

Cassidy+ Ashton

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Architecture + Building Surveying + Town Planning



Cuerden Hall

Supporting Statement for Pre-Application Submission

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1.0 INTRODUCTION

- 1.1 Cassidy + Ashton has been instructed to undertake pre-application discussions with Chorley Council in respect of the submission of an application for the alternative use of Cuerden Hall, a Grade II* listed building.
- 1.2 At present, Cuerden Hall is occupied as a Neurological Care Centre for Sue Ryder. Sue Ryder are due to move to a new premises on Eastway in Preston (Preston City Council application ref. 06/2017/1083) in March 2020 and vacate Cuerden Hall. Consequently, the Charity seeks to find viable alternative uses for Cuerden Hall, with potential for a hotel, care facility, residential accommodation, or another alternative use subject to the advice received through this pre-application submission.
- 1.3 The NPPF encourages early engagement through pre-application discussions to improve the efficiency and effectiveness of the planning application system for all parties, with good quality discussions allowing for better coordination between public and private resources and improved outcomes for the community. Accordingly, this pre-application submission sets out the relevant planning policies and material considerations, which weigh in favour of the proposed development in this particular location and seeks confirmation that Chorley Council will support a variety of alternative uses for the property.
- 1.4 This pre-application submission is accompanied by the following supporting information:
- Location Plan
 - Site Plan

2.0 SITE CONTEXT

2.1 The application site incorporates Cuerden Hall, a Grade II* listed building located off Shady Lane, on the northern edge of Chorley boundary.



Fig.1 Site Location (Source: Google Maps)

2.2 Cuetden Hall lies within Green Belt land, surrounded by Cuetden Valley Park, a 650-acre country park, boasting areas of woodland, farmland, meadows, ponds and a lake. The site is located to the north east of Clayton-le-Woods, approximately one mile to the south of Bamber Bridge and in close proximity to the M65 and M6 Motorways.

2.3 Cuetden Hall was first designated as a Grade II* listed building in February 1984 [Appendix CA1]. It is important to note the importance of this designation. Only 5.8% of all listed buildings are within the

- Grade II* list. As such, Cuerden Hall is recognised as a structure of more than special interest, as it encompasses very high historic, evidential, aesthetic and communal value.
- 2.4 The structure of the Hall is described in thirds, with the 'original house' located in the central third, between the stable block to the west of the Hall, which was subsequently enlarged and now used as office accommodation and the 19th Century east range added by Lewis Wyatt. The stable block was itself listed as Grade II in February 1984.
- 2.5 The Iron Gates at the foot of the terrace steps to east of Cuerden Hall are also Grade II listed. There are other buildings within the wider Cuerden Hall estate that are designated as Grade II Listed including; Stag Lodge to Cuerden Hall (incorporating gateway), Ice House circa 400m South South East of Cuerden Hall and Clock House Farmhouse. However, these heritage assets are located some distance from Cuerden Hall and are under separate ownership. Nonetheless, the estate is considered to have very high historic value.
- 2.6 Cuerden Hall was formerly a family home until the early 20th Century. The original house was erected in the 17th Century, originally a brick building with stone dressings, comprised of two storeys in a simple rectangular double pile plan. A good proportion of the original structure and internal features survives and as such, the Hall is considered to have very high evidential value. Between 1816 and 1819, architect Lewis Wyatt extended the house to incorporate a rectangular eastern wing, characterised by a cantilevered staircase central to the extension, which provides a very high aesthetic value. The western stable block was erected containing servants' accommodation and offices.
- 2.7 The hall was successively converted and used as an infirmary for troops in the First World War, known as Cuerden Hall Auxiliary Hospital, between 1915 and 1917. During the Second World War, the estate was once again requisitioned by the Ministry of Defence into an Army Education Centre and later the British Army Divisional Headquarters for No. 4 Anti-Aircraft Command. Following this, the Hall became the Headquarters for the Army's North West District.
- 2.8 Planning permission was granted (Chorley Council ref: 77/00015/FUL) for the change of use to offices, subsequently becoming the Headquarters of the Central Lancashire Development Corporation, followed by planning approval for the western stable block to provide additional office space (Chorley Council ref: 80/00204/FUL).
- 2.9 Since planning permission for the change of use of the Hall to a residential care home was granted in 1986 (Chorley Council ref: 85/00834/FUL), Cuerden Hall has been home to a Sue Ryder Neurological Care Centre, caring for people aged 18 and over with a range of neurological conditions. The Hall has accommodated up to 37 no. residents for short-term and long-term care. However, the Charity has recently received planning permission for a new premises at Eastway, Preston (Preston City Council

application ref: 06/2017/1083), leaving the hall unoccupied and without a viable use from March 2020.

- 2.10 It is therefore considered that, given the nature of the previous uses, the Hall has a very high communal value.
- 2.11 The application site is identified within the Chorley Local Plan Policies Map as Policy BNE5 (Previously Developed Sites in the Green Belt).

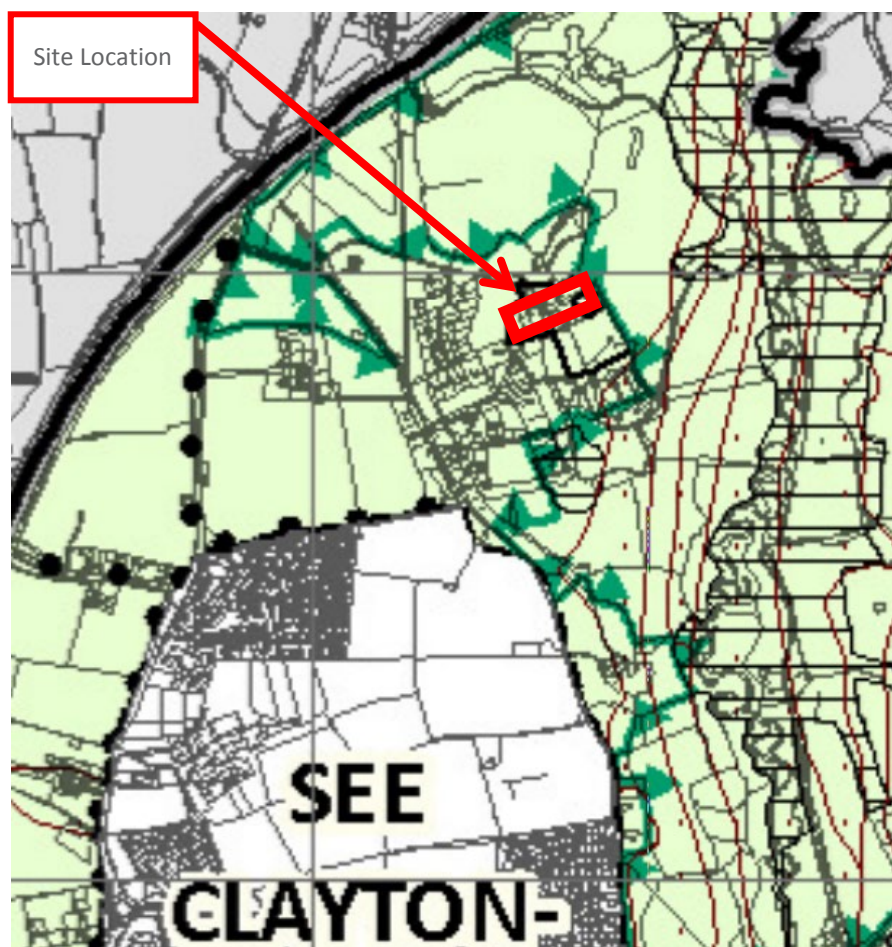


Fig.2 Chorley Council Policies Map (Source: Preston City Council)

PLANNING HISTORY

- 2.12 The site has been the subject of numerous planning applications over the years. Although they give an indication of the history of the site and are of relevance, they don't particularly assist in determining future uses other than an acknowledgement.

77/00015/FUL

Change of use of part of Cuerden Hall to Offices approved in January 1977.

78/00666/FUL

Change of use of ground floor of stable block to offices at Cuerden Hall approved in July 1978.

80/00204/FUL

Change of use of ground floor of stable block to offices at Cuerden Hall approved in March 1980.

85/00834/FUL

Change of use from offices to a Sue Ryder home providing nursing and residential care with associated facilities including coffee and gift shop approved in Feb 1986.

86/00558/FUL

Alterations approved in March 1987.

3.0 DEVELOPMENT PROPOSAL

- 3.1 At present, Cuerden Hall is home to Sue Ryder Neurological Care Centre. However, the Charity recently received planning permission (Preston City Council ref. 06/2017/1083) to move to a new premises at Eastway, Preston. This will be open in March 2020, leaving Cuerden Hall to be vacated.
- 3.2 In order to avoid the long term vacancy and inevitable decline of Cuerden Hall, whilst maintaining and enhancing the heritage asset and ensuring the long-term viable use of the listed building, this submission proposes the change of use of the hall for alternative uses, which could include; a hotel, care facility, residential use, or other alternative uses that are appropriate to the context of the site. A flexible approach to its reuse is therefore favoured.
- 3.3 The proposed use will be determined by the market and subject to the matters raised through the pre-application engagement with the local planning authority.
- 3.4 The application site is considered to be well-connected and as such, appropriate development, in close proximity to the M6 and M65 Motorways. There are regular bus routes serving Wigan Road (the A49), which run to and from Preston City Centre and Chorley Town Centre every 30 minutes, with a range of local facilities and services also in close distance. As a building it has the potential to accommodate a range of uses subject to satisfying listed building requirements.

4.0 PLANNING POLICY CONTEXT

4.1 The statutory Development Plan for the application site is comprised of Chorley Council Local Plan 2012-2026 and the Central Lancashire Core Strategy (2012).

4.2 Other planning policies and guidance which are material considerations in the discussion of this proposal are:

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)

NATIONAL PLANNING POLICY FRAMEWORK

4.3 The National Planning Policy Framework (NPPF), as revised in February 2019, sets out the Government's planning policies for England.

4.4 At the heart of the NPPF is a presumption in favour of sustainable development, which acts as the golden thread running through both plan-making and decision-taking (paragraph 14).

4.5 The NPPF states that there are three dimensions to sustainable development: economic, social and environmental. The planning system is expected to perform economic, social and environmental roles, and these should not be undertaken in isolation because they are mutually dependent.

4.6 Plans and decisions should apply a presumption in favour of sustainable development [para. 11]. For decision-taking this means:

- Approving development proposals that accord with an up-to-date development plan without delay; or
- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

4.7 Paragraph 39 understands that pre-application engagement with the local planning authority has significant potential to improve the efficiency and effectiveness of the planning application process, by enabling better coordination between public and private resources and improving the outcomes of the proposal for local communities.

- 4.8 Paragraph 59 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without delay.
- 4.9 Paragraph 92 understands planning decisions should plan positively for the provision and use of shared spaces, community facilities and other local services, to improve health, social and cultural well-being for all sections of the community.
- 4.10 Paragraph 109 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 4.11 Paragraph 117 requires planning policies and decisions to promote an effective use of land in meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 4.12 Paragraph 123 states that it is especially important that planning decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.
- 4.13 Paragraph 192 requires local authorities to take account of the following, when determining applications that affect heritage assets:
- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) The desirability of new development making a positive contribution to local character and distinctiveness.
- 4.14 Paragraph 193 states that great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 4.15 Paragraph 196 requires that where a development proposal will lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

CENTRAL LANCASHIRE CORE STRATEGY

- 4.16 The Central Lancashire Core Strategy (2012) sets out the spatial planning proposals for the combined area of Preston, South Ribble and Chorley. The key policies in respect of the proposed development are set out below:
- 4.17 Policy MP1 provides a presumption in favour of sustainable development in line with the NPPF.
- 4.18 Policy 5 requires the securing of densities of development which are in keeping with local areas and which have no detrimental impact on the amenity, character, appearance, distinctiveness and environmental quality of an area, consideration will also be given to making efficient use of land.
- 4.19 Policy 6 requires the improvement in the quality of housing by: targeting housing improvements in areas of greatest need, encourage the re-use of empty housing for residential purposes and facilitate the greater provision of accessible housing and neighbourhoods.
- 4.20 Policy 7 necessitates special needs housing including extra care accommodation to be well located in communities in terms of reducing the need to travel to care and other service provision and a proportion of these properties will be sought to be affordable, subject to such site and development considerations as financial viability and contributions to community services.
- 4.21 Policy 16 requires developments to protect and seek opportunities to enhance heritage assets and their settings by:
- a) Safeguarding heritage assets from inappropriate development that would cause harm to their significances.
 - b) Supporting development or other initiatives where they protect and enhance the local character, setting, management and historic significance of heritage assets, with particular support for initiatives that will improve any assets that are recognised as being in poor condition, or at risk.
- 4.22 Policy 25 requires that local communities have sufficient community facilities, including health facilities, by encouraging new provision at locations that are accessible by all modes of transport and resisting the loss of existing facilities by requiring evidence that they are no longer viable or relevant to local needs.

CHORLEY COUNCIL LOCAL PLAN 2012-20126

- 4.23 Policy HS9 - The re-use of existing buildings in the Green Belt, Safeguarded Land and Area of Other Open Countryside will be allowed providing all of the following criteria are met:
- a. The proposal does not have a materially greater impact on the openness of the Green Belt and the purposes of including land in it;

- b. The proposal would not harm the character or quality of the countryside or landscape;
- c. The re-use of the building must not be likely to result in additional farm buildings which would have a harmful effect on the openness of the Green Belt;
- d. If an agricultural building, it is not one substantially completed within ten years of the date of the application;
- e. The building is of permanent and substantial construction and capable of conversion without more than 30% reconstruction;
- f. The building must be capable of conversion without the need for additions or alterations which would change its existing form and character. Particular attention will be given to curtilage formation which should be drawn tightly around the building footprint and the requirement for outbuildings, which should be minimal;
- g. The building must already have, or there exists the capability of creating, a reasonable vehicular access to a public highway that is available for use without creating traffic hazards and without the need for road improvements which would have an undue environmental impact;
- h. The development would not result in the loss of or damage to any important wildlife habitat or protected species.

4.24 Policy BNE1 – Planning permission will be granted for new development, including conversions, provided that:

- a. The layout, design and landscaping of all elements of the proposal, including any internal roads, car parking, footpaths and open spaces, are of a high quality and respect the character of the site and local area;
- b. The residual cumulative highways impact of the development is not severe and it would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces to below the standards stated in Site Allocations Policy – Parking Standards, unless there are other material considerations which justify the reduction;
- c. The proposal would not adversely affect the character or setting of a listed building;
- d. The proposal would not have a detrimental impact on important natural habitats and landscape features such as historic landscapes, mature trees, hedgerows, ponds and watercourses.
- e. The proposal would not cause an unacceptable degree of noise disturbance to surrounding land uses;
- f. The proposal includes measures to help to prevent crime and promote community safety.

4.25 Policy BNE5 – The reuse or redevelopment of previously developed sites in the Green Belt will be permitted provide the following criteria are met:

In the case of re-use:

- a. The proposal does not have a materially greater impact than the existing use on the openness of the Green Belt and the purposes of including land in it;
- b. The development respects the character of the landscape and has regard to the need to integrate the development with its surroundings, and will not be of significant detriment to features of historical or ecological importance.

In the case of redevelopment:

- a. The appearance of the site as a whole is maintained or enhanced and that all proposals, including those for partial redevelopment, are put forward in the context of a comprehensive plan for the site as a whole.

4.26 Policy BNE8 – Applications affecting a Heritage Asset or its setting will be granted where they sustain, conserve and, where appropriate, enhance the significance, appearance, character and setting of the heritage asset itself and the surrounding historic environment.

4.27 Policy HW6 - Development proposing the change of use of any premises currently or last used as a community facility (including children's centres and health facilities) will be permitted where it can be demonstrated that:

- a. The facility no longer serves the local needs of the community in which it is located; and
- b. Adequate alternative provision has been made, or is already available, in the settlement or local area; and
- c. The use is no longer financially viable; and
- d. The facility is in an isolated location remote from public transport routes; or
- e. There is an amenity or environmental reason why the facility is no longer acceptable

5.0 APPRAISAL

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the starting point for planning applications is the development plan. Applications should be determined in accordance with the development plan, unless material considerations indicate otherwise.

5.2 In accordance with Section 38(6), the main issues of relevance to this application are as follows:

- Principle of Development
- Highways / Access
- Heritage Considerations
- Vacancy Issues
- Sustainability

PRINCIPLE OF DEVELOPMENT

5.3 Cuerden Hall is due to be imminently vacant, as Sue Ryder will be relocating to new premises at Eastway. An application on this site thus seeks to avoid the long term vacancy of this building and ensure its most viable use as a significant heritage asset.

5.4 At this stage, the proposal is simply to consider alternative uses for Cuerden Hall, in order to preserve the significance and appearance of the Grade II* and associated listed buildings.

5.5 Cuerden Hall has historically hosted several uses over time. It was original a family home, but has also been Cuerden Hall Auxiliary Hospital, Army Education Centre, British Army Divisional Headquarters, Headquarters for the Army's North West District, offices for Central Lancashire Development Corporation and a Care Home. Each of these uses has left an indelible mark, but more importantly removed many of the internal features or added new areas. Therefore, the change of use of Cuerden Hall to an alternative use such as a hotel, care facility, residential accommodation or similar, is considered appropriate and simply continues the varied use of the building over time.

5.6 The application site is located just north of Cuerden Residential Park and Clayton-le-Woods beyond. The Village of Bamber Bridge is approximately one mile to the north of the application site. The site is situated in close proximity to Wigan Road (the A49) and the Junction 29 of the M6, between Preston and Chorley. It is therefore considered that the site is well connected and as such, the proposal represents appropriate development.

5.7 Different uses can potentially be accommodated within the existing fabric of the building without substantial external change. Given its history, there is no fundamental reason why these would not be acceptable.

- 5.8 It is therefore considered that in principle, the possible uses are wholly acceptable, dependent on other prevailing material considerations.

HIGHWAYS / ACCESS

- 5.9 The site is located with a range of services and facilities in close proximity, including supermarkets, pubs, restaurants, leisure facilities and retail. The nearest bus-stop is located in walking distance, on Wigan Road, serving Cuerden Residential Park. This service runs to and from Preston City Centre and Chorley Town Centre every 30 minutes.
- 5.10 Wigan Road (the A49) is a main thoroughfare between Bamber Bridge and Euxton. Whatever the use, the scale of vehicular movement will be no more than modest. It is therefore considered that the proposed development will create a negligible increase in traffic patterns and emissions, due to the site's close proximity to the existing strategic highway network.
- 5.11 There are no amendments proposed to the existing road network and access points from Shady Lane. Cuerden Hall is already supported by suitable parking and turning facilities within the site boundary.
- 5.12 It is considered, for these reasons listed above, that the proposals are acceptable in transport and highway terms.

HERITAGE CONSIDERATIONS

- 5.13 The NPPF sets out the current heritage policies to guide the determination of developments affecting the historic environment.
- 5.14 Cuerden Hall is a Grade II* listed building, designated in February 1984. The original house was first constructed in the early 18th Century. The east and south ranges were subsequently added to the house between 1816-19, by Lewis Wyatt. An 'office court' is located to the west side of the original house. The stables are Grade II and an important heritage asset in their own right.
- 5.15 The conversion of Cuerden Hall is unlikely to require significant external works to the structure and appearance of the building, but will require an internal reconfiguration, for alternative uses such as a hotel, a care facility, residential accommodation or other uses that are appropriate to the context of the site. Given the extent of previous change, it is anticipated this can be undertaken, whilst retaining key heritage features.
- 5.16 In respect to Paragraph 193, re-using the forthcoming vacant hall for suitable appropriate use will ensure the continued protection of the heritage asset, maintaining its long-term viable use.

5.17 As the potential use could range from a hotel, care facility or residential accommodation, it is considered that there are significant public benefits to this redevelopment and the requirements of Paragraph 196 of the NPPF would also be addressed.

5.18 As such, the development will sustain the buildings significance and its positive contribution to local character and distinctiveness, in accordance with the requirements of both national and local planning policy in respect of proposed works to heritage assets.

VACANCY ISSUES

5.19 The proposal seeks a change of use of Cuerden Hall for alternative uses, which could include; a hotel, care facility, residential accommodation, or other alternative uses that are appropriate to the context of the site, to ensure its long term viable use.

5.20 There are a number of benefits associated with avoiding the long term vacancy of a Grade II* listed building. Cuerden Hall has very high significance in regards to the evidential, historical, aesthetic and communal interest. As such, it is vital to maintain and enhance the building in order to avoid its deterioration and a succeeding reduction in the value of the building and surrounding area.

5.21 Vacant buildings can present a health and safety hazard for the general area, as a result of dilapidation, as well as a lack of sanitation use and general maintenance requirements.

5.22 Empty properties are also often targets for burglars, trespassers, vandals and antisocial behaviour.

5.23 It is therefore imperative to avoid the long term vacancy of Cuerden Hall for the above reasons and as such, the proposals are considered to be a necessity.

SUSTAINABILITY

5.24 Under the NPPF, Paragraph 8, there is a presumption in favour of sustainable development. There are three overarching objectives; economic, social and environmental, of which each is to now be considered.

5.25 Economically, occupiers of the proposed development will support local facilities and services in the surrounding villages. A hotel or care facility would also provide a number of employment opportunities for the local community.

5.26 Socially, the site is located to the south of South Rings Business Park, comprised of B&Q, Burger King, a Gym and pub, as well as Sainsbury's, Aldi, Matalan and South Ribble Tennis Centre located further north, off Cuerden Way. As such, future occupiers would be well connected to a range of facilities and services.

5.27 Environmentally, this application represents a brownfield development, which is considered favourably in local and national planning policy. The site is in close proximity to bus services along Wigan Road (the A49), located outside Cuerden Residential Park. Wigan Road connects the villages of Bamber Bridge to Euxton.

6.0 CONCLUSION

- 6.1 This pre-application submission seeks consideration for the change of use of Cuerden Hall, following its imminent vacancy, to alternative uses such as a hotel, care facility, residential accommodation, or other alternative uses which are most appropriate to the context of the site.
- 6.2 It is considered that the scheme secures the long term use and heritage status of the building and ensures its viability, has the potential to provide a facility to support the local community and represents a brownfield development that is highly favoured in local and national planning policy.
- 6.3 The local planning authority is therefore requested to provide general advice on the principle proposed alternative uses in order to agree the basis for a future planning application.

APPENDIX CA1

LIST DESCRIPTIONS (HISTORIC ENGLAND)

3/97 Cuerden Hall - GV II*

Country mansion, early C17 and 1816-19 by Lewis Wyatt, the older part altered internally. Brick with stone dressings, roof concealed by high parapets. Irregular plan, the original C18 house incorporated in the central third between stable court to west and Wyatt's addition to east. Two storeys, the east end higher, with very large stair well rising to form a hamper in the centre, the east end lower than the centre. Original house was simple rectangular double pile plan 7 windows in length, 2 storeys: this now has in both front and rear walls stone bands on 2 levels, and sashed windows with glazing bars, projecting corner chimneys, a high brick parapet, and in centre of south side a prominent stone porch with 6 Tuscan columns (2 groups of 3 at corners) and dentilled cornice, above which is a canted bay (some of these alterations may be by Wyatt). The east range added by Wyatt is rectangular, 5 bays each side, has tall square-sectioned corner chimneys with narrow inset stone panels on both levels, terminating above the parapet in 4 clustered flues with stone caps; moulded stone bands on 2 levels carry round these chimneys, and there are high stepped parapets with stone copings; at right ends of ground floor of east and south sides are large stone canted bay windows with panelled parapets; on north side a projecting single-storey stone pavillion of 7 bays extends the whole length of this wall, incorporating in the centre a round-headed front door with a carved stone coat of arms in the parapet above, flanked by a carved stag and a hawk. (This feature not shown on Wyatt's drawings). Otherwise, all windows are sashed with glazing bars and moulded architraves, those at ground floor very tall, rising from ground level, those at 1st floor with 12 panes each. To right (west) side of original house is lower "office court", originally of 3 sides open at the west subsequently extended and enclosed. This is 2 lower storeys with high parapet; the front (north) side, linked by a small recessed pantry bay (now altered as entrance to offices), is 6 unequal bays (each breaking back slightly); 1st bay is high single storey (originally kitchen) with 2 tall round-headed windows; next 2 bays have 3 stone-cased sashed windows on each floor; next 3 bays (apparently later additions) have in the centre a large round-headed arch to courtyard, flanked by pilasters and surmounted by a decorative stone pediment in the coping with flanking ball finials, and on each side 2 windows to each floor, all sashed with splayed stone heads. South range (garden front) breaks forward from original house, has a polygonal corner with round-headed windows (originally designed by Wyatt as an octagonal dairy) and a recessed porch with Tuscan columns in centre; otherwise all windows sashed with stone cases. Interior: of east range retains original features by Wyatt, principally the fine open well staircase with carved oak balusters and closed string, but also fireplaces, doors, etc. (complete set of drawings by Wyatt in RIBA Drawings Collection).

Stable block attached to west end 3/98 of Cuerden Hall - GV II

Stable block to Cuerden Hall, early C19, subsequently enlarged, now offices. Brick with stone dressings, hipped stone slate roofs. Large U-shaped plan of 3 ranges (subsequently enclosed by later additions to make a square courtyard). Two storeys; outer walls topped by a high parapet with stone coping. Front (north) side incorporates, between brick pilasters, coupled round-headed entrance arches, that on the right leading into courtyard; above these the parapet is ramped, has pilaster strips enclosing a stone shield (3 animal heads bearing daggers in the teeth), and an apron. Left return wall of this range has similar brick pilasters and similarly ramped parapet with a clockface in the centre; and courtyard side has a hexagonal ogee-capped bellcote on the roof, a wagon door to left of the entrance arch. Courtyard wall of east range, stepped back at left end, has 8 tall windows with splayed brick heads alternating with lower openings with rounded jambs, all originally doors but 2nd to 5th now altered to make square windows; at right end is a high segmental-headed recessed bay. South range has 3 adjoined wagon doorways with gauged segmental brick heads. East range of courtyard, the outer wall of which conforms to the rest, incorporates a mid-C19 iron and glass roof supported by latticed girders on cast iron Corinthian columns.

Iron gates at foot of terrace 3/99 steps to east of Cuerden Hall - GV II

Ornamental iron gates, perhaps 1819 by Lewis Wyatt. Between stone gatepiers in boundary wall of garden, tall iron railings extending to open-work iron pillars from which hang a pair of gates the tops of which are ramped down to the centre; the decorative emphasis is vertical, the railings, pillars and gates having straight vertical principal bars, short slim dog bars rising between and linked to them by wavy braces below the heads. In the centre of each gate and railing (flanked by twisted bars), and the pillars, are more narrowly-set bars supporting decorative scrolls, and there is an upper border of volutes beneath the top rail, which carries 6 small urn finials; the pillars also carry raised urn finials.

CUERDEN, WIGAN ROAD, Stag Lodge to Cuerden Hall incorporating gateway

II

Gatepiers and gate lodge to Cuerden Hall, designed 1816-19 by Lewis Wyatt but built later. Ashlar. Very tall gate piers have demicolumns attached to front and rear faces, rusticated sides, and heavily moulded caps surmounted by pedestals originally bearing a stag (left) and hawk (right) in moulded stucco (now only parts remain); each side, a high flanking wall with moulded cornice, and rusticated pillar with ball finial; in each wall a 2-light window, that on the right false, that on the left the front window to the lodge. This is rectangular single storey with flat roof and one chimney in the centre; it has pilastered corners, a pilaster in centre of south side, moulded cornice; next to gate pier is a blocked former doorway with hoodmould; 2 windows in side, and 2 at end, all with 2 lights and a stone mullion. Rear wall has modern extension. (Lodge is as designed by Wyatt, but on opposite side of drive: drawings in RIBA Drawings Collection numbered 173, 174, 175).

CLAYTON-LE-WOODS off SHADY LANE Ice house c. 400 metres south- south-east of Cuerden Hall

II

Icehouse, probably early C19. Brick, covered by earth mound. Egg-shaped subterranean vessel in header bond, c. 11 feet in diameter and 14 feet high internally; approached by north-facing barrel vaulted tunnel c. 12 feet long and 6 feet high (in English garden wall bond). Set in shallow hillside c. 40 metres from River Lostock. Probably associated with Cuerden Hall, Cuerden CP (q.v.).

Cassidy+ Ashton

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