

Heritage Impact Assessment and Design and Access Statement

Proposed Re-roofing works at The Old Duke, 10 Ealees, Littleborough, OL15 0HJ.

1.0 Introduction

The assessment relates to the proposed re-roofing works at The Old Duke, 10 Ealees, Littleborough, OL15 0HJ (List Entry Number 1068508 - see Appendix A). The proposed development is detailed in drawings 26-003-001, 26-003-010A and 26-003-310A, prepared by Storah Architecture Ltd.

The Heritage Impact Assessment has been produced for the client to meet the requirements of paragraph 207 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.

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 concerns only the house, not the rear cottages.

The property is constructed in hammer-dressed watershot stone with a graduated stone slate roof and chimneys to both gables. The house has three storeys and is 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. The continuous workshop window to the second floor, which consists of 12 flat-faced mullioned lights, has 8 lights with painted hardwood casings following Listed Building Consent (22/01515/LBC) to reinstate four lights, two on either side of the middle four lights. The other four lights have been infilled and rendered over in a cement render. 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. At some point in the late 20th or early 21st century, closed-cell spray foam insulation was installed between the rafters. This most likely took place after the early 2000s, when spray foam insulation became more widely adopted and increasingly recognised for its energy efficiency and thermal performance

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benefits. The spray foam insulation was previously visible from within the second-floor attic room (see Appendix B, photographs 5-6). The ceiling has since been underdrawn in foil-backed insulated plasterboard.

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, in traditional construction, with an upper-floor workshop, 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 installation of closed-cell spray foam insulation between the rafters likely occurred sometime in the early 2000s. The material is inappropriate for the building's traditional construction; its non-porous qualities trap moisture and are likely contributing to rot within the roof timbers. Its application is detrimental to the fabric, bonded to and affecting adjacent timbers and slates, leading to damage and preventing future repair.

The spray foam is harmful to the roof structure and detracts from the character and aesthetic of the property. It is therefore considered to be detrimental and intrusive, detracting from significance.

An insulated plasterboard ceiling has been introduced below the rafters, where previously there was no ceiling. The ceiling allows the use of the second-floor attic room as a habitable space and improves the property's thermal performance, offsetting the slight harm to the appearance of the space. The ceiling is considered neutral in its impact on the historic significance of the building as a whole.

3.0 The Proposals

3.1 The Need for the Works

Over time, prolonged exposure to the elements has resulted in significant deterioration of the roof fabric. Loose and cracked slates, together with eroded mortar to the gable chimney stacks, verges, and ridge tiles, are contributing to ongoing water ingress, now evident within the second-floor attic room and removing the practical use of this room as a habitable room.

In addition to fabric decay, the displaced slates present a health and safety risk, highlighted by a previous incident in which a loose slate fell onto the owner's vehicle.

3.2 Description of the Works

It is proposed to re-roof the house and install alternative insulation that is less harmful to the roof timbers, while improving the building's thermal performance. These works include re-pointing the verges and both gable chimneys, providing lead flashings to both chimneys, removing the spray foam insulation from between the rafters, installing PIR insulation between the rafters, providing roofing felt above the rafters, and re-bedding the ridge stones. The proposed works will improve the thermal performance and water tightness of the roof structure, contributing to the continued habitable use of the second-floor attic room and consequently, to the building's longevity. To ensure minimal impact on the building's exterior aesthetic and significance, the original roof stone slates will be reused where their condition allows, and any new slates will match the original in size, colour and texture.

4.0 The Impacts of the Works

The proposed works address the deterioration of the roof fabric, which in turn addresses water ingress and safety concerns. This allows the second floor room to be used as a habitable room and contributes to the longevity of the building. It is proposed to reuse the existing stone slates, and where new slates are required, they will match the existing in size, colour and texture to minimise impact on the building's exterior aesthetic and significance.

The spray foam insulation is harmful to the roof construction; its non-porous qualities are likely contributing to the decay of the roof timbers. In addition, its method of application affects the surrounding roof fabric, restricting future repair and detracting from the character and aesthetic of the property.

It is proposed to carefully remove the closed-cell spray foam insulation as much as possible from the rafters and the undersides of the slates. Following this, the roof will be insulated with a cavity and PIR insulation between the rafters. The roof will then be reslated. While this intervention will introduce a minor degree of change and, by definition, harm to the building's significance, it is considered that the removal of the damaging spray foam and the improvement of thermal performance through a reversible insulation system outweigh this harm.

5.0

Conclusion

The proposals respect the significance of the existing building, its setting, and its historic features. The proposed works contribute to the longevity and functionality of the existing building by addressing water ingress and deteriorated roof fabric, improving thermal performance and water tightness, and allowing the second floor room to be used as a habitable room. Addressing the deteriorated roof fabric also contributes to the improved external aesthetic of the property.

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

Paragraph 210 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) is minimal, as has been demonstrated. There are benefits in the proposal in terms of removing materials which harm the significance of the existing building and addressing water ingress and safety concerns.

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).

The materials used in the development reflect the existing materials used on site. Any new slates will match the existing slates in size, colour and texture. The proposed insulation will improve ventilation and thermal performance and is therefore more sympathetic to the existing building. The proposals will allow the building to be returned to being fully used as a dwelling.

There are public benefits in returning the building to a better condition, improving environmental performance and returning the whole of the house to its optimum viable use.

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

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

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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

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 Second-floor Attic Room



Photograph 4- Existing Second-floor Attic Room



Photograph 5- Second-floor Attic Room with spray foam insulation visible



Photograph 6- Second-floor Attic Room with spray foam insulation visible



Photograph 7- Photograph from a previous roof structure survey showing the deteriorating roof structure



Photograph 8- Photograph from a previous roof structure survey showing the deteriorating roof structure



Photograph 9- Photograph from when the property served as 'The Duke of York' public house.