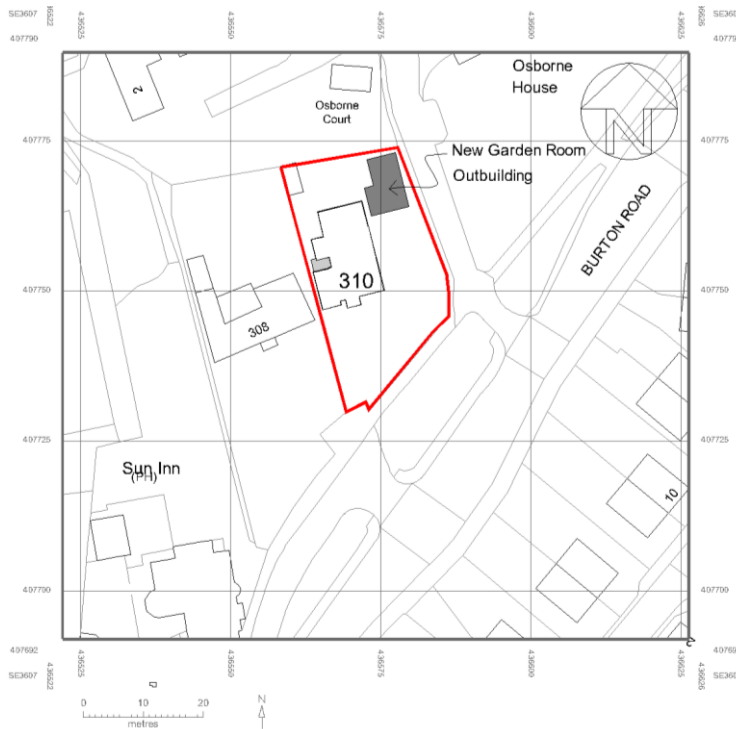


DESIGN & HERITAGE STATEMENT

Project Ref: 2307

310 Burton Road
Monk Bretton
Barnsley
S71 2JS



Site Location Plan (n.t.s.)



Northeast side of garden showing position of proposed Garden Outbuilding



Tree Positions Plan (n.t.s.)

Location:

The property is located in the centre of Monk Bretton and on the north of Burton Road which can be seen from the Site Location Plan above. Osborne House Grade II listed building is the neighbouring property to the east, which sits in an extensive curtilage of land with mature tree coverage fronting Burton Road and southwest boundaries.

The property was built around 1994 and sits on a generous plot with plenty of garden amenity space. It is two storey house with small single storey additions added throughout the years to adapt to the growing family needs.

DESIGN STATEMENT:

Proposals:

Due to the ample amenity space surrounding the property, the occupants are wanting to utilise the rear northeast area of garden to provide an additional entertaining space, where it can be enjoyed whatever the weather. The intension is to erect a single storey timber framed Garden Outbuilding to accommodate this function giving privacy and minimal impact to the neighbouring properties.

The structure will be located behind the rear high boundary stone wall to the north and stone wall with railings to the east, where it will mostly be shielded from view. The buildings scale and material choice were chosen with respect to the heritage of the neighbouring property at Osborne House, using colours for cladding that will harmonise with the surrounding buildings and being of simple form providing less obtrusion. The design is based on other outbuilding designs used in the surrounding area.

