

25 January 2023

Heritage Impact Assessment

Reinstatement of Four Windows to the Front Elevation at The Old Duke, 10 Ealees, Littleborough, OL15 0HJ.

1.0 Introduction

The assessment relates to the proposed alterations to reinstate four second floor windows to the front elevation at The Old Duke, 10 Ealees, Littleborough, OL15 0HJ (List Entry Number 1068508 - see Appendix A). The proposed development is detailed in drawings 23-001-001, 23-001-010 and 23-001-310, prepared by Storah Architecture Ltd.

This Heritage Impact Assessment has been produced to meet the requirements of paragraph 194 of the National Planning Policy Framework (NPPF) and inform the applicant, their agents and the planning authority of the historical significance of the site, together with the impact of proposals on its heritage value and significance.

The property is listed grade II, and is not within a Conservation Area.

2.0 History & Significance

2.1 Description

The property is a grade II listed building, first listed in 1986.

The house dates from 1820, when it was built for Edmund Kershaw, a local engine maker. In the 1850s, three workers cottages were added to the rear which now form a singular house. However, this application is concerned only with the house and not the rear cottages. The property is constructed in hammer-dressed watershot stone with a graduated stone slate roof. The house has three storeys with a single-depth central-entrance house with three bays. The front elevation is symmetrical with quoins, a central door and six or four-pane sash windows to the first and second floor. Two of these windows were replaced with casement windows in the 20th Century and reinstated as sash windows in the early 1980s. The continuous workshop window to the second floor which consists of 12 flat-faced mullioned lights has largely been infilled and rendered over in a cement render, with currently only four lights with painted hardwood casement windows. The infilling and rendering of the workshop window has occurred in a number of phases, made apparent by the infill materials used which are visible internally. The outermost lights have been infilled with random coursed stonework suggesting this was

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done at an earlier date to the lights adjacent to the existing windows which were infilled using brickwork. It is assumed the infilling of the windows occurred over time to suit the demands of the workshop space, likely when natural light became less of a necessity than the additional wall space to house machinery. In 1860, the house was used as a Public house "The Duke of York" (Photograph 5 - see Appendix B). It continued to be used as a Public House until just after the Second World War and has been used as a dwelling since.

2.2 Significance

This section assesses the relative significance of the site and its key significance values. 'Conservation Principles' (English Heritage, 2008) sets out a range of heritage values that can be used to establish the significance of a building or place. These include evidential value (the physical aspects of a building that yield evidence about its past), historical value (the extent to which a building is associated with or illustrative of historic events or people), aesthetic value (includes design, visual, landscape and architectural value) and communal value (includes social and commemorative value and local identity). These values may be tangible, for example, the listed building's grade or they may be intangible, for example, the site's association with a past event or group of people.

Significance is a concept for measuring the cultural value of a place, using judgement to assess the place and its various aspects in a hierarchy. The established levels of significance are:

- Exceptional – important at national to international levels, reflected in statutory designations, such as Grade I listed buildings and scheduled ancient monuments
- High – important at regional or sometimes a higher level, e.g. Grade II listed buildings
- Medium – important at a local level, and possibly at a regional level, for example for group value
- Low – of no more than local value
- Negative or intrusive features – features which in their present form detract from the value of the site.

2.3 Significance of The Old Duke, 10 Ealees

As an early 19th century Grade II listed property, the house carries regional significance. The building has evidential value of the local materials and construction of the time. The building also has historical significance due to its connections with Edmund Kershaw and his occupation as a local engine maker. This is reflected in the elevation and design of the continuous second floor workshop window.

The infilling and rendering of the workshop window has occurred over a period of time after the original construction of the house. The materials used to infill the lights are inappropriate to the construction of the house, evident from the interior. The cement render detracts from the original aesthetic of the elevation, concealing the flat faced mullions to the second floor window. The non porous qualities of the cement render are

damaging to the hammer-dressed watershot stone below, harming the character and aesthetic of the property. Therefore, the cement render and infill material to the second floor continuous workshop window are considered to be of negative significance.

3.0 The Proposals

3.1 The Need for the Works

Currently there are only four lights to the workshop window which have not been infilled and rendered. These four lights consist of two-pane painted hardwood casement windows which are the only means of natural light to the entire second floor of the property. It is assumed the infilling and rendering of the windows occurred over time to suit the demands of the workshop space, likely when natural light became less of a necessity than the additional wall space to house machinery. However, this reduced access to natural light removes any practical use of the second floor as a habitable room. Additionally, the materials used to infill the lights are visible internally and do not contribute to improved thermal performance or water tightness of the elevation. This impacts the practical use of the second floor and has resulted in the entire second floor being used as storage space.

3.2 Description of the Works

It is proposed to replace the existing window frames and reinstate four lights to the second floor workshop window to the front elevation. The two lights to the immediate left and right of the existing openings are the lights proposed to be reinstated with four painted hardwood double glazed argon filled sealed unit fixed windows. These four lights were rendered over at a later date than the outermost lights and reinstating them will retain the existing front elevation's symmetrical appearance with minimal impact on the buildings significance. The proposed works will provide an additional four windows to the second floor, contributing to more natural light, improved thermal performance and improved water tightness of the second floor room. Replacing the existing windows with double glazed units will also contribute to improved thermal performance and water tightness. The proposals therefore allow the second floor room to be habitable and used, which contributes to the buildings longevity. It is also proposed to remove the damaging cement render and replace it with an appropriate Lime Render.

4.0 The Impacts of the Works

The proposed works are for the reinstatement of four lights to the second floor workshop window to provide more natural light to the second floor allowing the room to be used. Two lights to either side of the existing four casement windows will be reinstated to retain the front elevations symmetrical appearance. The four lights will consist of four new painted hardwood fixed windows which will match the existing second floor window frames. The proposals involve removing the later dated cement render to expose the original flat-faced mullions, reinstating more of the front elevations original aesthetic. Additionally, it is proposed to remove the damaging cement render and replace it with a NHL3.5 Hydraulic Lime render or hot lime render. These materials are more sympathetic to the existing building and improve breathability.

5.0

Conclusion

The proposals respect the significance of the existing building, its setting, and its historic features. The proposed works enhance the functionality to the existing building by allowing more natural light to the second floor, improving its thermal performance and improving its water tightness, allowing the second floor room to be used.

Reinstating original openings in the house, emphasises the buildings' historic significance and reinstates more of the elevations original aesthetic.

The proposals should be considered in the context of national guidance in the National Planning Policy Framework.

Paragraph 197 of the NPPF states that 'In determining applications, local planning authorities should take account of:

- 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.

The impact on the heritage asset (the listed building and curtilage) are minimal as has been demonstrated. There are benefits in the proposal in terms of reinstating original features and improving the use of the existing building.

The proposal is considered acceptable in terms of the NPPF, as there is no negative impact on the significance of the heritage assets (listed building and its curtilage).

All materials used in the development reflect the existing materials used on site. The proposed window frames will match the existing painted hardwood window frames to the second floor. The proposed lime render will improve breathability and are therefore more sympathetic to the existing building.

It is considered the proposals meet the requirements of the NPPF and Local Plan Policies.

Report prepared by

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for Storah Architecture

Appendix A: NHLE Listing

Overview

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1068508
Date first listed:	23-Apr-1986
Statutory Address:	12, EALEES

Location

Statutory Address:	12, Ealees
Statutory Address:	The Old Duke, 10, Ealees
<i>The building or site itself may lie within the boundary of more than one authority.</i>	
District:	Rochdale (Metropolitan Authority)
Parish:	Non Civi Parish
National Grid Reference:	SD 94236 16290

Details

In the entry for LITTLEBOROUGH EALEES

1/26 No 10 (Ye Olde Duke) and 12

The address shall be amended to read EALEES

No 10 (The Old Duke) and 12

The last line of the list description should be amended to read "1860, used as a public house - The Duke of York"

SD 91 NW LITTLEBOROUGH EALEES 1/26 No. 10 (Ye Olde Duke) - and 12

G.V. II House and 3 workers' cottages (now a house) added at rear. 1820 for Edmund Kershaw, engine maker. Cottages added in 1850s. Hammer-dressed watershot stone with graduated stone slate roof. Single-depth central-entrance house with 3 bays and 3 storeys with 3 one-room (plus attic and cellar) cottages at rear. Symmetrical elevation has quoins, central door with square-cut surrounds and 6 or 4-pane sash windows (two of which are replaced by C20 casements) on ground and first floors. Continuous workshop window on top floor most of the flat-faced mullioned lights having been rendered over. Gable chimney stacks. The rear cottages, entered at first floor level, each have a square-cut door surround, a 2-light flat-faced mullion window and eaves which have been raised to accommodate another storey. The house was, in 1860, used as a public house - The Duke of Norfolk.

Listing NGR: SD9423616290

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:	213359
Legacy System:	LBS

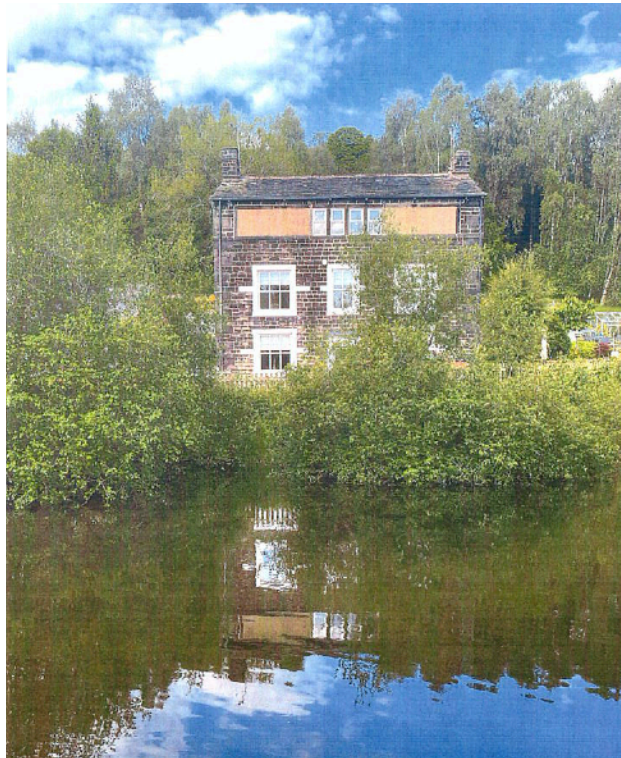
Heritage Impact Assessment: The Old Duke, 10 Ealees, Littleborough, OL15 0HJ

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official list entry

Appendix B: Photographs



Photograph 1- Existing Elevation



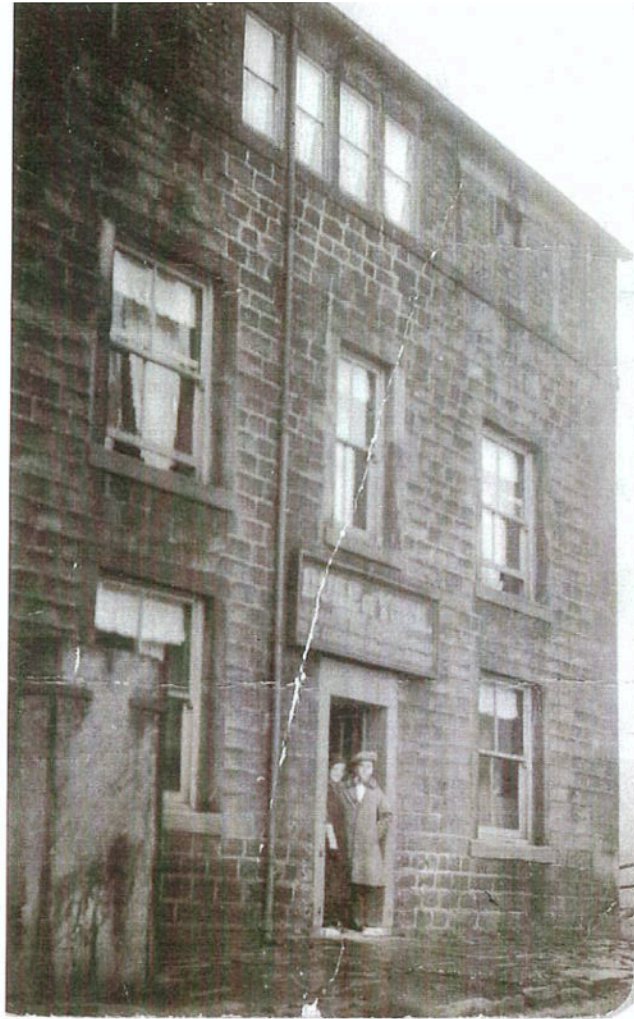
Photograph 2- Existing Elevation



Photograph 3- Existing First Floor and Second Floor Windows



Photograph 4- Existing Second Floor Windows Interior View



Photograph 5- Photograph from when the property served as 'The Duke of York' public house.