

Osborne House  
Osborne Court  
Burton Road  
Monk Bretton  
Barnsley  
S71 2JS

Date: July 2025

Ref: DHS 06

## DESIGN and HERITAGE STATEMENT

### Re: Replacement of Valley Gutters: Osborne House Monk Bretton Barnsley

This statement has been prepared in support of an application for Listed Building Consent for the replacement of lead valleys to the roof to improve the resistance to water ingress.

Osborne House is a Grade II listed building and the statement includes a proportionate assessment of the impact of the works on the listed building.



Fig 01. Front [South] Elevation of Osborne House

### 1.0 Location

Osborne House is located off Osborne Court close to the centre of Monk Bretton on the north side of Burton Road. A Site Location Plan is included with the application documents.

### 2.0 Proposals

Since completion of the renovation of Osborne House in 2022, and despite being carried out to a high standard, water ingress has occurred at valley gutters causing damage to the fabric of the building particularly when snow builds at the rear of the front parapet wall and to an internal valley gutter.

The works involve the replacement of the lead with a dark grey fibreglass to improve the resistance to water ingress and help protect the fabric of the building for the long term.

### **3.0 Design Statement**

#### **3.1 Use**

The existing use is residential; no changes are proposed.

#### **3.2 Amount**

The works have no impact.

#### **3.3 Layout**

The layout is unaffected.

#### **3.4 Scale**

The size and scale of the building are unaffected.

#### **3.5 Landscaping**

No implications.

#### **3.6 Appearance**

The works to replace the valleys cannot be seen from the ground level and have no impact upon the appearance of the building.

### **4.0 Heritage Statement**

Osborne House is a Grade II Listed Building which the listing describes as: *Large house. Circa 1820 for a colliery owner. Ashlar, welsh slate roof. 2 storeys, 5-bay symmetrical facade. Central doorway with Doric portico, overlight, panelled and glazed door. Tall, 12-pane sash windows. Moulded eaves cornice and blocking course. Ashlar stacks. Hipped roof. 4-bay right return of mainly blind windows. Later porch to left return.*

#### **4.1 Heritage Significance**

Osborne House is Grade II (ref. 1191460) due to its special heritage interest. This significance is underpinned primarily by its aesthetic value, its form and design, its architectural detail and the materials used.

The building has a principal south elevation finished with ashlar stonework symmetrical about a central doorway with over-light and portico. Whilst side elevations are less formal and more functional, the east retains a degree of symmetry in the positioning of window openings although many are blind to accommodate chimney flues. The proportions of the windows on the west and south elevation do not match those on the south or east.

The South Elevation which forms the formal elevation facing Burton Road is the only part of the building referred to in the official listing and it is the principal reason that the building is considered worthy of listing.

The remaining elevations, the outbuildings and the garden wall provide some significance

#### **4.2 Impact of the Proposal**

The proposals have represent a variation of the traditional lead weather protection in the parapet and valley gutters and could be considered to create minor harm.

### 4.3 Impact and Mitigation

The impact of the proposed works to the listed building is mitigated by:

- The dark grey fibreglass provides a high-quality finish that has a similar appearance to lead however, there is no view of the works from ground level and therefore no visual impact upon the setting of the listed building;
- They will improve weather proofing increasing the protection of the building fabric;

### 5.0 Summary

The impact of the works on the listed building has been explained and is considered to be low. The impact is mitigated by the lack of visual impact and the potential for long term improvements to the fabric of the original building.

The significance of the Listed Building relates to its age, its historic value and in particular its aesthetic heritage value. The impact upon the significance of the listed building and its setting is considered to be very low and not harmful.

We therefore consider that the proposals are in accordance with national and local planning policies and should be acceptable.

Yours sincerely



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