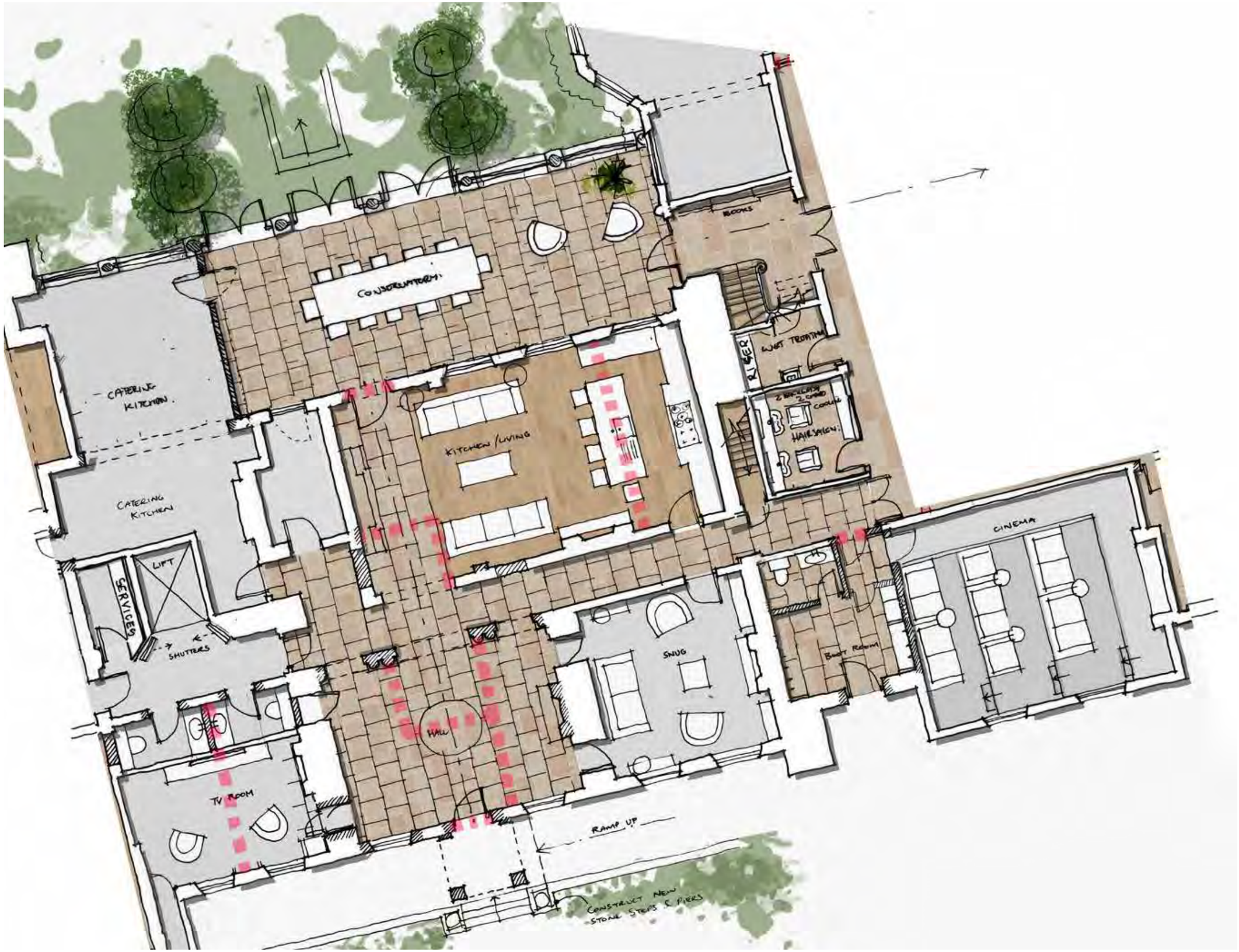
Above: Sketch showing Option A, reinstatement of the Lewis Wyatt porch and forecourt walls.

Above: Sketch showing Option B, retention of the porch extensions, reinstatement of the external porch steps and softening through sensitive soft landscaping.

WYATT WING

One of our initial design tasks was to look at the Wyatt Wing, and explore options for the porch entrance. Lewis Wyatt's original proposal, as evidenced by his drawings and in early photographs of the house, was for a central projecting stone porch flanked by low stone walls and decorative obelisks. Some time later, between 1816 -1848 this porch was encased by extensions to the east and west. These extensions are somewhat overbearing visually, and enforce a strong monolithic and horizontal character to the house, which was much more vertical and varied in its picturesque character as originally intended. Our early design work explored options to take down the porch extensions and to reinstate Lewis Wyatt's porch, however, it was felt that the porch extensions do have some architectural merit and the heritage impact of demolition was felt to be too great. Our solution is to sympathetically enhance the existing porch extensions through the removal of modern toilets within the eastern bay to accomodate a new study with views across the parkland from two new sash windows to match the existing, and to add a more appropriate timber door, glazed screen, fanlight and metal framed glazed rooflights over the central bay.

7. 1717 HOUSE


CONSERVATORY
CATERING KITCHEN
CATERING KITCHEN
KITCHEN / LIVING
BOOKS
LIFT
SERVICES
LIFT
SHUTTERS
HALL
SNUG
TV ROOM
CINEMA
RAMP UP
CONSTRUCT NEW STONE STEPS & PIERS

1717 HOUSE

The 1717 House is at first sight undetectable within Lewis Wyatt's remodelled exterior. Major alterations were made to the house in Wyatt's time, including the removal of the main stair (presumably because Wyatt replaced it with a new main and back stair within his new wing immediately adjacent). It is also clear that the original central door was relocated and judging by the timber pannelling which survives to a number of rooms on the first floor, much original joinery, plasterwork and other architectural detail has been removed from the ground floor, possibly in Wyatt's time.

Behind many of these alterations however survives a relatively fine classical house of this period, perhaps best appreciated in plan form, with three principal rooms to each elevation. The proposed works seek to uncover some of the character of this earlier building through reinstating parts of the original plan form of the house. For example, the removal of modern partitions at the front of the house recreates the 'stone flagged hall' referred to in Wyatt's correspondence. It is also proposed to reinstate the front door within the central bay of the house, and to open up a vista through the axis of the house out into the landscape beyond. The removal of a modern ramp externally and the reinstatement of a set of stone steps and wrought iron balustrade also serves to reinstate some of the character of this part of the house.

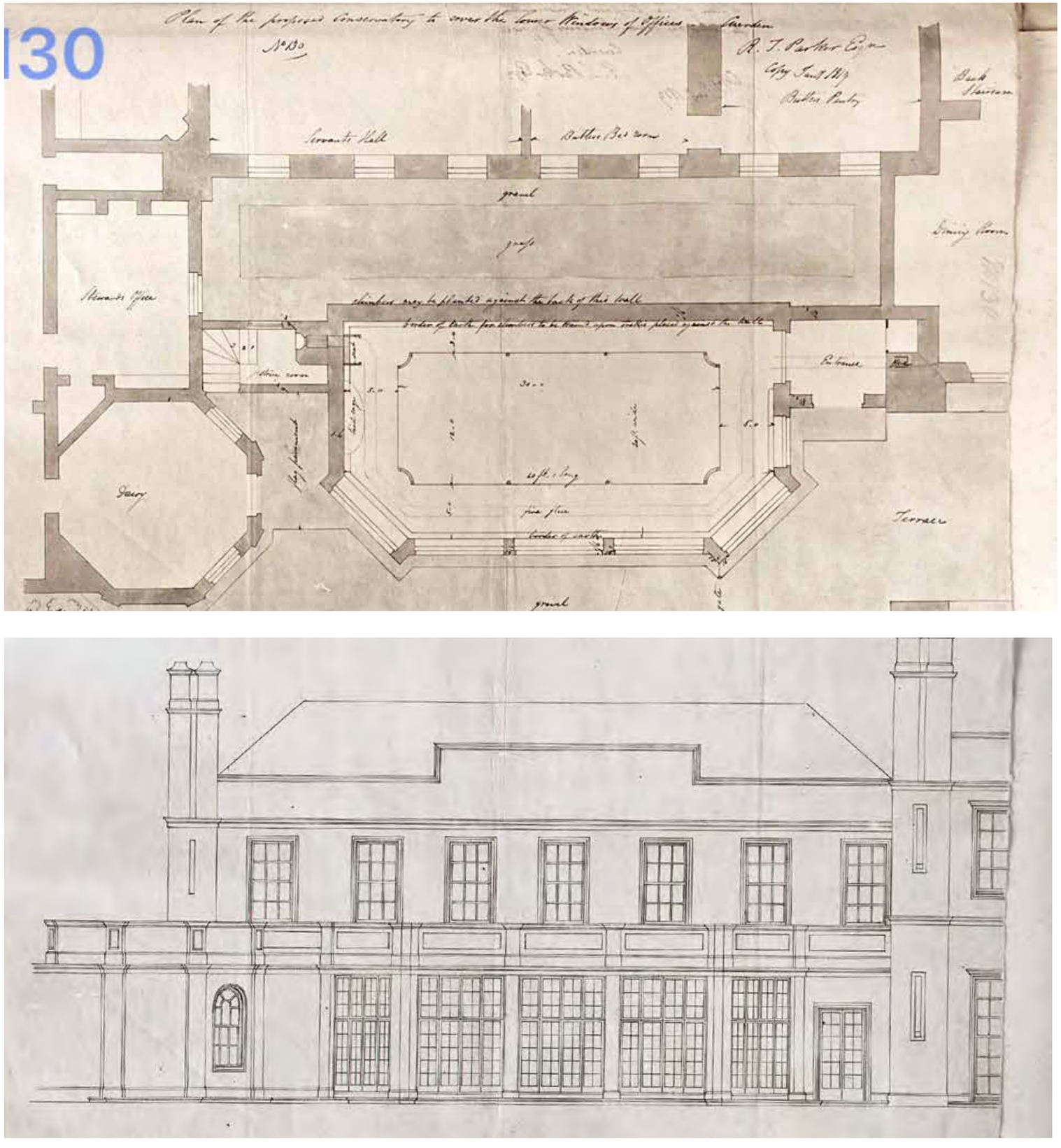
The 1717 House, which sits at the heart of Cuerden Hall, is to become the day-to-day family living space. As befitting a country house of the 21st century, this is where the kitchen and family living spaces will be located, with a more relaxed and contemporary feel in terms of furnishing, and linking directly with the proposed formal gardens to the south.

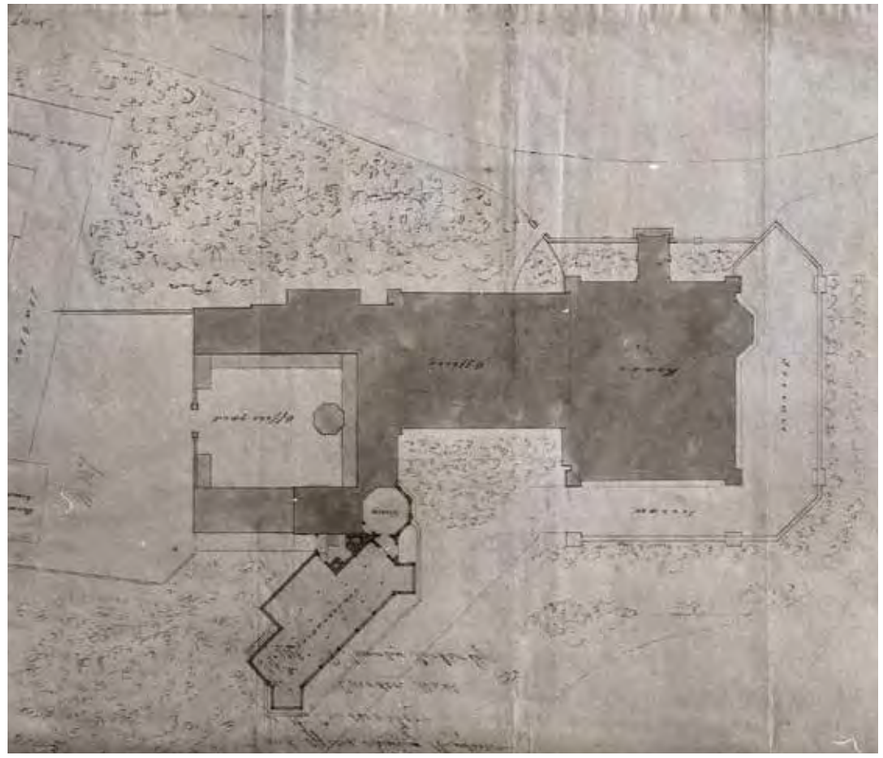
To the southern elevation, and on the site of a orangery designed by Lewis Wyatt, it is intended to reinstate an orangery as an extension of the living space. A new catering kitchen sits at a critical interface between the Wyatt Wing and the 1717 House, linking the Wyatt Wing's Dining Room and the Orangery in order to cater for larger gatherings. The orangery is proposed to be in sandstone with timber framed windows and aluminium framed glazed roof lanterns.

It is proposed to insert a self-supporting stone oval stair rising from basement level to second floor level within the location of an existing stair between the orangery and service wing. This will provide much need access to the second floor (currently served by ladder access only), and be a high quality architectural addition to the house, both internally and externally (brick faced stair enclosure with stone detailing and timber sash windows at second floor level).

Floor finishes throughout the principal ground floor spaces of the 1717 House are to be in stone flags, with timber boarding and carpets over existing timber boarding elsewhere.

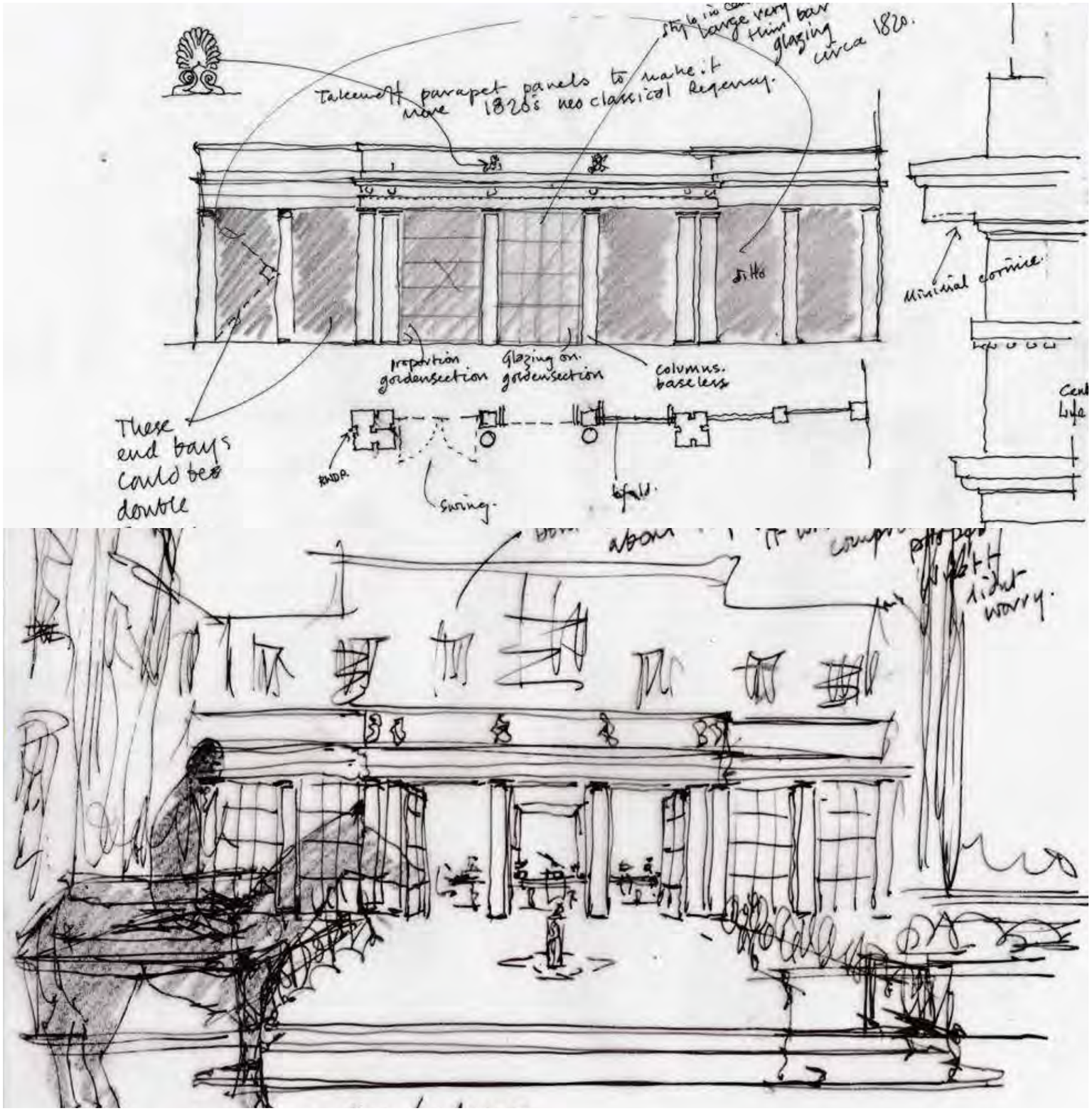
Above: Mood board images showing the look and feel of the spaces as intended within the 1717 House.





Left, Below Ledt and Above: Lewis Wyatt's proposals for an orangery to the southern elevation of the 1717 House.

Below: Lewis Wyatt's orangery at Tatton Park, Cheshire, which shares many similarities with his proposals for Cuerden Hall.



Above: Concept sketches for proposed Orangery.

Above: Developed proposals for the Orangery.

ORANGERY

FORM

To the southern elevation, and on the site of a orangery designed by Lewis Wyatt, it is intended to reinstate an orangery as an extension of the living space. The new structure also solves an issue which is typical to many historic country houses - the lack of a kitchen anywhere near the principal function rooms. In the case of Cuerden Hall, the former kitchen, located in the service courtyard is a very long distance from the formal dining room, which is not practical for modern standards of living. A section of the new structure is therefore proposed to house a catering kitchen serving the formal dining room and more informal orangery dining space directly.

MASSING

The proposed orangery is informed by the massing of Lewis Wyatt's surviving drawings for the orangery in this location. These drawings show a single storey range extending from the Wyatt wing across to the ornamental octagonal dairy of the service courtyard. Lewis Wyatt's design actually came further forward into the gardens as a result of the requirement for a lightwell behind the orangery to light the Servant's Hall and Butler's Bedroom. In this way, Wyatt's orangery also served as a screen blocking a view of the ground floor service spaces from the gardens to the South.

As a result of the requirement to pull the orangery further out into the gardens, and the awkward interface between the orangery and octagonal dairy, Wyatt was forced to use chamfered corners in his design. Our proposal is to set the new orangery further back, into the recess between the Wyatt wing and dairy. This arrangement is less imposing in terms of massing when viewed from the gardens, and the south elevation of the 1717 house is to be revealed internally within the orangery with exposed brickwork and sash windows so that the form of the house is readily legible.

SCALE

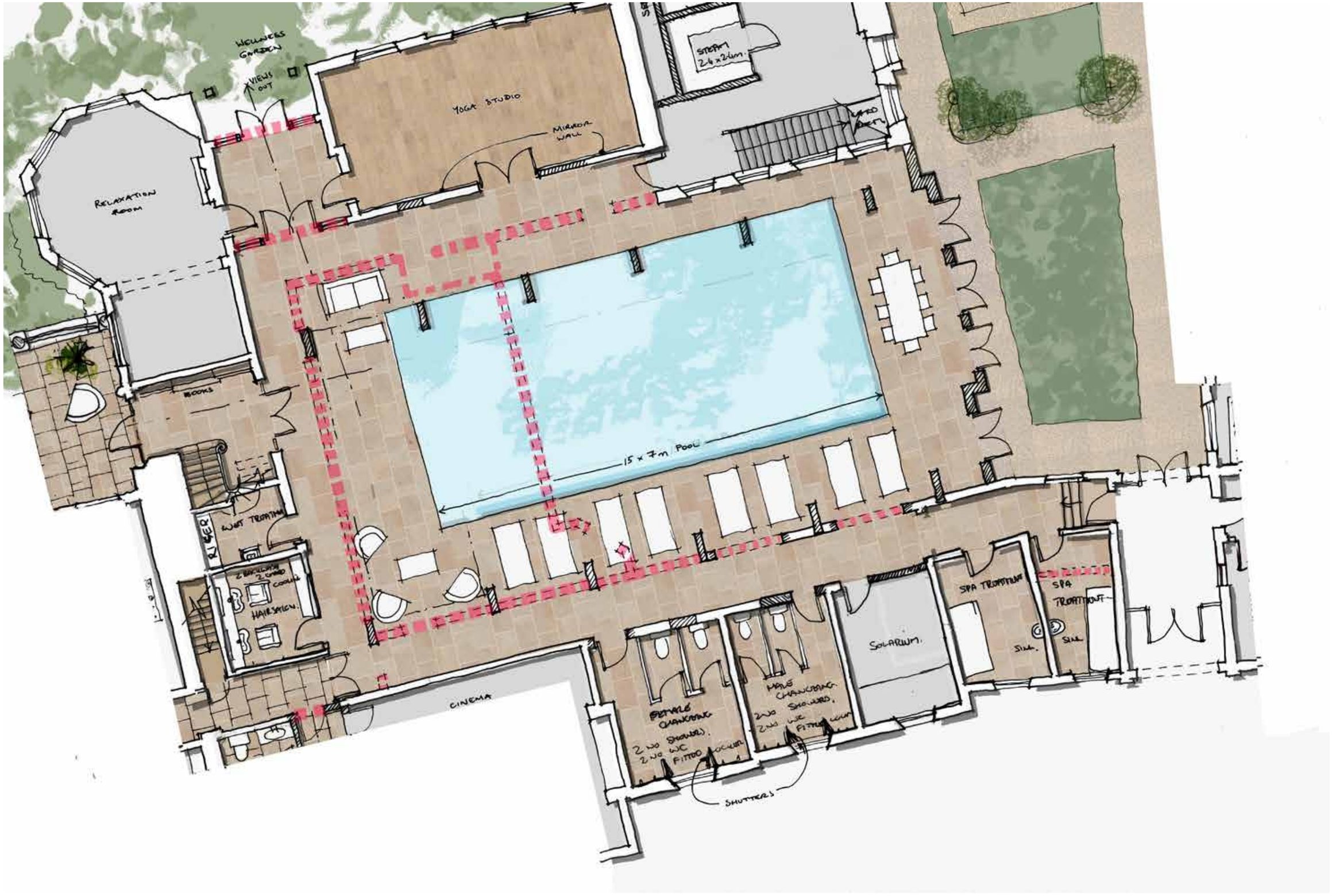
The scale of the proposed orangery has been set by the existing composite string courses to the Wyatt Wing and octagonal dairy which set the upper and lower line of the parapet and entabulature respectively. The scale of the glazed doors and rectangular fanlights over is set by the height of the existing sash windows at ground floor level, with reference to Lewis Wyatt's orangery elevation drawing, and with reference to Lewis Wyatt's surviving orangery at Tatton Park, Cheshire. The scale of the glazed pitched roof lanterns has been set with consideration to views from eye level at close range, at the furthest point of the south lawn, and when viewed from the windows of the first floor. The scale is such that from eye level at close and medium range the lanterns cannot be seen above the sandstone parapet.

MATERIALS

The orangery is proposed to be constructed in sandstone to match stone detailing used elsewhere on the hall, with timber framed windows and aluminium framed glazed roof lanterns. The roof covering is proposed to be sheet lead with batten roll detailing.

Internally, the external brickwork and timber sash windows of the south elevation of the 1717 house are to remain exposed. Floor finishes are to be in stone flags over a breathable limecrete slab and underfloor heating.

8. SERVICE COURTYARD



SERVICE COURTYARD

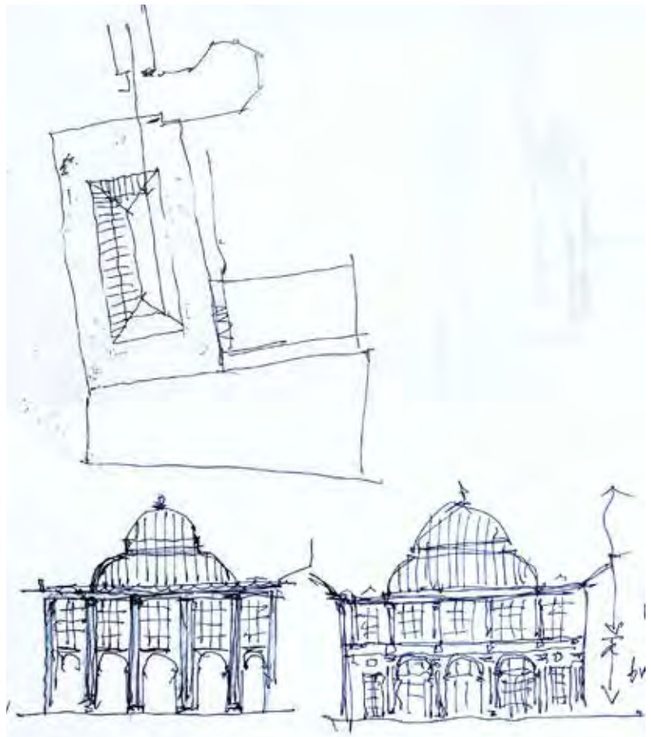
The service courtyard has been massively altered in a number of phases since Lewis Wyatt's original layout. The largest changes have included the addition of a first floor across the whole of Lewis Wyatt's range, and its encasing with a two-storey corridor to the internal face of the courtyard. Later, in the late nineteenth century further alterations were made with the addition of the two storey billiard room wing to the south, two storey connecting range of offices to the west, and later still a two storey kitchen extension within the courtyard itself. Many roof amendments have been made in the twentieth century, where the service courtyard adjoins the 1717 House. The installation of mechanical and electrical services throughout the corridors at ceiling height, and the stripping out of internal fixtures and fittings associated with the building's latter use as a care home have significantly impacted the heritage significance of this part of the hall.

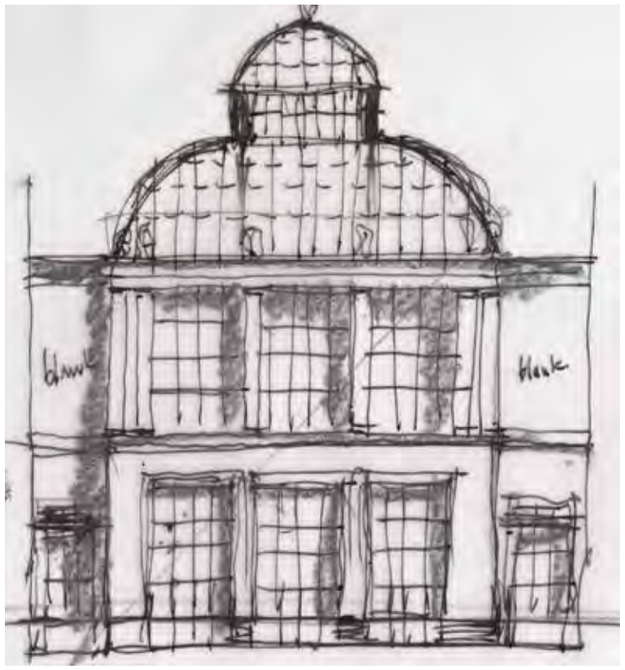
The proposals described within this application for planning and listed building consent include the refurbishment of the service courtyard ranges to house leisure facilities, including a home cinema within the former kitchen, yoga studio, gym, sauna, steam and spa facilities. To the centre of the courtyard it is proposed to demolish the existing kitchen extensions, and to take down and rebuild the later enclosing corridor elevations as part of the structural works associated with the insertion of a glazed swimming pool structure.

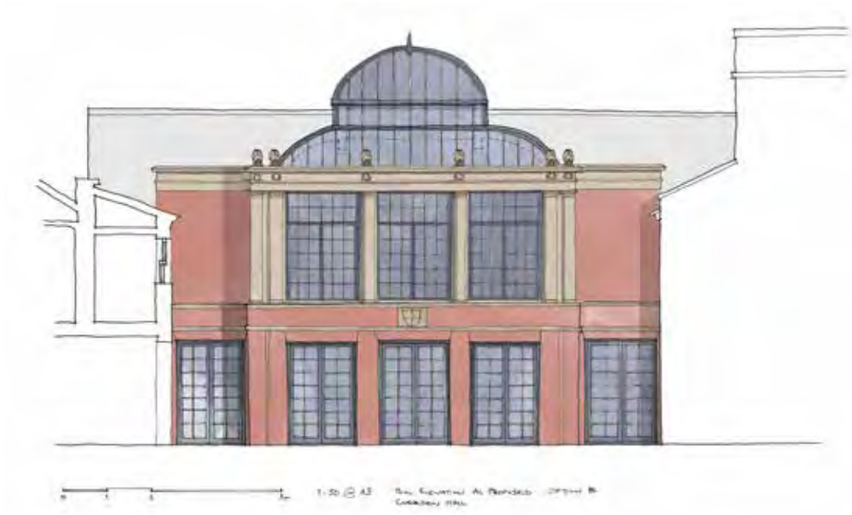
The courtyard location is considered to be an appropriate location for the swimming pool given that the most significant views of Cuerden Hall are from the drive to the west, park to the east, and lawn to the south. Located within the courtyard, the swimming pool structure is therefore not visible within views towards the hall, and the glazed roof structure and exposed brick elevations within the pool allow for the courtyard to continue to be readily legible.

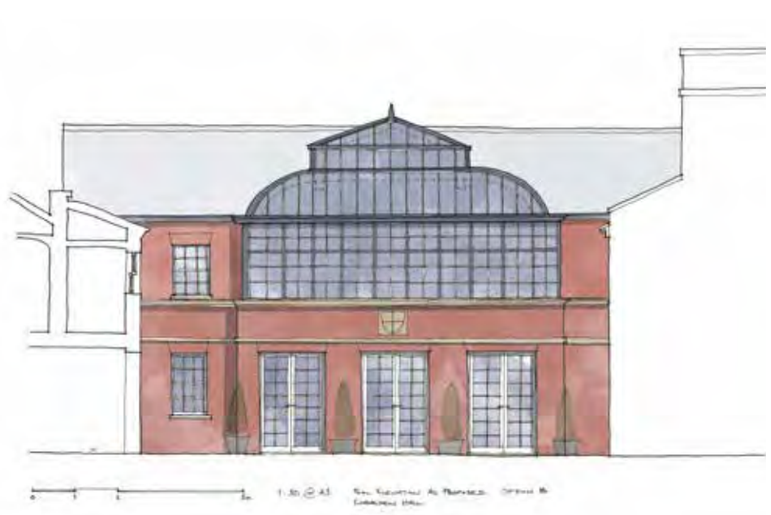
Above: Mood board images showing the look and feel of the leisure spaces as intended within the Service Courtyard.

SERVICE COURTYARD









Above: Iterative design development sketches for proposed pool structure. These sketches demonstrate a gradual move away from a very elaborate and imposing structure, towards a more simplified and pared down concept. The slimming down of the steel structure is intended to make a reading of being in a court-yard more readily apparant from within the structure, and to reflect the simple utilitarian elevations of the service court and office wing. The glazed steel structure is a reference to regency and victorian glasshouses, and to the decorative cast iron structure of Cuerden Hall's early garage building in the stableyard.

POOL STRUCTURE

FORM

Within the service courtyard it is proposed to insert a glazed structure housing an indoor swimming pool, with associated leisure facilities located within the perimeter spaces (yoga studio, gym, changing facilities, sauna, steam and snow room). The location for this structure is appropriate given the scale of alteration to this part of the building, including the addition of a first floor to Wyatt's service range between 1848-1893 and its encasing with a two storey corridor to the internal elevations of the courtyard at the same time. Later kitchen extensions within the centre of the courtyard, and the stripping out of the interiors during MOD and later care home uses have been of further detriment to the heritage significance of this part of the building.

It is also appropriate to locate the swimming pool structure within this courtyard as it cannot be seen within significant views of the house, particularly the views along the drive, along the former carriage drive from the park to the north-west and from the gardens to the south. Although the proposed ridge height is slightly higher than the existing service courtyard range, when viiewed from eye level from these locations the proposed ridge will not be visible.

The glazed upper elevation and large glazed lantern over the courtyard is intended to give the user the experience of being within the courtyard - allowing the form of the building and its historical development to remain legible.

MASSING

The massing of the building has been considered in views from eye level within the service courtyard, and from the windows of the office wing opposite. These studies have led the design team away from a large imposing classically-inspired structure towards a pared-down, simplified structure, reflecting the utilitarian simplicity of the service courtyard's elevations. View studies have also informed the treatment of the ground floor elevation as a stone screen wall, articulated through a protruding central bay in order to break down the massing of the building, and the recessing of the first floor glazed elevation so as the further reduce the mass of the building when viewed from the courtyard. Recessing the first floor structure in this way also allows for more light to enter the courtyard.

SCALE

The scale of the proposed pool structure has been set by the existing fenestration and courtyard arch at ground floor level, which sets out the height of the stone screen wall. The scale of the first floor relates to the existing first floor windows of the courtyard elevation, which are intended to remain, providing views from the first floor corridor down to the pool below, and allowing borrowed light from the courtyard lantern into the first floor spaces. The steel structural frame and roof structure are set above the existing head height of these windows so as not to reduce the height of the windows internally.

MATERIALS

The pool structure has been designed as a steel structure, with painted aluminium glazing bars. brickwork to match existing in colour, bond, mortar and pointing, stone coping stones to match existing profiles and a sandstone screen wall at ground floor level. New double doors are to be painted hardwood timber double doorsets. Rainwater goods are to be cast iron / cast aluminium.

Internally, external brickwork and timber windows of the service courtyard elevations are to remain exposed at first floor level. Floor finishes are to be in stone tiles over a new structural slab and underfloor heating.

Above: Iterative design development sketches for proposed pool structure, as seen from within the service courtyard. The upper portion of the glazed façade steps back to appear more recessive and to allow more light into the courtyard. The lower portion of the façade, simply detailed in sandstone, acts as a screen wall to the courtyard, and its scale is broken down through its stepping out as a three-bay centre, and through the use of five large glazed double door openings.

STAIR ACCESS TO SECOND FLOOR

Above: View of Cuerden Hall from the entrance drive as existing.

Above: Sketch view of Cuerden Hall as proposed from the entrance drive, showing the proposed stair enclosure at second floor level to gain access to the existing second floor of the 1717 House.

STAIR ACCESS TO SECOND FLOOR

There is currently no stair access to the existing Second Floor of the 1717 House. It is presumed that there has always been habitable space within the second floor of the 1717 House, and that its function would have originally been for the accomodation of domestic staff. Additional alterations have taken place during the nineteenth and twentieth centuries including the addition of dormer roof windows and two windows within the West Elevation at parapet level.

It is assumed that access to the Second Floor was originally provided by a stair within the 1717 house, most likely removed by Lewis Wyatt when the new principal stair and back stair were provided within the Lewis Wyatt extension. Evidence of alterations to the Lewis Wyatt back stair at second floor level suggest that it originally provided access to the Second Floor. However, this access was later removed and access to the Second Floor is now only provided by ladder access (the modern lead sheet ladder enclosure is conspicuous in views of the hall from the entrance drive and of detrimental impact to the heritage significance of the building). Ladder access renders the Second Floor uninhabitable (does not comply with current fire and access regulations), and it has therefore remained disused and poorly maintained for many years.

PROPOSAL

The proposal is to reinstate stair access from the Lewis Wyatt back stair to the Second Floor, including the reinstatement of an opening at Second Floor level (with small area of lead roofed dormer externally to allow for sufficient headroom - this dormer is not visible externally due to its position and the height of the existing brick parapets to the perimeter of the roof).

It is also proposed to introduce a new stair in the location of an existing modern stair, to the West elevation of the 1717 House / East side of the Service Courtyard. This stair will rise from basement to Second floor level and provides a secondary escape route from the Second Floor, enabling it to function as habitable rooms.

FORM

The new stair is conceived as a high quality architectural addition to the hall, rising from basement to Second Floor and therefore providing enhanced access and connectivity to those underutilised parts of the building. In form, the stair is to be a self-supporting stone oval stair, with a wrought iron handrail and oval rooflight.

MASSING

Externally, the new stair is composed as a rectangular block, with corner piers in the spirit of Lewis Wyatt's additions but clearly of a different historical phase (single pier shafts rather than pairs). It is conceived as an embellishment of the deliberately picturesque and varied skyline of the house, and a beneficial replacement of the inappropriate external ladder and enclosure.

SCALE

The scale of the stair enclosure has been carefully considered in terms of impact to views from the entrance drive and southern garden - the height is set by the existing brick parapets, and it is pulled back from the southern elevation so as to leave clear space around Lewis Wyatt's south-west corner turret.

MATERIALS

The stair enclosure is to be constructed from brick of the same colour, bond, mortar and pointing as the 1717 House, with stone string courses and copings. Windows are to be double glazed timber sash windows with arched heads - a reference to the belvedere tower of the Wyatt Wing, and to Wyatt's kitchen block. The internal stair is to be a self-supporting stone oval stair with wrought iron balustrade and metal framed glazed oval rooflight.

9. STABLEYARD SOUTH

FIRE-DAMAGED RANGE

FORM

To the south of the stableyard is located a range of buildings which have been badly damaged by fire in the past. The extent of this fire-damage is such that virtually nothing of the first floor of this range survives, though stone window cills at high level give an inidcation of its original form. Nothing of the roof structure survives and the roofless buildings currently suffer from unchecked vegetation growth and water ingress.

In order to put this part of the building back into a structurally sound and watertight condition it is proposed to re-instate the first floor and roof structure of the southern range to provide mechanical and electrical plant, garden workshop and store space, with accomodation for staff at first floor level. Given the severing of the original walled gardens and outbuildings of the Cuerden Hall estate, which now sit in separate ownership, it is proposed to provide additional maintenance spaces through the construction of a new building within the South-West corner of the stableyard, completing the courtyard circuit. This new building will be of the same form, massing, scale and materials as the reinstated southern range and will house machine and bin stores at ground floor level with staff accomodation above. It is also proposed to introduce a mezzanine floor structure within the original garage building to provide an environmentally controlled garage at ground floor level and storage above.

MASSING

The massing of the reinstated southern range has been carefulluy considered, with the pitch and eaves of the roof matched to neighbouring roof pitches. It is presumed that the original roof construction contained a hidden valley within its centre. As this is no longer best practice (it presents issues with rainwater disposal and usually leads to water ingress issues in the future), and because it is not visible from ground level, we propose that the centre of this roof be provided with a flat terne-coated steel sheet and batten rolled roof to ensure ease of long-term maintenance.

SCALE

The scale of the proposed fenestration and door openings to both the reinstated southern range and the new building to the South-West corner has been set to match existing window and door detailing.

MATERIALS

The surviving ground floor structure of the southern range is to be retained, with the first floor structure reinstated in brick of the same colour, bond, mortar and pointing to match existing. The roof is proposed to be of slate, with a terne-coated sheet and batten-rolled flat roof to the mid-pitch section (not visible from ground level). The new building to the South-West corner of the stableyard is to be constructed from brick to match the existing in colour, bond, mortar and pointing, with timber framed double glazed casement windows and timber ledged and braced doors. Brick arches are to be swept to match existing, with cast iron / cast aluminium rainwater downpipes and gutters.

Internally, it is proposed to insulate between and below the rafters of the new roof structure, to insulate between and below floor joists and to internally line and insulate the walls for compliance with the Building Regulations.

Left: Concept desing section through reinstated southern range of the stableyard showing reinstated first floor and roof structure, with insultated linings.

Below: Concept design elevation of the south elevation of the reinstated southern range, including new building to the South-West corner (left hand side of image).

10. STABLEYARD NORTH

STABLEYARD WORKS

FORM

Within the northern and eastern ranges of the stableyard it is proposed to vertically subdivide the buildings to provide staff accomodation in the form of small self-contained cottages. Vertical subdivision of the ranges works well, as there are numerous door openings at ground floor level and existing vertical structural walls and chimney stacks running up to roof level in places. It is proposed to reinstate the regular rhythm of stable door openings, some of which have been bricked up at lower level in the past.

SCALE

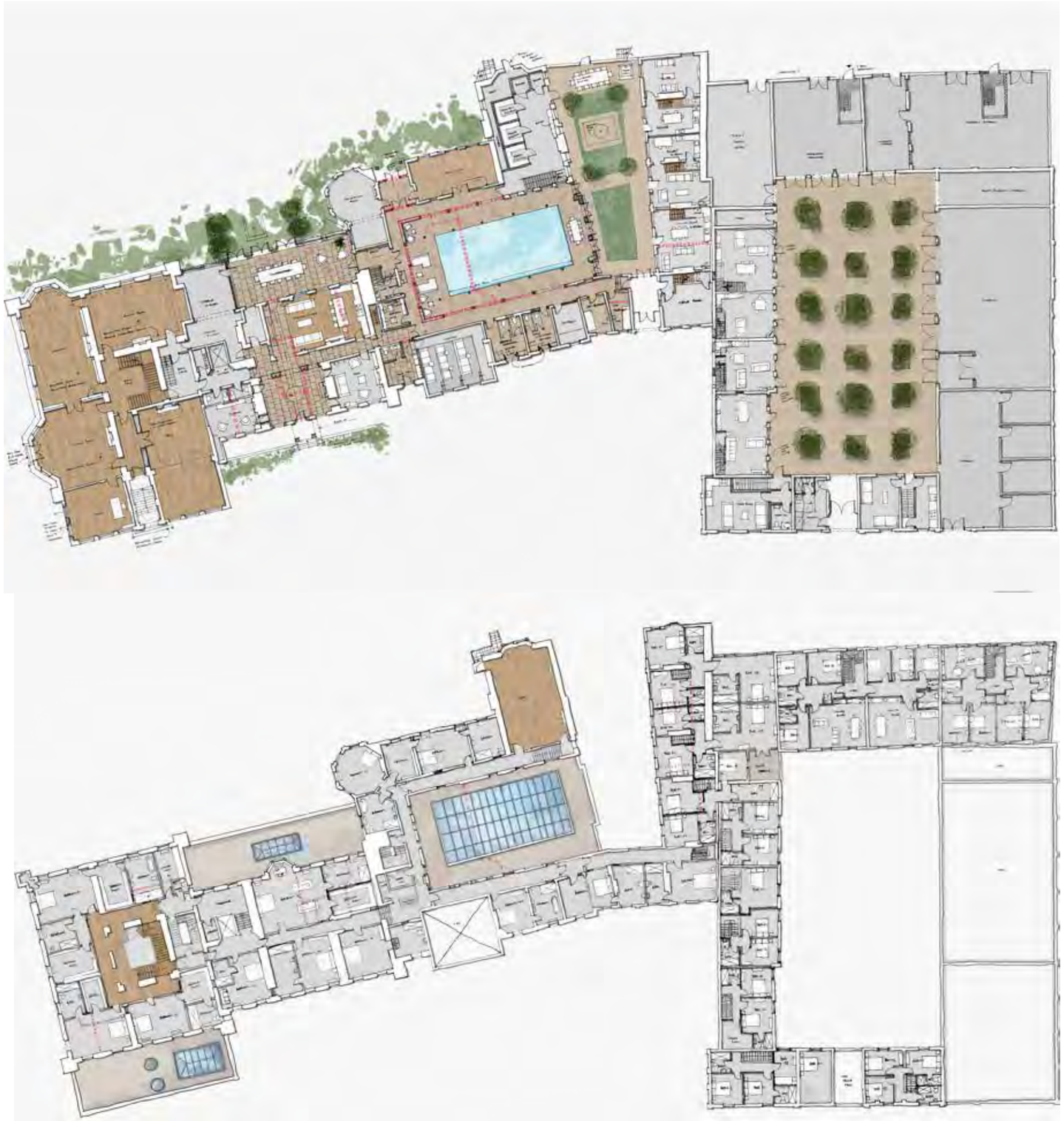
Additional fenestration is required at first floor level to light habitable rooms, in addition to the glazing in of existing first floor hay loft doors. It is proposed that this additional fenestration be located above ground floor windows and doors to create a strong, logical rhythm of openings at first floor level. Windows are to be timber framed double glazed casements. New windows are to be of a slightly smaller size and proportions to the existing hay loft door openings in order that the different historical phases are readily legible in elevation.

MATERIALS

New windows are to be timber framed double glazed casement windows. Doors are to be ledged and braced timber stable doors externally. Internally, it is proposed to insulate between and below the rafters of the existing roof structure, and to internally line and insulate the walls for compliance with the Building Regulations.

Below: Concept design elevation of the east range, showing new first floor fenestration and reinstated stable doors to ground floor.

11. FLOOR FINISHES



The adjacent plans indicate proposed floor finishes throughout Cuerden Hall.

WYATT WING

At Ground Floor Level the proposal is to lift modern vinyl flooring to reveal the historic timber boards beneath, to undertake repairs and re-finish existing boards. Where existing boards do not exist or have been damaged (for example in the Study), a new hardwood timber floor will be reinstated.

At First Floor Level, modern floor finishes are to be removed, and new carpets laid over the existing timber boarded floors. Bathrooms are to be over-boarded and tiled.

1717 HOUSE

As indicated on the adjacent plans, in areas hatched grey the proposal is to lift modern floor finishes and to lay new floor finishes over the existing floor structure. In those areas hatched with a stone pattern the proposal is to lift modern floor finishes and to lay a new stone tile floor. In those areas hatched with a timber board pattern the proposal is to lift modern floor finishes and to overboard the existing floor structure with a new timber board floor.

At First Floor Level, modern floor finishes are to be removed, and new carpets laid over the existing timber boarded floors. Bathrooms are to be over-boarded and tiled.

SERVICE COURTYARD

As indicated on the adjacent plans, in areas hatched grey the proposal is to lift modern floor finishes and to lay new floor finishes over the existing floor structure. In those areas hatched with a stone pattern the proposal is to lift modern floor finishes and to lay a new stone tile floor. In those areas hatched with a timber board pattern the proposal is to lift modern floor finishes and to overboard the existing floor structure with a new timber board floor.

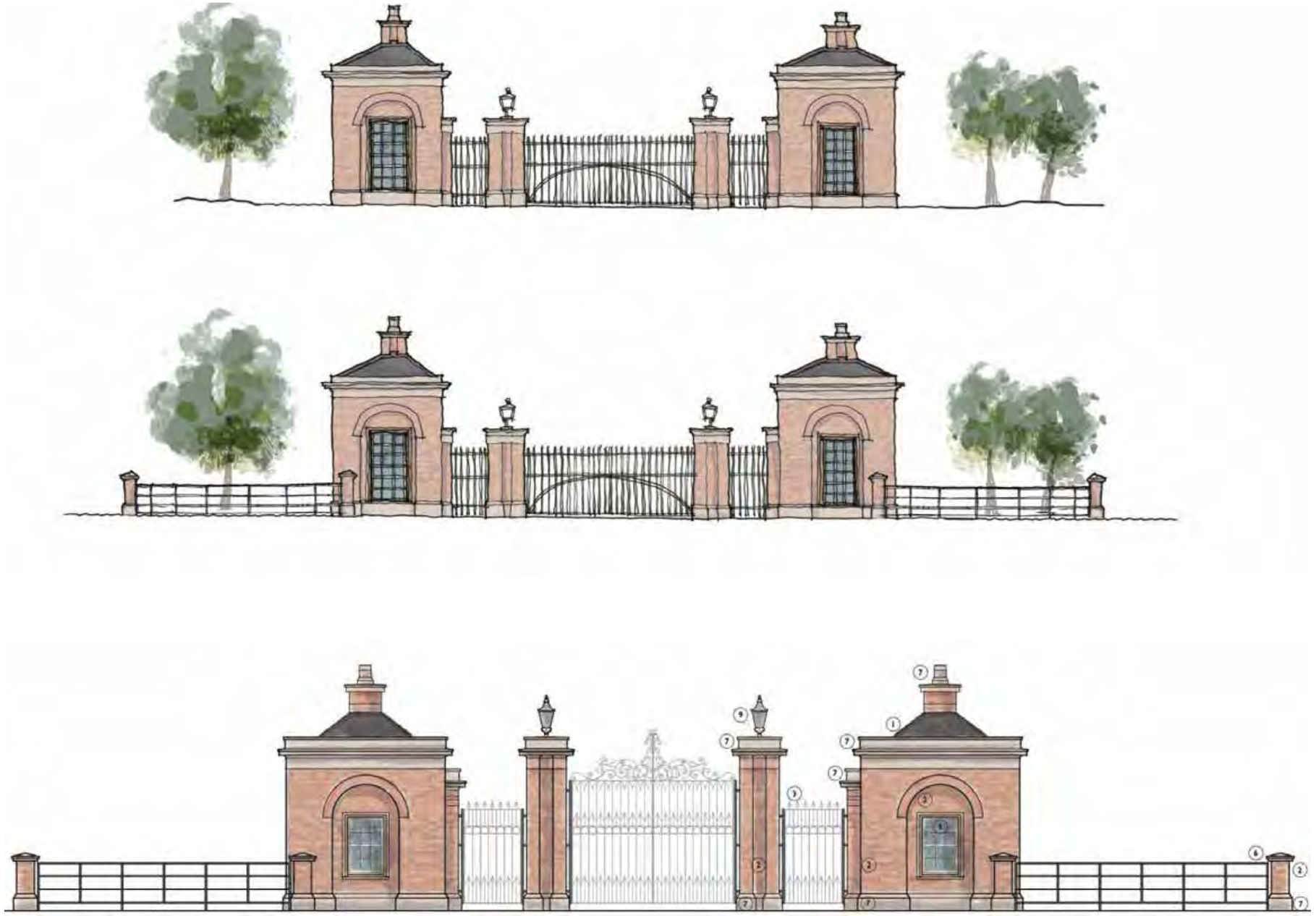
At first floor level the proposal is to lift modern floor finishes and to lay new carpet finishes over the existing floor structure. Bathrooms are to be overboarded and tiled. The First Floor gym floor is to be overboarded with ply sheeting and fitted with a rubber floor finish to protect historic boards beneath.

OFFICE WING & STABLEYARD

At Ground Floor Level, in those areas hatched grey the proposal is to lift modern floor finishes. Where the floor is an existing concrete slab the proposal is to excavate the floor, to lay a new limecrete slab incorporating underfloor heating and install new floor finish over. Where the floor is an existing stone flag floor the proposal is to carefully lift the stone flags, to excavate the floor, to lay a new limecrete slab incorporating underfloor heating and to re-lay the existing flagstones.

At first floor level the proposal is to lift modern floor finishes and to lay new carpet finishes over the existing floor structure. Bathrooms are to be overboarded and tiled.

11. SHADY LANE LODGES



Above: Concept design sketches and developed design showing the proposals for the Shady Lane gates and lodges.

Right: Mood board images showing similar Regency era gates and lodges at Heveningham Hall, Norfolk.

GATE LODGES

FORM

Due to the construction of the M6 and M65 motorways Cuerden Hall has lost many of the structures which were formerly associated with it, including a series of gates and lodges around the perimeter of the estate. Stag Lodge on Wigan Road is the only lodge building to have survived, but it is severed from the estate by the motorways and almost invisible from the road due to vegetation growth. Other lodges included a large gothic gatehouse at the end of Berkeley Drive (demolished), stone triumphal arches at Chain Lodge on Wigan Road (demolished), and a lodge building at the end of the service drive where it formerly met Wigan Road (demolished, and the drive re-routed to meet Shady Lane).

As a result of the loss of these structures, the experience of arriving at Cuerden Hall is nothing like it once was, where the lodges and gates, followed by views of the house approached across the parkland were all part of the theatricality and drama of Lewis Wyatt's design. It is therefore intended to reinstate some of the character of the arrival experience through the reinstatement of a pair of gate lodges to the end of the current drive, where it meets Shady Lane. This is close to the location of the original Wigan Road and Chain Lodges, though not the exact location as the end of the drive was re-routed to meet Shady Lane as a result of the construction of the M6.

The form of the proposed lodges takes cues from Cuerden Hall, particularly the grouped brick shafts and stone detailing of the gate piers which reference the grouped brick shafts and stone detailing of the hall's corner turrets.

MASSING

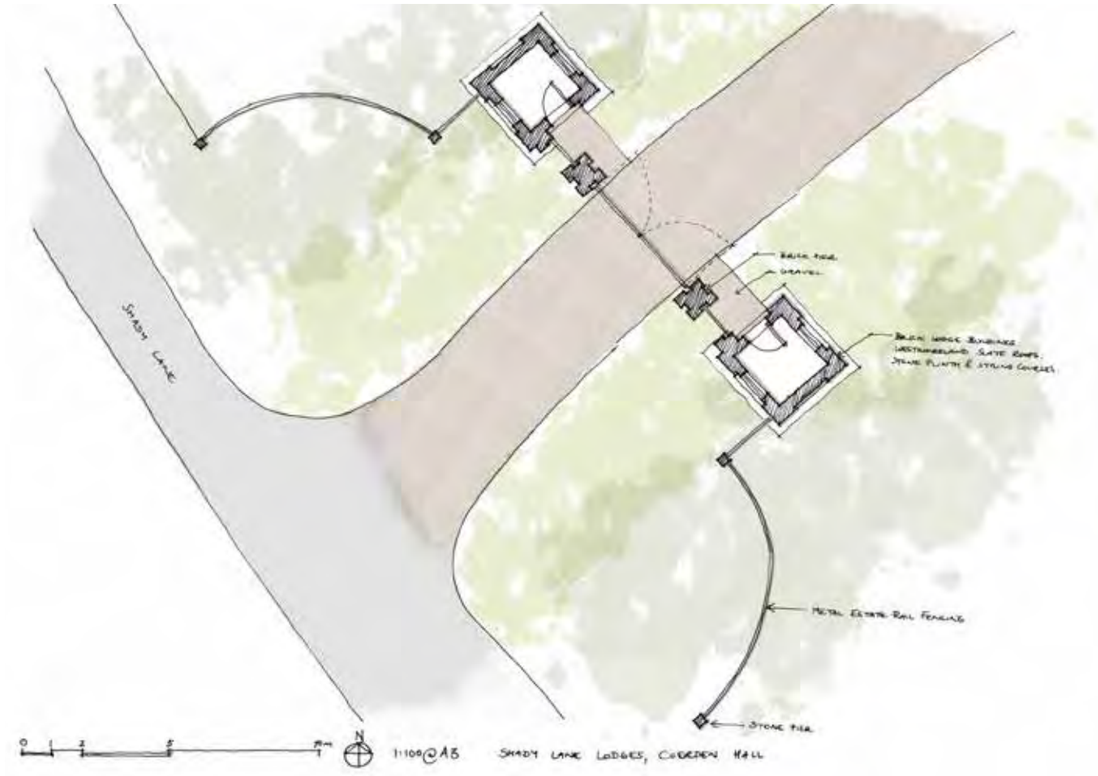
The paired, square plan lodges, with their pyramidal slate roofs and central chimney stacks reference other late eighteenth century and regency period gate lodge buildings, while also referencing the hall through the use of matching materials and the square plan brick turrets. It was not deemed to be appropriate to directly copy the Lewis Wyatt lodge designs as this would lead to misinterpretation, particularly given that this is not the original site of the Wigan Road lodge. A design and massing which is clearly a new historical layer, but in the spirit of the period was agreed to be the most appropriate approach to returning some of the character and experience of arrival to Cuerden Hall.

SCALE

The scale of the proposed lodge buildings is set by a comparison with historical drawings of lodges of the period, and with those designed by Wyatt. The scale is also informed by a view study of the lodges when viewed from Shady Lane, and through matching details taken from the hall including the scale and proportions of the sash windows. The internal volume of each lodge is sufficiently sized to be able to function as a store and ocassional security use, but it is not intended that the buildings are habitable spaces.

MATERIALS

The gate lodges themselves are proposed to be constructed of brick to match the existing hall in colour, bond, mortar and pointing. Sandstone to match the existing hall is proposed for the plinths, cornices and copings. Windows are to be painted timber sash windows and doors are to be painted timber six panelled doors. The gates are proposed to be of wrought iron, with painted steel estate rail fencing adjoining the site boundary.



Above: Concept design plan showing the proposals for the Shady Lane gates and lodges.

Above: View of the proposed lodges from the Shady Lane entrance to Cuerden Hall.

12. CINDER PATH TUNNEL

CINDER PATH TUNNEL

DESCRIPTION

The Cinder Path Tunnel is a stone and brick lined and arched tunnel, approximately 2 metres wide and 34 metres in length which runs beneath the remaining drive to Cuerden Hall from Shady Lane. According to a map progression analysis, the tunnel was constructed in the 1840s and served as a means by which to preserve an ancient right of way crossing this part of the estate.

The tunnel forms part of an existing pedestrian pathway running in the north south direction to the west of Cuerden hall. A section of this pathway falls within the property boundary but does not appear on the Historic England listings description.

The main access road to Cuerden Hall passes over a covered section of this pathway which forms a tunnel. It is not currently in use for pedestrian access which has previously been diverted.

This tunnel is ca 35m long and composed of a 240mm thick, 2 skinned masonry barrel vault with additional supporting ½ brick thick arches at ca 1.6m C/C.

Above: Deformed masonry barrel vault with loose masonry units.

Above: Area of collapsed masonry units and hole through centre of the vault.

Above: Unbonded arches and thinner at crown indicates the relieving arches were installed later as an attempt to resolve the spreading and collapsing vault..

CONDITION

The tunnel has been inspected by Curtins Structural Engineers and condemned on saftey grounds.

The tunnel appears to have been constructed using the cut and fill technique, with the fill material insufficently compacted, resulting in the severe deformation of the geometry of the masonry barrel vault. The walls on either side of the passage are leaning out and the arching vault has flattened. The north section of the tunnel is partly collapsed and a hole is visible above. There is clear separation of the two brick skins in this area. Loose masonry units were observed throughout particularly around the open joints at the crown.

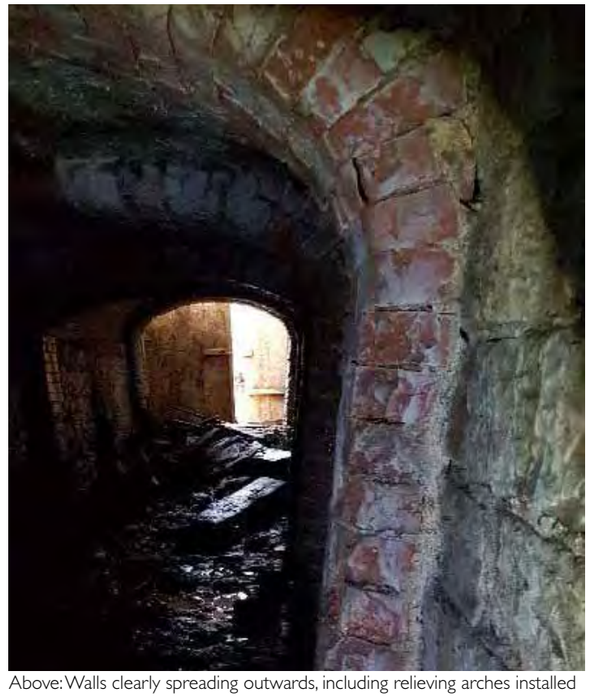
The arches are unbonded to the masonry walls and the bricks at the crown have been cut to suit a deformed shape. The top section of the tunnel directly below the road has been replaced by a filler-joist system possibly with a concrete relieving slab resulting in the hump in the road above.

The below the road section, acrow props are corroding and the timber beams they were bearing on are decayed to the point where these measures are no longer touching the filler-joist floor above rendering them ineffective. Multiple alterations / strengthening measures appear to have been attempted on the tunnel in the past. The arches are unbonded to the masonry walls and appear to be a later addition as the bricks at the crown have been cut to suit a deformed shape.

The recommendations of the structural engineer are to cerfeully dismantle the deformed arch and to infill the tunnel with compacted material suitable for vehicular access. Reinstatement of the arch is unviable as the walls have clear signs of movement.

Above: Corroding acro-props installed below corroding steel and concrete filler joist deck below roadway.

Above: Corroding filler joist beneath roadway.



Above: Walls clearly spreading outwards, including relieving arches installed later and now also structurally compromised.

PROPOSAL

Given the advanced state of decay of the Cinder Path Tunnel, and the fact that it has been condemned as unsafe by Curtins Structural Engineers, repair of the existing tunnel is not feasible. Repair would require work to be undertaken within the unsafe structure and the inherent defect is the sub-optimanl soil on either side - i.e. repair of the masonry would not solve the issue, could be potentially abortive or temporary.

Alternative options are as follows:

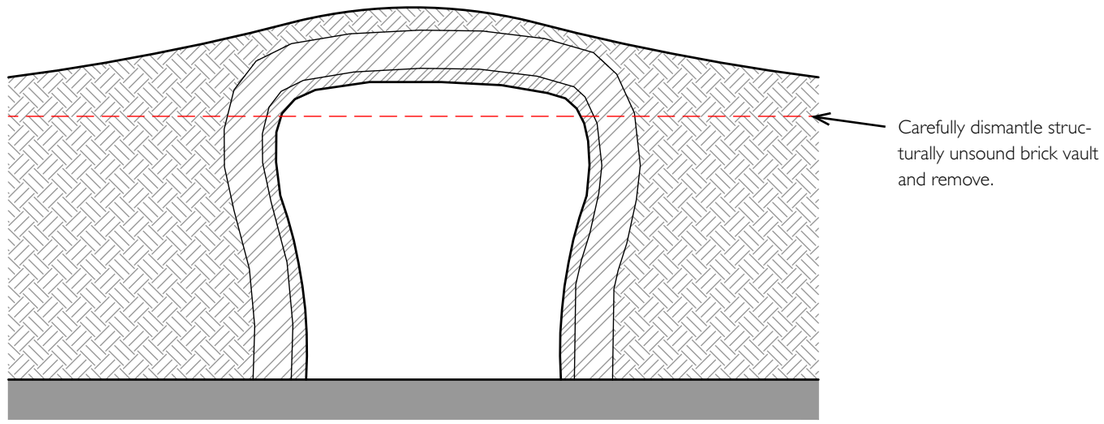
- Demolition of the whole structure
- Bridge over the structure in pre-cast concrete
- Infilling with foam concrete
- Removal of the crown of the tunnel and infilling with compacted material

Demolition of the whole structure has been ruled out as it is recognised that there is some heritage / archaeological value in retaining the structure in situ. Bridging over the structure in pre-cast concrete is not deemed appropriate as it does not provide a long term solution to the safety hazard of the collapsing tunnel beneath. Infilling with a foam concrete system would allow the tunnel to be made safe, but there are environmental considerations and the work is not reversible in the future.

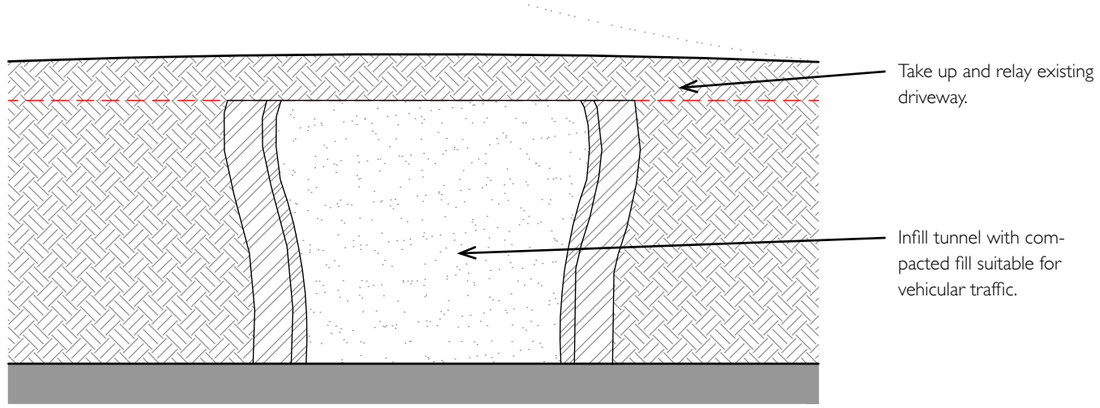
The preferred option is therefore to remove the structurally defective crown of the tunnel and to infill the tunnel with compacted material. This work resolves the safety hazard of the collapsing arch and is reversible in the future as the tunnel could be cleared and the vault reinstated.

As the tunnel has been closed to public access for many years, and there is no public right of way through the tunnel its proposed infilling does not pose an impediment to members of the public.

For further information, please refer to the inspection report prepared by Curtins Structural Engineers which accompanies this application for planning and listed building consent.



EXISTING

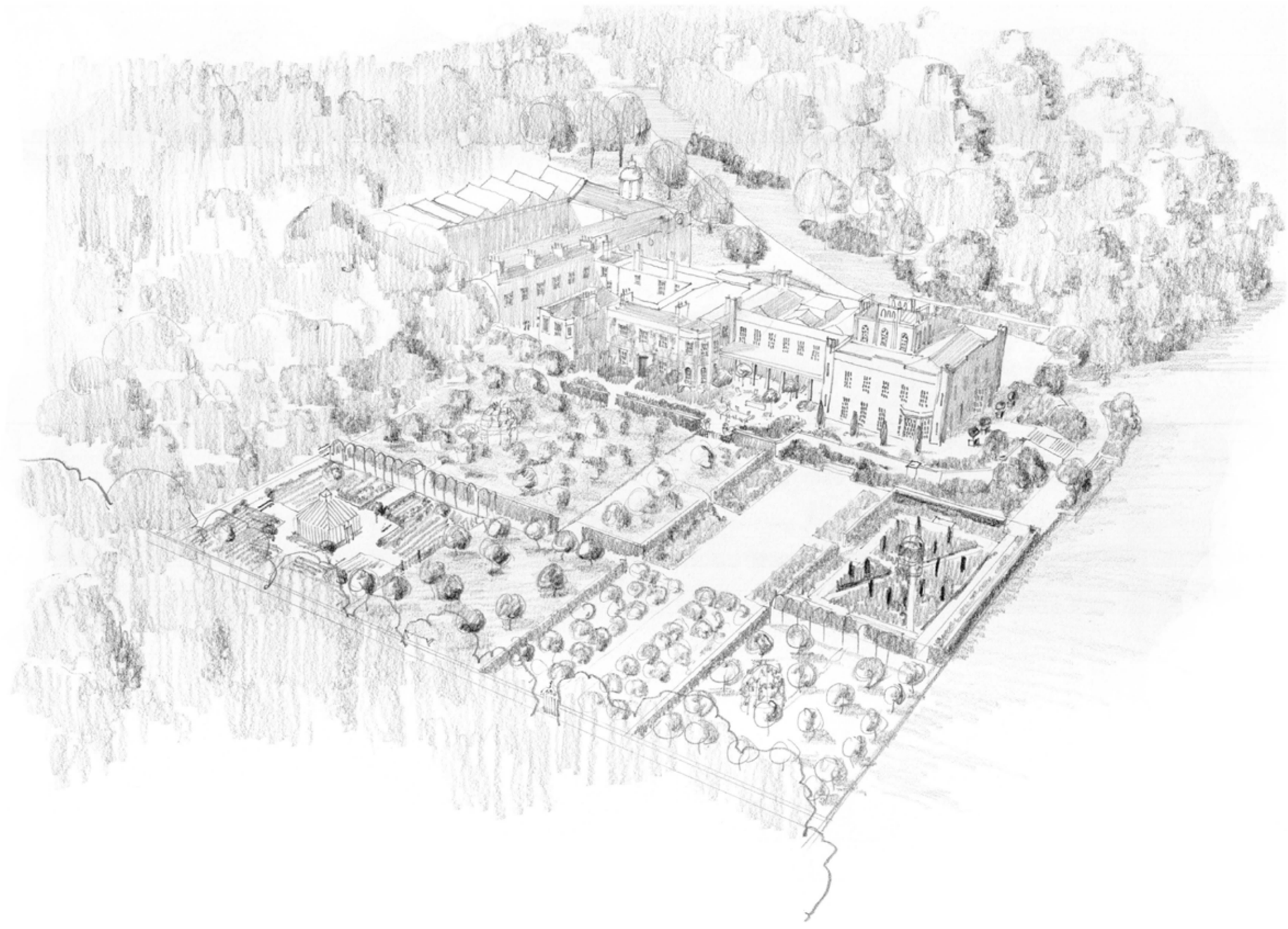


PROPOSED

Above: Existing and proposed section through the Cinder Path Tunnel.

12. LANDSCAPE PROPOSALS

CONCEPT LANDSCAPE SKETCH



rden Hall aerial sketch proposal.

CONCEPT LANDSCAPE SKETCH

Sketch proposal - reinstatement of formal terrace arrangement and herbaceous borders.

CONCEPT LANDSCAPE SKETCH

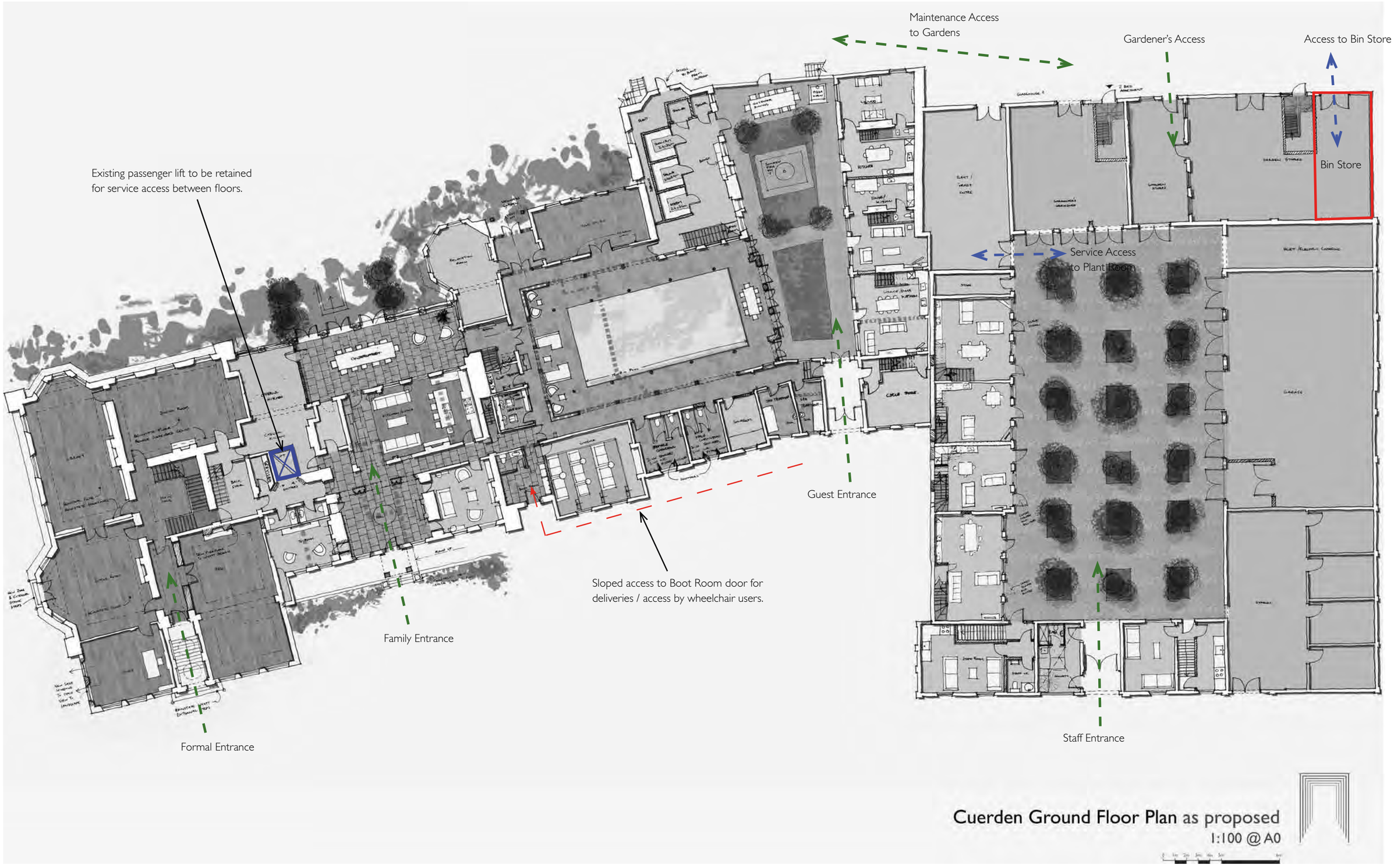
CONCEPT LANDSCAPE SKETCH

Sketch proposal of the new driveway and house approach.

CONCEPT LANDSCAPE SKETCH

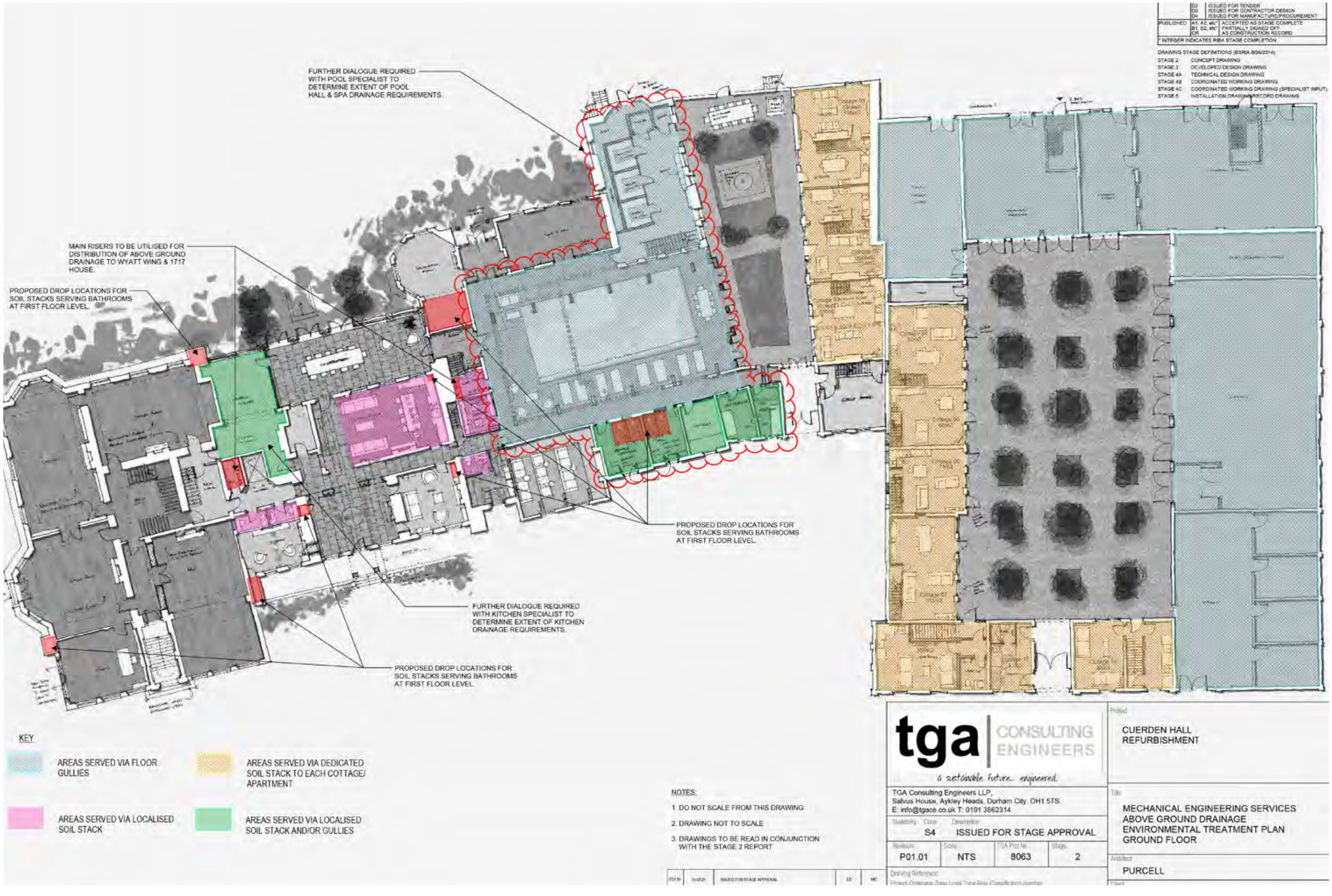
Sketch proposal showing view of the family garden from the spa.

13. ACCESS & WASTE

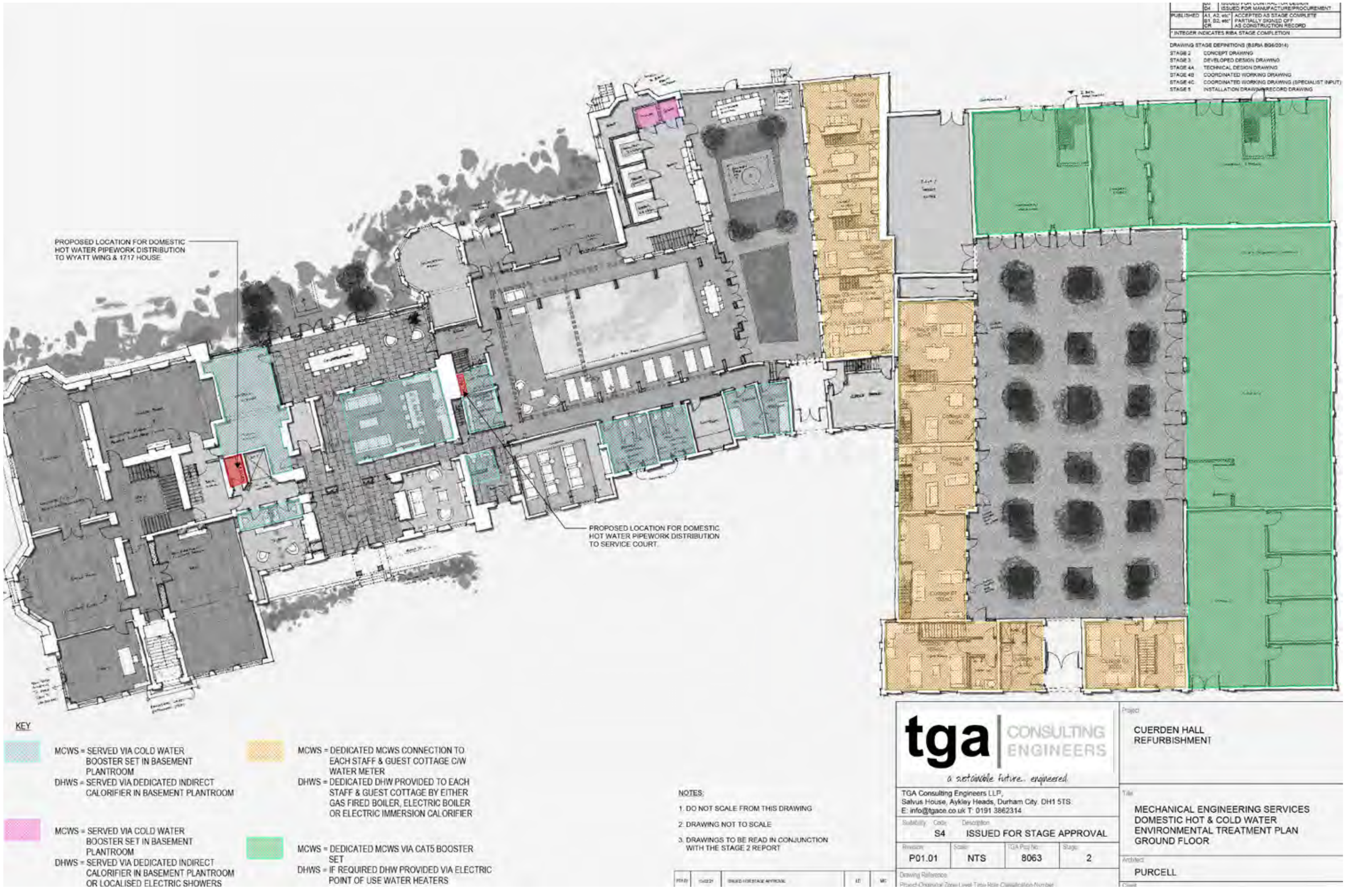


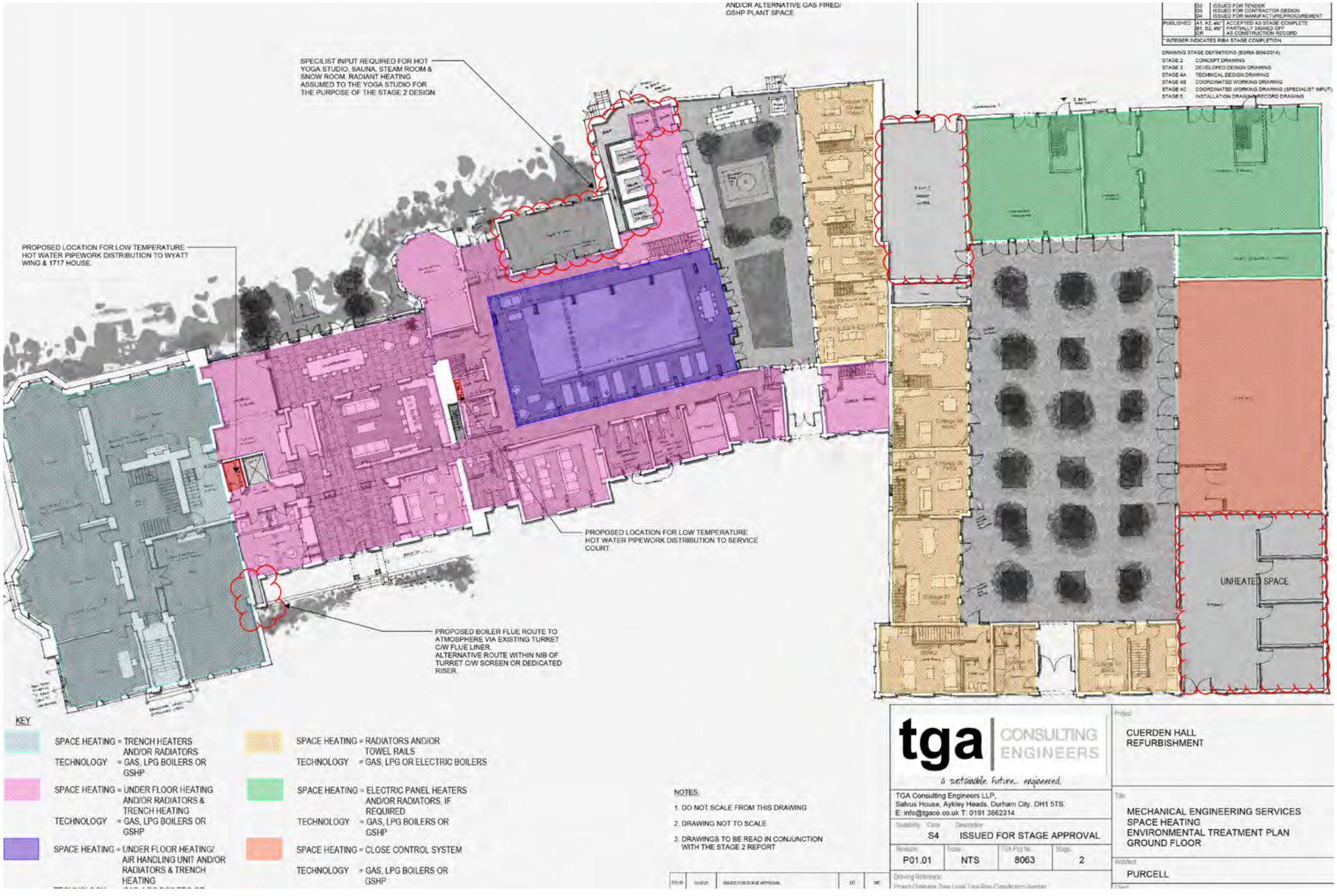
Cuerden Ground Floor Plan as proposed
1:100 @ A0

14. MECHANICAL & ELECTRICAL SERVICES



MECHANICAL & ELECTRICAL SERVICES




AND/OR ALTERNATIVE GAS FIRED/
GSHP PLANT SPACE
SPECILIST INPUT REQUIRED FOR HOT YOGA STUDIO, SAUNA, STEAM ROOM & SNOW ROOM. RADIANT HEATING ASSUMED TO THE YOGA STUDIO FOR THE PURPOSE OF THE STAGE 2 DESIGN.
PROPOSED LOCATION FOR LOW TEMPERATURE HOT WATER PIPEWORK DISTRIBUTION TO WYATT WING & 1717 HOUSE.
PROPOSED LOCATION FOR LOW TEMPERATURE HOT WATER PIPEWORK DISTRIBUTION TO SERVICE COURT.
PROPOSED BOILER FLUE ROUTE TO ATMOSPHERE VIA EXISTING TURRET C/W FLUE LINER.
ALTERNATIVE ROUTE WITHIN NIB OF TURRET C/W SCREEN OR DEDICATED RISER.
UNHEATED SPACE
D2 ISSUED FOR TENDER
D3 ISSUED FOR CONTRACTOR DESIGN
D4 ISSUED FOR MANUFACTURE/PROCUREMENT
PUBLISHED A1, A2, etc* ACCEPTED AS STAGE COMPLETE
B1, B2, etc* PARTIALLY SIGNED OFF
CR AS CONSTRUCTION RECORD
* INTEGER INDICATES RIBA STAGE COMPLETION
DRAWING STAGE DEFINITIONS (BSRIA BG6/2014)
STAGE 2 CONCEPT DRAWING
STAGE 3 DEVELOPED DESIGN DRAWING
STAGE 4A TECHNICAL DESIGN DRAWING
STAGE 4B COORDINATED WORKING DRAWING
STAGE 4C COORDINATED WORKING DRAWING (SPECIALIST INPUT)
STAGE 5 INSTALLATION DRAWING/RECORD DRAWING
KEY
SPACE HEATING = TRENCH HEATERS AND/OR RADIATORS
TECHNOLOGY = GAS, LPG BOILERS OR GSHP
SPACE HEATING = UNDER FLOOR HEATING AND/OR RADIATORS & TRENCH HEATING
TECHNOLOGY = GAS, LPG BOILERS OR GSHP
SPACE HEATING = UNDER FLOOR HEATING/ AIR HANDLING UNIT AND/OR RADIATORS & TRENCH HEATING
SPACE HEATING = RADIATORS AND/OR TOWEL RAILS
TECHNOLOGY = GAS, LPG OR ELECTRIC BOILERS
SPACE HEATING = ELECTRIC PANEL HEATERS AND/OR RADIATORS, IF REQUIRED
TECHNOLOGY = GAS, LPG BOILERS OR GSHP
SPACE HEATING = CLOSE CONTROL SYSTEM
TECHNOLOGY = GAS, LPG BOILERS OR GSHP
NOTES:
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3. DRAWINGS TO BE READ IN CONJUNCTION WITH THE STAGE 2 REPORT
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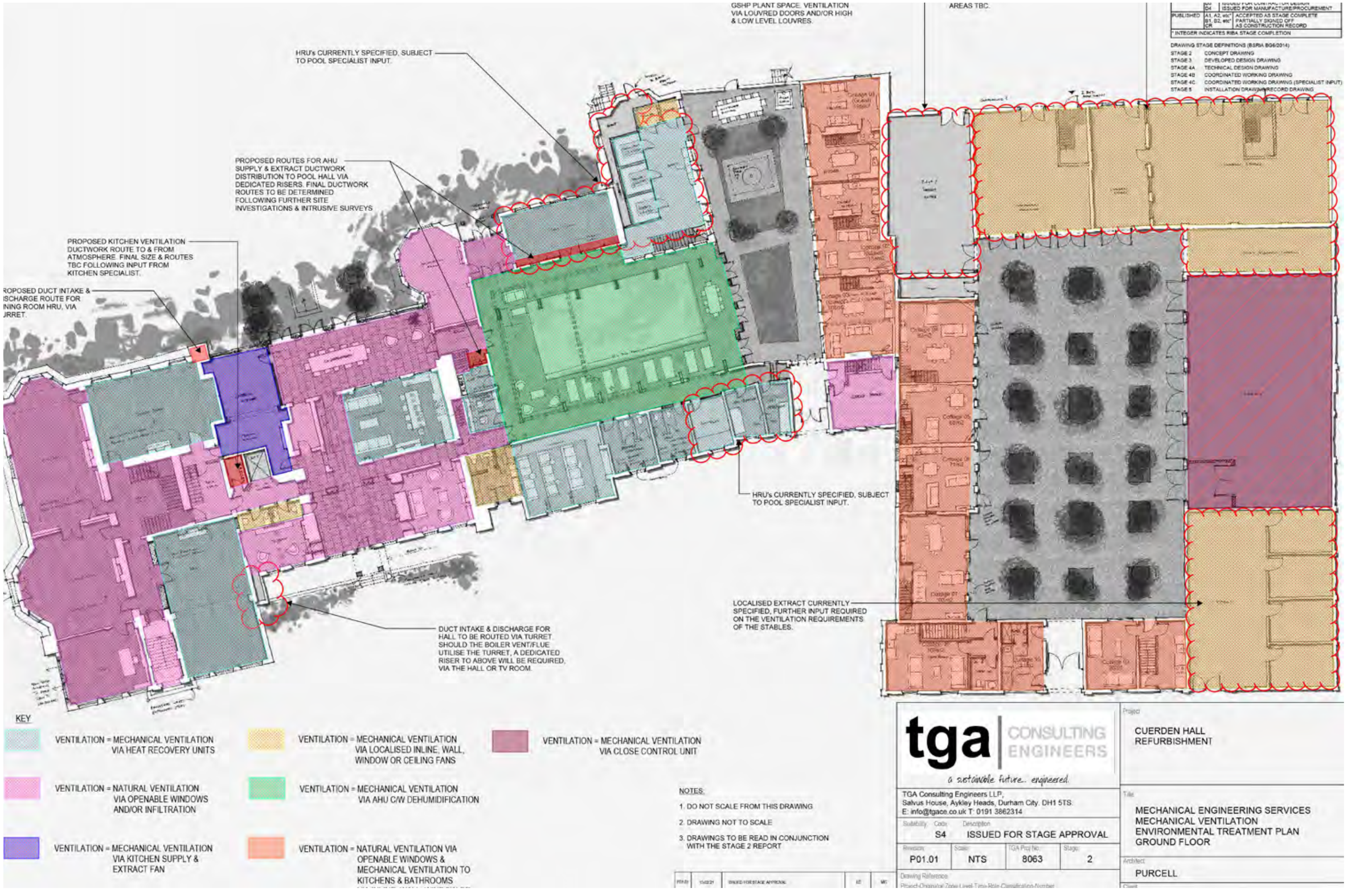
Suitability Code S4 Description ISSUED FOR STAGE APPROVAL
Revision P01.01 Scale NTS TGA Proj No. 8063 Stage 2
Project
CUERDEN HALL
REFURBISHMENT
Title
MECHANICAL ENGINEERING SERVICES
SPACE HEATING
ENVIRONMENTAL TREATMENT PLAN
GROUND FLOOR
Architect
PURCELL

MECHANICAL & ELECTRICAL SERVICES



	D2	ISSUED FOR TENDER
	D3	ISSUED FOR CONTRACTOR DESIGN
	D4	ISSUED FOR MANUFACTURE/PROCUREMENT
PUBLISHED	A1, A2, etc*	ACCEPTED AS STAGE COMPLETE
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	CR	AS CONSTRUCTION RECORD

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STAGE 5	INSTALLATION DRAWING/RECORD DRAWING

STABLES, GARAGES AND GARDENERS AREA
TO BE FED FROM INDEPENDENT FROM MAIN HOUSE AND COTTAGES

ALL SERVICES TO BE DISTRIBUTED AT HIGH LEVEL VIA EXPOSED PIPEWORK/DUCTWORK ROUTES. PIPEWORK OR DUCTWORK DROPS TO BE BOXED IN OR EXPOSED IF ACCEPTABLE

TION OF EXISTING TURRET RISING
BOVE. USED TO ACCOMODATE A
L RISER FOR MECHANICAL
NCES PASSING TO FLOOR LEVEL
WEEN GROUND AND FIRST FLOORS
FIRST FLOOR CEILING LEVEL.

LOCATION OF EXISTING TURRET RISING TO ABOVE. USED TO ACCOMODATE A LOCAL RISER FOR MECHANICAL SERVICES PASSING TO FLOOR LEVEL BETWEEN GROUND AND FIRST FLOORS AND FIRST FLOOR CEILING LEVEL.

PROPOSED LOCATION FOR MAIN RISER SERVING THE WYATT WING & 1717 HOUSE.

PROPOSED LOCATION FOR SERVICE COURT RISER

LOCATION OF EXISTING TURRET RISING TO ABOVE. USED TO ACCOMODATE A LOCAL RISER FOR MECHANICAL SERVICES PASSING TO FLOOR LEVEL BETWEEN GROUND AND FIRST FLOORS AND FIRST FLOOR CEILING LEVEL.

PROXIMATE LOCATION OF EXISTING
RRET RISING TO ABOVE. USED TO
COMODATE A LOCAL RISER FOR
ECTRICAL SERVICES PASSING TO
OOR LEVEL BETWEEN GROUND AND
ST FLOORS AND FIRST FLOOR CEILING
VEL.

WYATT WING
ALL LOW LEVEL SERVICES FED DIRECTLY FROM BASEMENT / FLOOR VOID BELOW

HIGH LEVEL SERVICES FED FROM 1ST FLOOR VOID ABOVE VIA TURRET RISERS

1717 HOUSE
ALL SERVICES (HIGH AND LOW LEVEL MECHANICAL SERVICES) FED FROM 1ST FLOOR VOID ABOVE.

LOW LEVEL MECHANICAL SERVICES TO BE CHASED WITHIN STUB WALLS OR BOXED IN

UNDERFLOOR HEATING TO BE FED FROM FLOOR VOID BELOW & COORDINATED WITH ELECTRICAL FLOOR OUTLETS

SERVICE COURT
ALL SERVICES (HIGH AND LOW LEVEL MECHANICAL SERVICES) FED FROM 1ST FLOOR VOID ABOVE.

LOW LEVEL MECHANICAL SERVICES TO BE CHASED WITHIN STUB WALLS OR BOXED IN

UNDERFLOOR HEATING TO BE FED FROM FLOOR VOID BELOW & COORDINATED WITH ELECTRICAL FLOOR OUTLETS

GUEST & STAFF COTTAGES / APARTMENTS
EACH COTTAGE AND APARTMENT TO HAVE INDEPENDENT INCOMING UTILITY SERVICES FROM COURTYARD OUTSIDE.

EACH COTTAGE WILL HAVE IT'S OWN GAS & MAINS COLD WATER METER

ALL LOW LEVEL SERVICES AT GROUND FLOOR LEVEL TO BE FED FROM FLOOR VOID BELOW AND HIGH LEVEL SERVICES FROM FLOOR VOID ABOVE.

NOTES:

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Suitability	Code	Description
	S4	ISSUED FOR STAGE APPROVAL

Revision	Scale	TGA Proj No.	Stage
P01.01	NTS	8063	2

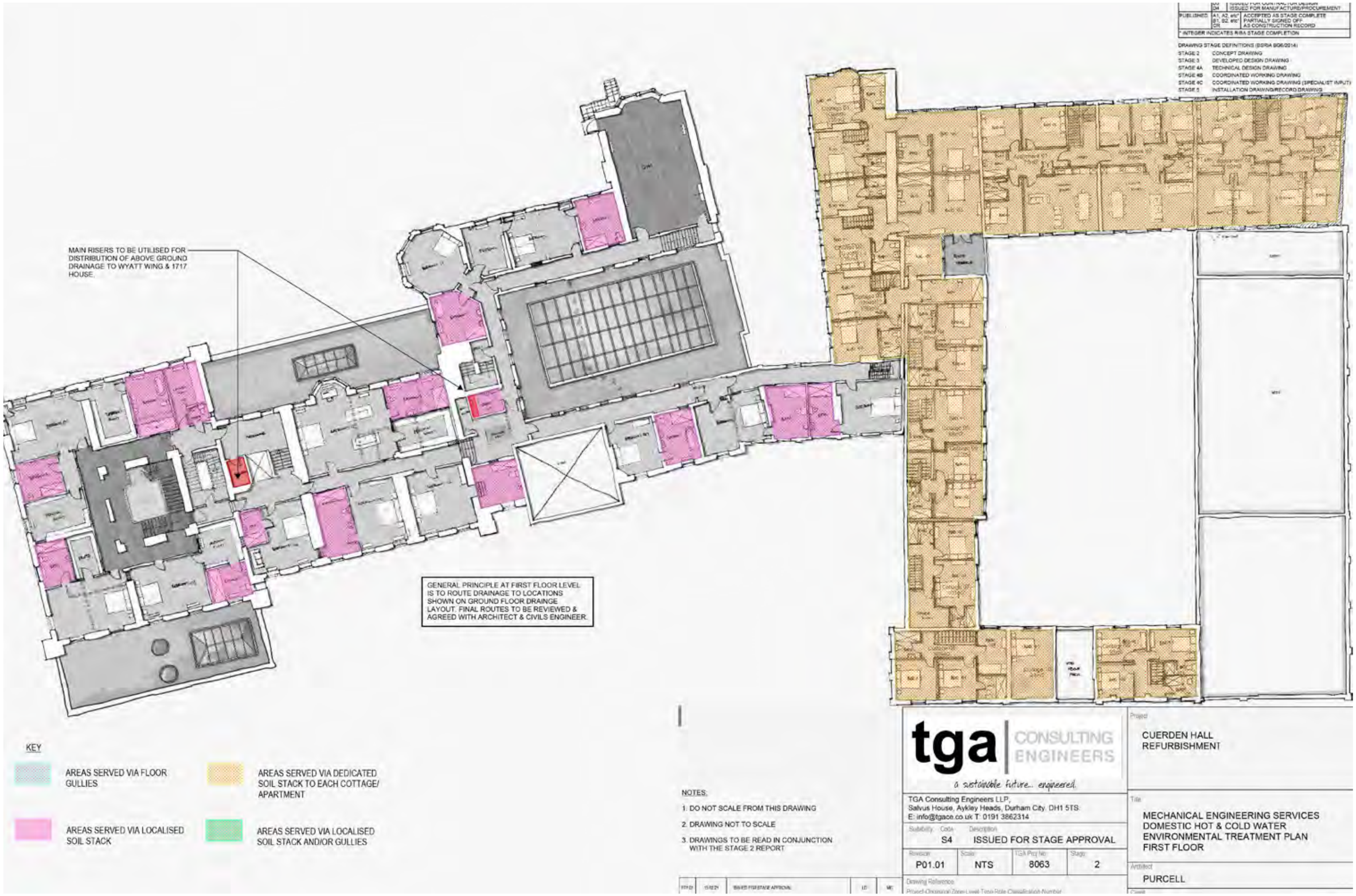
Drawing Reference:
Project Originator Zone Level Type Role Classification Number

Project
CUERDEN HALL
REFURBISHMENT

Title
ELECTRICAL ENGINEERING SERVICES
COMBINED MECHANICAL SERVICES LAYOUT
GROUND FLOOR LEVEL

Architect
PURCELL

Client


MAIN RISERS TO BE UTILISED FOR DISTRIBUTION OF ABOVE GROUND DRAINAGE TO WYATT WING & 1717 HOUSE.
GENERAL PRINCIPLE AT FIRST FLOOR LEVEL IS TO ROUTE DRAINAGE TO LOCATIONS SHOWN ON GROUND FLOOR DRAINGE LAYOUT. FINAL ROUTES TO BE REVIEWED & AGREED WITH ARCHITECT & CIVILS ENGINEER.
KEY
AREAS SERVED VIA FLOOR GULLIES
AREAS SERVED VIA DEDICATED SOIL STACK TO EACH COTTAGE/ APARTMENT
AREAS SERVED VIA LOCALISED SOIL STACK
AREAS SERVED VIA LOCALISED SOIL STACK AND/OR GULLIES
NOTES:
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3. DRAWINGS TO BE READ IN CONJUNCTION WITH THE STAGE 2 REPORT
PUBLISHED
A1, A2, etc* / B1, B2, etc*
ACCEPTED AS STAGE COMPLETE
PARTIALLY SIGNED OFF
OR
AS CONSTRUCTION RECORD
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STAGE 4C COORDINATED WORKING DRAWING (SPECIALIST INPUT)
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Project
CUERDEN HALL
REFURBISHMENT
Title
MECHANICAL ENGINEERING SERVICES
DOMESTIC HOT & COLD WATER
ENVIRONMENTAL TREATMENT PLAN
FIRST FLOOR
Architect
PURCELL
Suitability Code S4
Description ISSUED FOR STAGE APPROVAL
Revision P01.01
Scale NTS
TGA Proj No 8063
Stage 2

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	D3	ISSUED FOR CONTRACTOR DESIGN
	D4	ISSUED FOR MANUFACTURE/PROCUREMENT
PUBLISHED	A1, A2, etc* B1, B3, etc*	ACCEPTED AS STAGE COMPLETE PARTIALLY SIGNED OFF
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PROPOSED LOCATION FOR DOMESTIC HOT WATER PIPEWORK DISTRIBUTION TO WYATT WING & 1717 HOUSE.

PROPOSED LOCATION FOR DOMESTIC HOT WATER PIPEWORK DISTRIBUTION TO SERVICE COURT.

KEY

MCWS = SERVED VIA COLD WATER BOOSTER SET IN BASEMENT PLANTROOM
DHWS = SERVED VIA DEDICATED INDIRECT CALORIFIER IN BASEMENT PLANTROOM

MCWS = DEDICATED MCWS CONNECTION TO EACH STAFF & GUEST COTTAGE C/W WATER METER
DHWS = DEDICATED DHW PROVIDED TO EACH STAFF & GUEST COTTAGE BY EITHER GAS FIRED BOILER, ELECTRIC BOILER OR ELECTRIC IMMERSION CALORIFIER

NOTES:

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Suitability	Code	Description
	S4	ISSUED FOR STAGE APPROVAL

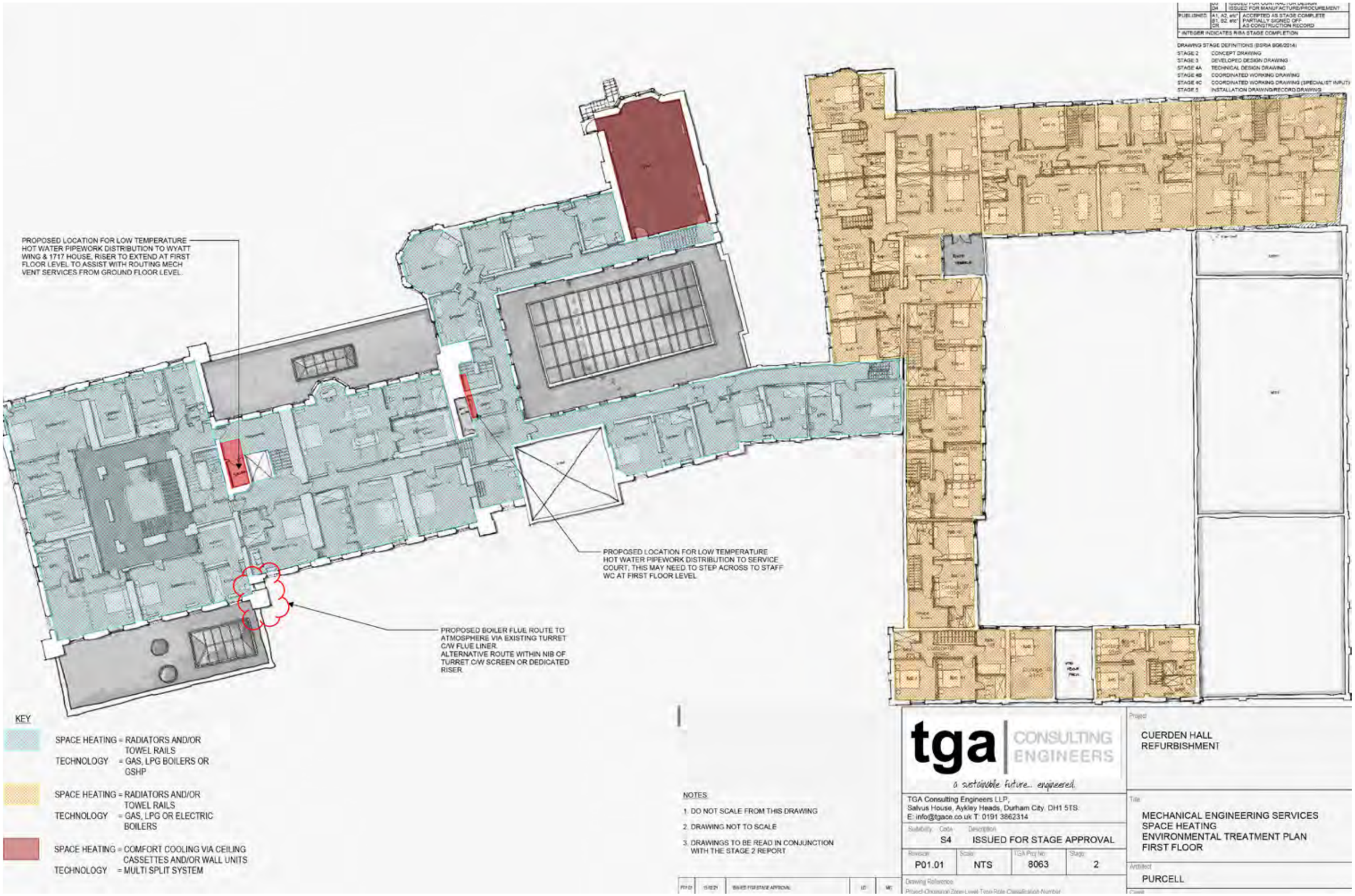
Revision	Scale	TGA Proj No	Stage
P01.01	NTS	8063	2

Drawing Reference:

Project
CUERDEN HALL
REFURBISHMENT

Title
MECHANICAL ENGINEERING SERVICES
DOMESTIC HOT & COLD WATER
ENVIRONMENTAL TREATMENT PLAN
FIRST FLOOR

Architect
PURCELL


PROPOSED LOCATION FOR LOW TEMPERATURE HOT WATER PIPEWORK DISTRIBUTION TO WYATT WING & 1717 HOUSE, RISER TO EXTEND AT FIRST FLOOR LEVEL TO ASSIST WITH ROUTING MECH VENT SERVICES FROM GROUND FLOOR LEVEL.
PROPOSED LOCATION FOR LOW TEMPERATURE HOT WATER PIPEWORK DISTRIBUTION TO SERVICE COURT, THIS MAY NEED TO STEP ACROSS TO STAFF WC AT FIRST FLOOR LEVEL
PROPOSED BOILER FLUE ROUTE TO ATMOSPHERE VIA EXISTING TURRET C/W FLUE LINER. ALTERNATIVE ROUTE WITHIN NIB OF TURRET C/W SCREEN OR DEDICATED RISER
KEY
SPACE HEATING = RADIATORS AND/OR TOWEL RAILS
TECHNOLOGY = GAS, LPG BOILERS OR GSHP
SPACE HEATING = RADIATORS AND/OR TOWEL RAILS
TECHNOLOGY = GAS, LPG OR ELECTRIC BOILERS
SPACE HEATING = COMFORT COOLING VIA CEILING CASSETTES AND/OR WALL UNITS
TECHNOLOGY = MULTI SPLIT SYSTEM
PUBLISHED
A1, A2, etc* ACCEPTED AS STAGE COMPLETE
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Suitability Code S4 Description ISSUED FOR STAGE APPROVAL
Revision P01.01 Scale NTS TGA Proj No 8063 Stage 2
Drawing Reference
Project CUERDEN HALL REFURBISHMENT
Title MECHANICAL ENGINEERING SERVICES SPACE HEATING ENVIRONMENTAL TREATMENT PLAN FIRST FLOOR
Architect PURCELL

	D2	ISSUED FOR TENDER
	D3	ISSUED FOR CONTRACTOR DESIGN
	D4	ISSUED FOR MANUFACTURE/PROCUREMENT
PUBLISHED	A1, A2, etc* B1, B2, etc* CR	ACCEPTED AS STAGE COMPLETE PARTIALLY SIGNED OFF AS CONSTRUCTION RECORD

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DRAWING STAGE DEFINITIONS (BS/RIA BG6/2014)

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STAGE 4C	COORDINATED WORKING DRAWING (SPECIALIST INPUT)
STAGE 5	INSTALLATION DRAWING/RECORD DRAWING

PROPOSED KITCHEN VENTILATION DUCTWORK ROUTE TO ATMOSPHERE. FINAL SIZE & ROUTES TBC FOLLOWING INPUT FROM KITCHEN DESIGNER. NOTE RISER SIZE TO BE INCREASED AT FIRST FLOOR LEVEL TO ASSIST WITH ROUTING OF KITCHEN VENT DUCTWORK.

CT INTAKE & DISCHARGE
OM GROUND & FIRST FLOOR
BE ROUTED TO ATMOSPHERE
TURRET.

MECHANICAL EXTRACT SERVING VALET, GARAGE AND STABLES, TO BE HOUSED WITHIN ROOF VOIDS.

HRU's SERVING GROUND FLOOR POOL AREA TO BE HOUSED WITHIN CINEMA VOID

DUCT INTAKE & DISCHARGE FROM GROUND & FIRST FLOOR TO BE ROUTED TO ATMOSPHERE VIA TURRET.

KEY

VENTILATION = MECHANICAL VENTILATION VIA HEAT RECOVERY UNITS

VENTILATION = NATURAL VENTILATION VIA OPENABLE WINDOWS AND/OR INFILTRATION

VENTILATION = MECHANICAL VENTILATION VIA LOCALISED INLINE, WALL, WINDOW OR CEILING FANS

VENTILATION = NATURAL VENTILATION VIA OPENABLE WINDOWS & MECHANICAL VENTILATION TO KITCHENS & BATHROOMS VIA INLINE, WALL, WINDOW OR CEILING FAN

NOTES:

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Revision	Scale	TGA Proj No:	Stage:
P01.01	NTS	8063	2

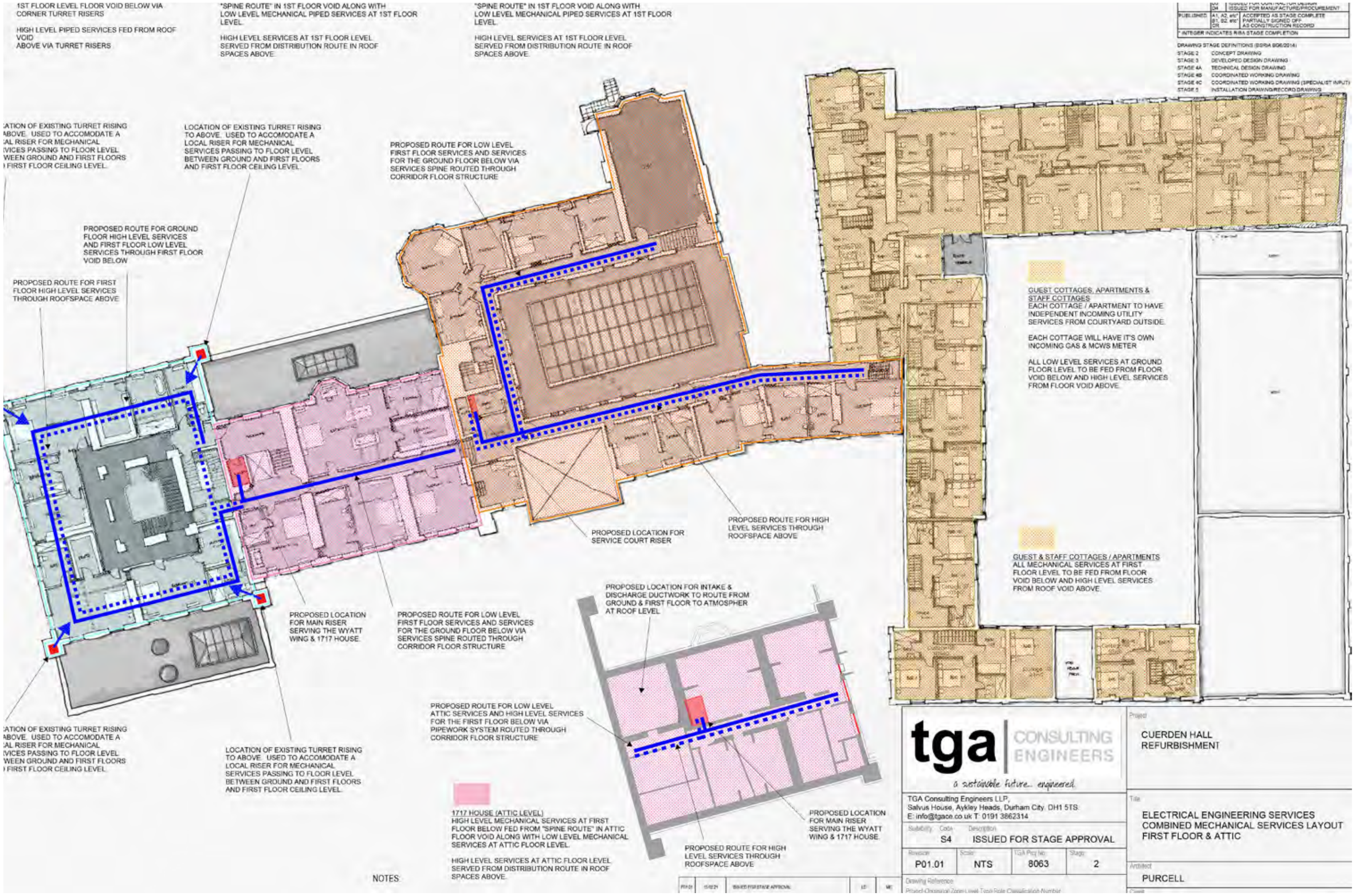
Drawing Reference:
Project-Originator-Zone-Level-Type-Role-Classification-Number

Project
CUERDEN HALL
REFURBISHMENT

Title
MECHANICAL ENGINEERING SERVICES
MECHANICAL VENTILATION
ENVIRONMENTAL TREATMENT PLAN
FIRST FLOOR

Architect
PURCELL

MECHANICAL & ELECTRICAL SERVICES



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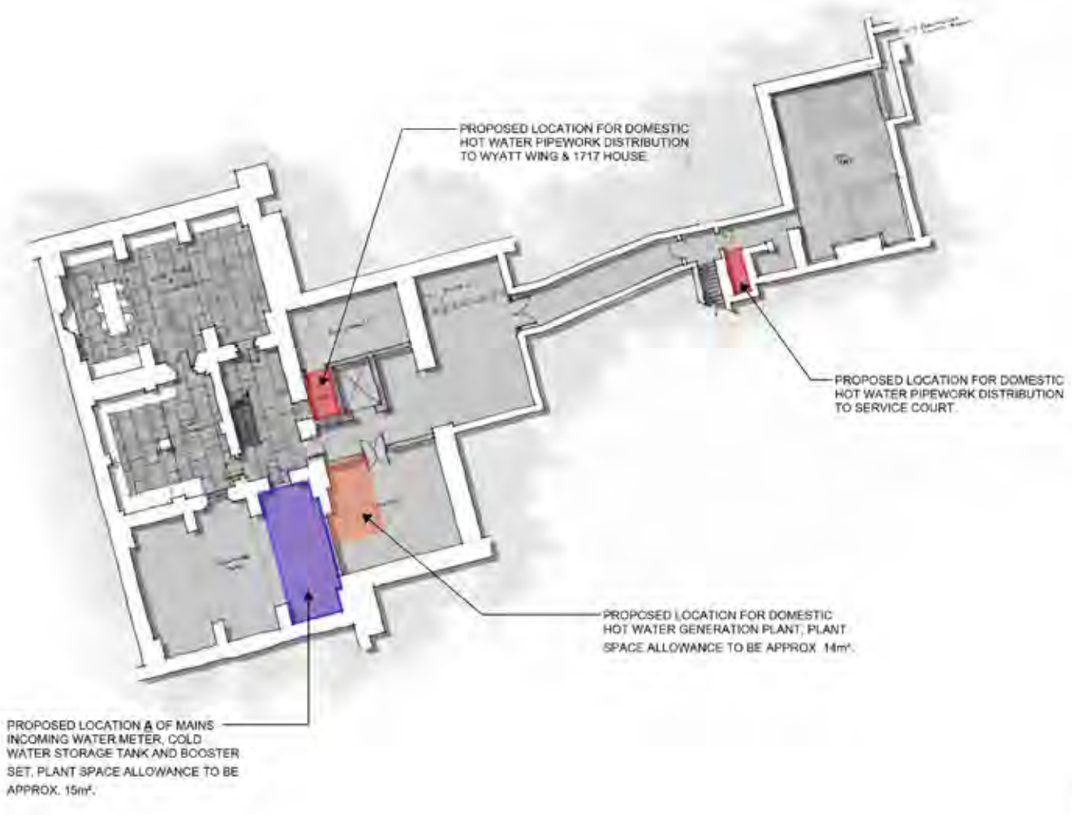

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Drawing Annotation

Project
CUERDEN HALL
REFURBISHMENT

Title
MECHANICAL ENGINEERING SERVICES
DOMESTIC HOT & COLD WATER
ENVIRONMENTAL TREATMENT PLAN
BASEMENT LEVEL

Architect
PURCELL

Client

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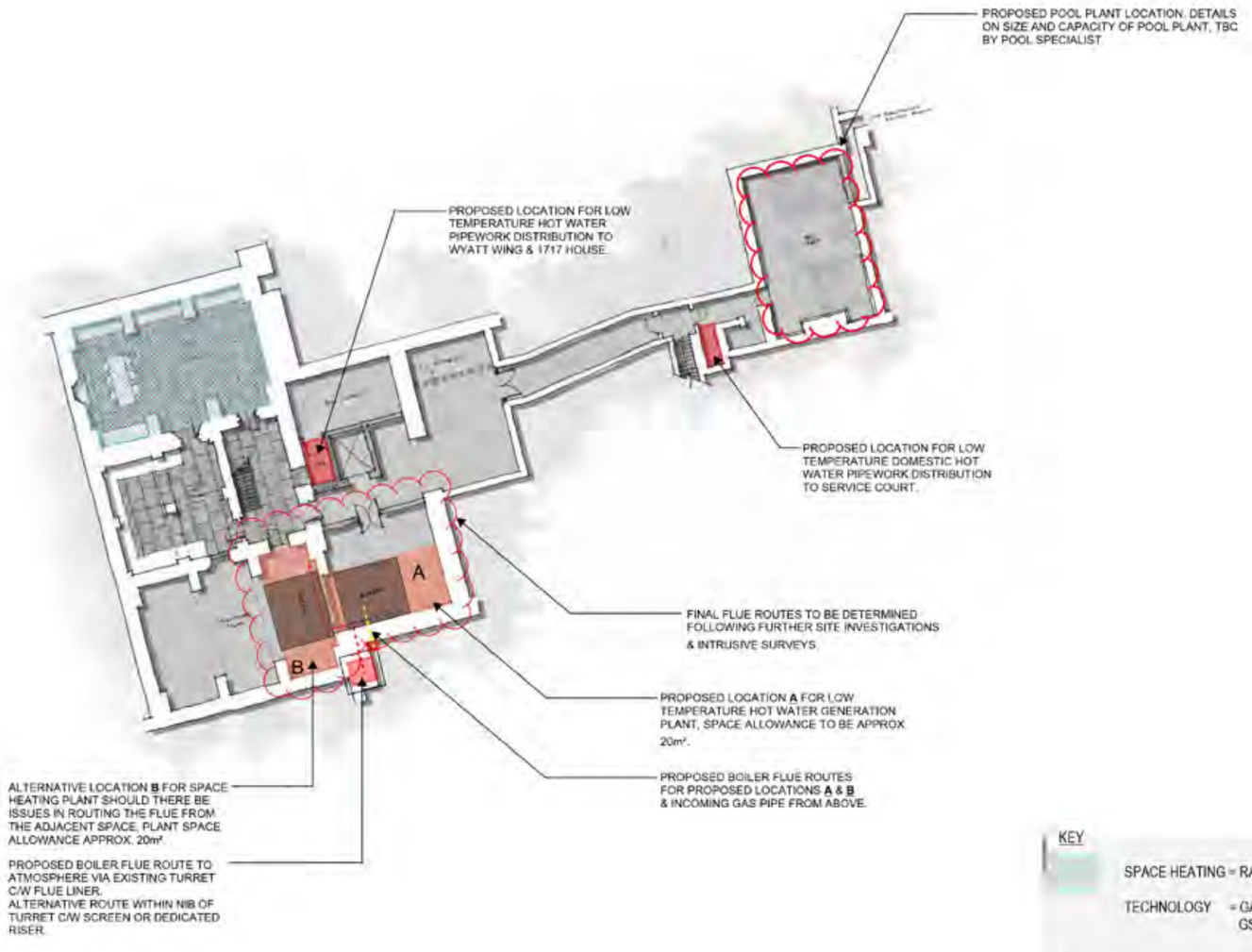

KEY

SPACE HEATING = RADIATORS

TECHNOLOGY = GAS, LPG BOILERS OR GSHP

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Drawing Reference

Owner: CUERDEN HALL REFURBISHMENT

Title: MECHANICAL ENGINEERING SERVICES
SPACE HEATING
ENVIRONMENTAL TREATMENT PLAN
BASEMENT LEVEL

Project: PURCELL

Client:

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CUERDEN HALL REFURBISHMENT

MECHANICAL ENGINEERING SERVICES
MECHANICAL VENTILATION
ENVIRONMENTAL TREATMENT PLAN
BASEMENT LEVEL

PURCELL

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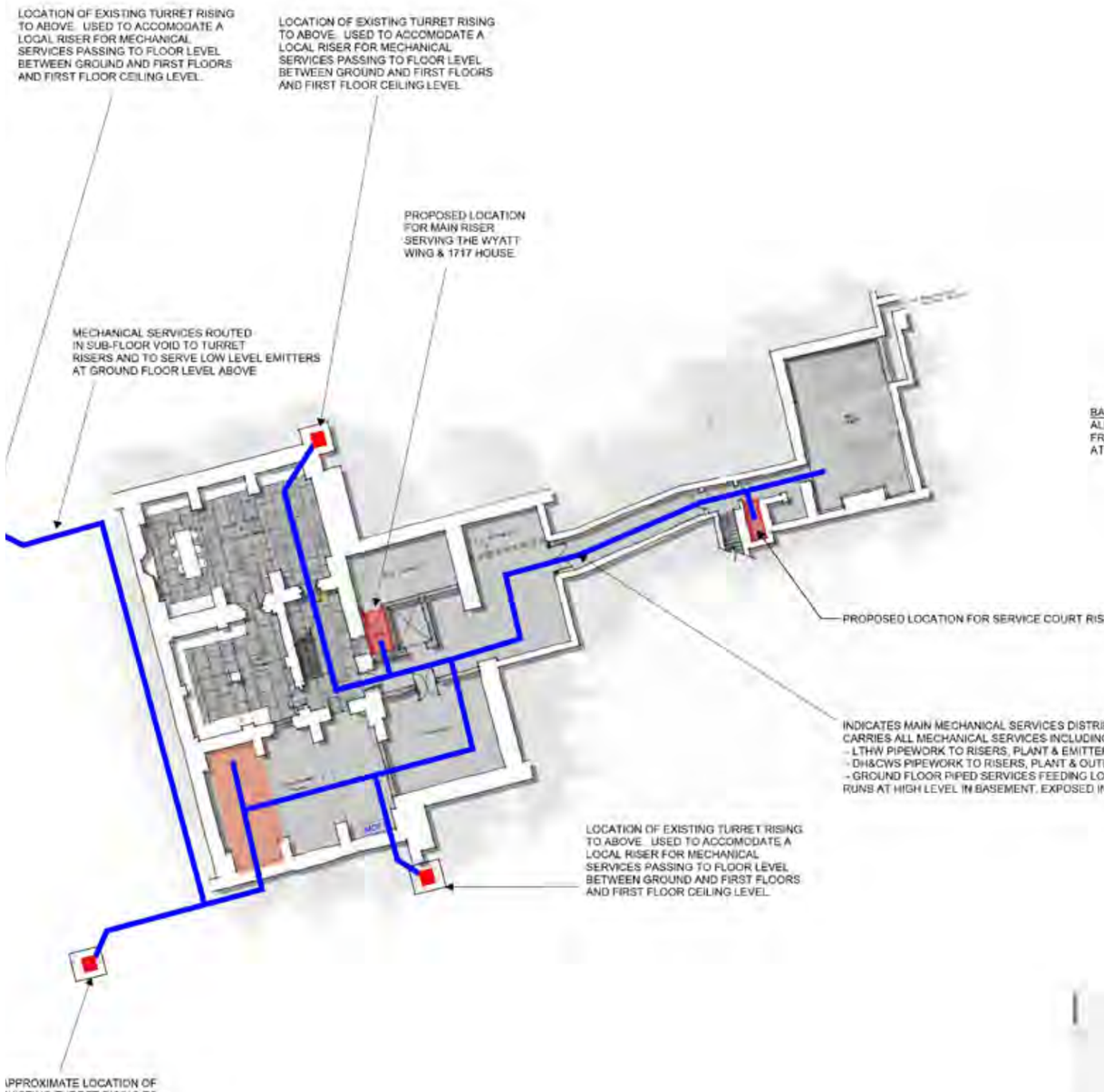

BASEMENT - GENERAL
ALL SERVICES (HIGH AND LOW LEVEL) FED FROM MAIN MECHANICAL SERVICES RUN AT HIGH LEVEL.

NOTES

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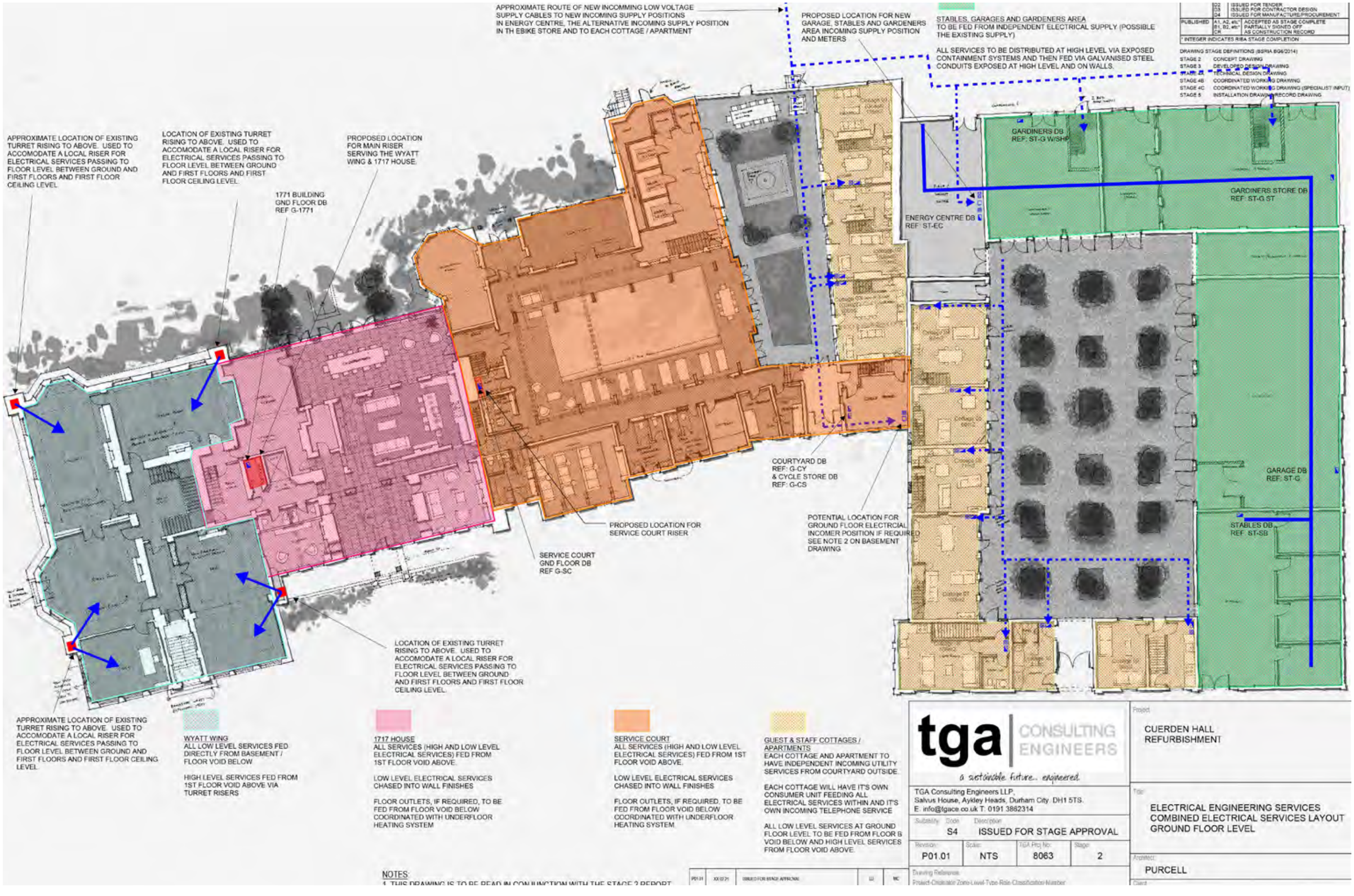
Project
CUERDEN HALL REFURBISHMENT

Title
MECHANICAL ENGINEERING SERVICES COMBINED MECHANICAL SERVICES LAYOUT BASEMENT LEVEL

Project
PURCELL


APPROXIMATE ROUTE OF NEW INCOMMING LOW VOLTAGE SUPPLY CABLES TO NEW INCOMING SUPPLY POSITIONS IN ENERGY CENTRE, THE ALTERNATIVE INCOMING SUPPLY POSITION IN TH EBIKE STORE AND TO EACH COTTAGE / APARTMENT
PROPOSED LOCATION FOR NEW GARAGE, STABLES AND GARDENERS AREA INCOMING SUPPLY POSITION AND METERS
STABLES, GARAGES AND GARDENERS AREA
TO BE FED FROM INDEPENDENT ELECTRICAL SUPPLY (POSSIBLE THE EXISTING SUPPLY)
ALL SERVICES TO BE DISTRIBUTED AT HIGH LEVEL VIA EXPOSED CONTAINMENT SYSTEMS AND THEN FED VIA GALVANISED STEEL CONDUITS EXPOSED AT HIGH LEVEL AND ON WALLS.
APPROXIMATE LOCATION OF EXISTING TURRET RISING TO ABOVE. USED TO ACCOMODATE A LOCAL RISER FOR ELECTRICAL SERVICES PASSING TO FLOOR LEVEL BETWEEN GROUND AND FIRST FLOORS AND FIRST FLOOR CEILING LEVEL
LOCATION OF EXISTING TURRET RISING TO ABOVE. USED TO ACCOMODATE A LOCAL RISER FOR ELECTRICAL SERVICES PASSING TO FLOOR LEVEL BETWEEN GROUND AND FIRST FLOORS AND FIRST FLOOR CEILING LEVEL.
1771 BUILDING GND FLOOR DB REF G-1771
PROPOSED LOCATION FOR MAIN RISER SERVING THE WYATT WING & 1717 HOUSE.
GARDINERS DB REF: ST-G W/SHP
GARDINERS STORE DB REF: ST-G ST
ENERGY CENTRE DB REF: ST-EC
COURTYARD DB REF: G-CY & CYCLE STORE DB REF: G-CS
GARAGE DB REF: ST-G
STABLES DB REF: ST-SB
PROPOSED LOCATION FOR SERVICE COURT RISER
SERVICE COURT GND FLOOR DB REF G-SC
POTENTIAL LOCATION FOR GROUND FLOOR ELECTRICIAL INCOMER POSITION IF REQUIRED SEE NOTE 2 ON BASEMENT DRAWING
LOCATION OF EXISTING TURRET RISING TO ABOVE. USED TO ACCOMODATE A LOCAL RISER FOR ELECTRICAL SERVICES PASSING TO FLOOR LEVEL BETWEEN GROUND AND FIRST FLOORS AND FIRST FLOOR CEILING LEVEL.
APPROXIMATE LOCATION OF EXISTING TURRET RISING TO ABOVE. USED TO ACCOMODATE A LOCAL RISER FOR ELECTRICAL SERVICES PASSING TO FLOOR LEVEL BETWEEN GROUND AND FIRST FLOORS AND FIRST FLOOR CEILING LEVEL.
WYATT WING
ALL LOW LEVEL SERVICES FED DIRECTLY FROM BASEMENT / FLOOR VOID BELOW
HIGH LEVEL SERVICES FED FROM 1ST FLOOR VOID ABOVE VIA TURRET RISERS
1717 HOUSE
ALL SERVICES (HIGH AND LOW LEVEL ELECTRICAL SERVICES) FED FROM 1ST FLOOR VOID ABOVE.
LOW LEVEL ELECTRICAL SERVICES CHASED INTO WALL FINISHES
FLOOR OUTLETS, IF REQUIRED, TO BE FED FROM FLOOR VOID BELOW COORDINATED WITH UNDERFLOOR HEATING SYSTEM
SERVICE COURT
ALL SERVICES (HIGH AND LOW LEVEL ELECTRICAL SERVICES) FED FROM 1ST FLOOR VOID ABOVE.
LOW LEVEL ELECTRICAL SERVICES CHASED INTO WALL FINISHES
FLOOR OUTLETS, IF REQUIRED, TO BE FED FROM FLOOR VOID BELOW COORDINATED WITH UNDERFLOOR HEATING SYSTEM
GUEST & STAFF COTTAGES / APARTMENTS
EACH COTTAGE AND APARTMENT TO HAVE INDEPENDENT INCOMING UTILITY SERVICES FROM COURTYARD OUTSIDE.
EACH COTTAGE WILL HAVE IT'S OWN CONSUMER UNIT FEEDING ALL ELECTRICAL SERVICES WITHIN AND IT'S OWN INCOMING TELEPHONE SERVICE
ALL LOW LEVEL SERVICES AT GROUND FLOOR LEVEL TO BE FED FROM FLOOR B VOID BELOW AND HIGH LEVEL SERVICES FROM FLOOR VOID ABOVE.
NOTES:
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE STAGE 2 REPORT
ISSUED FOR TENDER
ISSUED FOR CONTRACTOR DESIGN
ISSUED FOR MANUFACTURE/PROCUREMENT
PUBLISHED
A1, A2, etc.* ACCEPTED AS STAGE COMPLETE
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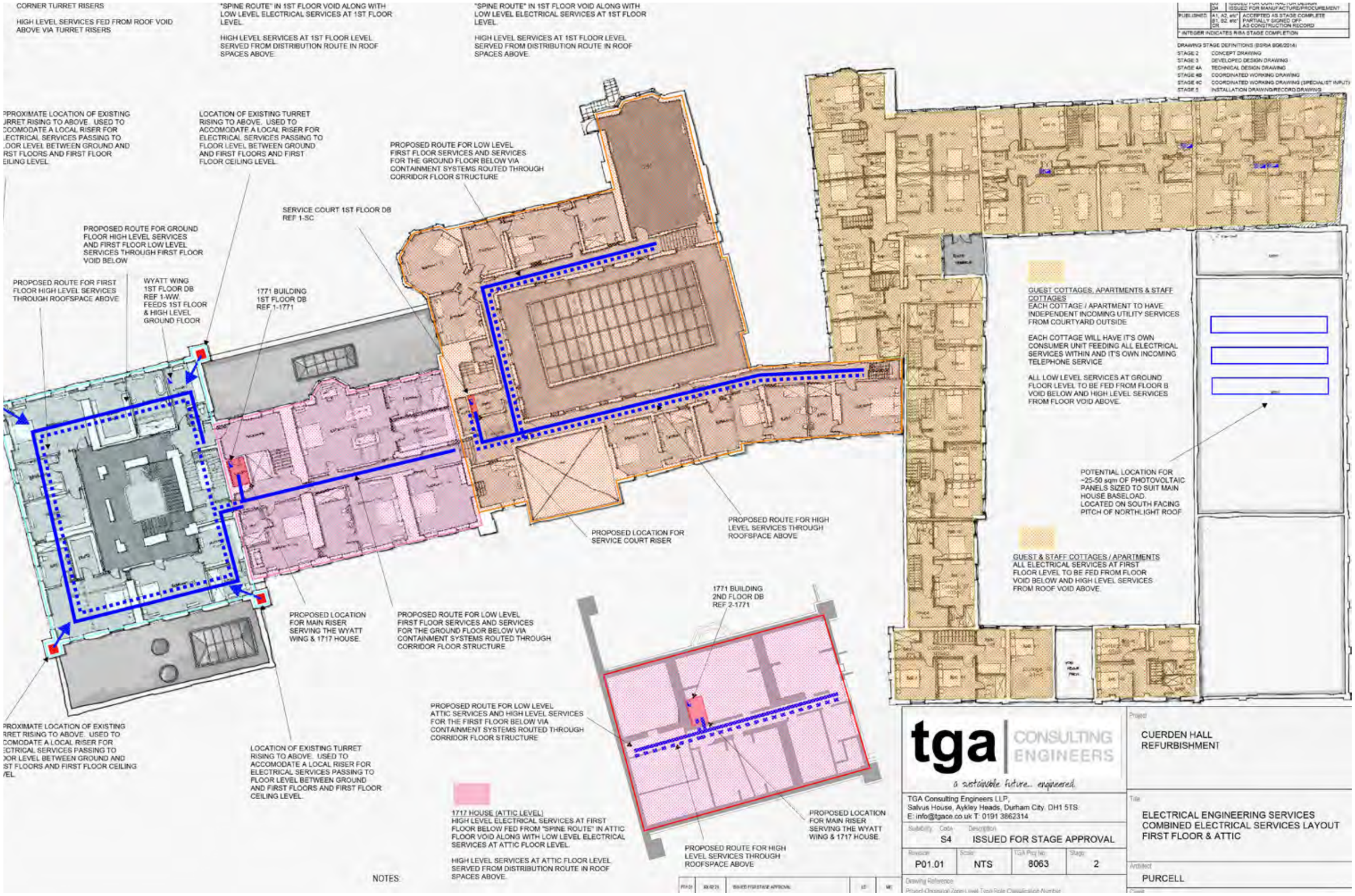
Project
CUERDEN HALL REFURBISHMENT
Title
ELECTRICAL ENGINEERING SERVICES
COMBINED ELECTRICAL SERVICES LAYOUT
GROUND FLOOR LEVEL
Architect
PURCELL
Suitability Code Description
S4 ISSUED FOR STAGE APPROVAL
Revision P01.01
Scale NTS
TGA Proj No 8063
Stage 2

MECHANICAL & ELECTRICAL SERVICES



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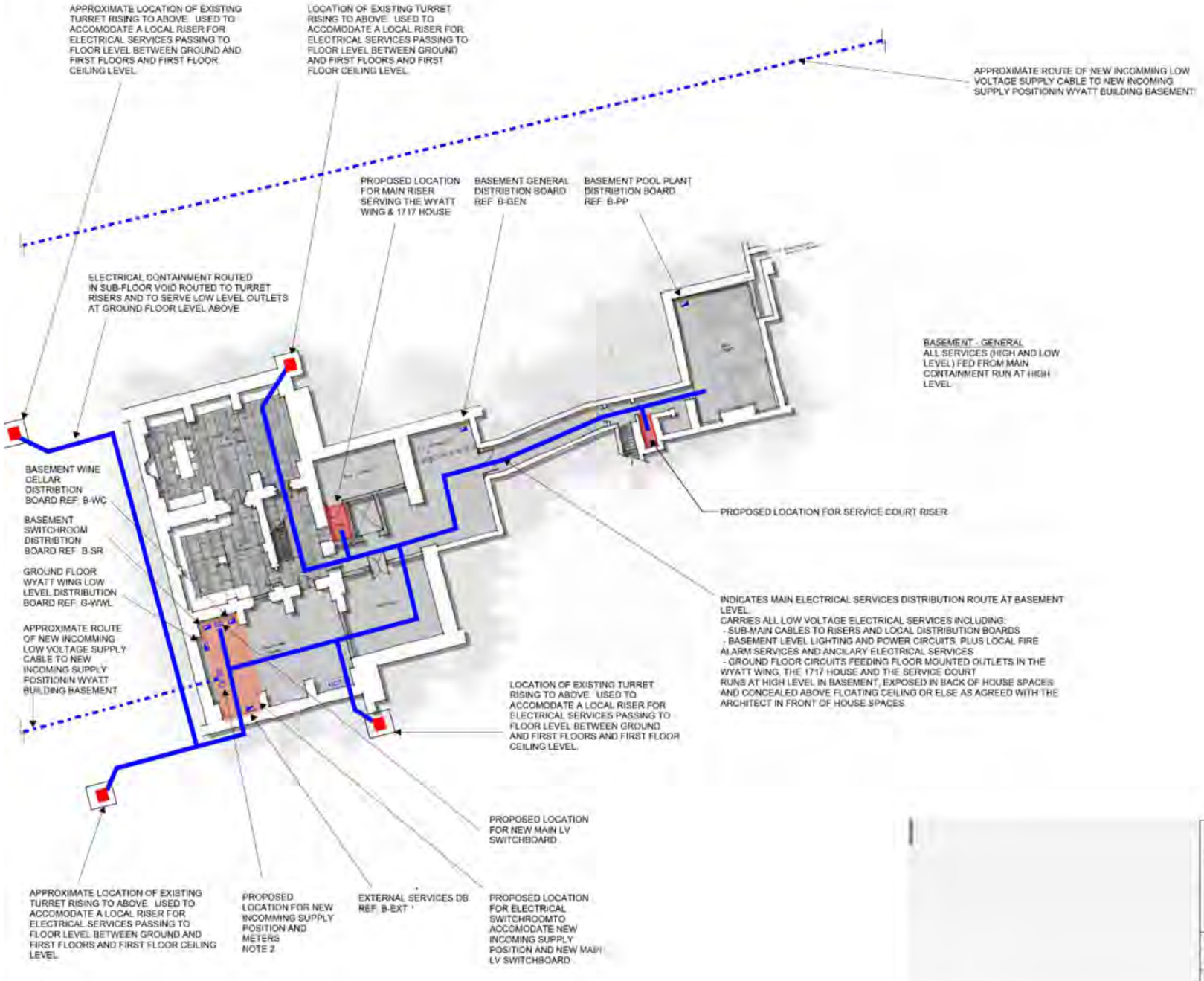

NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE STAGE 2 REPORT.
2. IT IS POSSIBLE THAT THE DNO (ELECTRICITY NORTHWEST) MAY OBJECT TO LOCATING THE INCOMING SERVICE POSITION AT BASEMENT LEVEL. IN THIS AN ALTERNATIVE LOCATION HAS BEEN NOTED ON THE GROUND FLOOR DRAWING IN THE BIKE STORE.

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Revision	Description
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Revision	Scale	TGA Proj No	Page
P01.01	NTS	8063	2

CUERDEN HALL REFURBISHMENT

ELECTRICAL ENGINEERING SERVICES
COMBINED ELECTRICAL SERVICES LAYOUT
BASEMENT LEVEL

PURCELL

15. PHASING

Given the scale and complexity of the works required in the refurbishment of Cuerden Hall, stableyard, outbuildings and landscaping, it is proposed that our clients undertake the works in a series of discrete phases. This will allow for the works to be undertaken over a number of years as a series of packages of work.

The Design Team has worked closely with the client to identify the most appropriate phasing for this project, enabling critical conservation repair works to commence early, and to provide the core living quarters and service infrastructure within the 1717 house first, followed by the other parts of the building in later phases.

PHASE 1

Conservation repair works to external fabric.
Refurbishment of the 1717 House, to include the construction of the orangery and works to the basement of the Wyatt Wing (to provide essential mechanical & electrical services and associated spaces).
External landscaping works including the construction of the Shady Lane Gate Lodges, gates and boundary treatments.
Works to the Cinder Path Tunnel.

PHASE 2

Works to the interior of the Wyatt Wing.

PHASE 3

Refurbishment works to the stableyard, reinstatement of the stableyard southern wing and new building.

PHASE 4

Refurbishment and construction work to the service yard to form the proposed leisure facilities.

Above: Indicative Phasing Diagram showing proposed phases of work commencing with the 1717 House.

16. PRE-PLANNING APPLICATION CONSULTATION

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. A record of the three pre-application consultation meetings is given below:

2nd December 2020 10.00

Meeting with Mike Halsall (MH) Chief Planning Officer, Chorley Council and Ian Bond (IB), Growth Lancashire.

MH didn't raise an issue with the principle of the proposals for Cuerden Hall and Stable Block, and appreciated what was trying to be achieved in terms of providing formal, service and leisure areas within the complex.

MH and IB agreed that there was a greater capacity for change in the courtyard and this being the most appropriate location for a covered swimming pool of high design quality. As well as the courtyard area having the greatest capacity for change, it was acknowledged that this was located centrally within the complex and not visible from within the grounds.

MH didn't raise an in-principle issue with rebuilding the fire-damaged range to the south of the Stable Block and extending this by infilling the corner of the Stable Block.

It was confirmed that the M&E strategy would be important and that this was currently being developed. There was mention of the potential to incorporate a GSHP beneath the lawn area.

There was discussion on the provision of a lodge at the start of the access driveway adjacent to Shady Lane. It was confirmed that the function of the lodge would be to simply mark the entrance to the property and provide a security presence, it would not be a large structure that could accommodate useable floorspace. MH acknowledged that a justification could be provided on the basis that lodges were associated with the historic development of the site and would provide a function for Cuerden Hall. This, together with the overall restoration of the site, would help justify the proposals against the Green Belt designation.

MH asked what the timeframes were for submitting an application and it was confirmed that April / May was the target.

9th March 2021 11.00

Meeting with Gareth Roberts (GR), Georgian Society.

The meeting was positive and there were no major concerns raised by GR.

GR agreed that the return of Cuerden Hall back to a single dwelling with ancillary guest/visitor accommodation was probably the most appropriate use for the building / site, and would certainly result in less subdivision and alteration than a more intensified use such as an apartment or hotel scheme.

GR commented that there was nothing immediately controversial with the proposals and thought that overall the scheme was a positive and considered design. He mentioned that the infilling of the courtyard with the swimming pool / leisure facility was likely to raise comments, but that the design was reasonable and appropriately justified.

GR mentioned that the Georgian Society have a casework committee which includes historians, architects, structural engineers etc. It was agreed that it would be useful for the proposals to be presented to the committee to see if they have any comments which can then be considered in developing the scheme's design.

In terms of the landscaping proposals, it was agreed that concept sketches would be suitable at this stage and will allow an appreciation of the current situation, the principle of the proposals and how the landscaping sits with the building.

It was agreed that the project team were keen to develop a collaborative approach and this would produce the best quality scheme for Cuerden Hall.

19th March 2021 11.00

Meeting with Richard Broadhead (RB), Historic England.

Landscaping Proposals

- RB noted that while the landscaping around the house is being made more formal, in effect it is a blank canvass due to the large areas of tarmac existing, and the proposals will be a vast improvement on existing.
- No issue with the principle of a new glasshouse, but as it is quite a big introduction into the landscape details of its construction will be required.
- Appreciate the need for a tennis court and understand its positioning. Such a facility can be quite jarring therefore boundary treatment will be important. [Post-meeting note: the tennis court is now omitted from the application].
- No issue in principle with a water feature to the north of the Wyatt Wing. Detail will be required as a condition of consent.
- Overall the landscaping proposals were positively received.

Building Proposals

- Conservatory: Interesting that there is evidence of previous proposals for a conservatory by Lewis Wyatt in this location. The introduction of a conservatory in this location therefore seems logical, especially given the extent of previous removal of the loggia. TB confirmed that an Archaeological Desk Based Assessment had been commissioned and this would hopefully provide further evidence of the conservatory having being built. Regarding the design, RB noted that it did not look out of place, and that going for a design which references Lewis Wyatt's other work (eg. orangery at Tatton Park, Cheshire) but which is not a direct copy is an appropriate logic.
- Pool: RB was pleased that an iterative design process had been followed and that the design has been simplified in detail and scale to make it less imposing / more recessive within the courtyard. RB asked whether it would be possible to see the ridge of the pool from outside the courtyard, it was confirmed that this would be considered as well as the potential impact. It was agreed that seeing part of this structure was not necessarily a bad thing and could contribute to interest as part of the picturesque composition of Cuerden Hall's skyline.
- Gate Lodges: Confirmed that numerous gate lodges formerly existed around the perimter of the estate, and that the proposals are to return some of the sense of arrival at the hall which has been lost through the construction of the M6 and M65, and the severing of the formal carriage drive (now within Cuerden Valley Country Park). The proposed lodges are intended as a feature being put back, though in a slightly different location due to realignment of the drive during the construction of the M6. RB confirmed there was no issue with the principle but that the lodges should reflect the quality of Cuerden Hall through their use of appropriate materials and detailing. It was agreed that the logic of producing something new, but with details reflecting the hall, was a more appropriate design strategy than the replication of Wyatt's lodges.

In conclusion, RB confirmed that he has no objections to the proposals in principle, He confirmed that he would look to provide his written response during the w/c 5 April.

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16. PRE-PLANNING APPLICATION CONSULTATION

08th April 2021

Letter from Richard Broadhead (RB), Historic England.

Following on from our previous meeting of the 1st December 2020, and our subsequent letter, a further meeting was arranged for the 19th March 2021. These comments follow this additional meeting, and we hope that they will aid you in taking the project forward.

Summary

Cuerden Hall is an attractive country house, of eighteenth-century origin, with significant phases of extension and alteration in the nineteenth century. It was most recently in use as a residential care home, but the applicant currently proposes to convert it back to a single dwelling.

We voiced our support for the principle of the change of use in our previous letter, as well as support for a considerable amount of the associated works proposed. We did, however, raise concerns in relation to a number of areas and asked for further clarifications in regard to others.

The applicant has submitted further information, which has resolved our previous concerns and means that we can support the overarching masterplan for the site. We therefore do not believe that further pre-application discussions will be necessary, but we would highlight some areas where further information and clarification of final designs will be needed when applications are submitted.

Historic England Advice

Significance

We set out the significance of Cuerden Hall in our previous letter, and we therefore would not reiterate this assessment in full in this follow-up response. However, in precis, Cuerden Hall is a striking county house of multiple phases of construction, which exhibits a high standard of architectural design and which allows a visual understanding of the evolution of high-status domestic architecture. It also derives significance from its association with Lewis Wyatt, a nationally significant architect, who worked on a number of other prominent country houses.

While the visual interest of the exterior of the building is well preserved, the interior of the building has suffered, due to the changes required to facilitate its use as a residential care home. This has meant that the survival of the internal decorative schemes and features is mixed. The house is listed grade II*, while the adjacent stable range is listed grade II. To the east of the house a pair of iron gates, and their associated piers, are also listed grade II.

Impact

. a) Principle of Conversion to a Residential Use

Historic England would continue to state our underlying support for the principle of converting the building back into a residential use. Conversion back to this use will allow the building to function in a manner closer to that for which it was originally constructed, which in turn will allow its special historic and architectural interest to be better understood and read. We also noted in our previous letter that the proposals would allow for the later, more intensive, subdivision to be reversed. It is noted positively that the applicant intends to utilise this opportunity to reinstate the proportions of the highly significant rooms within the Wyatt section of the building. We do also note, following comments made in our previous letter, that the applicant now proposes to retain the existing configuration of the porch within the eastern wing of the house.

We did raise other concerns in our previous letter, including in regard to the proposed pool, conservatory and landscaping plans. We will consider these sequentially below.

b) New Conservatory

The proposals seek to instate a conservatory on the southern side of the original 1717 section of the building. While no such structure is currently in situ, there is evidence amongst archival drawings that a conservatory was envisaged by Wyatt, and the applicant suggested that there was also cartographic evidence that it was constructed. As such, while its erection would represent a reversal of the later evolution of the building, it would not be an intervention which is implicitly uncharacteristic. It would, however, obscure longer views of the southern elevation of the eighteenth-century core of the building. It would therefore have the potential to diminish the ability to read this as a separate phase of development.

Given the additional evidence provided, which supports the historic existence of a conservatory on this section of the site, we would no longer raise in principle concerns with its construction. We would also note that the indicative elevations and floorplans provided show an extension of a character and form which is in keeping with the high-quality nature of the building's architecture as a whole. It would, however, marginally diminish the ability to appreciate the southern elevation of the eighteenth-century core of the building, as it would be obscured externally. However, the proposed works require only minimal physical alteration to the elevation, meaning that it would remain readable from within the building.

For any application, we would expect to see details of the exact nature of the conservatory's construction, including sectional details of the windows, samples of the proposed materials, and details of how it will physically tie into the building. The indicative elevations also show a proposed roof lantern. While this feature is not incongruous, roof lanterns can often be jarring features if poorly designed. It will therefore be beneficial to show details of its proposed construction, as well as visualisations to show how the lantern will be appreciated in practice, as opposed to in elevation.

It should also be noted that the location of the proposed new conservatory, on the site of a previous conservatory, is also likely to mean that its foundations will impact on below ground archaeology. It is therefore suggested that you confirm with the local authority's archaeological advisor what level of archaeological mitigation is likely to be required.

c) Creation of a Pool

The owner also proposes to demolish an existing twentieth century addition to the building, in order to create a swimming pool. This is a section of the building which was identified within the submitted significance plan as being detrimental to the significance of the listed building. We therefore expressed no objection to the principle of redeveloping this area.

We did, however, wish to see further details of the proposed design of the replacement building. The applicant has now submitted this information, which includes a number of iterative designs which were rejected in favour of the chosen proposal. We would agree with the rationale set out in the drawings and the supporting narrative, that a glazed structure, which is attractive, but did not seek to be overly elaborate, is the most appropriate design approach to the site.

We therefore have no objection to the proposals, which it is noted would represent an improvement on what is currently in situ in this location, and which would ensure that this area of the building has an active use. Again, we would expect to see detailed sectional drawings of the component elements of the new structure, as well as details as to how it is proposed to tie into the surrounding fabric. We would also highlight that this is another area of the proposals which may trigger the need for archaeological monitoring or investigation.

d) Hard and Soft Landscaping

We commented in our previous response that the proposed residential repurposing of the site also afforded the opportunity to address the immediate setting of the listed building, which ……currently makes a detrimental contribution to the way in which the listed building is experienced. We therefore concluded that we would be supportive of the proposals to reconsider the wider landscaping, but that we would need to see more detailed hard and soft landscaping plans submitted to support any application. It is also highlighted that the landscape associated with the hall has been heavily curtailed, with a fair amount of the historic landscape now forming the Cuerden Valley Country Park. This, coupled with its highly tarmacked nature, allows a relatively blank canvas from which to produce an imaginative landscaping scheme.

The applicant has commissioned a landscape architect to draw up more detailed plans. These start from a position of formalising an area of the currently informal picturesque landscape, a change for which they accept that there is not an historic precedent. However, given the heavily altered nature of the landscape, it is not considered that its historic setting could be authentically restored. Therefore, it is agreed that this degree of historic licence would be acceptable, as it allows for the creation of an overall masterplan which would reinstate the house as the centre of a wider designed landscape, and thereby better reveal its significance.

It is also positive to note that the design has considered how to accommodate the necessary associated paraphernalia of modern life into this landscape in a discrete manner. This includes proposed areas for tennis courts and car parking, which are sited in less prominent locations, and with associated landscape screening. It would, however, be beneficial to see further details and visualisations of how these areas will appear in their final form, in order to ascertain the impact of these features on how the hall is understood and experienced.

It is also noted that the landscape proposals include a number of decorative and functional structures, including a glasshouse and water feature. It is concluded that the proposed landscape masterplan could accommodate these features, but that their overall appropriateness will be determined by their scale and design. It is therefore suggested that further information, showing their exact detailing, is included in any application.

e) Gate Lodges

The wider masterplan also proposes to introduce a pair of gate lodges, and associated decorative metal gates, on the entrance road to the hall. These would be a modern creation, which are intended to create a grander sense of arrival when approaching the hall. This is considered necessary, as the historic entrance lodges have been divorced from the hall in later divisions of land.

These would be an ahistorical addition, which have the potential to create a misleading sense of the character of the estate. However, given that the revised landscape would itself be a modern reinterpretation, the creation of twenty-first century lodges would not incongruously integrate into this wider reimagining. It is perhaps suggested that all avoidance of doubt as to their historic provenance could be achieved by the inclusion of a datestone.

We therefore would not inherently object to their creation, provided that they remain ancillary to the listed building, and they are not proposed to be larger in scale than those shown on the indicative drawings. Given their indicative nature, we would expect to see more detail submitted in regard to the exact nature of their design with any application, including materials samples and details of the proposed fenestration, railings and gates.

Next Steps

Historic England therefore continues to support the principle of the proposals. It is also noted that the applicant has sought to fully understand the significance of the listed building, and to integrate this understanding into their proposed masterplan for the house and wider landscape.

It is considered that the additional information provided responds to the concerns which we raised previously, and we would have no objection to any elements of the proposals. We would, however, highlight that there are areas where more detail would be required to support any application, but would also conclude that this could form part of the suite of information submitted with the applications. We therefore do not believe that further pre-application discussion would be necessary, but would be happy to organise this through our extended pre-application service, if the applicant would find this beneficial.

Yours sincerely

Richard Broadhead
Inspector of Historic Buildings and Areas

14th April 2021

Letter from Gareth Roberts (GR), Georgian Society.

Dear Mr Flanagan,

Re: Cuerden Hall, Chorley

Thank you for consulting with the Georgian Group on a pre-application enquiry for the repair and restoration of Cuerden Hall. The proposed scheme to redevelop the Hall was discussed at a recent Georgian Group Casework Committee who wish to offer the following comments.

The present building dates from 1717 and was erected by Banastre Parker and is partially preserved as the middle piece of the present mansion. Between 1816 and 1819 Robert Townley Parker remodelled the Hall according to the designs of Lewis Wyatt, including a new principal range to the east, and new service ranges to the west. As John Martin Robinson has pointed out, it is an early example of a classical house with a belvedere tower of the sort later popularised by Osbourne.

In the 20th century, Cuerden Hall has had various uses. The Hall has been used intensively by the Army, as public sector offices for the Central Lancashire Development Corporation and as a residential neurological care home for over a hundred years. These uses have resulted in significant areas of neglect including structural issues, extensive damp and large areas of unused space.

The new owner is proposing to return the hall to its original use as a single residential dwelling, with ancillary staff / visitor accommodation within the stable block. The optimum use of the listed building is in this case the use that it was originally built for; as a result we welcome the potential return of Cuerden Hall back into use as a single residential dwelling.

The RIBA Stage 2 report divides the Hall into five key areas, three of which was discussed by the Casework Committee in detail. The Committee advised that a Conservation Management Plan addressing the Hall, park and subsidiary buildings as a whole would be beneficial and that a fragmented approach to the restoration of Cuerden Hall would be problematic. This rather fragmented approach can be seen within the report, which does divide Cuerden Hall into five distinct areas.

Paragraph 3.5 of the RIBA Stage 2 report states: 'some enabling development ought to be considered as an appropriate measure to enhance economic viability of the project'. The potential impact of any enabling development on the significance of the historic designed landscape and wider setting of the Hall needs to be developed further within the supporting documentation. Clear information also needs to be provided on what the enabling development is designed to fund.

The first area discussed was the proposed works in the Wyatt principal range. This is the least contentious area. The architects have sought to retain the original layout and function of the rooms, envisaging that conservation of what remains and reinstatement of original features and decorative schemes is the most appropriate strategy for this part of the house. The ample documentary evidence located in the Lancashire Archives and the Canadian Centre for Architecture could help in reinstating lost features in the Wyatt range. Great care will however be needed to avoid the removal of later features of significance.

The proposal to demolish the extensions, reinstating Wyatt's central porch was discussed in detail. The committee advised that altering the porch would remove significant early 19th century fabric and therefore cause a degree of harm to the significance of the listed building. The committee would require a robust and clear justification for altering the porch, supplemented by a detailed analysis of the appearance of the affected fabric as originally completed to Lewis Wyatt's designs.

The second area discussed was the proposed plans for the 1717 section of the Hall. The 1717 section of the Hall has been largely altered internally, particularly at ground floor level. The RIBA stage 2 report states that 'very little documentary evidence exists to show what the internal and external form of the 1717 house was, it would be inappropriate to try to restore this section of the house as it once was'. The committee were of the opinion that more research is needed to establish the significance of the surviving internal fabric and planform in this section of the house. The internal spaces within this section of the house are important, but their function and significance are not addressed fully within the documentation. The plans show significant removal of fabric within this section, which would result in harm to the grade II* listed building without adequate justification.

Within this area, the proposed conservatory addition was also discussed. The documents show some research into what was on site before the garden loggia was built. The committee advised that further research is needed, including archaeological investigation to ascertain if there is evidence of a conservatory in this location.

The third area discussed in detail by the committee was the Service Court. This area has been altered since completed to Wyatt's designs; with an additional storey added, a corridor and two large two storey extensions.

Chorley Council in their pre application advice recommended that any new work within the courtyard area should adopt an honest, contemporary but at the same time sympathetic approach. They recommended that any attempt to replicate details from the original building or the use of pastiche should be avoided.

The Casework Committee felt strongly that the scale and grandeur of the proposed covered swimming pool structure is inappropriate in this location. The committee advised that a less damaging location for the proposed pool may be within the Stable Yard where there has already been fire damage. The committee advised that secondary spaces within country houses are important and that the original courtyard should remain immediately readable. Retaining the form of the courtyard and the facades which line it is important in understanding the hierarchy of the complex.

Paragraph 193 of Chapter 16 of the National Planning Policy Framework 2019 states: 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation' Where there is any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), paragraph 194 of the NPPF requires that a clear and convincing justification is offered.

Local authorities have a statutory duty under section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

16. PRE-PLANNING APPLICATION CONSULTATION

The Casework Committee were concerned that the proposed redevelopment of Cuerden Hall is rather hurried. A Conservation Management Plan for the site, as well as further detailed research is recommended before a detailed scheme is submitted for further pre-application discussions.

The Georgian Group would welcome the opportunity to advise on any scheme that would result in the sensitive restoration and redevelopment of Cuerden Hall. We would urge the applicant to submit revised plans that address the issues highlighted within this letter. If the applicant is unwilling to do so, the Georgian Group would regretfully have to object to an application for listed building consent and planning permission based on the present scheme.

Yours sincerely,

Gareth Roberts BSc, DipTp, MSc Architectural Conservation

20th April 2021

Response to Comments Recieved from the Georgian Society.

The following comments address the points raised in the letter received from the Georgian Society dated 14/04/2021:

- The comment regarding Enabling Development is no longer relevant as this has now been removed from the scheme.

- The proposals no longer look to demolish the extensions to Wyatt's central porch. This change was made in response to comments from Historic England and the Georgian Society.

- A full, detailed Conservation Management Plan accompanies the application for planning and listed building consents.

- Additional research and analysis requested of the 1717 section of the hall is provided within the Conservation Management Plan accompanying this application for planning and listed building consent.

- An Archaeological Desk Based Assessment is provided with this application as suggested by the Georgian Society.

- The design team have fully considered the comments relating to the location of the proposed pool structure and it is strongly felt that the suggestion to relocate these facilities to the stableyard would be inappropriate. This is because the internal elevations of the stableyard are significant and highly characterful, and the fire damaged section presents the opportunity to reinstate the original internal elevation and architectural features of the courtyard which will be of major benefit to the heritage significance of the buildings and their setting. Conversely, the service courtyard has been heavily altered, as set out in the CMP and HIA which accompany this application, and the removal of detrimental structures here are also of heritage benefit. If the pool structure were relocated to the stableyard, there would be no incentive, functional or otherwise, to remove the existing detrimental structures from this courtyard. It must also be stated that the internal courtyard elevations are not of the Lewis Wyatt phase as the whole of the first floor and the courtyard corridors were added much later between 1848 and 1893 (i.e. the existing courtyard elevations are not of the Georgian period and therefore it is questionable whether they should fall within the remit of the Georgian Society). The value of service spaces is fully understood by the design team, and it is the intention of the glazed structure to allow for the continued interpretation of the courtyard as a service yard (the form of the courtyard will continue to be legible and visible from the interior of the pool structure.

- In terms of the architectural form and language of the pool structure the design team has been through an iterative design process which looked at a number of options. The two storey option was preferred for reasons set out above - internally it allows better interpretation of the external walls of the courtyard as it means that the upper windows of the courtyard elevations are not obscured by structure. The design team have deliberately sought to pare down and reduce the complexity of the facade structure so as to reflect the plain and utilitarian nature of the existing courtyard facades. This has included the slimming down of the glazed structure (to better reflect victorian glass house / palm court design), the provision of a sandstone screen wall at ground floor level and the stepping back of the upper facade in order to break down the massing of the structure and make it appear more recessive within the space.

- It is noted that the Georgian Society has not visited the site, nor was there an opportunity for the Design Team to present the proposals to the casework committee. The design team would be very happy to present its proposals directly to the casework committee if it would further aid an understanding of the proposals.