

## Heritage Impact Assessment

### Additional Storey and Internal Alterations to 104 Summit, Littleborough, OL15 9QX

#### 1.0 Introduction

This assessment relates to the proposed works to provide an additional storey by raising the eaves and ridge height and to carry out internal alterations to 104 Summit, Littleborough. The proposed development is detailed in drawings 22-070-001, 22-070-010, 22-070-020, 22-070-021, 22-070-310, 22-070-320 and 22-070-321, prepared by Storah Architecture Ltd.

The Heritage Impact Assessment has been produced for the client to meet the requirements of paragraph 194 of the National Planning Policy Framework (NPPF) and inform them, 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.

104 Summit, is within the immediate vicinity of the Former Ebenezer Chapel which is a Non-designated Heritage Asset. The building is not listed and is not located within a Conservation Area.

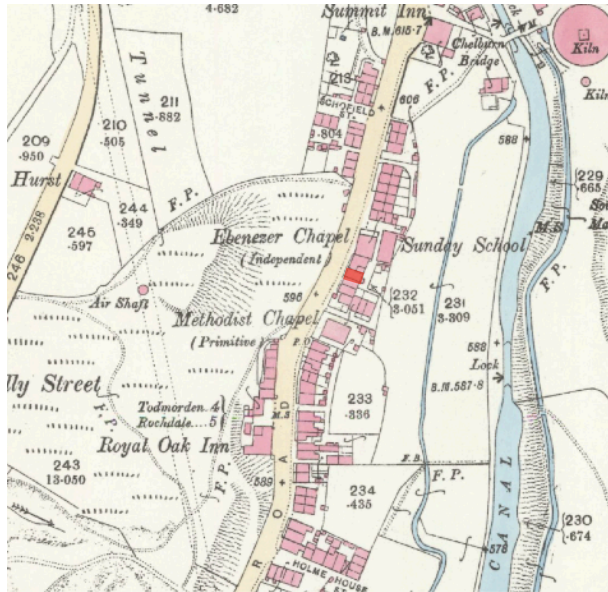
#### 2.0 History & Significance

##### 2.1 Description

104 Summit, Littleborough, belongs to a row of stepped terraced houses dating back to late 19th century. The construction is typical of the workers housing within the local area, built in coursed sandstone with quoins to the left side of the front elevation of 104 Summit. The roof is a gabled-end stone slate roof. The property is one of the middle houses in the row and the roof steps up between the existing dwelling and the neighbouring property. There is a front doorway to the front elevation with a window opening to both the ground, lower ground and first floor.

##### 2.2 Significance

104 Summit, is within the immediate vicinity of the Former Ebenezer Chapel which is a Non-designated Heritage Asset. The building is not listed and is not located within a Conservation Area.



Site as indicated on National Library of Scotland Maps - 1893

### 3.0 Proposals

It is proposed to carry out internal alterations and to add an additional storey by raising the eaves and ridge height to match the roof of the neighbouring property. Lifting the roof provides the necessary headroom to allow the existing loft space to become habitable, providing space for an additional bedroom and en-suite to the second floor. The internal alterations involve providing additional internal vertical circulation to the lower ground floor and proposed second floor, improving the existing house's spatial arrangement and functionality.

The layout of the proposed works have been designed to make full use of the existing property windows, with no additional opening proposed to the front or rear elevation. All materials used in the development reflect the existing materials used on site.

#### 3.1 The Need for the Works

The existing property would benefit from additional habitable space to the upper storeys and from an improved internal spatial arrangement. As existing, the lower ground floor can only be accessed externally, resulting in its lack of use. The proposed works will address the lack of internal circulation to the lower ground floor and provide new circulation to the proposed second floor. Additionally, the proposed works will provide the much needed additional habitable space to the upper storeys. The proposal improves the existing property's spatial arrangement by removing the need to go outside to access the lower ground floor level, allowing more frequent and better use of the property as a whole.

### 4.0 Proposals and their Impact

The proposals have been designed in consideration with the existing building and the buildings within the immediate context.

The layout of the proposed works have been designed to make full use of the existing property windows, with no additional opening proposed to the front or rear elevation. The roof will match the height of the neighbouring roof at eaves and ridge height, in consideration of the buildings in the immediate context and so as to not harm the character of the existing row of stepped terraced houses the property belongs to. The materials of the proposed works are deliberately in-keeping with the appearance of the existing materials used in the construction of the existing building.

## 5.0

### Conclusion

The proposed works are for internal alterations and the provision of an additional storey by raising the eaves and ridge height of 104 Summit, Littleborough.

The proposed works enhances the functionality to the existing building by improving its use and circulation. Lifting the roof provides the necessary headroom to allow the existing loft space to become habitable, providing space for an additional bedroom and en-suite to second floor level. Provision of internal vertical circulation to the lower ground floor and proposed second floor, improves the existing property's functionality whilst addressing the existing lack of internal vertical circulation to the lower ground floor. The materials of the proposed works are deliberately in-keeping with the appearance of the existing materials used in the construction of the existing building.

The proposals are not considered to adversely impact the significance of the existing building, its setting and the character of the existing row of stepped terraced houses it belongs to.

Therefore, it is considered there is no negative impact on the significance of the building or the nearby Former Ebenezer Chapel which is a Non-designated Heritage Asset.

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

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