



VOLUME THREE

HIA ADDENDUM

A1.0 Assessment of Heritage Impact	166
A2.0 Statement of Heritage Impact	167
A3.0 Avoiding Harm and Enhancing Significance	169
A4.0 Justification for Harmful Impacts	170
A5.0 Full table of Heritage Impact for Individual Components	171
A6.0 Impact Assessment Plans	207



A1.1 IMPACT ASSESSMENT CRITERIA

Heritage impact is defined as the potential level of harm or benefit to special architectural or historic interest caused by proposed development. The NPPF stresses that impacts on heritage assets should be avoided and if it cannot be avoided, it should be minimised or mitigated.

The NPPF does not prescribe a format or title for analyses of heritage significance and/or impact. The following methodology is based on the guidance set out in Historic England Advice Note 12 - *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019):

- Assessment of impact
 - Effect on fabric
 - Effect on setting
 - Cumulative impact
- Avoiding harmful impact(s)
- Enhancing significance
- Justification for harmful impacts

Assessment of impact – Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. This section assesses the affect of the proposals on fabric, setting and cumulative impact on significance. A level of relative impact (major, moderate, minor or negligible) will be assigned to each proposal or group of proposals. Impact may also be beneficial and defined under the NPPFs sustainable development criteria of social, economic or environmental.

Avoiding harmful impact(s) – Harm to heritage assets should be avoided and if it cannot be avoided, it should be minimised or mitigated. This section will set out how decisions have been taken in the interest of the heritage asset to avoid harm, and if this is not possible, how risk has been mitigated or minimised through design changes.

Enhancing significance – Impact may also have public benefits that can be defined as social, economic or environmental. Heritage benefits such as repairs and reinstatement can be defined as environmental benefits. Any outcomes of the scheme that will enhance significance will be articulated here.

Justification for harmful impacts – Where a proposed development will lead to substantial or less than substantial harm, the proposals must achieve public benefits that outweigh that harm (NPPF paragraph 195 and 196). The proposals will be justified under the NPPFs sustainable development criteria of social, economic or environmental.

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

- **Major** – high adverse impact. This does not exclusively equate to substantial harm or total loss, although this will of course represent a major impact
- **Moderate** – medium adverse impact
- **Minor** – low adverse impact
- **Negligible** – none or very limited impact
- **Beneficial** – social, economic or environmental public benefits

A1.2 PURPOSE

This Statement of Heritage Impact (April 2021) has been prepared to comply with the tests and requirements of the *National Planning Policy Framework* (NPPF, 2019) under which a description of the significance of a site, and the impact of proposals on this, must be provided to support planning and listed building consent applications (NPPF:189-190). This report has assessed the significance of the Grade II* Cuerden Hall and its setting, and the level of impact the proposals are likely to have on this significance.

A1.3 SUMMARY OF SIGNIFICANCE

Cuerden Hall holds heritage significance as an early 18th century house showcasing the architectural transition from the formal to the informal, and from 18th to 19th century fashions. The stair tower, external façades and principal Wyatt rooms are of the highest architectural significance. An understanding of his reuse of the 1717 house and the functionality/plan form of the Service Wing is also of interest. The historical association with Wyatt and the surviving collection of his original drawings adds to significance as this potentially allows features to be reinstated. The surrounding landscapes are also significant for illustrating the shift towards the gardenesque style, with high levels of surviving ancillary structures such as stables, service wing and early garaging.

A1.4 SUMMARY OF PROPOSALS

The proposals for Cuerden Hall seek a change of use from a residential care home back to a family dwelling. Associated with this change of use will be substantial alterations to the landscapes and internal spaces, which have suffered for much of the 20th century through their institutional and municipal uses. Substantial change is not commensurate with substantial harm, and the majority of the proposals will allow heritage significance to be revealed and enhanced through conservation repairs, reinstatement of historic features, use of appropriate, traditional materials and removal of low-quality features. These environmental benefits illustrate the sustainability of the proposals, in line with national policy (NPPF:8).

A1.5 ARCHITECTURAL DESIGN APPROACH

This information has been summarised from the Design and Access Statement (Purcell, Apr 2021).

The design approach has been to begin with spending time both in getting to know the building and its setting inside out, and in undertaking historical research, with the objective of understanding how this complex building has developed over time.

WYATT WING: Proposed layouts are sympathetic to existing spaces and their significance. In the Wyatt Wing, original layout, functions and features have been retained and will be reinstated where possible (based on evidence). There is an option to remove the later additions to the Wyatt porch as this could enhance the north elevation.

1717 HOUSE: this block has been substantially altered from its original and later Wyatt changes, with little documentary evidence exists to show what the internal and external form of the 1717 house. It would be inappropriate to 'restore' this section of the house without evidence. However, tremendous opportunity does exist to reinstate some of the character and legibility of this part of the house through the removal of internal partitions to form a new family entrance hall and the reinstatement of an axis through the house from front to back doors and to the landscape beyond. Evidence of Wyatt's proposed conservatory has given the opportunity of reinstating a large, glazed space for year-round living space and a proper connection to the proposed landscape beyond.

SERVICE COURT: This area has been substantially altered from Wyatt's design, with detrimental extensions and additions. The design approach in this location is therefore altogether different due to the greater capacity for change and opportunity to replace the corridor elevation and extensions with something of high contemporary architectural quality to complement the high-quality spaces elsewhere within the building. At the centre of the courtyard a new covered swimming pool structure of exceptional architectural quality is envisaged.

OFFICE WING: Developed between 1848 and 1893, the Office Wing has again been subject to major alteration at ground floor level, with very little of the existing finishes surviving. At first floor level the spaces are largely in a state of dereliction, with some serious water ingress and other issues, but historic door and other joinery does survive. Our design approach here has been to divide the building vertically, which works well with the regular rhythm of dividing structural walls.

STABLE YARD: The stable yard buildings are in varying condition, with some areas of dereliction and a badly fire damaged range to the South. The approach in this area will be to enhance the character of the buildings wherever possible, through the retention of existing features and the reinstatement of others.

A2.1 SUMMARY OF IMPACT BY LEVEL OF HARM

The main areas of change that are considered to result in positive benefits to heritage significance include the landscaping, conservation repairs to external masonry, windows and rainwater goods, reinstatement of Wyatt designed fittings internally and the introduction of a new entrance lodge. These are summarised by area in the next section.

A room-by-room assessment of impact of the proposals has been undertaken as part of this report, which has highlighted a number of areas with potential to cause a degree of harm to significance:

- Minor loss of historic fabric associated with new service risers. A number of service risers associated with M&E plant are required to provide an energy efficient system of heating, as well as to distribute other services. Horizontal services will also run along at ceiling height within a new steel structure, resulting in some loss of historic joists. These proposals will result in the loss of small areas of historic floor and ceiling fabric, however it also allows for redundant services to be removed and the former proportions of floor to ceiling heights to be reinstated. The majority of services risers have been located within the Wyatt turrets, which are largely redundant spaces and originally designed by Wyatt to accommodate flues. This reduces the visual impact of risers within the principal spaces of the house. The fabric that will be lost is also non-decorative and of limited heritage significance (value lies in its age only), therefore ensuring the impact constitutes *less than substantial harm* (NPPF:196). This harm is also mitigated through the design process by ensuring areas of greater significance are avoided, as well as the proposals allowing existing, detrimental services to be removed.
- Minor loss of historic fabric and understanding of historic plan form through the creation of new doorways and the blocking of existing doors. While some of these alterations reinstate the original Wyatt plan form and his changes to the 1717 House, others block historic openings or create new circulation routes. There is a precedent within Cuerden Hall for minor alterations of this nature, and the level of harm is considered to be low as, although there is minor loss of historic masonry, the changes will be generally reversible in the future. The key routes from Wyatt porch through the enfilade of principal rooms, circulation from the principal staircase and the east-west axis of the 1717 House are all preserved. Removal of the late 20th century entrance into the 1717 House is positive and the reintroduction of a central entrance here aids understanding of the 18th century plan form. These proposals are considered to amount to *less than substantial harm* and are outweighed by the benefits of creating useable spaces and routes for single family use.

- Cumulative impact through the substantial restoration and conversion of the Office Range and Stables range into guest accommodation. These proposals are beneficial overall as they convert redundant (and in places, fire-damaged) structures into useable spaces. This will support the long-term repair and maintenance of these structures, which form part of the Grade II* listing. However, major alterations are required to make these spaces habitable, resulting in the loss of some historic fabric and an understanding of their original uses. Redundant features and historic fabric in poor condition will need to be removed to make these spaces habitable. New partitions, staircases and services will need to be installed, reducing legibility of historic plan form and use. The impact of these proposals on the relatively lower significance of these spaces (in comparison to the principal Hall) has been assessed against the benefits of bringing the spaces back into use, as well as the removal of low-quality, municipal features in the Office Range. Overall, while there will be a low adverse cumulative impact, this amounts to less than substantial harm and is compliant with national policy.
- Removal of a south facing external wall to create the catering kitchen (G2.10). Large opening in 1717 House external wall. Opening will lead into new conservatory and catering kitchen extension. While this represents one of the largest areas of loss of historic masonry, Wyatt did design a conservatory for this location (never constructed) and the new structure is in the spirit of this. Room G2.10 was the Butler's Room in Wyatt's early 19th century scheme but has been substantially altered in the late 20th century with insertion of a lift – plan form has therefore already been lost. Dentilled cornicing will be retained above the opening. Opening is required to create a useable catering kitchen as part of the scheme, critical to the continued long-term function of the principal Wyatt spaces – e.g. the Lewis Wyatt Dining Room (current kitchen provision in this part of the house is non-existent). Proposal amounts to *less than substantial harm* and this harm is balanced against reduced harm in a more significant space and the requirement to create useable spaces.
- Finally, an area of substantial change will be the introduction of the spa facilities and swimming pool into the Service Wing courtyard. This is an area of lower significance due to its historic back-of-house nature and later low-quality 20th century extensions. Wyatt's original service range design is of interest but this has been eroded through the loss of original room functions, the addition of the internal courtyard corridor and the introduction of the first floor. The catering kitchen and external covered corridor for example are detrimental to significance and will be removed as part of the scheme. A new double-height, glazed roof structure will meet historic fabric above the first-floor windows to avoid lowering window heads and will enhance this area through a high-quality new design. Overall, the proposals will bring a new function to this low-quality space and are considered to amount to *less than substantial harm*.

A2.2 SUMMARY OF IMPACT BY AREA

2.2.1 LANDSCAPE PROPOSALS AND SETTING

The landscaping proposals at Cuerden Hall are considered to be largely beneficial to heritage significance as much of the work relate to reinstating lost features such as the 1880s pond. Formal gardens and different character areas will be reinstated, reducing the current institutional feel and enhancing setting. While public access is no longer possible within the immediate grounds, mid- to long-distance views from the wider County Park will be improved with tree thinning. Repairs to structures on the terraces such as the ironwork and stone walls is positive. To the north, removal of large areas of hard standing and car parking is also highly beneficial. The only area of potential harm will be the minor loss of fabric from the roof of the Cinder Track tunnel, which is currently unusable and dangerous. Infilling this will harm the 1840s structure but will ensure its survival (in part) and allow the road to be used for emergency access.

A2.2.2 ENTRANCE LODGES AND SETTING

While all historic lodges have been lost from the site (or in the case of the ruined Stag Lodge, physically divorced and removed from ownership), there is an opportunity to reinstate a new entrance lodge that would enhance the sense of arrival and enhance setting. The design of new lodge takes architectural design cues from the lost lodges and is appropriate to its setting. There will be no visibility between the new lodges and Cuerden Hall. Additionally, existing historic fencing and walling will be restored.

A2.2.3 BASEMENT (WYATT WING, 1717 HOUSE, SERVICE RANGE)

The basements under the 1717 House and parts of the Wyatt Wing are significant for their historic fabric and associates with the older house but are currently underutilised and have been inappropriately maintained in the past. Works to remove inappropriate non-breathable flooring are beneficial and historic features such as the stone wine racks and ventilation windows will be retained. A small number of new door openings (to aid circulation and access to services) will result in the minor loss of historic fabric. The basements will largely be used for plant and M&E services, which is similar to its current use. Minor loss of historic fabric will result from additional service risers but removal of redundant plant and introduction of a more efficient system is largely beneficial. A major intervention will be the introduction of a new service stair from basement to second floor, which while will result in minor loss of historic fabric, is located in an area of detrimental past alterations and is there considered to be of very limited impact.

A2.2.4 MAIN HOUSE RESTORATION – WYATT WING AND 1717 HOUSE, GROUND FLOOR

Proposals for the principal spaces within the Wyatt Wing are beneficial to significance. Proposals will seek to restore the grandeur of the spaces by removing inappropriate modern fittings and decoration, as well as reinstating lost Wyatt features. Detrimental ceilings, vinyl floors, sinks and lighting will be removed, to be replaced with plasterwork and joinery created using evidence from Wyatt's 1816 plans and drawings. Removal of partitions such as those in the north-facing principal rooms will improve understanding of historic plan form. A small number of windows and doorways will be changed to improve circulation. A large intervention will be the construction of the orangery to the south of the 1717 House, which is considered to be beneficial overall as a modern interpretation of Wyatt's original design. An area of harm associated with this is the requirement to create an opening in the external wall between the orangery and new catering kitchen.

A2.2.5 MAIN HOUSE RESTORATION – WYATT WING AND 1717 HOUSE, FIRST FLOOR

Proposals for the first floor are similar to those on the floor below. A set of modern stairs will be removed, and access to the second floor reintroduced, which is positive to an understanding of the original circulation routes. The principal bedrooms will be returned to their original use and proportions, although one room will be sub-divided to create a dressing room and en-suite. Historic features such as the 18th century timber panelling will be conserved and enhanced, with detrimental paint finishes stripped from each room/feature. Windows, doors, rainwater goods and rooflights will all be repaired.

A2.2.6 ATTICS AND ROOFS (1717 HOUSE)

The simple attic rooms above the 1717 House will be refurbished and their original access from the back staircase restored.

A2.2.7 SPA AND GUEST FACILITIES – SERVICE RANGE

The principal intervention into the Service Range will be the construction of a new swimming pool, spa facilities and associated double-height, glazed roof. This represents a substantial alteration but will facilitate the removal of detrimental extensions within the existing courtyard. The harm and benefits of this proposal balance out in a way that will enhance the significance, appearance and future use of this space. Spaces in this area are generally of lower significance so overall impact is reduced proportionately. Repair works to the Billiards/museum room are positive as this is an underutilised space in need of restoration.

A2.2.8 SPA AND GUEST FACILITIES – STABLES

Finally, proposals to the Stables and Office Range seek to retain external appearance and character as an ancillary space servicing the main hall. This character will be enhanced through conservation repairs to windows, doors and roof coverings. Internally, spaces are either derelict, low quality or fire damaged. Proposals to create guest accommodation in this location represents a cumulative impact of intervention, with new partitions, stairs and fittings, however, beneficial reuse outweighs this minor level of harm.

The reinstatement of the fire damaged South Range, currently in a roofless and ruined state, is deemed to be of beneficial impact given that it will secure the Ground Floor remains of this range and the First Floor and roof structure are to be reinstated using appropriate materials to match existing. The construction of a new building infilling the corner of the Stableyard is deemed to be of minor adverse impact, given that it is visible primarily from the Southern boundary, is constructed of appropriate materials to match existing, and provides ancillary accommodation, garden stores and workshop necessary for the upkeep of the historic building and landscape (all former workshop and garden buildings are no longer within the ownership of the estate).

A3.1 AVOIDING HARMFUL IMPACTS

A heritage-led approach to the design process, giving great weight to conservation (NPPF:193) has ensured that these areas of harm were identified at an early stage. Different ways of achieving the client brief were explored in order to avoid harm (NPPF:194). When avoidance of harm has not been possible through the design development process, suggestions for mitigation have been used to reduce this as far as possible. Examples of mitigation measures taken at Cuerden Hall include:

- Carefully designed M&E systems that allow for use of the turrets as low-impact service risers.
- Use of the existing plant room below the Service Wing to serve the new swimming pool and boilers.
- Reuse of redundant and fire-damaged Stables ranges for guest accommodation rather than new structures in the landscape.
- Use of spaces that have already been substantially altered to accommodate major change i.e. G2.10 for the catering kitchen.
- Reuse of existing bathroom and en-suite facilities where possible to avoid additional service installations.
- More intrusive uses, such as the spa/sauna rooms, to be installed in areas of detrimental and neutral significance to avoid harm to principal rooms.
- An iterative design process has ensured evolution of proposals based on an understanding of significance (CMP 2021) and consultation with key stakeholders, including statutory bodies.

A3.2 ENHANCING SIGNIFICANCE

A number of the proposals can be considered to enhance the significance of the Grade-II* listed Cuerden Hall. The landscaping proposals in particular are positive, as they seek to return a sense of formality and high-quality planting to the immediate setting of the Hall. This will also enhance the setting of Cuerden Valley Country Park, with the gardens acting as a crucial link between the Hall and its wider parkland. Reinstatement of the 1880s pond and tree thinning will help recreate historic designed views, enhancing setting.

The exterior of the house and stables are in a relatively fair condition but have suffered recently from a lack of maintenance and is now in need of a wholesale repair programme to address repointing, window repairs and rainwater goods. The use of appropriate, traditional materials will enhance external appearance and help protect internal spaces. Internally, the removal of inappropriate features such as suspended ceilings, modern floors, radiators, non-breathable concrete, M&E and modern fittings from the principal Wyatt rooms is highly beneficial due to the significance of these spaces. Historic paint analysis will be used to inform the new decorative schemes within the principal rooms.

Finally, the proposal to construct a new orangery on the south face of the 1717 House is considered to be an enhancement to significance overall. Wyatt had intended for a conservatory to be constructed in this location. The proposals offer a contemporary interpretation of this design that will help connect the gardens and the house and allows the low-quality paving and loggia in this location to be replaced.

A4.1 BALANCING AGAINST PUBLIC BENEFITS

The harm identified above has therefore been assessed as representing less than substantial harm. National policy requires *less than substantial harm to be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.*⁰¹ This report concludes that restoration to a family home represents the optimum viable use for Cuerden Hall. The adverse harm noted above has also been balanced against the public benefits of the proposals (environmental, social, economic), of which conservation repairs are a key element of environmental benefits:

- Change of use from inappropriate institutional use to a single, family home.
- Removal of modern inappropriate light fittings, emergency signage and electric wall heaters throughout, make good any damage to surfaces and redecorate throughout with breathable paint finishes.
- Replace inappropriate modern timber doors throughout.
- Reinstatement of historic (Wyatt) plaster decoration including cornicing and ceilings.
- Reinstatement of Wyatt joinery including his extensive library bookcases.
- Reinstating use of historic chimneys.
- Removal of modern partitions that sub-divide key rooms, for example the Billiards Room (F3.I5) and the Ballroom (G1.I5).
- Reinstatement of traditional hardwood floors.
- Remove modern suspended ceilings.
- Repairs to historic joinery including hardwood doors and windows.
- Repair and reuse of redundant spaces including the Stables range and garaging.
- Reinstatement of fire damaged South Range to stable block, currently in a roofless and ruined state.
- Reinstatement of main staircase access to the second floor and restoration of these spaces.
- Improve fire compartmentalisation and fire safety.
- Create a single family dwelling fit for 21st century use.
- Improved efficiency in M&E plant and fittings, supporting energy efficiency.
- Remove external hard standing and replace with green space and planting.

A4.2 COMPLIANCE WITH POLICY

The proposals included within this submission for alterations to Cuerden Hall are compliant with local and national planning policy. The Central Lancashire Core Strategy requires heritage assets to be safeguarded from *inappropriate development that would cause harm to their significances and that proposals should seek to protect and enhance the local character, setting, management and historic significance of heritage assets.*⁰² Proposals have been shown to be appropriate due to their understanding of, and respect for heritage significance, as well as those proposals that will conserve and enhance through repairs and improvements. Policy BNE8 of the Chorley Local Plan has also been considered. The proposals are shown to meet many of the requirements from i to vi, including submission of a heritage statement, conservation of historic features, reinstatement of lost features, enhancement of setting, removal of harmful modifications and creative adaption.

Under national policy, there is a requirement to assess the level of significance and the impact on this (NPPF:189-190), give great weight to conservation (NPPF:193) and, where proposals will lead to less than substantial harm, weigh this harm against public benefits (NPPF:196). Those areas of less than substantial harm identified within the proposals have been assessed to understand if they can be mitigated further, and if not, balanced against public benefits. The less than substantial harm that would be caused has been shown to be outweighed by the public benefits of the proposal. The proposals are therefore found to meet the tests set in national policy and legislation.

⁰¹ NPPF: 196

⁰² CS Policy 16

ADDENDUM SECTION A5.0: FULL TABLE OF HERITAGE IMPACT FOR INDIVIDUAL COMPONENTS

KEY AREAS OF CHANGE

A5.1 LANDSCAPE PROPOSALS - REFER TO 376-L-P-100 CUERDEN HALL LANDSCAPE LAYOUT A1

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
I.1	Infill Cinder Track tunnel and flatten vehicular route.	Medium	Low Adverse	The driveway bridge over the cinder path has been inspected by Curtins Structural Engineers and condemned as structurally unsafe. It is proposed to remove the crown of the bridge and infill the tunnel with compacted material suitable for vehicular traffic. Proposal will result in minor loss of fabric from Robert Townley Parker period (1840s) but infilling rather than removal of the tunnel allows it to be reinstated in the future. Tunnel is currently not safe for use, so no loss of historic route. Alterations will allow improved emergency service access to the Hall, which is positive.
I.2	Revised route of driveway	Low	Neutral	Minor alteration at the eastern end of the modern driveway route from what was Wigan Lodge. No impact on designed views or setting.
I.3	Screened car parking	Low	Low Beneficial	Existing hard standing and car parking on the north terrace of the Hall will be removed and a smaller, screened car park introduced to the west of the Stables, enhancing setting.
I.4	Reinstated pond and island	High	High Beneficial	Dry 1880s lake created by Thomas Townley Parker will be reinstated, enhancing setting of the Hall and recreating some of the later 19th century designed views from the north elevation.
I.5	Reinstate north terrace	Very High	High Beneficial	North terrace walling survives within self-seeded undergrowth, proposals to repair and reveal this historic feature is beneficial to setting.
I.6	North meadow planting	High	Medium Beneficial	New planting to the north-west of the Hall, reinstating greenery shown on the 1848 OS map. This will also result in removal of detrimental hard standing, enhancing setting.
I.7	East terrace planting and restored gates	High	Medium Beneficial	Restoration of historic features (separately listed) and historic planting/.
I.8	Maintenance yard	Low	Neutral	Introduction of new uses to redundant spaces, visually separate from the main designed views.
I.9	South terraces (family and spa)	High	Medium Beneficial	Construction of conservatory structure (proposed by Wyatt in 1816 in this location but not built) and creation of south terraced landscaping will improve setting. Current loggia and floor structure is low quality, 20th century.
I.10	South lawn landscaped gardens including glasshouse, new walks, productive gardens and orchard	Very High	Medium Beneficial	Reinstatement of a more formal, compartmentalised design by nationally significant landscape architect Tom Stuart Smith. Formal planted spaces is in keeping with the Gardenesque style introduced at Cuerden around the house in the early 19 th century.

A5.2 ENTRANCE LODGES - REFER TO 240729-PUR-02-ZZ-DR-A-2200-[A3L], 2201 AND 2202

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
2.1	Remove existing metal fence and estate railing, reinstate	Low	Low Beneficial	Existing fencing and railings in poor condition will be replaced like-for-like.
2.2	Restore existing stone pier and incorporate into new and make good timber fencing	Low	Low Beneficial	Masonry features of historic interest and existing timber fencing will be repaired.
2.3	Built two new lodges, stone gate piers with lanterns, pedestrian gates and vehicular access	Neutral	Medium Beneficial	New entrance lodges will be introduced to reinstate the formal entrance into Cuerden Hall. This will replace the Wigan, Preston(Stag) and Berkley Drive lodges that have since become redundant and lost. Lodges have been designed to compliment the Classical architectural language of the Hall and are aesthetically appropriate for their location within the estate.

A5.3 BASEMENT (WYATT WING, 1717 HOUSE, SERVICE RANGE) – REFER TO CUERDEN HALL PROPOSED DRAWINGS 240729-PUR-00-XX-DR-A-2000-4, 2010, 2030-2046

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
3.1	Install insulation between joists within accessible floor voids beneath Wyatt Wing principal rooms.	Medium	Low Beneficial	No impact on significance, improved thermal performance.
3.2	Excavate existing floor throughout Wyatt Wing and 1717 House basement and lay new breathable limecrete slab with stone floor finish.	Detrimental	Medium Beneficial	Take up existing stone flag floors, excavate and relay over new insulated limecrete slab with underfloor heating. Existing flooring is detrimental to breathability of the building.
3.3	Remove existing stair and form new self-supporting oval stone stair with wrought iron handrail, rising from basement to second floor.	Neutral	Neutral	A major intervention will be the introduction of a new service stair from basement to second floor. While this will result in the minor loss of historic fabric (floor and ceiling structures), is located in an area of detrimental past alterations and is therefore considered to be of very limited impact.
3.4	Remove existing mechanical and electrical plant and install new plant associated with pool facilities above.	Neutral	Neutral	Strip out existing mechanical and electrical services of no heritage value and install new services.
3.5	Service void to perimeter of swimming pool, between structural box and swimming pool structure.	Neutral	Neutral	Swimming pool will require additional excavation and also makes use of the more recent plant room to the west of Wyatt's Service Wing. No fabric of historic value will be affected.
3.6	Existing electrical switch room.	Neutral	Neutral	No change.

FULL TABLE OF HERITAGE IMPACT FOR INDIVIDUAL COMPONENTS

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
3.7	Form new door openings and install new timber hardwood panelled doors.	Medium	Low Adverse	Minor loss of 1717 house historic fabric to create door openings. Doors required to improve circulation for M&S maintenance. Does not impact on legibility of the original basement layout.
3.8	Excavate existing floor throughout Wyatt Wing and 1717 House basement and lay new breathable limecrete slab with stone floor finish.	Medium	Medium Beneficial	Take up existing stone flag floors, excavate and relay over new insulated limecrete slab with underfloor heating. Existing flooring is detrimental to breathability of the building.
3.9	Retain existing stone wine storage racks.	High	Neutral	No change.
3.10	Form new door openings and install new timber hardwood panelled doors.	Medium	Low Adverse	Minor loss of 1717 house historic fabric to create door openings. Doors required to improve circulation for M&S maintenance. Does not impact on legibility of the original basement layout.
3.11	Remove ceiling structure to form service riser.	Medium	Low Adverse	Minor loss of historic fabric.
3.12	Remove partitioned storage spaces	Low	Low Adverse	Minor loss of historic fabric
General decoration	Replace modern inappropriate light fittings, emergency signage and electric wall heaters throughout, make good any damage to surfaces and redecorate throughout with breathable paint finishes.	Detrimental	Low Beneficial	Removal of modern, inappropriate and harmful services that are aesthetically harmful to significance.

A5.4 MAIN HOUSE RESTORATION – WYATT WING AND 1717 HOUSE, GROUND FLOOR - REFER TO CUERDEN HALL PROPOSED DRAWINGS 240729-PUR-00-XX-DR-A-2000-4, 2010, 2030-2046

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
4.1	Carefully remove section of existing stonework to form new window opening. Install hardwood timber framed sash window.	Medium	Low Beneficial	Minor loss of masonry fabric, but existing blank windows form part of the later mid-19 th century porch additions that constrain the original Wyatt porch. Removal will allow single room to be reinstated, removing detrimental WC facilities.
4.2	Remove modern window and section of stonework to form new window opening. Install hardwood timber framed sash window.	Medium	Low Beneficial	Minor loss of masonry fabric, but existing blank windows form part of the later mid-19 th century porch additions that constrain the original Wyatt porch. Removal will allow single room to be reinstated, removing detrimental WC facilities.
4.3	Line existing flue for use.	Very High	Low Beneficial	Reinstate use of historic chimneys

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
4.4	Replace modern timber door with new hardwood timber door. Remove modern external ramp and handrails. Remove external light fittings (later additions).	Detrimental	Medium Beneficial	Modern doorway within original Wyatt bay. Removal of detrimental fabric of poor-quality is beneficial.
4.5	Remove modern suspended plasterboard ceiling and cornice and reinstate original decorative plaster ceiling and cornice.	Very High	High Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.6	Form new door opening to Catering Kitchen.	High	Low Adverse	Minor loss of historic wall masonry between Wyatt Wing and 1717 House, no loss of decorative elements
4.7	Remove modern sink and worktop and reinstate joinery sideboard and panelling to original Lewis Wyatt design.	Very High	Low Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.8	Form new structural opening.	High	Medium Adverse	Large opening in 1717 House external wall, refaced by Wyatt. Opening will lead into new conservatory and catering kitchen extension. While this represents one of the largest areas of loss of historic masonry, Wyatt did design a conservatory for this location (although never constructed) and the new structure is in the spirit of this. Room G2.10 was the Butler's Room in Wyatt's early 19 th century scheme but has been substantially altered in the late 20 th century with insertion of a lift – plan form has therefore already been lost. Dentilled coricing will be retained above the opening. Opening is required to create a useable catering kitchen as part of the scheme. Proposal amounts to <i>less than substantial harm</i> and this harm is balanced against reduced harm in a more significant space and the requirement to create useable spaces.
4.9	Remove existing sash window and lower cill to create door opening.	High	Low Adverse	Minor loss of historic fabric but retention of size of opening ensures readability of original features.
4.10	Construct new sandstone-faced orangery with glazed aluminium framed lanterns and lead roof over.	High	Low Beneficial	Opportunity to create a modern reinterpretation of the conservatory or orangery feature shown on the Wyatt 1816 plans, which was unfortunately never built. This will replace low-quality loggia and paving, enhancing the south elevation of Cuerden Hall. Design has been carefully considered to respect its Classical context and is suitably diminutive as a newer, glazed structure.
4.11	Remove existing modern door and install new hardwood framed timber panelled door and fanlight. Remove external light fitting (later addition).	Very High	High Beneficial	Proposal offers the opportunity to repair historic fabric and reinstate lost features, using Wyatt's original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.12	Form new internal partition, scribed around existing joinery and plasterwork so as to be reversible.	High	High Beneficial	Proposal offers the opportunity to reinstate lost features, using Wyatt's original drawings as evidence.

FULL TABLE OF HERITAGE IMPACT FOR INDIVIDUAL COMPONENTS

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
4.13	Install new stone fireplace to hall (missing) and line existing flue for use.	High	Medium Beneficial	Reinstatement of lost historic chimney piece and reinstate useable flue.
4.14	Remove existing modern door and install existing sash window from the adjacent opening.	High	Neutral	Proposal offers the opportunity to remove modern, detrimental interventions and reinstate lost features, using Wyatt's original drawings as evidence.
4.15	Drop external level of terrace to original lower level and construct new sandstone steps with wrought iron handrail.	High	Neutral	External alterations to late 20 th century level changes.
4.16	Carefully remove existing sash window and relocate to adjacent opening. Install new hardwood framed timber panelled door.	High	Low Adverse	Proposal offers the opportunity to remove modern interventions and reinstate lost features, using Wyatt's original drawings as evidence. Historic sash window will be moved to allow location of 1717 House main entrance to be reinstated.
4.17	Remove existing external rainwater goods and replace with two high quality lead downpipes and hoppers.	High	Low Beneficial	Aesthetic improvement and use of traditional materials.
4.18	Install new stone fireplace to hall (missing) and line existing flue for use.	Medium	Low Beneficial	Reinstatement of lost historic chimney piece and reinstate useable flue
4.19	Remove modern window and drop cill to form new door opening to boot room. Install new hardwood timber panelled door.	High	Low Adverse	Proposal offers the opportunity to remove modern interventions and reinstate lost features, using Wyatt's original drawings as evidence. Modern window will be moved to allow location of 1717 House main entrance to be reinstated.
4.20	Form new internal partition, scribed around existing joinery and plasterwork so as to be reversible. Hardwood panelled doorset and skirting boards to match existing.	High	Low Beneficial	Proposal offers the opportunity to reinstate lost features, using Wyatt's original drawings as evidence.
4.21	Remove existing modern door and install new hardwood framed timber panelled door and fanlight. Remove external light fitting (later addition).	Very High	High Beneficial	Highly significant features designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.22	Drop external level to reveal bottom steps to Lewis Wyatt's original design.	High	Low Beneficial	Reinstatement of historic design.

FULL TABLE OF HERITAGE IMPACT FOR INDIVIDUAL COMPONENTS

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
4.23	Remove existing modern carpet flooring to reveal historic stone steps. Undertake repairs to existing stone steps.	Detrimental	Medium Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.24	Remove modern Soil Vent Pipe.	Detrimental	Low Beneficial	Aesthetic improvement.
4.25	Carefully remove section of existing stonework to form new window opening. Install hardwood timber framed sash window to match existing.	Medium	Low Beneficial	Minor loss of masonry fabric, but existing blank windows form part of the later mid-19 th century porch additions that constrain the original Wyatt porch. Removal will allow single room to be reinstated, removing detrimental WC facilities.
4.26	Demolish modern WCs, showers and internal partitions.	Detrimental	Low Beneficial	Removal of detrimental modern facilities.
4.27	Remove modern window and section of stonework to form new window opening. Install hardwood timber framed sash window to match existing.	Medium	Low Beneficial	Minor loss of masonry fabric, but existing blank windows form part of the later mid-19 th century porch additions that constrain the original Wyatt porch. Removal will allow single room to be reinstated, removing detrimental WC facilities.
4.28	Remove modern door and block up opening,	Low	Low Adverse	High-quality doorcase from the early 20 th century is of some significance, minor loss of historic fabric.
4.29	Remove floor and ceiling structure to form vertical service riser.	Very High	Low Adverse	Minor loss of historic fabric.
4.30	Remove existing modern downpipe.	Detrimental	Low Beneficial	Aesthetic improvement.
4.31	Line existing flue for use.	Very High	Low Beneficial	Reinstate use of historic chimneys
4.32	Remove external light fittings (later additions).	Neutral	Low Beneficial	Remove modern, low-quality fittings.
4.33	Replace modern timber door with new hardwood timber glazed door. Remove modern external ramp and handrails. Remove external light fittings (later additions).	Detrimental	Medium Beneficial	Proposal offers the opportunity to remove modern, detrimental interventions and reinstate lost features, using Wyatt's original drawings as evidence.
4.34	Remove existing modern vinyl flooring to reveal historic timber board floor. Undertake repairs to existing boards and re-finish.	Detrimental	High Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.35	Remove existing modern downpipe.	Detrimental	Low Beneficial	Aesthetic improvement.

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
4.36	Reinstate hardwood timber bookcases to Lewis Wyatt's design. (Relocate upper sections which were moved elsewhere within the house, reinstate lower section to historic design and to match existing on the adjacent wall.	Very High	High Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.37	Remove existing modern carpet flooring to reveal historic timber board floor. Undertake repairs to existing boards and re-finish.	Detrimental	High Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.38	Line existing flue for use.	Very High	Low Beneficial	Reinstate use of historic chimneys
4.39	Remove existing modern vinyl flooring to reveal historic timber board floor. Undertake repairs to existing boards and re-finish.	Detrimental	High Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.40	Remove modern suspended plasterboard ceiling and cornice and reinstate original decorative plaster ceiling and cornice.	Detrimental	High Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.41	Remove existing modern vinyl flooring to reveal historic timber board floor. Undertake repairs to existing boards and re-finish.	Detrimental	High Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.42	Line existing flue for use.	Very High	Low Beneficial	Reinstate use of historic chimneys
4.43	Remove modern sink and worktop and reinstate joinery sideboard and panelling to original Lewis Wyatt design.	Detrimental	Medium Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.44	Upgrade existing door to provide 30 minutes fire resistance (REI 30).	High	Neutral	No impact.
4.45	Form new door opening to Catering Kitchen. Door to achieve 30 minutes fire resistance (REI 30).	High	Low Adverse	Minor loss of historic wall masonry between Wyatt Wing and 1717 House, no loss of decorative elements

FULL TABLE OF HERITAGE IMPACT FOR INDIVIDUAL COMPONENTS

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
4.46	Upgrade existing door to provide 30 minutes fire resistance (REI 30).	High	Neutral	No impact.
4.47	Replace modern existing doors with new hardwood timber six panelled doors to match existing. Doors to achieve 30 minutes fire resistance (REI 30).	Neutral	Neutral	No impact.
4.48	Install new stone fireplace to hall (missing) and line existing flue for use.	High	Low Beneficial	Reinstatement of lost historic chimney piece and reinstate useable flue
4.49	Remove existing modern downpipe.	Detrimental	Low Beneficial	Aesthetic improvement.
4.50	Repair modern internal partitions. Carefully take down and store re-used historic joinery bookcases for re-use elsewhere in the building.	Detrimental	Medium Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.51	Remove internal floor structure and fill to form service riser within existing turret.	Very High	Low Adverse	Minor loss of historic fabric.
4.52	Repair existing timber framed rooflight and re-glaze.	Medium	Low Beneficial	Repair existing fabric.
4.53	Remove existing modern vinyl flooring to reveal historic timber board floor. Undertake repairs to existing boards and re-finish.	Detrimental	Low Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.54	Replace modern existing doors with new hardwood timber six panelled doors to match existing. Doors to achieve 30 minutes fire resistance (REI 30).	Neutral	Neutral	No impact.
4.55	Form new door openings. Doors to be six-panel timber doors with moulded architraves and hardware to match existing.	High	Medium Adverse	New openings from what is currently a modern corridor (but was historically Mr Parker's Study) into the original 1717 House corridor has a detrimental impact on plan form. Opportunity to reinstate Mr Parker's Study to a single space unfortunately not possible due to need for WCs in this location. Minor loss of 1717 House fabric.
4.56	Remove modern suspended ceiling and building services, remove floor structure and install steel 'letterbox' structure at existing ceiling level to contain horizontal services distribution.	Detrimental	Low Adverse	Detrimental modern M&E services will be removed and original proportions reinstated but insertion is also associated with minor loss of historic fabric (floor joists).

FULL TABLE OF HERITAGE IMPACT FOR INDIVIDUAL COMPONENTS

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
4.57	Remove modern floor and ceiling structure to form vertical riser from basement to second floor level. Door to achieve 30 minutes fire resistance (REI 30).	High	Low Adverse	Minor loss of historic fabric.
4.58	Upgrade existing door to achieve 30 minutes fire resistance (REI 30).	High	Neutral	No impact.
4.59	Remove existing modern downpipe.	Detrimental	Low Beneficial	Aesthetic improvement.
4.60	Remove existing modern vinyl flooring to reveal historic timber board floor. Undertake repairs to existing boards and re-finish.	Detrimental	High Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.61	Reinstate hardwood timber bookcases to Lewis Wyatt's design. (Relocate upper sections which were moved elsewhere within the house, reinstate lower section to historic design and to match existing on the adjacent wall.	Very High	High Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.62	Remove existing modern carpet flooring to reveal historic timber board floor. Undertake repairs to existing boards and re-finish.	Very High	High Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.63	Line existing flue for use.	Very High	Low Beneficial	Reinstate use of historic chimneys
4.64	Remove internal floor structure and fill to form service riser within existing turret.	Very High	Low Adverse	Minor loss of historic fabric.
4.65	Remove modern suspended plasterboard ceiling and cornice and reinstate original decorative plaster ceiling and cornice.	Very High	High Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.66	Remove existing modern vinyl flooring to reveal historic timber board floor. Undertake repairs to existing boards and re-finish.	Very High	High Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
4.67	Form new door opening to Catering Kitchen. Door to achieve 30 minutes fire resistance (REI 30).	High	Low Adverse	Minor loss of historic wall masonry between Wyatt Wing and 1717 House, no loss of decorative elements
4.68	Line existing flue for use.	Very High	Low Beneficial	Reinstate use of historic chimneys
4.69	Remove modern sink and worktop and reinstate joinery sideboard and panelling to original Lewis Wyatt design.	Very High	High Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.70	Remove internal floor structure and fill to form service riser within existing turret.	Very High	Low Adverse	Minor loss of historic fabric.
4.71	Form new structural opening within existing wall.	High	Medium Adverse	Large opening in 1717 House external wall, refaced by Wyatt. Opening will lead into new conservatory and catering kitchen extension. While this represents one of the largest areas of loss of historic masonry, Wyatt did design a conservatory for this location (although never constructed) and the new structure is in the spirit of this. Room G2.10 was the Butler's Room in Wyatt's early 19 th century scheme but has been substantially altered in the late 20 th century with insertion of a lift – plan form has therefore already been lost. Dentilled cornicing will be retained above the opening. Opening is required to create a useable catering kitchen as part of the scheme. Proposal amounts to <i>less than substantial harm</i> and this harm is balanced against reduced harm in a more significant space and the requirement to create useable spaces.
4.72	Construct new steel framed orangery with coursed sandstone ashlar facade with hardwood timber joinery, lead sheet and lead batten rolled roof and aluminium framed glazed roof lanterns. Stone flag internal floor finish.	High	Neutral	Opportunity to create a modern reinterpretation of the conservatory or orangery feature shown on the Wyatt 1816 plans, which was unfortunately never built. This will replace low-quality loggia and paving, enhancing the south elevation of Cuerden Hall. Design has been carefully considered to respect its Classical context and is suitably diminutive as a newer, glazed structure.
4.73	Remove existing external rainwater goods and replace with two high quality lead downpipes and hoppers.	High	Medium Beneficial	Aesthetic improvement and use of traditional materials.
4.74	Install new stone fireplace to hall (missing) and line existing flue for use.	High	Medium Beneficial	Reinstatement of lost historic chimney piece and reinstate useable flue
4.75	Carefully remove existing sash window and relocate to adjacent opening. Install new hardwood framed timber panelled door.	High	Low Adverse	Proposal offers the opportunity to remove modern interventions and reinstate lost features, using Wyatt's original drawings as evidence. Historic sash window will be moved to allow location of 1717 House main entrance to be reinstated.

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
4.76	Drop external level of terrace to original lower level and construct new sandstone steps with wrought iron handrail.	High	Neutral	External alterations to late 20 th century level changes.
4.77	Demolish internal partitions to reinstate original plan form. Take up floor finish and lay new stone flag floor. Install plaster corncicing to perimeter.	Detrimental	Medium Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence. Removal of modern, detrimental interventions will enhance significance.
4.78	Remove existing modern door and install existing sash window from the adjacent opening.	High	Neutral	Proposal offers the opportunity to remove modern, detrimental interventions and reinstate lost features, using Wyatt's original drawings as evidence.
4.79	Remove floor and ceiling structure to form vertical service riser.	Very High	Low Adverse	Minor loss of historic fabric.
4.80	Carefully remove existing wall safe and store. Reinstall former door opening through to entrance hall. New door to be six-panel hardwood timber with moulded architraves to match existing.	High	Medium Adverse	Removal of interesting historic fixture from Wyatt-designed phase in what was historically Mr Parker's Study. Minor loss of original 1717 House fabric. Opportunity to reinstate Mr Parker's Study to a single space unfortunately not possible due to need for WCs in this location.
4.81	Remove modern internal partitions.	Detrimental	High Beneficial	Removal of modern partitions that currently harm legibility of Mr Parker's Study.
4.82	Form new hardwood timber fitted bookcases to existing recesses either side of the Entrance Hall.	High	Neutral	No impact.
4.83	Form new hardwood timber columned screen to demarcate the Entrance Hall from circulation, and to frame views through the axis of the house.	High	Neutral	No impact.
4.84	Form new door openings. Doors to be six-panel timber doors with moulded architraves and hardware to match existing.	High	Medium Adverse	New openings from what is currently a modern corridor (but was historically Mr Parker's Study) into the original 1717 House corridor has a detrimental impact on plan form. Opportunity to reinstate Mr Parker's Study to a single space unfortunately not possible due to need for WCs in this location. Minor loss of 1717 House fabric.
4.85	Remove modern suspended ceiling and building services, remove floor structure and install steel 'letterbox' structure at existing ceiling level to contain horizontal services distribution.	Detrimental	Low Adverse	Detrimental modern M&E services will be removed and original proportions reinstated but insertion is also associated with minor loss of historic fabric (floor joists).

FULL TABLE OF HERITAGE IMPACT FOR INDIVIDUAL COMPONENTS

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
4.86	Replace modern existing doors with new hardwood timber six panelled doors to match existing. Doors to achieve 30 minutes fire resistance (REI 30).	Neutral	Neutral	No impact.
4.87	Enlarge opening in existing wall.	High	Low Adverse	Area of fabric that has been altered since Wyatt design, and is not part of the 1717 House fabric. Minor loss of late 19 th /early 20 th century fabric altered in the late 20 th century.
4.88	Remove modern floor and ceiling structure to form vertical riser from basement to second floor level.	High	Low Adverse	Minor loss of historic fabric.
4.89	Upgrade existing door to achieve 30 minutes fire resistance (REI 30).	Low	Neutral	No impact.
4.90	Replace modern existing doors with new hardwood timber six panelled doors to match existing. Doors to achieve 30 minutes fire resistance (REI 30).	Neutral	Neutral	No impact.
4.91	Form new door opening to Catering Kitchen. Install hardwood timber six-panelled door to match existing. Door to achieve 30 minutes fire resistance (REI 30).	High	Low Adverse	Minor loss of historic wall masonry between Wyatt Wing and 1717 House, no loss of decorative elements.
4.92	Install timber fitted larder shelving to walls.	Medium	Neutral	No impact.
4.93	Take down existing ceiling (plasterboard) and install new plasterboard ceiling to achieve 30 minutes fire resistance (REI 30 minutes).	High	Neutral	No impact.
4.94	Terminate existing rainwater downpipes above new Orangery roof structure.	Low	Neutral	No impact.
4.95	Remove internal floor structure and fill to form service riser within existing turret.	Very High	Low Adverse	Minor loss of historic fabric.

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
4.96	Form new structural opening within existing wall.	High	Medium Adverse	Large opening in 1717 House external wall, refaced by Wyatt. Opening will lead into new conservatory and catering kitchen extension. While this represents one of the largest areas of loss of historic masonry, Wyatt did design a conservatory for this location (although never constructed) and the new structure is in the spirit of this. Room G2.10 was the Butler's Room in Wyatt's early 19 th century scheme but has been substantially altered in the late 20 th century with insertion of a lift – plan form has therefore already been lost. Dentilled cornicing will be retained above the opening. Opening is required to create a useable catering kitchen as part of the scheme. Proposal amounts to <i>less than substantial harm</i> and this harm is balanced against reduced harm in a more significant space and the requirement to create useable spaces.
4.97	Remove existing sash window and lower cill to create door opening.	High	Low Adverse	Minor loss of fabric.
4.98	Construct new steel framed orangery with coursed sandstone ashlar facade with hardwood timber joinery, lead sheet and lead batten rolled roof and aluminium framed glazed roof lanterns. Stone flag internal floor finish.	High	Neutral	Opportunity to create a modern reinterpretation of the conservatory or orangery feature shown on the Wyatt 1816 plans, which was unfortunately never built. This will replace low-quality loggia and paving, enhancing the south elevation of Cuerden Hall. Design has been carefully considered to respect its Classical context and is suitably diminutive as a newer, glazed structure.
4.99	Remove existing window and brick up opening.	High	Low Adverse	Minor loss of fabric, however these openings do not correspond with Wyatt design for the Service Wing larder and are later alterations.
4.100	Remove existing timber door and glazed screen and replace with hardwood framed glazed double doorset. Doorset to achieve 30 minutes fire resistance (REI 30).	Neutral	Neutral	No impact.
4.101	Remove internal floor structure and fill to form service riser within existing turret.	High	Low Adverse	Minor loss of historic fabric.
4.102	Demolish internal partitions to form Family kitchen / living space.	Modern partition: Detrimental Wyatt: High	Modern partition: High Beneficial Wyatt: Low Adverse	This area forms what was the Servants Hall and Butler's Bedroom in the 1816 Wyatt scheme, which altered the original 1717 House fabric in this location. The wall to the east is an addition of Wyatt and its loss therefore constitutes minor harm, reducing understanding of the Servants Hall. However, this has already been compromised by a newer, late 20 th century partition, which is also being removed. Overall, opening up this space into a larger one is preferable to the current, partitioned arrangement.
4.103	Remove existing twentieth century fireplace and replace with new stone fireplace. Line existing flue for use.	High	Low Adverse	This fireplace is in the location of the Wyatt Servants Hall chimney piece, but is thought to be a later addition, possible from the early 20 th century. This will be removed and replaced with a new fireplace. Thought should be given to retention of elements of the existing fireplace where possible.

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
4.104	Remove modern suspended ceiling and building services, remove floor structure and install steel 'letterbox' structure at existing ceiling level to contain horizontal services distribution. Take up existing modern floor finishes and install new stone flag floor.	Detrimental	Low Adverse	Detrimental modern M&E services will be removed and original proportions reinstated but insertion is also associated with minor loss of historic fabric (floor joists).
4.105	Remove internal floor structure and fill to form service riser within existing turret.	High	Low Adverse	Minor loss of historic fabric.
4.106	Sub-divide corridor space into WC partitions, with sanitaryware	High	Medium Adverse	New partitions within what is currently a modern corridor (but was historically Mr Parker's Study), which will continue the detrimental impact on plan form. Opportunity to reinstate Mr Parker's Study to a single space unfortunately not possible due to need for WCs in this location.
General Decoration	Replace modern inappropriate light fittings, emergency signage and electric wall heaters throughout, make good any damage to surfaces and . redecorate throughout.	Detrimental	Medium Beneficial	Remove inappropriate M&E fixtures and fittings.
Paint finishes	Historic paint analysis to be undertaken to the principal rooms of the Wyatt Wing to inform decorative scheme and colours	Low	Low Beneficial	Conservation analysis and informed reinstatement.
Ceilings	Take down modern suspended tile ceilings and metal framed suspension systems throughout and undertake repairs to existing plaster ceilings and cornicing.	Detrimental	Medium Beneficial	Remove inappropriate M&E fixtures and fittings.
Windows	Undertake repairs to existing timber sash frames, refurbish weights, pulleys and fittings, undertake repairs to glass where required, install draft seals and redecorate. Refer to window repair schedules for further detail.	Medium	Medium Beneficial	Conservation repair and maintenance.
Doors	Undertake repairs to existing timber internal and external doors, refurbish door hardware and redecorate. Install draft seals to external doors.	Medium	Medium Beneficial	Conservation repair and maintenance.

A5.5 MAIN HOUSE RESTORATION – WYATT WING AND 1717 HOUSE, FIRST FLOOR - REFER TO CUERDEN HALL PROPOSED DRAWINGS 240729-PUR-00-XX-DR-A-2000-4, 2010, 2030-2046

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
5.1	Replace modern frosted glass rooflights with new aluminium framed roof lanterns.	Very High	Low Beneficial	Conservation repair.
5.2	Refurbish and re-glaze existing timber framed rooflight.	Medium	Low Beneficial	Conservation repair.
5.3	Reopen blind window internally.	Very High	Low Beneficial	Highly significant rooms designed by Wyatt and only superficially changed since then. Proposal offers the opportunity to repair historic fabric and reinstate lost features, using his original drawings as evidence.
5.4	Construct new sandstone orangery with sheet lead and batten rolled lead roof covering. Aluminium framed pitched glazed roof lanterns.	High	Low Beneficial	Opportunity to create a modern reinterpretation of the conservatory or orangery feature shown on the Wyatt 1816 plans, which was unfortunately never built. This will replace low-quality loggia and paving, enhancing the south elevation of Cuerden Hall. Design has been carefully considered to respect its Classical context and is suitably diminutive as a newer, glazed structure.
5.5	Carefully take down bay window (structurally unsound) brick-by-brick, number and set aside for re-building on new steel frame support structure.	Low	Neutral	Later 19 th century bay window installed post-Wyatt.
5.6	Remove existing external rainwater goods and replace with two high quality lead downpipes and hoppers.	High	Low Beneficial	Aesthetic improvement and use of traditional materials.
5.7	Remove existing external rainwater goods.	Neutral	Low Beneficial	Aesthetic improvement.
5.8	Remove internal floor structure and fill to form service riser within existing turret, form service riser within existing turret.	Very High	Low Adverse	Minor loss of historic fabric.
5.9	Refurbish and re-glaze existing timber framed rooflight.	Medium	Low Beneficial	Conservation repair.
5.10	Replace modern frosted glass rooflights with new aluminium framed roof lanterns.	Very High	Medium Beneficial	Conservation repair.
5.11	Remove existing external rainwater goods.	Neutral	Low Beneficial	Aesthetic improvement.

FULL TABLE OF HERITAGE IMPACT FOR INDIVIDUAL COMPONENTS

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
5.12	Remove internal floor structure and fill to form service riser within existing turret.	Very High	Low Adverse	Minor loss of historic fabric.
5.13	Remove existing external rainwater goods.	Neutral	Low Beneficial	Aesthetic improvement.
5.14	Remove modern internal partitions.	Detrimental	High Beneficial	Modern (late 20 th century) partitions relating to use as a care home. Removal will enhance significance, restoring rooms back to original Wyatt proportions.
5.15	Take up existing roof covering and lay new lead sheet and lead batten rolled roof covering to bay window.	Neutral	Low Beneficial	Conservation repair.
5.16	Remove existing external rainwater goods.	Neutral	Low Beneficial	Aesthetic improvement.
5.17	Move existing door frame back in reveals to reduce clash with existing stairway.	Very High	Low Beneficial	Aesthetic improvement.
5.18	Reinstate hardwood timber stair joinery (which has been altered in the past) to gain access to the Second Floor of the 1717 House.	Very high	Medium Beneficial	Reinstatement of original Wyatt circulation route from the back stair to the second-floor rooms.
5.19	Upgrade existing door to achieve 30 minutes fire resistance (REI 30).	Low	Neutral	No impact.
5.20	Form new wall and door, to achieve 30 minutes fire resistance (REI 30).	Detrimental	Neutral	No impact.
5.21	Remove modern floor and ceiling structure to form vertical riser from basement to second floor level.	Detrimental	Neutral	No impact.
5.22	Upgrade existing door to achieve 30 minutes fire resistance (REI 30).	Neutral	Neutral	No impact.

FULL TABLE OF HERITAGE IMPACT FOR INDIVIDUAL COMPONENTS

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
5.23	Install new wall and door to achieve 30 minutes fire resistance (REI 30).	Low	Neutral	No impact.
5.24	Demolish existing stair and block up existing opening.	Detrimental	Low Beneficial	Modern (late 20 th century) stair relating to use as a care home. Removal will enhance significance, restoring rooms back to original Wyatt proportions.
5.25	Fix existing door shut and line internally to corridor.	Very High	Neutral	Modern door (Wyatt closet wall), no impact.
5.26	Upgrade existing door to achieve 30 minutes fire resistance (REI 30).	Neutral	Neutral	No impact.
5.27	Fix existing door shut and line internally to corridor.	Very High	Low Adverse	Original Wyatt door opening, minor impact on understanding of plan form.
5.28	Remove existing external rainwater goods.	Neutral	Low Beneficial	Aesthetic improvement.
5.29	Fix existing door shut and line internally to corridor.	Very High	Low Adverse	Original Wyatt door opening, minor impact on understanding of plan form.
5.30	Line wall internally to create flat surface.	Very High	Neutral	No impact.
5.31	Carefully demolish internal brick skin from blocked window and line opening to match existing.	Very High	Medium Beneficial	Reinstatement of window.
5.32	Remove internal floor structure and fill to form service riser within existing turret.	Very High	Low Adverse	Minor loss of historic fabric.
5.33	Take up existing roof covering and lay new lead sheet and lead batten rolled roof covering to bay window.	Very High	Low Beneficial	Conservation repair.
5.34	Re-hang existing door further back in reveals to reduce clash with stair and upgrade door to achieve 30 minute fire resistance (REI 30).	Very High	Low Beneficial	Aesthetic improvement.
5.35	Reinstate hardwood timber stair joinery (which has been altered in the past) to gain access to the Second Floor of the 1717 House.	Very High	Medium Beneficial	Reinstatement of original Wyatt circulation route from the back stair to the second-floor rooms.

FULL TABLE OF HERITAGE IMPACT FOR INDIVIDUAL COMPONENTS

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
5.36	Remove internal floor structure and fill to form service riser within existing turret.	Very High	Low Adverse	Minor loss of historic fabric.
5.37	Install new hardwood timber panelled door to match existing. Door to achieve 30 minutes fire resistance (REI 30).	Detrimental	Neutral	No impact.
5.38	Remove modern floor and ceiling structure to form vertical riser from basement to second floor level.	Detrimental	Neutral	Modern fabric, no impact.
5.39	Install new hardwood timber panelled doors to match existing. Doors to achieve 30 minutes fire resistance (REI 30).	Low	Neutral	No impact.
5.40	Demolish existing stair and block up existing opening.	Detrimental	Low Beneficial	Modern (late 20 th century) stair relating to use as a care home. Removal will enhance significance, restoring rooms back to original Wyatt proportions.
5.41	Remove internal floor structure and fill to form service riser within existing turret.	Very High	Low Adverse	Minor loss of historic fabric.
5.42	Form new structural opening through existing wall with stone steps and timber handrails to en-suite bathroom.	High	Low Adverse	New breakthrough between 1717 House and Wyatt Service Wing, with minor loss of original fabric. This also appears to be the location of a chimney piece on the Wyatt designs of 1816.
5.43	Remove existing external rainwater goods.	Neutral	Low Beneficial	Aesthetic improvement.
5.44	Replace with high quality lead downpipe and hopper.	High	Low Beneficial	Aesthetic improvement and use of traditional materials.
5.45	Remove existing external rainwater goods.	Neutral	Low Beneficial	Aesthetic improvement.
5.46	Replace with high quality lead downpipe and hopper.	High	Low Beneficial	Aesthetic improvement and use of traditional materials.

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
5.47	Remove floor and ceiling structure to form vertical service riser.	Very High	Low Adverse	Minor loss of historic fabric.
5.48	Demolish existing stair and block up existing opening.	Detrimental	Low Beneficial	Modern (late 20 th century) stair relating to use as a care home. Removal will enhance significance, restoring rooms back to original Wyatt proportions.
5.49	Remove modern suspended ceiling and building services, remove floor structure and install steel 'letterbox' structure at existing floor level to contain horizontal services distribution. Take up existing modern floor finishes and install new timber floor and carpet finish.	Low	Low Adverse	Detrimental modern M&E services will be removed and original proportions reinstated but insertion is also associated with minor loss of historic fabric (floor joists).
5.50	Install new hardwood timber panelled doors to match existing. Doors to achieve 30 minutes fire resistance (REI 30).	Neutral	Neutral	No impact.
5.51	Remove modern floor and ceiling structure to form vertical riser from basement to second floor level.	Detrimental	Low Adverse	Minor loss of historic fabric.
5.52	Install new hardwood timber panelled door to match existing. Door to achieve 30 minutes fire resistance (REI 30).	Neutral	Neutral	No impact.
5.53	Renew lead parapet gutter.	High	Low Beneficial	Conservation repair.
5.54	Terminate existing rainwater downpipes above new Orangery roof structure.	Neutral	Neutral	No impact.
5.55	Remove internal floor structure and fill to form service riser within existing turret.	Very High	Low Adverse	Minor loss of historic fabric.

FULL TABLE OF HERITAGE IMPACT FOR INDIVIDUAL COMPONENTS

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
5.56	Carefully take down bay window (structurally unsound) brick-by-brick, number and set aside for re-building on new steel frame support structure.	Low	Low Beneficial	Later 19 th century bay window installed post-Wyatt.
5.57	Construct new steel framed orangery with coursed sandstone ashlar facade with hardwood timber joinery, lead sheet and lead batten rolled roof and aluminium framed glazed roof lanterns.	High	Neutral	Opportunity to create a modern reinterpretation of the conservatory or orangery feature shown on the Wyatt 1816 plans, which was unfortunately never built. This will replace low-quality loggia and paving, enhancing the south elevation of Cuerden Hall. Design has been carefully considered to respect its Classical context and is suitably diminutive as a newer, glazed structure.
5.58	Remove internal floor structure and fill to form service riser within existing turret.	High	Low Adverse	Minor loss of historic fabric.
5.59	Install new hardwood timber panelled door to match existing. Door to achieve 30 minutes fire resistance (REI 30).	Neutral	Neutral	No impact.
5.60	Demolish existing modern stair and partitions. Construct new stair enclosure and oval stone cantilevered stair rising from basement to second floor level.	Neutral	Neutral	A major intervention will be the introduction of a new service stair from basement to second floor. While this will result in the minor loss of historic fabric (floor and ceiling structures), is located in an area of detrimental past alterations and is therefore considered to be of very limited impact.
5.61	Install new hardwood timber panelled door. Door to achieve 30 minutes fire resistance (REI 30).	Neutral	Neutral	No impact.
5.62	Remove modern suspended ceiling and building services, remove floor structure and install steel 'letterbox' structure at existing floor level to contain horizontal services distribution. Take up existing modern floor finishes and install new timber floor and carpet finish.	Low	Low Adverse	Detrimental modern M&E services will be removed and original proportions reinstated but insertion is also associated with minor loss of historic fabric (floor joists).
5.63	Insert new partition	Medium	Low Adverse	Original Wyatt room to be partitioned into dressing and en-suite. Minor loss of plan form legibility.

A5.6 ATTICS AND ROOFS (WYATT WING, 1717 HOUSE, SERVICE RANGE) - REFER TO CUERDEN HALL PROPOSED DRAWINGS 240729-PUR-00-XX-DR-A-2000-4, 2010, 2030-2046

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
6.1	Form new door opening and lead covered dormer roof enclosure to reinstate access to the back stair of the Wyatt Wing as originally intended.	High	High Beneficial	Reinstatement of original Wyatt circulation route from the back stair to the second-floor rooms.
6.2	Second floor to be fully refurbished, including structural strengthening to floor and to timber roof structure.	High	Medium Beneficial	Second floor is currently derelict and in a poor condition. However, much of the original fabric and decoration survives so it will be important for this to be retained as part of the sensitive refurbishment.
6.3	Remove modern lead access ladder enclosure.	Neutral	Neutral	No impact.
6.4	Form new staircase enclosure to connect through to second floor. External construction to be brick faced cavity wall, brick colour, bond, mortar and pointing to match existing. Insert new self-supporting stone oval stair rising from basement through to second floor level.	Neutral	Neutral	A major intervention will be the introduction of a new service stair from basement to second floor. While this will result in the minor loss of historic fabric (floor and ceiling structures), is located in an area of detrimental past alterations and is therefore considered to be of very limited impact.

A5.7 SPA AND GUEST FACILITIES – SERVICE RANGE - REFER TO CUERDEN HALL PROPOSED DRAWINGS 240729-PUR-00-XX-DR-A-2000-4, 2010, 2030-2046

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
7.1	New Build conservatory/orangery	High	Neutral	Opportunity to create a modern reinterpretation of the conservatory or orangery feature shown on the Wyatt 1816 plans, which was unfortunately never built. This will replace low-quality loggia and paving, enhancing the south elevation of Cuerden Hall. Design has been carefully considered to respect its Classical context and is suitably diminutive as a newer, glazed structure.
7.2	New Build swimming pool with glazed roof	Low / Detrimental	Low Adverse	This proposal represents the most substantial change at Cuerden Hall due to the size of space included and amount of fabric affected. The proposals represent a change of use from a functional service yard to a front-facing, aesthetically pleasing space to be used by the family. This will necessitate a change in character, with minor harm caused to significance by loss of that service function associated with Wyatt's scheme of the 1816. However, the courtyard has been substantially altered since construction, and the majority of these changes have been detrimental. The space has seen construction of an early 20 th century servants hall (later catering kitchen), ground floor covered corridors, opened up and subdivided spaces, new first floor rooms and later infills, all of which have limited heritage value or architectural merit. A new use for the courtyard therefore represents an opportunity to reinstate a beneficial, high-quality new use that can enhance those features of significance and seek to reinstate some of Wyatt's grandeur prior to later 20 th century erosion. Proposals will remove later accretions of fabric, including the kitchen and internal corridors. Wyatt elevations will be reinstated from surviving drawings. New swimming pool will require excavation into the yard, and new glazed aluminium roof will be visible from within the courtyard. However, likely to be limited archaeological evidence below ground in this area and the new glazed roof will be constructed in a traditional design and not visible from outside the courtyard.
7.3	Form new self-supporting stone oval stair rising from basement to second floor level.	Neutral	Neutral	A major intervention will be the introduction of a new service stair from basement to second floor. While this will result in the minor loss of historic fabric (floor and ceiling structures), is located in an area of detrimental past alterations and is therefore considered to be of very limited impact.
7.4	Remove existing timber door and glazed screen and replace with hardwood framed glazed double doorset.	Neutral	Neutral	No impact.
7.5	Remove existing window and brick up opening.	High	Low Adverse	Minor loss of fabric, however these openings do not correspond with Wyatt design for the Service Wing larder and are later alterations.
7.6	Remove existing modern door and glazed screen and replace with hardwood framed glazed screen and door.	Low	Neutral	No impact.

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
7.7	Construct new steel framed pool structure with aluminium framed glazing and glazed roof lantern.	Low / Detrimental	Low Adverse	This proposal represents the most substantial change at Cuerden Hall due to the size of space included and amount of fabric affected. The proposals represent a change of use from a functional service yard to a front-facing, aesthetically pleasing space to be used by the family. This will necessitate a change in character, with minor harm caused to significance by loss of that service function associated with Wyatt's scheme of the 1816. However, the courtyard has been substantially altered since construction, and the majority of these changes have been detrimental. The space has seen construction of an early 20 th century servants hall (later catering kitchen), ground floor covered corridors, opened up and subdivided spaces, new first floor rooms and later infills, all of which have limited heritage value or architectural merit. A new use for the courtyard therefore represents an opportunity to reinstate a beneficial, high-quality new use that can enhance those features of significance and seek to reinstate some of Wyatt's grandeur prior to later 20 th century erosion. Proposals will remove later accretions of fabric, including the kitchen and internal corridors. Wyatt elevations will be reinstated from surviving drawings. New swimming pool will require excavation into the yard, and new glazed aluminium roof will be visible from within the courtyard. However, likely to be limited archaeological evidence below ground in this area and the new glazed roof will be constructed in a traditional design and not visible from outside the courtyard.
7.8	Add one new stone step to base of existing external stairs.	Detrimental	Low Beneficial	Reinstate original proportions.
7.9	Replace existing timber door with new hardwood timber louvered door.	Low	Low Beneficial	Removal of modern, low-quality door.
7.10	Replace existing timber door with new timber ledged and braced door.	Low	Low Beneficial	Removal of modern, low-quality door.
7.11	Remove modern suspended ceiling and building services, remove floor structure and install steel 'letterbox' structure at existing floor level to contain horizontal services distribution. Take up existing modern floor finishes and install new timber floor and carpet finish.	Low	Low Adverse	Detrimental modern M&E services will be removed and original proportions reinstated but insertion is also associated with minor loss of historic fabric (floor joists).
7.12	Remove redundant rainwater and soil pipes.	Neutral	Low Beneficial	Aesthetic improvement.
7.13	Demolish modern stair and insert new floor construction.	Neutral	Low Beneficial	Modern stair.
7.14	Install hardwood timber doorsets to achieve 30 minutes fire resistance (REI 30).	Low	Neutral	No impact. Originally, there was no direct access between the Kitchen and Pantry so while a doorway is being created here, harm is off set by insertion of partition across large, late-20 th century opening.

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
7.15	Line windows internally with back-painted timber lining.	High	Low Adverse	Original Wyatt Kitchen within the 1816 Service Wing. Large, double-height windows to be blacked out. Minor harm could be avoided by installing blackout blinds instead. Internal partition to create cinema room will be reversible but will still reduce ability to read original plan form of space. Partition between Kitchen and what was Pantry is beneficial (historically no direct access).
7.16	Remove modern window and drop cill to form door opening. Install new hardwood timber six panel door and fanlight.	High	Low Adverse	Minor loss of historic fabric and creation of new entrance on main façade.
7.17	Construct new self-supporting oval stone stair rising from basement to second floor level, with metal balustrade and handrail.	Neutral	Neutral	A major intervention will be the introduction of a new service stair from basement to second floor. While this will result in the minor loss of historic fabric (floor and ceiling structures), is located in an area of detrimental past alterations and is therefore considered to be of very limited impact.
7.18	Remove existing window and brick up opening.	High	Low Adverse	Minor loss of fabric, however these openings do not correspond with Wyatt design for the Service Wing larder and are later alterations.
7.19	Remove modern glazed door and screen and replace with hardwood timber glazed double doorset. Doorset to achieve 30 minutes fire resistance (REI 30).	Low	Low Beneficial	Replacement of low-quality door.
7.20	Remodel existing opening to line through with conservatory doors. Install hardwood timber glazed double doorset. Doorset to achieve 30 minutes fire resistance (REI 30).	Neutral	Low Beneficial	Replacement of low-quality door.
7.21	Construct new stair from ground to first floor.	Low	Low Adverse	New staircase in area of later 19 th century fabric (Thomas Townley Parker), resulting in the loss of some historic fabric.

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
7.22	Demolish late nineteenth / twentieth century courtyard infill extensions. Take down existing brick courtyard elevations (later additions) as indicated and construct new foundations and steel frame structure. Reinstall brick courtyard elevation using reclaimed materials at first floor level, with new timber framed windows to match existing. Pool courtyard extension to be painted aluminium framed glazing over sandstone ashlar walling to ground floor. Doors to be timber framed glazed double doorsets. Roof lantern to be painted aluminium framed glazed pitched lantern. New downpipes and gutters to be in cast iron / cast aluminium.	Low / Detrimental	Low Adverse	This proposal represents the most substantial change at Cuerden Hall due to the size of space included and amount of fabric affected. The proposals represent a change of use from a functional service yard to a front-facing, aesthetically pleasing space to be used by the family. This will necessitate a change in character, with minor harm caused to significance by loss of that service function associated with Wyatt's scheme of the 1816. However, the courtyard has been substantially altered since construction, and the majority of these changes have been detrimental. The space has seen construction of an early 20 th century servants hall (later catering kitchen), ground floor covered corridors, opened up and subdivided spaces, new first floor rooms and later infills, all of which have limited heritage value or architectural merit. A new use for the courtyard therefore represents an opportunity to reinstate a beneficial, high-quality new use that can enhance those features of significance and seek to reinstate some of Wyatt's grandeur prior to later 20 th century erosion. Proposals will remove later accretions of fabric, including the kitchen and internal corridors. Wyatt elevations will be reinstated from surviving drawings. New swimming pool will require excavation into the yard, and new glazed aluminium roof will be visible from within the courtyard. However, likely to be limited archaeological evidence below ground in this area and the new glazed roof will be constructed in a traditional design and not visible from outside the courtyard.
7.23	Remove modern internal partitions.	Neutral	Low Beneficial	Removal of low-quality, modern partitions.
7.24	Remove existing modern timber door and windows and replace with new hardwood timber framed glazed screen and double doorset.	Neutral	Neutral	No impact.
7.25	Remove existing modern brick paving and replace with stone paving to tie in with external landscape proposals.	Neutral	Low Beneficial	Replacement of low-quality, modern paving.
7.26	Install mirrored wall panels.	Medium	Neutral	No impact.
7.27	Lay new floating floor.	Medium	Neutral	No impact.
7.28	Demolish existing internal partitions.	Low	Neutral	No impact.
7.29	Excavate existing raised floor level to provide level access across the ground floor.	Low	Neutral	Late 19 th century (Thomas Townley Parker) wing has been substantially altered in the late 20 th century as part of its municipal council and care home use. This area has potential to be enhanced. Proposals have no impact on significance.
7.30	Remove existing window and install new hardwood timber framed glazed screen, door and fanlight.	Low	Low Adverse	Minor loss of historic fabric visible from the Courtyard.

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
7.31	Brush down cast iron handrail and balustrade and redecorate.	Low	Low Beneficial	Conservation repair.
7.32	Drop levels externally as part of the landscape proposals. Add one additional sandstone step to the base of the existing stone stair.	Low	Neutral	Restore historic levels.
7.33	Install new hardwood timber louvred door for maintenance / plant access and ventilation.	Low	Neutral	No impact.
7.34	Construct new stair from ground to first floor.	Low	Low Adverse	New staircase in area of later 19 th century fabric (Thomas Townley Parker), resulting in the loss of some historic fabric.
7.35	Demolish late nineteenth / twentieth century courtyard infill extensions. Take down existing brick courtyard elevations (later additions) as indicated and construct new foundations and steel frame structure. Reinstate brick courtyard elevation using reclaimed materials at first floor level, with new timber framed windows to match existing. Pool courtyard extension to be painted aluminium framed glazing over sandstone ashlar walling to ground floor. Doors to be timber framed glazed double doorsets. Roof lantern to be painted aluminium framed glazed pitched lantern. New downpipes and gutters to be in cast iron / cast aluminium.	Low / Detrimental	Low Adverse	This proposal represents the most substantial change at Cuerden Hall due to the size of space included and amount of fabric affected. The proposals represent a change of use from a functional service yard to a front-facing, aesthetically pleasing space to be used by the family. This will necessitate a change in character, with minor harm caused to significance by loss of that service function associated with Wyatt's scheme of the 1816. However, the courtyard has been substantially altered since construction, and the majority of these changes have been detrimental. The space has seen construction of an early 20 th century servants hall (later catering kitchen), ground floor covered corridors, opened up and subdivided spaces, new first floor rooms and later infills, all of which have limited heritage value or architectural merit. A new use for the courtyard therefore represents an opportunity to reinstate a beneficial, high-quality new use that can enhance those features of significance and seek to reinstate some of Wyatt's grandeur prior to later 20 th century erosion. Proposals will remove later accretions of fabric, including the kitchen and internal corridors. Wyatt elevations will be reinstated from surviving drawings. New swimming pool will require excavation into the yard, and new glazed aluminium roof will be visible from within the courtyard. However, likely to be limited archaeological evidence below ground in this area and the new glazed roof will be constructed in a traditional design and not visible from outside the courtyard.
7.36	Remove modern suspended ceiling and building services below, remove floor structure and install steel 'letterbox' structure at existing floor level to contain horizontal services distribution. Take up existing modern floor finishes and install new timber floor and carpet finish.	Low	Low Adverse	Detrimental modern M&E services will be removed and original proportions reinstated but insertion is also associated with minor loss of historic fabric (floor joists).
7.37	Remove redundant rainwater and soil pipes.	Neutral	Low Beneficial	Aesthetic improvement.
7.38	Demolish modern stair and insert new floor construction.	Neutral	Low Beneficial	Modern stair.

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
7.39	Remove modern suspended ceiling and building services below, remove floor structure and install steel 'letterbox' structure at existing floor level to contain horizontal services distribution. Take up existing modern floor finishes and install new timber floor and carpet finish.	Low	Low Adverse	Detrimental modern M&E services will be removed and original proportions reinstated but insertion is also associated with minor loss of historic fabric (floor joists).
7.40	Install new hardwood timber panelled door to match existing. Door to achieve 30 minutes fire resistance (REI 30).	Neutral	Neutral	No impact.
7.41	Demolish existing modern stair and partitions. Construct new stair enclosure and oval stone cantilevered stair rising from basement to second floor level.	Neutral	Neutral	A major intervention will be the introduction of a new service stair from basement to second floor. While this will result in the minor loss of historic fabric (floor and ceiling structures), is located in an area of detrimental past alterations and is therefore considered to be of very limited impact.
7.42	Install new hardwood timber panelled door to match existing. Door to achieve 30 minutes fire resistance (REI 30).	Neutral	Neutral	No impact.
7.43	Demolish existing kitchen extension.	Detrimental	Low Beneficial	Structure is an early 20 th century servants hall (later catering kitchen) which has limited heritage value or architectural merit.
7.44	Remove redundant rainwater goods and other services.	Neutral	Low Beneficial	Aesthetic improvement.
7.45	Remove modern suspended ceiling and building services below, remove floor structure and install steel 'letterbox' structure at existing floor level to contain horizontal services distribution. Take up existing modern floor finishes and install new timber floor and carpet finish.	Low	Low Adverse	Detrimental modern M&E services will be removed and original proportions reinstated but insertion is also associated with minor loss of historic fabric (floor joists).
7.46	Remove existing floor structure and construct new stair from ground to first floor.	Low	Low Adverse	Minor loss of late 19 th century historic fabric.
7.47	Form new door opening and install hardwood timber panelled door to match FFD0057 opposite.	Low	Low Adverse	Creation of new opening, minor loss of historic fabric.

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
7.48	Demolish late nineteenth / twentieth century courtyard infill extensions. Take down existing brick courtyard elevations (later additions) as indicated and construct new foundations and steel frame structure. Reinstall brick courtyard elevation using reclaimed materials at first floor level, with new timber framed windows to match existing. Pool courtyard extension to be painted aluminium framed glazing over sandstone ashlar walling to ground floor. Doors to be timber framed glazed double doorsets. Roof lantern to be painted aluminium framed glazed pitched lantern. New downpipes and gutters to be in cast iron / cast aluminium.	Low / Detrimental	Low Adverse	This proposal represents the most substantial change at Cuerden Hall due to the size of space included and amount of fabric affected. The proposals represent a change of use from a functional service yard to a front-facing, aesthetically pleasing space to be used by the family. This will necessitate a change in character, with minor harm caused to significance by loss of that service function associated with Wyatt's scheme of the 1816. However, the courtyard has been substantially altered since construction, and the majority of these changes have been detrimental. The space has seen construction of an early 20 th century servants hall (later catering kitchen), ground floor covered corridors, opened up and subdivided spaces, new first floor rooms and later infills, all of which have limited heritage value or architectural merit. A new use for the courtyard therefore represents an opportunity to reinstate a beneficial, high-quality new use that can enhance those features of significance and seek to reinstate some of Wyatt's grandeur prior to later 20 th century erosion. Proposals will remove later accretions of fabric, including the kitchen and internal corridors. Wyatt elevations will be reinstated from surviving drawings. New swimming pool will require excavation into the yard, and new glazed aluminium roof will be visible from within the courtyard. However, likely to be limited archaeological evidence below ground in this area and the new glazed roof will be constructed in a traditional design and not visible from outside the courtyard.
7.49	Form new opening and install hardwood timber six panel door and moulded architraves to match existing.	Low	Low Beneficial	Minor loss of historic fabric but enhancement of existing architectural scheme is beneficial.
7.50	Remove existing floor structure and construct new stair from ground to first floor.	Low	Low Adverse	Minor loss of late 19 th century historic fabric.
7.51	Remove existing modern partitions.	Detrimental	Low Beneficial	Detrimental partitions harm historic plan form.
7.52	Demolish existing modern stair and partitions. Construct new stair enclosure and oval stone cantilevered stair rising from basement to second floor level.	Neutral	Neutral	A major intervention will be the introduction of a new service stair from basement to second floor. While this will result in the minor loss of historic fabric (floor and ceiling structures), is located in an area of detrimental past alterations and is therefore considered to be of very limited impact.
7.53	Demolish existing kitchen extension.	Detrimental	Low Beneficial	Structure is an early 20 th century servants hall (later catering kitchen) which has limited heritage value or architectural merit.
7.54	Remove redundant rainwater goods and other services.	Neutral	Low Beneficial	Aesthetic improvement.
7.55	Remove timber boxings to reveal existing fireplace.	Detrimental	Low Beneficial	Reveal historic feature.
7.56	Re-glaze existing timber rooflight.	Low	Low Beneficial	Conservation repair.

FULL TABLE OF HERITAGE IMPACT FOR INDIVIDUAL COMPONENTS

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
7.57	Carefully take up existing boards to strengthen floor structure then re-lay boards. Lay rubber floor and separation layer over existing timber board floor.	Low	Neutral	Acoustic improvements, no impact on historic fabric.
7.58	Replace modern door with hardwood timber six panelled door.	Low	Low Beneficial	Replace modern fabric.
7.59	Brush down cast iron handrail and balustrade and redecorate.	Low	Low Beneficial	Conservation repair.
7.60	Drop levels externally as part of the landscape proposals. Add one additional sandstone step to the base of the existing stone stair.	Low	Neutral	Reinstate historic levels.
7.61	Install new WC and changing room partitions, block existing doors and create new openings.	Medium	Low Adverse	Room formed 1816 by Wyatt as Scullery, associated with adjacent kitchen. Door into kitchen remains blocked, but door into corridor is proposed to be blocked and a new door opening to the west added. Possible that this minor loss of historic fabric could be avoided by redesigning WC interior. New WC partitions and fittings are harmful but can be removed in the future.
7.62	Remove modern partitions and create new.	Neutral	Neutral	Originally Wyatt's Pantry, this room has been substantially altered. Existing partitions will be replaced with new, no impact.
7.63	Demolish existing wall partition	Medium	Low Adverse	Wyatt wall fabric to be removed, minor loss of significance.

A5.8 SPA AND GUEST FACILITIES – STABLES - REFER TO CUERDEN HALL PROPOSED DRAWINGS 240729-PUR-00-XX-DR-A-2000-4, 2010, 2030-2046

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
8.1	Reinstate fire damaged southern range, including rebuilding of first floor and roof structure.	Low	Medium Beneficial	Southern range of the Stables (and the Office Range facing the Service Wing courtyard) has been damaged by fire and is currently ruinous and in a poor condition. Proposals to rebuild at ground and first floor levels is beneficial and will create a series of new spaces that are suitable for high-quality, modern guest interiors. The historic envelope will be restored and rebuilt using conservation repairs.
8.2	Reinstate fire damaged first floor south range – all new interiors	Low	Low Adverse	Southern range of the Stables (and the Office Range facing the Service Wing courtyard) has been damaged by fire and is currently ruinous and in a poor condition. Proposals to rebuild at ground and first floor levels is beneficial and will create a series of new spaces that are suitable for high-quality, modern guest interiors. The historic envelope will be restored and rebuilt using conservation repairs, however, first floor spaces of the Office Range survive relatively intact as 19 th century service accommodation and refurbishment will result in a loss of historic features. Suggest that these are recorded prior to refurbishment.
8.3	Remove blocked window openings and install new hardwood timber sash windows to match existing.	High	Low Beneficial	Highly significant front elevation of the Stables. Reinstating appropriate windows would be beneficial.
8.4	Remove blocked arched opening and install structural glazing to opening.	High	Low Adverse	Removal of low-quality materials blocking opening is beneficial. Large, glazed opening will be somewhat visible (and potentially incongruous) in this location.
8.5	Remove existing modern windows and doors and infill openings with brick to match existing in colour, bond, mortar and pointing.	High	Low Beneficial	Removal of modern windows is beneficial.
8.6	Reinstate fire damaged southern range, including rebuilding of first floor and roof structure.	Low	Medium Beneficial	Southern range of the Stables (and the Office Range facing the Service Wing courtyard) has been damaged by fire and is currently ruinous and in a poor condition. Proposals to rebuild at ground and first floor levels is beneficial and will create a series of new spaces that are suitable for high-quality, modern guest interiors. The historic envelope will be restored and rebuilt using conservation repairs.
8.7	Extend range of service buildings to the south-west to form gardener's stores and workshops.	Low	Low Beneficial	Low impact area for maintenance requirements. Reuse of redundant historic structures and sensitive new build.
8.8	Remove existing modern weatherboarding, clean down and redecorate cast iron structure and replace with timber boarding to new recessed structure. Drop brick wall to form 4 new double door openings and install hardwood timber board doors.	Medium	Low Beneficial	Early 20 th century vehicle garaging with surviving cast iron columns and iron lattice framework. Timber and roof covering likely to be replaced. Proposals includes conservation repairs to significant fabric and will include periodic renewal of timber structures. Infill brick structure will be replaced with doors.

FULL TABLE OF HERITAGE IMPACT FOR INDIVIDUAL COMPONENTS

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
8.9	Install new back-painted hardwood timber sash windows to blocked openings to match existing.	High	Low Beneficial	Reinstatement of timber sashes.
8.10	Install new hardwood timber framed glazed screen and double door.	Low	Low Beneficial	High-quality replacement doors.
8.11	Replace existing modern doors with timber ledged and braced doors.	Medium	Low Beneficial	High-quality replacement doors.
8.12	Remove modern doors and windows and brick up openings. Brickwork to match existing in colour, bond, mortar and pointing.	High	Low Beneficial	Removal of modern windows is beneficial.
8.13	Replace existing modern doors with timber ledged and braced doors.	Low	Neutral	No impact.
8.14	Replace modern door with new timber door, fixed shut,	Low	Neutral	No impact.
8.15	Construct new brick faced flue within external Service Yard for ventilating plant room.	Low	Low Adverse	New brick structure visible from Stables Courtyard. Minor visual impact.
8.16	Construct new brick-faced structural cavity wall with timber louvred double doors for ventilation.	Low	Neutral	No impact.
8.17	Re-instate fire destroyed first floor structure, external walls and slate covered pitched roof structure over.	Low	Medium Beneficial	Southern range of the Stables (and the Office Range facing the Service Wing courtyard) has been damaged by fire and is currently ruinous and in a poor condition. Proposals to rebuild at ground and first floor levels is beneficial and will create a series of new spaces that are suitable for high-quality, modern guest interiors. The historic envelope will be restored and rebuilt using conservation repairs.
8.18	Re-instate fire destroyed first floor structure, external walls and slate covered pitched roof structure over.	Low	Medium Beneficial	Southern range of the Stables (and the Office Range facing the Service Wing courtyard) has been damaged by fire and is currently ruinous and in a poor condition. Proposals to rebuild at ground and first floor levels is beneficial and will create a series of new spaces that are suitable for high-quality, modern guest interiors. The historic envelope will be restored and rebuilt using conservation repairs.
8.19	Re-open blocked windows and install new timber framed double glazed windows to match existing.	High	Medium Beneficial	Reinstate blocked windows.

FULL TABLE OF HERITAGE IMPACT FOR INDIVIDUAL COMPONENTS

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
8.20	Remove existing modern metal gate and replace with timber ledged and braced double doors.	Detrimental	Medium Beneficial	High-quality replacement doors.
8.21	Install mezzanine floor and metal framed spiral stair with timber treads.	Low	Low Adverse	Installation of new staircase and floor structure, but potentially reversible.
8.22	Remove existing modern timber boarding and replace with timber ledged and braced double doors, with timber framed and glazed fixed screen behind.	High	Low adverse	Removal of low-quality materials blocking opening is beneficial. Large, glazed opening will be somewhat visible (and potentially incongruous) in this location. Shutters reduce impact.
8.23	Install new doors to achieve 30 minutes fire resistance (REI 30).	Neutral	Neutral	No impact.
8.24	Refurbish existing clock to gable wall.	High	High Beneficial	Conservation repair.
8.25	Remove modern timber doors and windows and brick up openings. Bricks to match existing in colour, bond, mortar and pointing.	Detrimental	Low Beneficial	Removal of modern windows is beneficial.
8.26	Replace existing modern doors with timber ledged and braced doors.	Neutral	Low Beneficial	No impact.
8.27	Replace existing modern doors with timber ledged and braced doors.	Neutral	Low Beneficial	No impact.
8.28	Construct new building to complete corner of the stableyard. Brick construction with flat brick arches, timber ledged and braced doors and timber framed windows to match existing. Brick to match existing in colour, bond, mortar and pointing.	Neutral	Low Beneficial	Low impact area for maintenance requirements. Reuse of redundant historic structures and sensitive new build.
8.29	Provide high pressure water for valet / cleaning.	Low	Neutral	No impact.
8.30	Install new steel framed mezzanine structure and insulated joisted floor deck. Take up existing asbestos sheet roofing and replace with zinc profiled metal sheet roofing. Insulated between and below rafter. Replace glazed vertical rooflights (removed in the past).	Neutral	Neutral	Limited impact on internal space.

FULL TABLE OF HERITAGE IMPACT FOR INDIVIDUAL COMPONENTS

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
8.31	Lay new polished concrete insulated screed over existing concrete slab.	Neutral	Neutral	Limited impact on internal space.
8.32	Take down existing brick wall between cast iron frame to form door openings and remove modern timber weatherboarding above. Inset new wall construction by approximately 600mm. Wall construction to be of steel and timber frame, with new timber horizontal boarding externally. Doors to be ledged and braced timber double doorsets with secure steel frames and backing as required for security.	Medium	Neutral	Early 20 th century vehicle garaging with surviving cast iron columns and iron lattice framework. Timber and roof covering likely to be replaced. Proposals includes conservation repairs to significant fabric and will include periodic renewal of timber structures. Infill brick structure will be replaced with doors.
8.33	Form new openings to gardeners' workshop and store. Doors to be ledged and braced timber doors.	Low	Low Beneficial	High-quality replacement doors.
8.34	Install new hardwood timber framed glazed screen and double door.	Low	Low Beneficial	High-quality replacement doors.
8.35	Install new steel framed mezzanine structure and insulated joisted floor deck. Take up existing asbestos sheet roofing and replace with zinc profiled metal sheet roofing. Insulated between and below rafter. Replace glazed vertical rooflights (removed in the past).	Neutral	Neutral	Limited impact on internal space.
8.36	Lay new polished concrete insulated screed over existing concrete slab.	Neutral	Neutral	No impact.
8.37	Install new back-painted timber sash frames to existing blocked openings to match existing windows elsewhere in this elevation.	High	Low Beneficial	Reinstatement of timber sashes.
8.38	Replace existing modern timber door with timber ledged and braced double doors.	High	Low Beneficial	High-quality replacement doors.
8.39	Re-open blocked windows and install new timber framed double glazed windows to match existing.	High	Low Beneficial	Reinstatement of timber sashes.

FULL TABLE OF HERITAGE IMPACT FOR INDIVIDUAL COMPONENTS

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
8.40	Replace existing timber door with new ledged and braced timber double doors to match existing.	High	Low Beneficial	High-quality replacement doors.
8.41	Install new timber ledged and braced door.	High	Low Beneficial	High-quality new doors.
8.42	Reinstate blocked window opening. Install new timber framed sash window to match existing.	High	Low Beneficial	Reinstatement of timber sashes.
8.43	Take down existing brick wall between cast iron frame to form door openings and remove modern timber weatherboarding above. Inset new wall construction by approximately 600mm. Wall construction to be of steel and timber frame, with new timber horizontal boarding externally. Doors to be ledged and braced timber double doorsets with secure steel frames and backing as required for security.	Medium	Neutral	Early 20 th century vehicle garaging with surviving cast iron columns and iron lattice framework. Timber and roof covering likely to be replaced. Proposals includes conservation repairs to significant fabric and will include periodic renewal of timber structures. Infill brick structure will be replaced with doors.
8.44	New windows openings to have flat brick arches, stone cills and timber framed casement windows.	Low	Low Adverse	New guest accommodation within Office Range and Stables will require new window openings at ground floor, minor loss of historic fabric.
8.45	Install new hardwood timber double glazed windows to existing hay loft door openings.	Medium	Low Beneficial	Reuse of existing openings.
8.46	Form new structural openings through wall, with timber steps and handrail.	Low	Low Adverse	Minor loss of historic fabric.
8.47	Construct new brick faced flue within external Service Yard for ventilating plant room.	Low	Low Adverse	New brick structure visible from Stables Courtyard. Minor visual impact.
8.48	Construct new brick-faced structural cavity wall with timber framed windows.	Low	Neutral	No impact.
8.49	Re-instate fire destroyed first floor structure, external walls and slate covered pitched roof structure over.	Low	High Beneficial	Southern range of the Stables (and the Office Range facing the Service Wing courtyard) has been damaged by fire and is currently ruinous and in a poor condition. Proposals to rebuild at ground and first floor levels is beneficial.

FULL TABLE OF HERITAGE IMPACT FOR INDIVIDUAL COMPONENTS

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
8.50	Re-open blocked windows and install new timber framed double glazed windows to match existing.	High	Low Beneficial	Reinstate historic opening.
8.51	Remove existing modern light fittings. Replace CCTV fittings.	Detrimental	Low Beneficial	Remove modern M&E.
8.52	Remove existing modern light fittings. Replace CCTV fittings.	Detrimental	Low Beneficial	Remove modern M&E.
8.53	Refurbish existing clock to gable wall.	High	High Beneficial	Conservation repair.
8.54	Install new hardwood timber double glazed windows to existing hay loft door openings.	High Medium	Low Beneficial	Reuse of existing openings.
8.55	New windows openings to have flat brick arches, stone cills and timber framed casement windows.	Low	Low Adverse	Minor loss of historic fabric.
8.56	Install new steel framed mezzanine structure and insulated joisted floor deck. Take up existing asbestos sheet roofing and replace with zinc profiled metal sheet roofing. Insulated between and below rafter. Replace glazed vertical rooflights (removed in the past).	Neutral	Neutral	Limited impact on internal space.
8.57	Remove modern timber weatherboarding.	Low	Low Beneficial	Removal of modern fabric.
8.58	Inset new wall construction by approximately 600mm. Wall construction to be of steel and timber frame, with new timber horizontal boarding externally. Doors to be ledged and braced timber double doorsets with secure steel frames and backing as required for security.	Low	Low Beneficial	Early 20 th century vehicle garaging with surviving cast iron columns and iron lattice framework. Timber and roof covering likely to be replaced. Proposals includes conservation repairs to significant fabric and will include periodic renewal of timber structures. Infill brick structure will be replaced with doors.
8.59	Re-instate fire destroyed first floor structure, external walls and slate covered pitched roof structure over.	Low	High Beneficial	Southern range of the Stables (and the Office Range facing the Service Wing courtyard) has been damaged by fire and is currently ruinous and in a poor condition. Proposals to rebuild at ground and first floor levels is beneficial.

ITEM NO.	PROPOSAL	SIGNIFICANCE	IMPACT	COMMENTARY
8.60	New windows openings to have flat brick arches, stone cills and timber framed casement windows.	Low	Low Adverse	Minor loss of historic fabric.
8.61	Demolition and new partitions	Low	Low Adverse	Proposals to rebuild at ground and first floor levels will create a series of new spaces that are suitable for high-quality, modern guest interiors. The historic envelope will be restored and rebuilt using conservation repairs, however, first floor spaces of the Office Range survive relatively intact as 19 th century service accommodation and refurbishment will result in a loss of historic features and historic plan form. Suggest that these are recorded prior to refurbishment.
8.62	Remove partition	High	Low Adverse	First floor spaces of the Office Range survive relatively intact as 19 th century service accommodation and refurbishment will result in a loss of historic features and historic plan form. Suggest that these are recorded prior to refurbishment.
8.63	New partitions	Low	Low Adverse	First floor spaces of the Office Range survive relatively intact as 19 th century service accommodation and refurbishment will result in a loss of historic features and historic plan form. Suggest that these are recorded prior to refurbishment.
8.64	Wall removed	High	Low Adverse	First floor spaces of the Office Range survive relatively intact as 19 th century service accommodation and refurbishment will result in a loss of historic features and historic plan form. Suggest that these are recorded prior to refurbishment.
8.65	Demolition and new partitions	High	Low Adverse	Loss of historic partition wall from Stable range pre-dating Wyatt. New partitions to form guest rooms result in loss of plan form.
8.66	New partitions, staircases and bathrooms associated with guest rooms in east tables range	Medium	Low Adverse	first floor spaces of the Office Range survive relatively intact as 19 th century service accommodation and refurbishment will result in a loss of historic features and historic plan form. Suggest that these are recorded prior to refurbishment.

BASEMENT
IMPACT ASSESSMENT PLAN

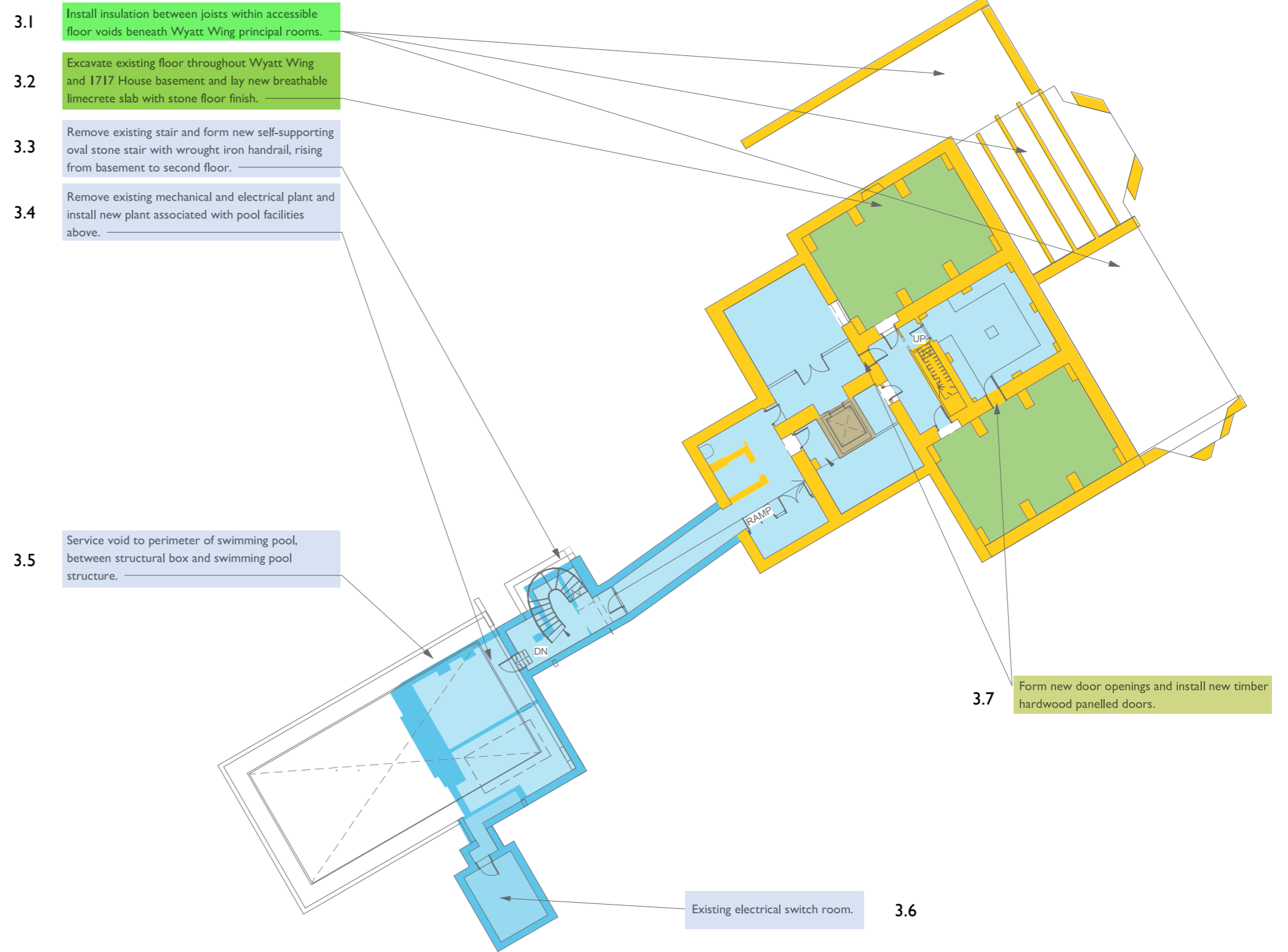
Significance (colour on plan)

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- Detrimental

Impact (colour on text)

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- Low Adverse
- Medium Adverse
- High Adverse

Numbers = Item Number



GROUND FLOOR
IMPACT ASSESSMENT PLAN

Significance (colour on plan)

- Very High / Exceptional
- High
- Medium
- Low
- Neutral
- Detrimental

Impact (colour on text)

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Numbers = Item Number



FIRST FLOOR
IMPACT ASSESSMENT PLAN

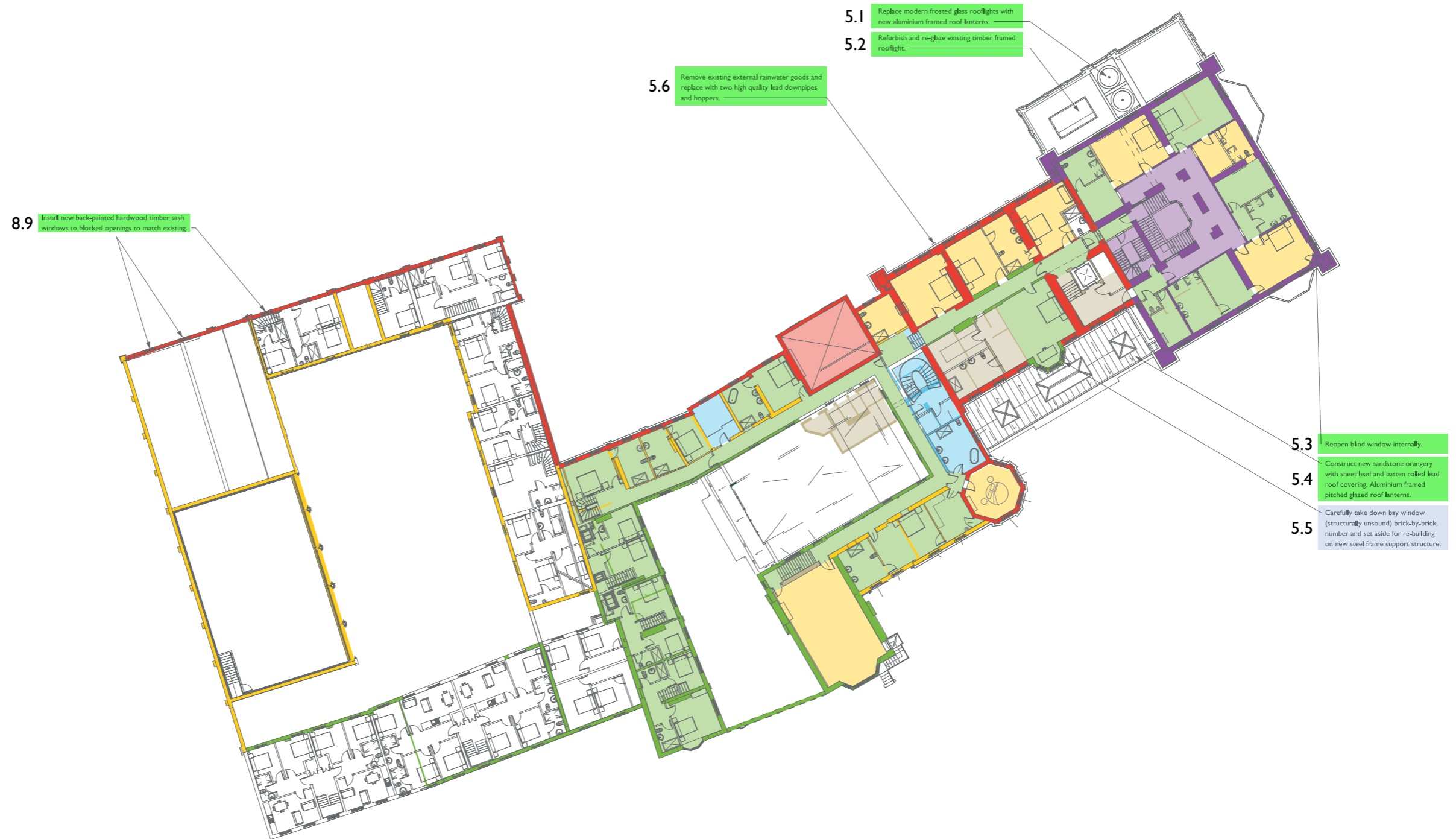
Significance (colour on plan)

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- Detrimental

Impact (colour on text)

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- High Adverse

Numbers = Item Number



ATTIC
IMPACT ASSESSMENT PLAN

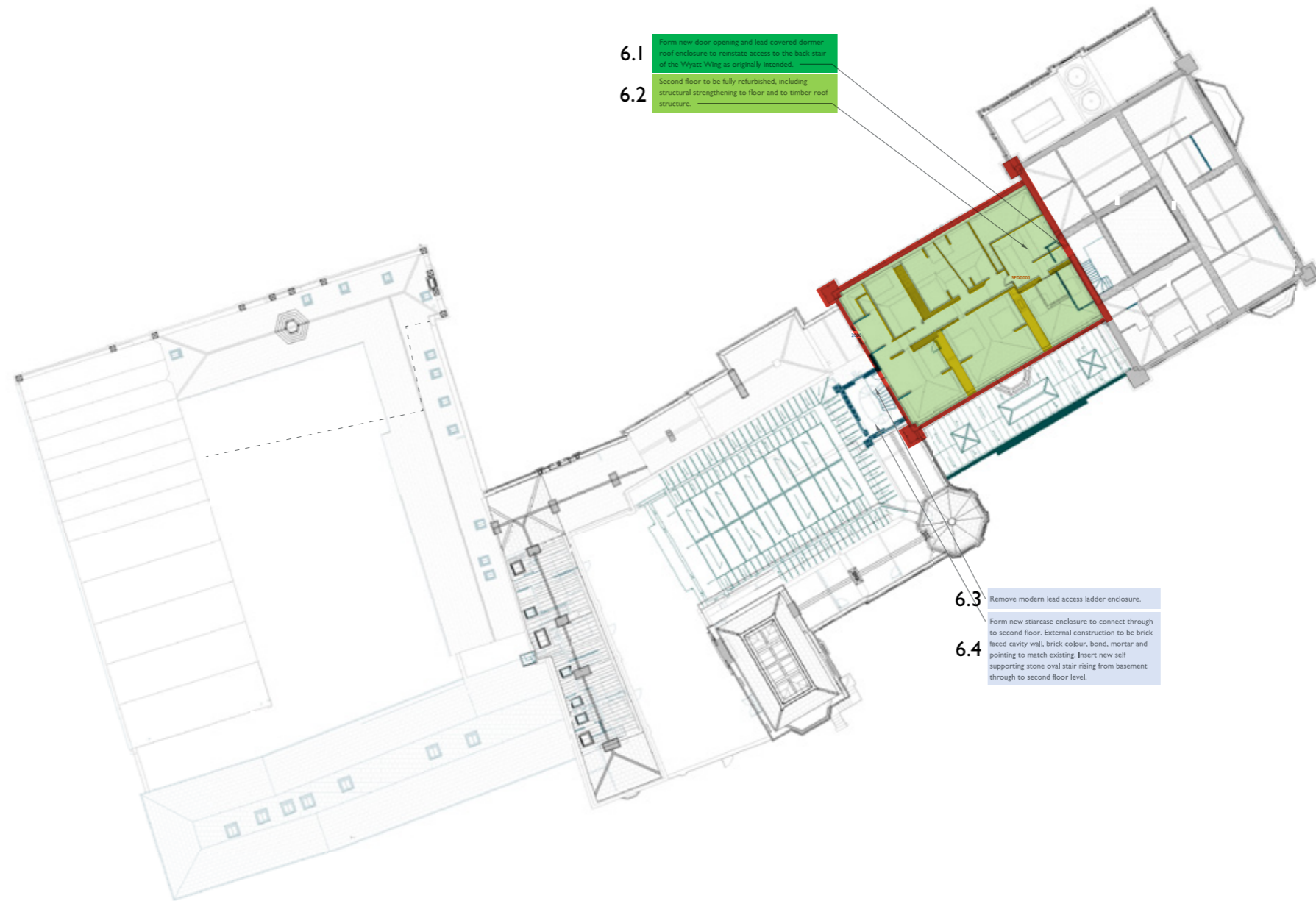
Significance (colour on plan)

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- Detrimental

Impact (colour on text)

- High Beneficial
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- High Adverse

Numbers = Item Number



6.1 Form new floor opening and lead covered dormer roof enclosure to reinstate access to the back stair of the Wyatt Wing as originally intended.

6.2 Second floor to be fully refurbished, including structural strengthening to floor and to timber roof structure.

6.3 Remove modern lead access ladder enclosure.

6.4 Form new staircase enclosure to connect through to second floor. External construction to be brick faced cavity wall, brick colour, bond, mortar and pointing to match existing. Insert new self supporting stone oval stair rising from basement through to second floor level.

WYATT WING AND 1717 HOUSE BASEMENT
IMPACT ASSESSMENT PLAN

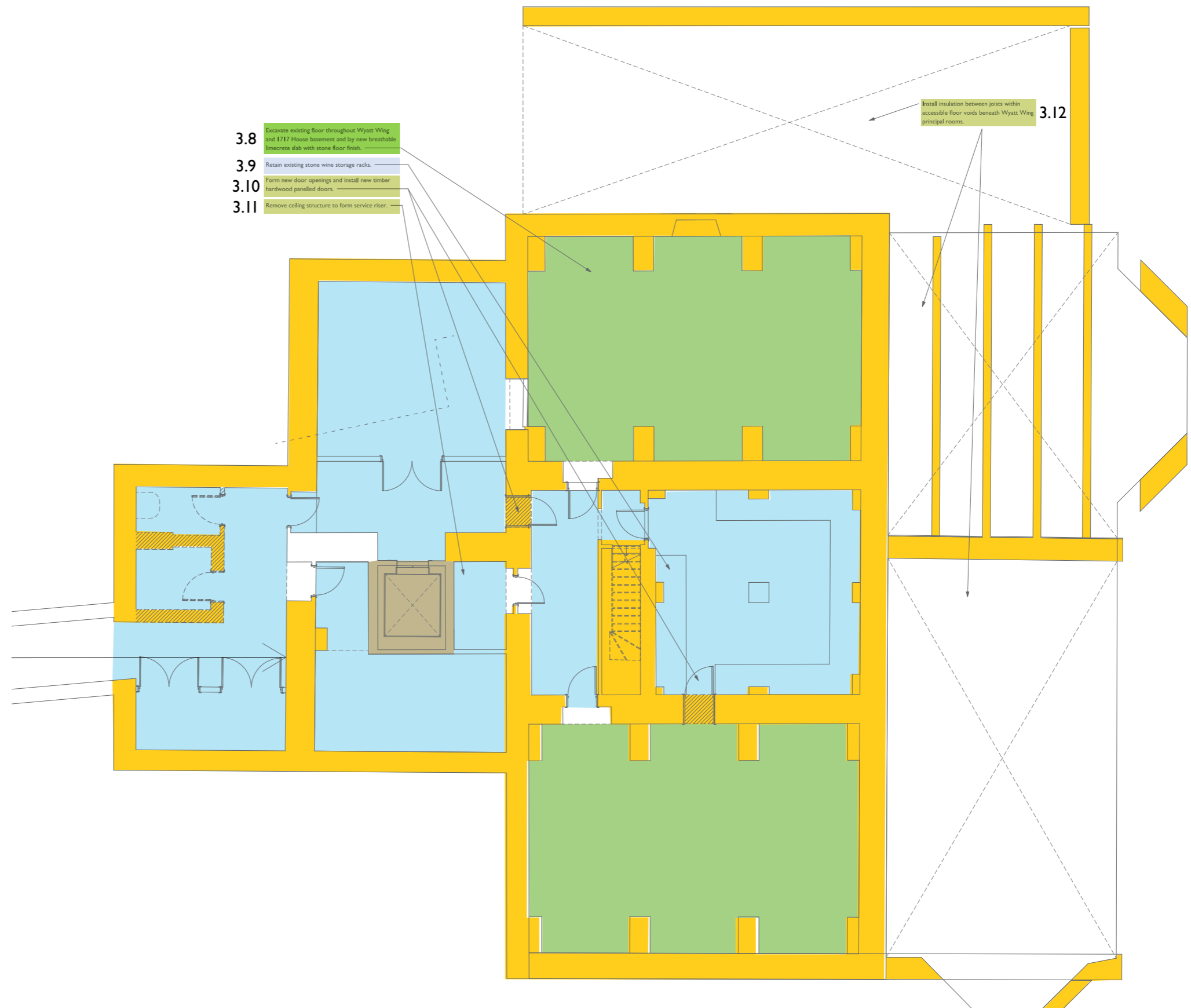
Significance (colour on plan)

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Impact (colour on text)

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- High Adverse

Numbers = Item Number



WYATT WING GROUND FLOOR: PART ONE
IMPACT ASSESSMENT PLAN

Significance (colour on plan)

- Very High / Exceptional
- High
- Medium
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- Neutral
- Detrimental

Impact (colour on text)

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Numbers = Item Number



WYATT WING GROUND FLOOR: PART TWO

IMPACT ASSESSMENT PLAN

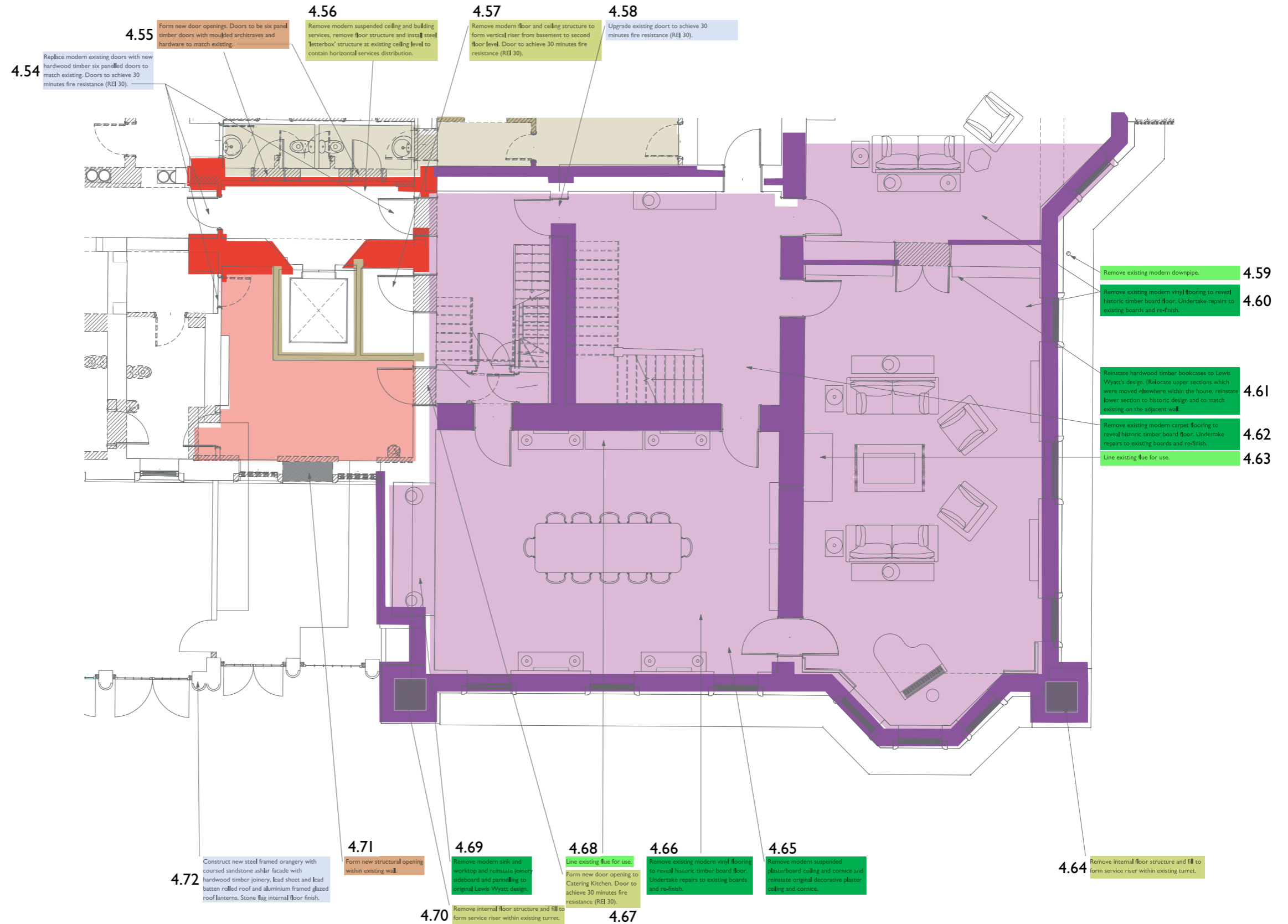
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Impact (colour on text)

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Numbers = Item Number



1717 HOUSE:
GROUND FLOOR
IMPACT
ASSESSMENT PLAN

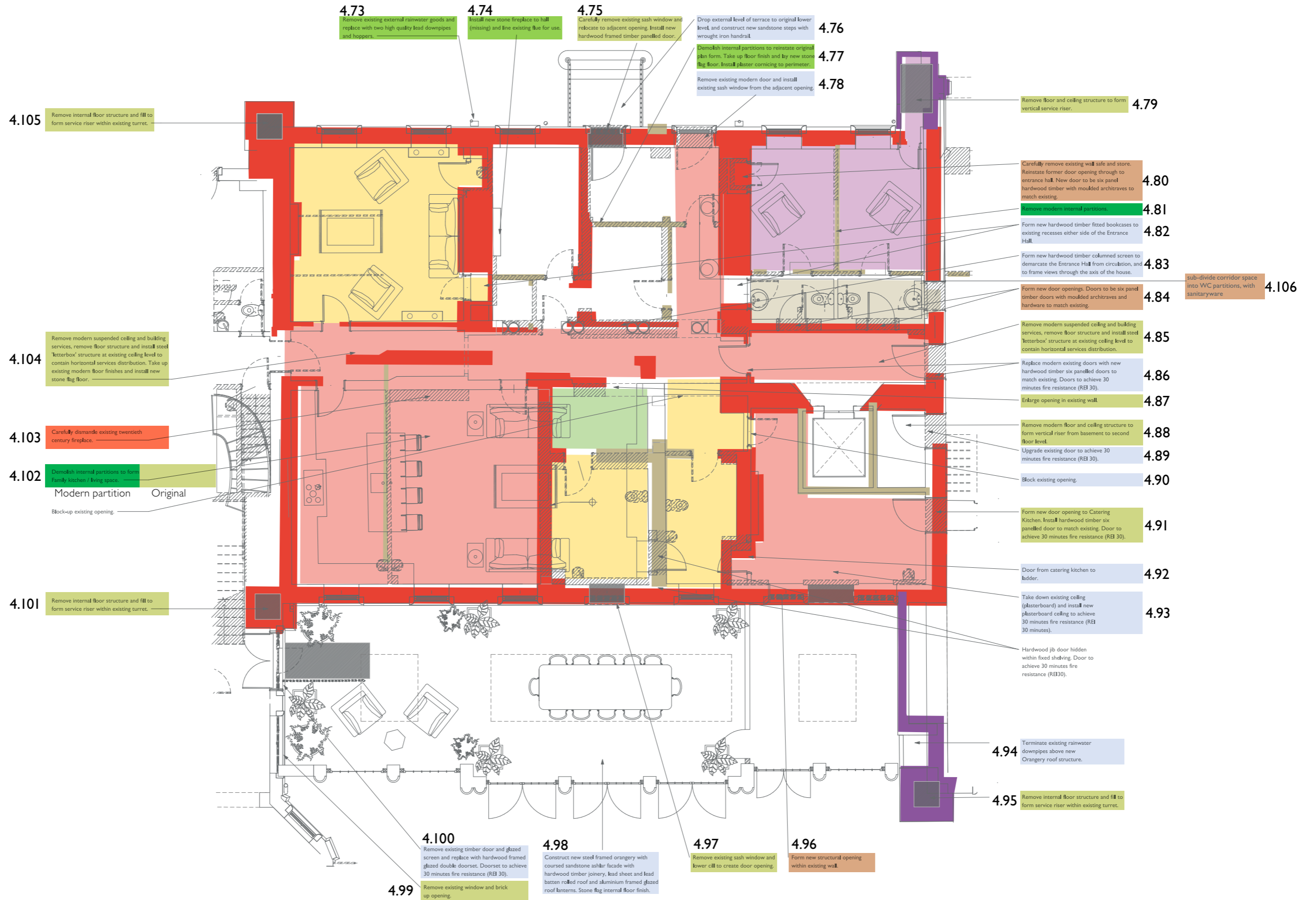
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Impact (colour on text)

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Numbers = Item Number



SERVICE COURTYARD: GROUND FLOOR
IMPACT ASSESSMENT PLAN

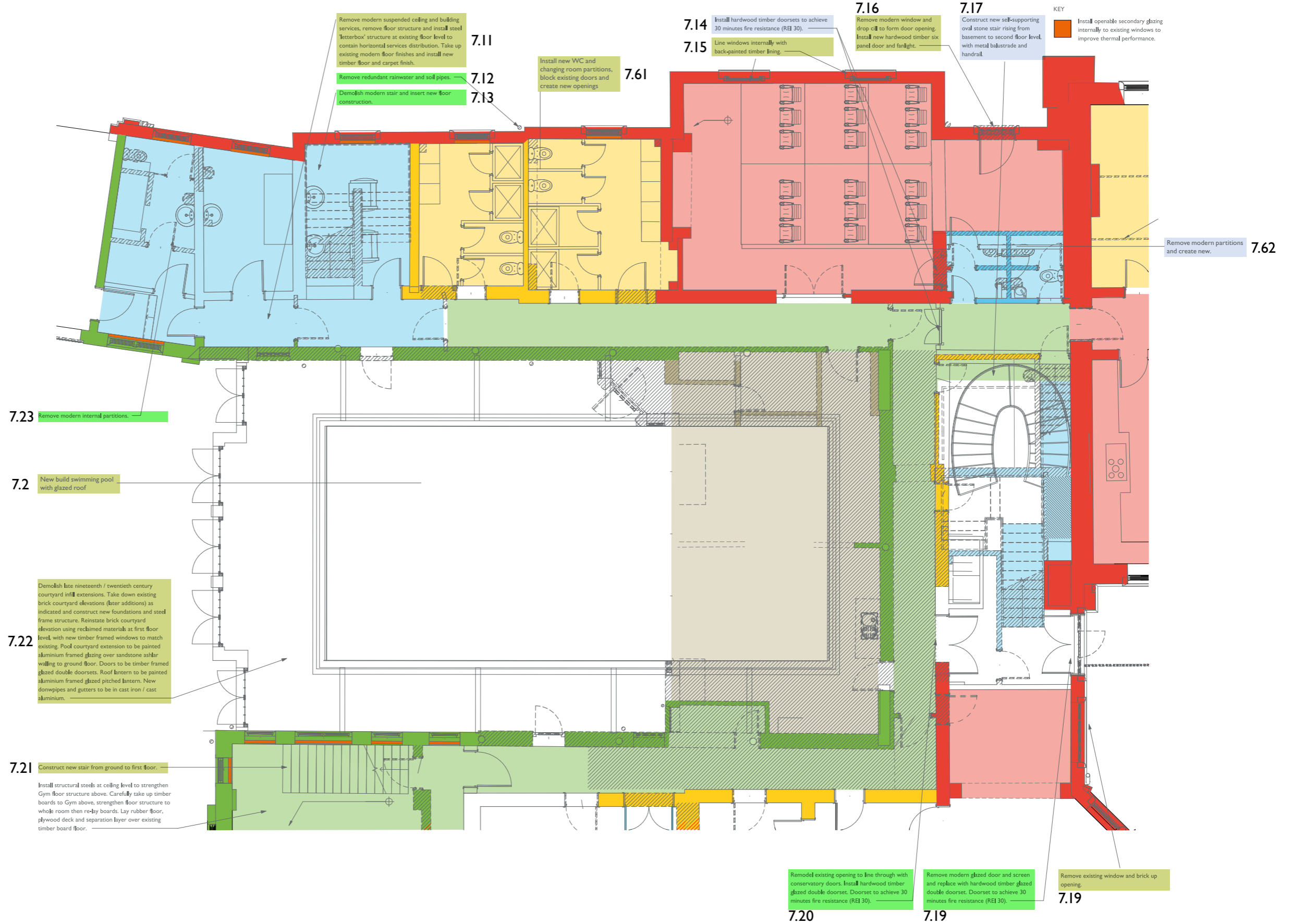
Significance (colour on plan)

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Impact (colour on text)

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Numbers = Item Number



SERVICE COURTYARD GROUND FLOOR:
PART TWO
IMPACT ASSESSMENT PLAN

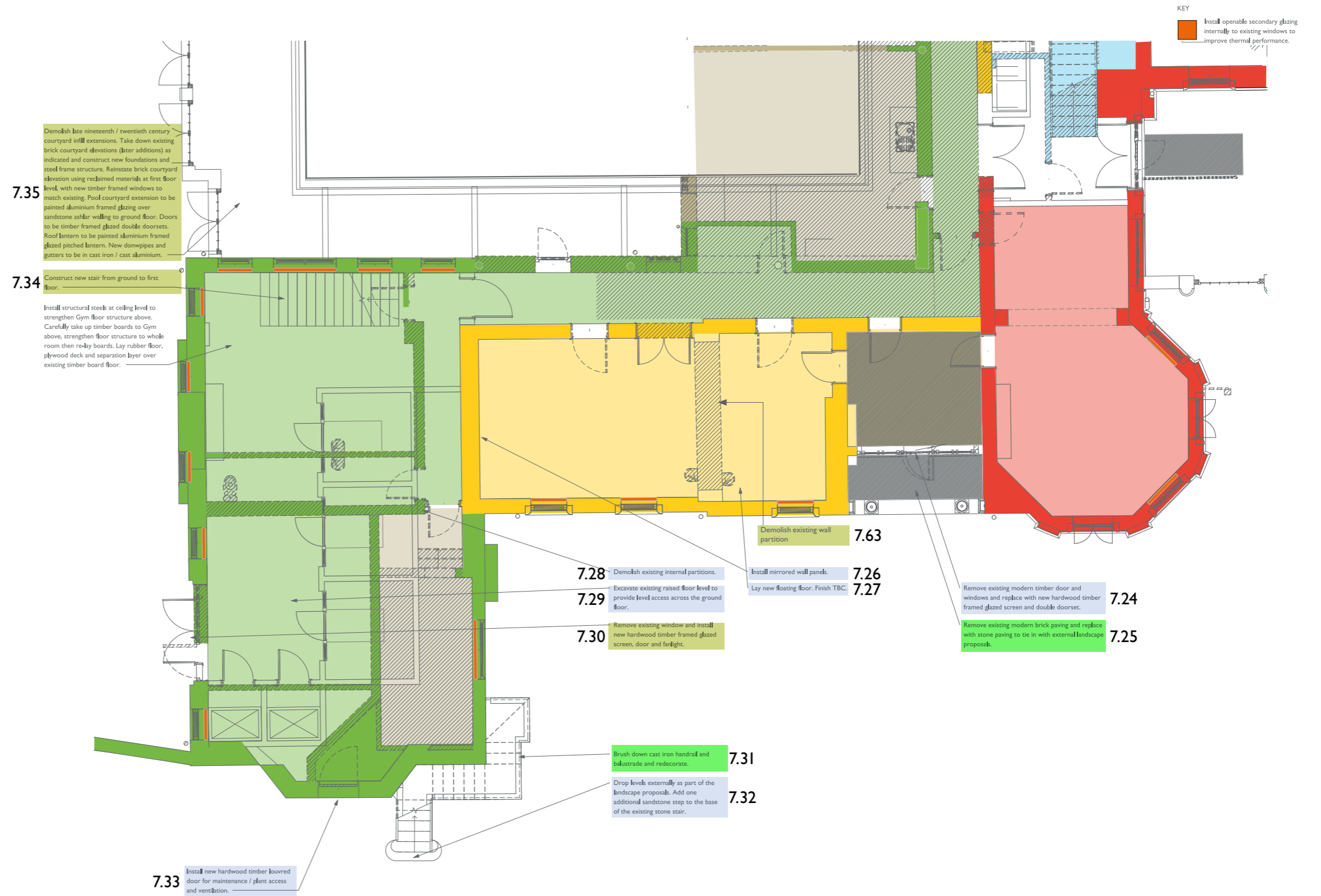
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WYATT WING FIRST FLOOR
IMPACT ASSESSMENT PLAN

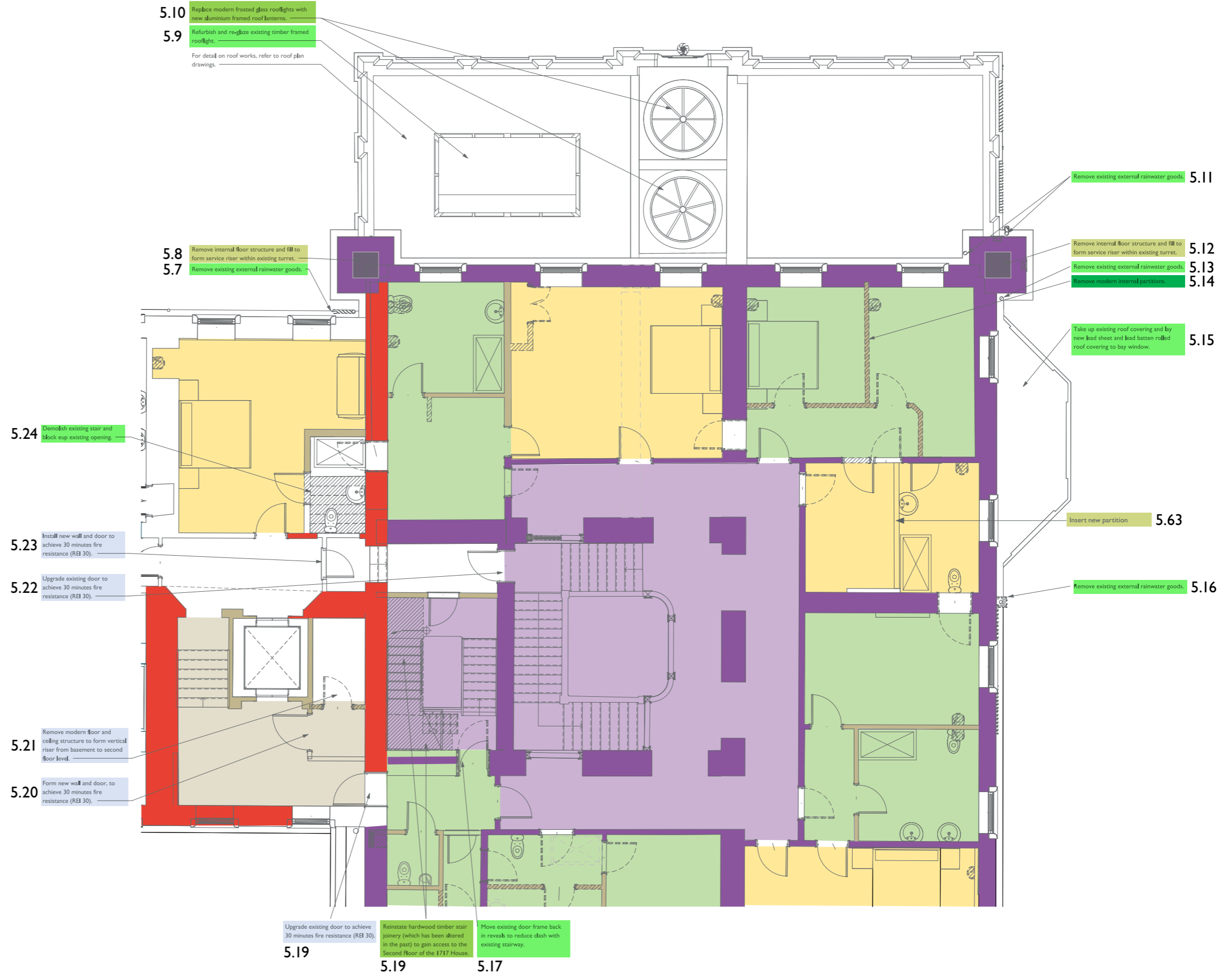
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Impact (colour on text)

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Numbers = Item Number



WYATT WING FIRST FLOOR: PART TWO
IMPACT ASSESSMENT PLAN

Significance (colour on plan)

- Very High / Exceptional
- High
- Medium
- Low
- Neutral
- Detrimental

Impact (colour on text)

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Numbers = Item Number



1717 HOUSE FIRST FLOOR
IMPACT ASSESSMENT PLAN

Significance (colour on plan)

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- High
- Medium
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- Neutral
- Detrimental

Impact (colour on text)

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Numbers = Item Number



SERVICE COURTYARD FIRST FLOOR
IMPACT ASSESSMENT PLAN

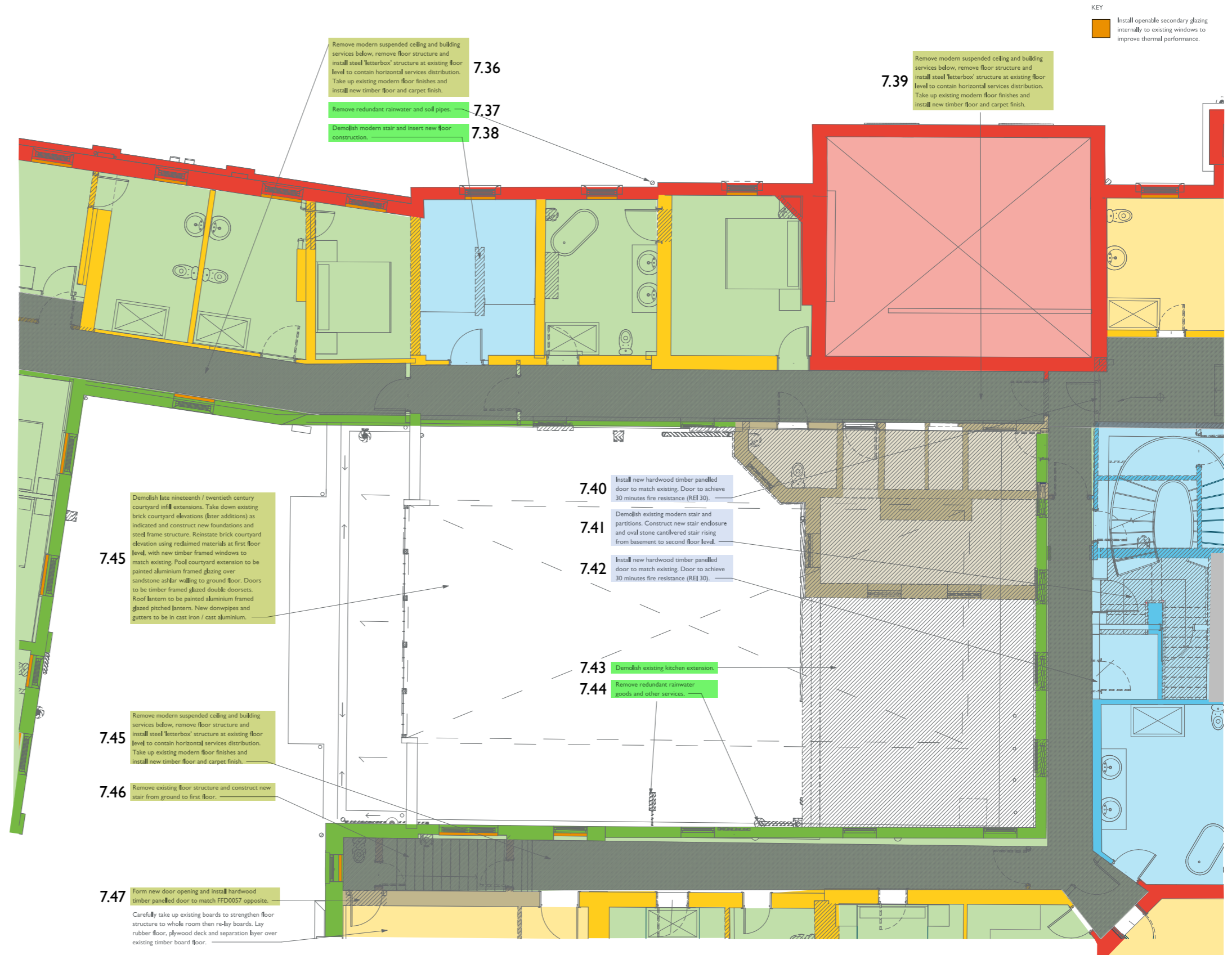
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SERVICE COURTYARD FIRST FLOOR: PART TWO
IMPACT ASSESSMENT PLAN

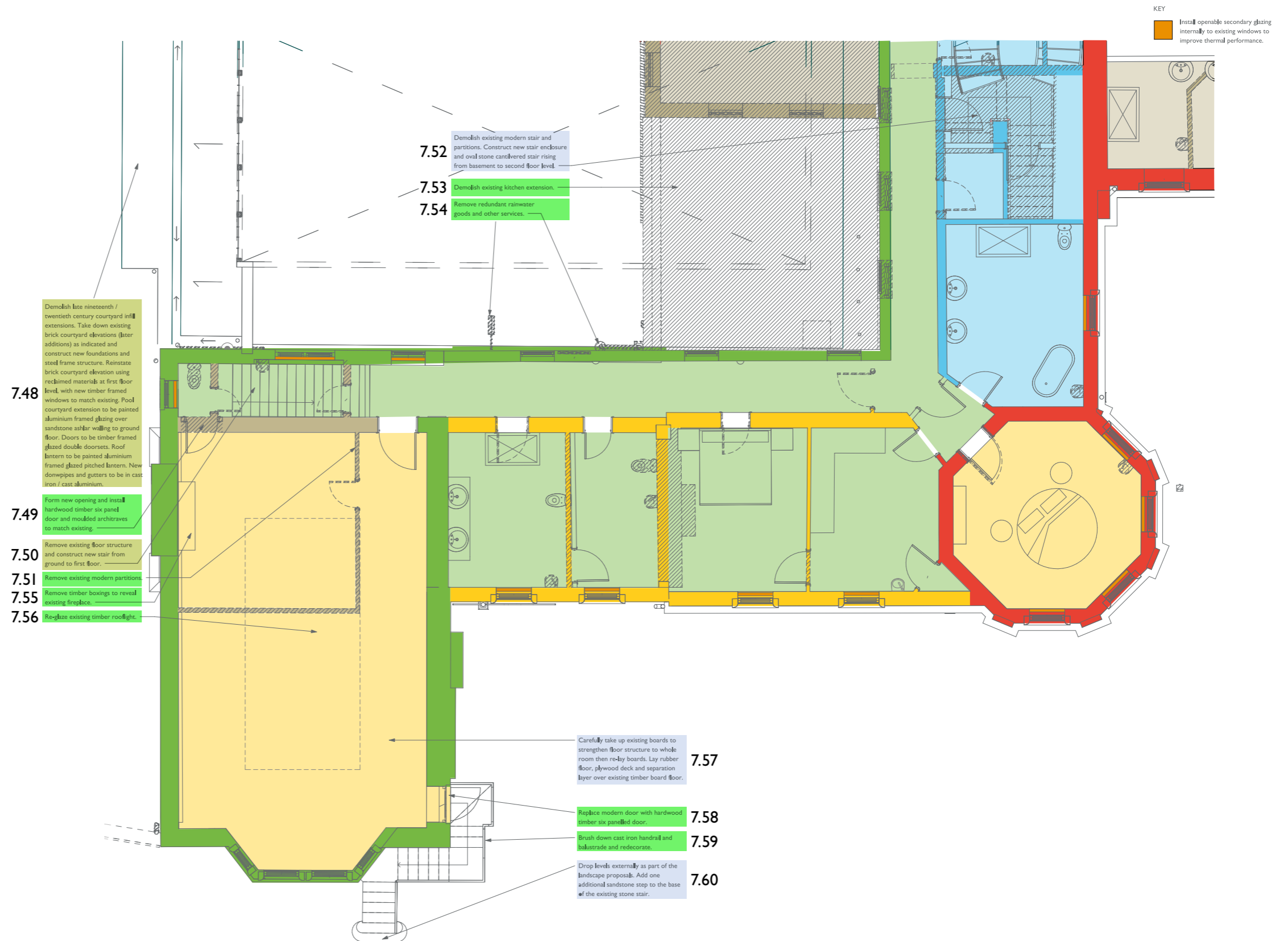
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Impact (colour on text)

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- High Adverse

Numbers = Item Number



OFFICE WING GROUND FLOOR
IMPACT ASSESSMENT PLAN

Significance (colour on plan)

- Very High / Exceptional
- High
- Medium
- Low
- Neutral
- Detrimental

Impact (colour on text)

- High Beneficial
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- Low Adverse
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Numbers = Item Number



STABLEYARD GROUND FLOOR
IMPACT ASSESSMENT PLAN

Significance (colour on plan)

- Very High / Exceptional
- High
- Medium
- Low
- Neutral
- Detrimental

Impact (colour on text)

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Numbers = Item Number



STABLEYARD GROUND FLOOR: PART TWO
IMPACT ASSESSMENT PLAN

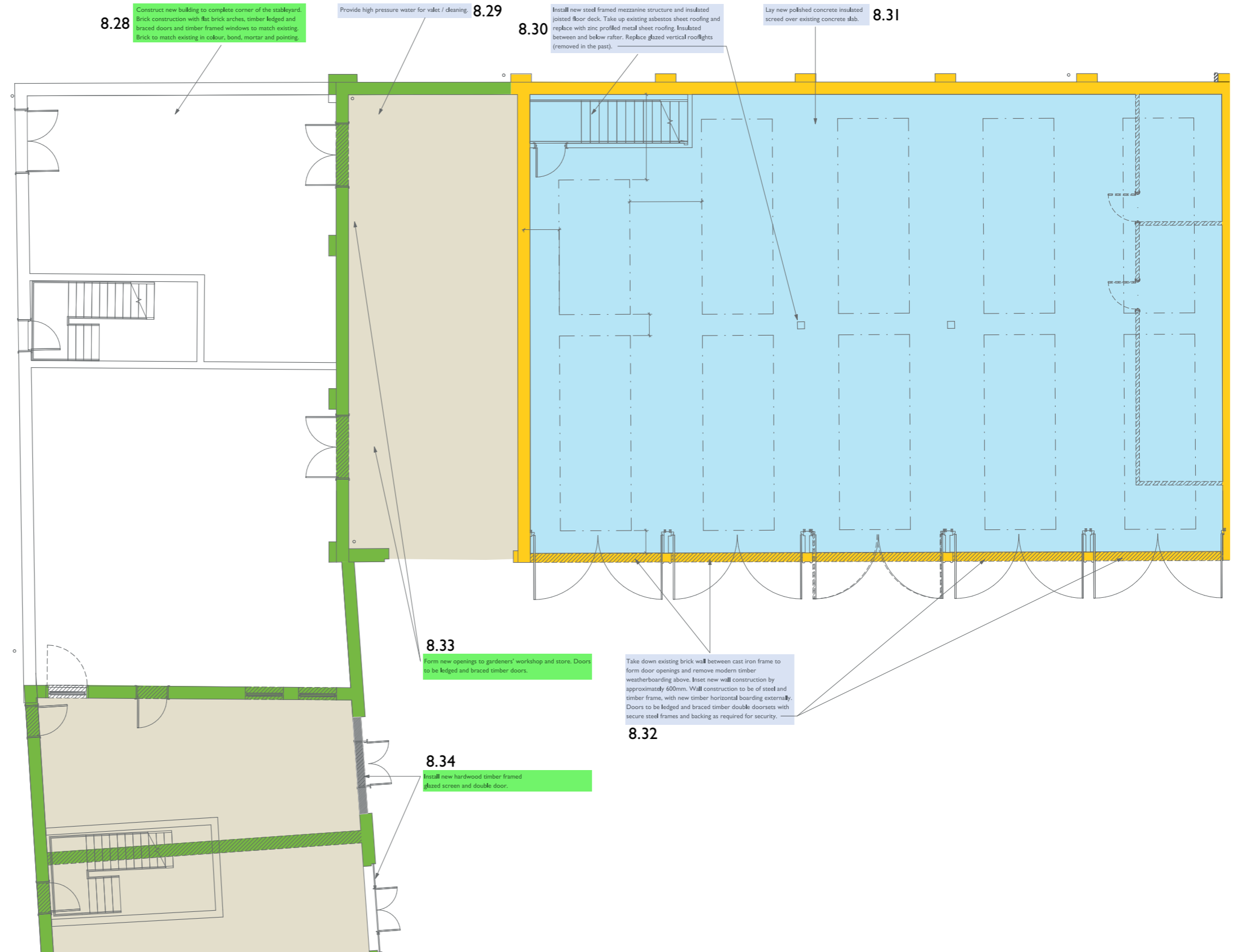
Significance (colour on plan)

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Impact (colour on text)

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Numbers = Item Number



STABLEYARD GROUND FLOOR: PART THREE
IMPACT ASSESSMENT PLAN

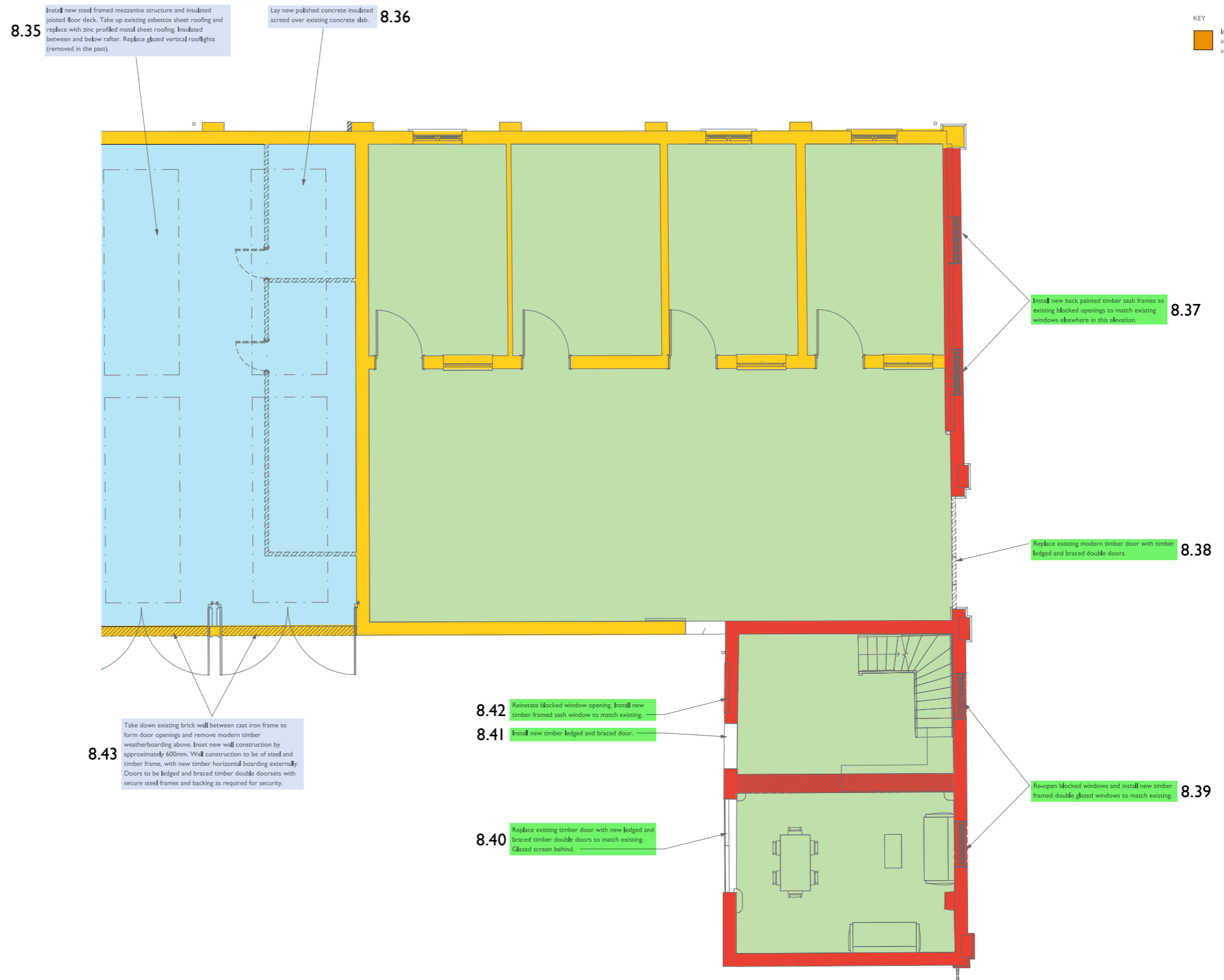
Significance (colour on plan)

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- Detrimental

Impact (colour on text)

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- High Adverse

Numbers = Item Number



OFFICE WING FIRST FLOOR
IMPACT ASSESSMENT PLAN

Significance (colour on plan)

- Very High / Exceptional
- High
- Medium
- Low
- Neutral
- Detrimental

Impact (colour on text)

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Numbers = Item Number



STABLEYARD FIRST FLOOR
IMPACT ASSESSMENT PLAN

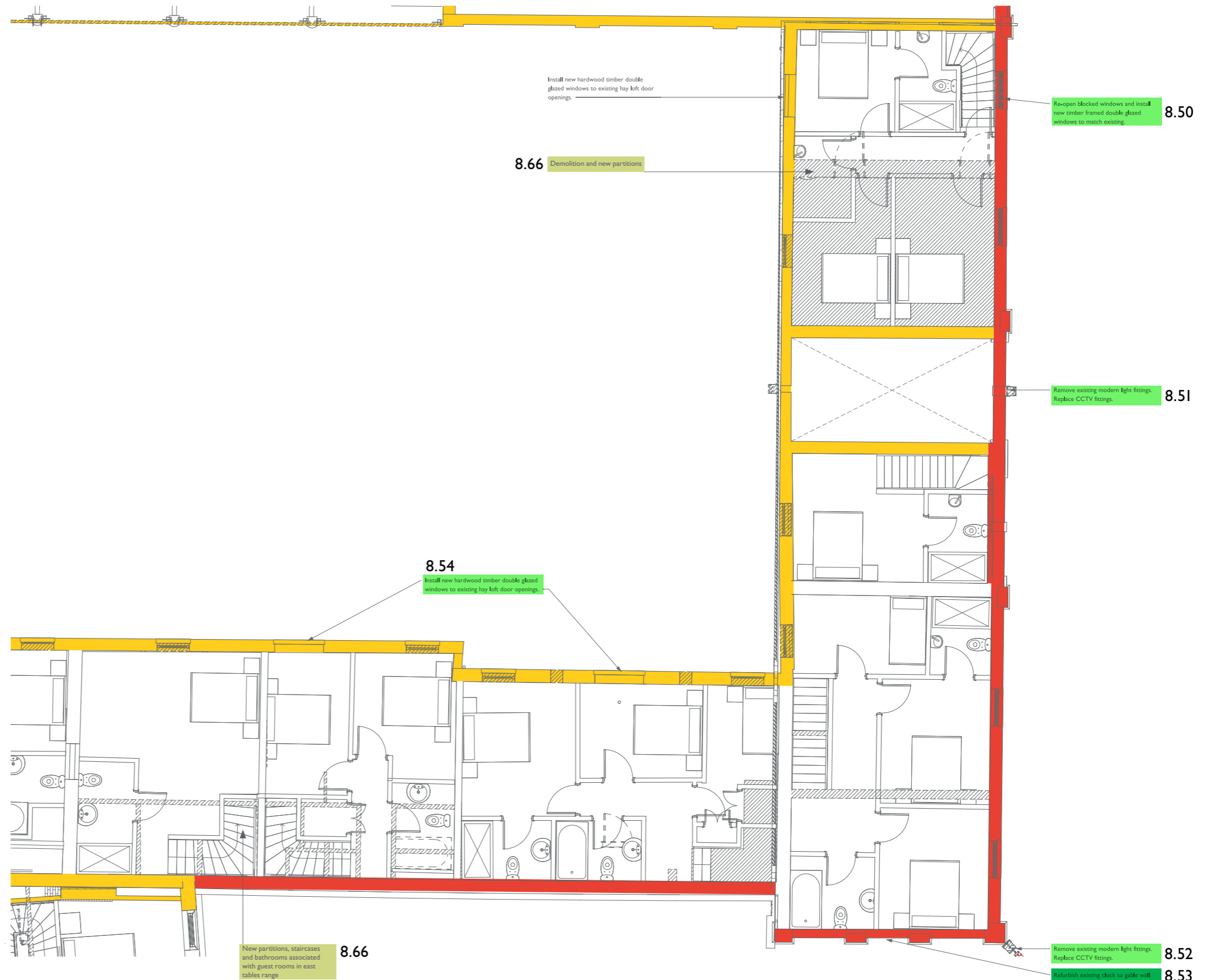
Significance (colour on plan)

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- Detrimental

Impact (colour on text)

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- Low Beneficial
- Neutral
- Low Adverse
- Medium Adverse
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Numbers = Item Number



STABLEYARD FIRST FLOOR: PART TWO
IMPACT ASSESSMENT PLAN

Significance (colour on plan)

- Very High / Exceptional
- High
- Medium
- Low
- Neutral
- Detrimental

Impact (colour on text)

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- Medium Beneficial
- Low Beneficial
- Neutral
- Low Adverse
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- High Adverse

Numbers = Item Number



