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

Date: January 2023

Ref: DHS 05

DESIGN and HERITAGE STATEMENT

Re: <u>Erection of detached garages, Osborne House Monk Bretton Barnsley</u>

This statement has been prepared in support of an application for Variation of Condition of an extant planning consent ref: 2020/0674 for the redesign of garages and parking areas at Osborne House Burton Road Monk Bretton Barnsley.

Osborne House is a Grade II listed building and the statement includes an assessment of the impact of the works on the listed building. The building is nearing completion of a substantial restoration in accordance with Planning Permission ref: 2020/0674 and Listed Building Consent ref: 2020/0673. These proposals included the erection of garages to a different design from that which was previously approved.



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

The works involve the extension of the existing driveway to a parking area to the east side of Osborne House. The proposed garage has a similar floor area to that which was previously approved and sits in a similar location. It has however been rotated through 90 deg and its rear wall aligned with the existing north eastern boundary wall. The proposed garages have been reduced in height and the former first floor space to be used as ancillary accommodation has been removed. At the time of the previous application this was a cause for concern due to the potential overshadowing impact upon the rear garden area of an existing bungalow to the east and the extent of additional accommodation at first floor level.

The revised proposals indicate garages that are single storey with a lower roof pitch and no first-floor accommodation. As a result, they are of much reduced scale and lower in height. This allows the garages to be relocated parallel to the north east boundary without any overshadowing impact upon the neighbouring bungalow. The garages are also further away from Osborne House which will help to reduce any impact upon the setting of the listed building.

3.0 Design Statement

3.1 Use

The existing use is residential. The garages are to be used in conjunction with the existing dwelling and therefore the proposed use is residential.

3.2 Amount

The garages have a gross internal floor area of 86 sqm. They provide parking for 2 or 3 cars with the option to use one of the garages for storage. In addition, there is a small workshop with a floor area of 21sqm.

3.3 Layout

The layout retains the vehicular access to the site from Osborne Court and extends the driveway in front of Osborne House to the parking area where the garages are located. Adequate space is provided for turning private cars.

3.4 Scale

The garages have a height to eaves of 2.7m and a height to the ridge of 4.4m as shown on drawing ref: WD4 Rev A. The plan also shows the relative scale of the proposed garages in relation to the adjacent boundary wall and the previously approved garages on the North West Elevation. The proposals have no greater impact in relation to overbearing or overshadowing than the previously approved plans.

3.5 Landscaping

Details of landscaping was a condition of the original planning approval for the whole site and the client will submit full details to take account of the alterations to the garage design and position subject to these proposals being approved.

3.6 Appearance

Drawing ref WD04 Rev A shows the external appearance of the garages which are built of reclaimed natural stone with a blue slate roof; ogee section gutters on rise and fall brackets and circular rainwater pipes in dark green finish, timber windows and doors with appropriate paint and stain finishes to match Osborne House. The design is that of a stone outbuilding or cart shed that is appropriate to the setting of the listed house and employs good quality natural materials. Integrated photovoltaic panels have been included on the south west facing elevation to provide renewable energy to the house and include electric vehicle charging points within the garages.

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.*



Fig 03. South Elevation



Fig 04. East Elevation



Fig 05. North Elevation



Fig 06. West Elevation

To the rear of the house is a single storey outbuilding which leans against a high boundary wall to the north, neither of which are affected by the current application.



Fig 07. Stone Outbuilding to rear.



Fig 08. Brick Outbuilding to rear.

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 but to a much lesser degree and it is the formality, design and use of high-quality ashlar stone work to the south elevation that are most relevant in terms of significance.

Internally the house has had alterations but retains the majority of the original room proportions and features including the original staircase, doorways, window shutters etc.

It should be noted that the council has approved a Written Scheme of Investigation for Historic Building Recording prepared by The Jessop Consultancy as part of the original application for Planning and Listed building Consent. The fieldwork aspect of the archaeological recording has been undertaken and the final report is included as part of the application documents for information.

The report will be submitted as part of a separate application for discharge of planning conditions in respect of the original planning approval and listed building consent.

4.2 Impact of the Proposal

The proposals have the potential to impact the setting of the Grade II Listed Osborne House by erecting a dwelling to the east side of the house.

The erection of garages was approved as part of a previous application for planning permission and listed building consent. The current application seeks to alter the design and reposition the garages such that they are lower in height and further away from the listed building creating increased openness between Osborne House and the garages and reducing the visual impact.

They are of similar footprint but have been re-orientated to align with eastern boundary wall and reduced in height to omit accommodation within the roof space which reduces the scale, increases separation distances and minimises any visual impact.

4.3 Impact and Mitigation

Impact on the listed building
The impact of the works on the listed building has been explained and is considered to be low. Alterations to the design and layout are likely to have a lesser impact that the previously approved garage designs and any minor impact is mitigated by appropriate design and the use of good quality materials.

5.0 Summary

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



MJ Booth
MBooth Design