

Osborne House
Burton Road
Monk Bretton
Barnsley S71 2JS

Date: June 2020

Ref: DHS 02

DESIGN and HERITAGE STATEMENT

Re: Proposed alterations to dwelling including demolition of a garden wall, erection of garages and associated works

This statement has been prepared in support of a Householder Planning Application with Listed Building Consent for alterations to an existing dwelling and erection of detached garages 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.



Fig 01. Front [South] Elevation of Osborne House

Location

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

Fairfield House Berneslai Close off Churchfield Barnsley S70 2FL

Directors: Mr MJ Booth MCIAT Mrs J Booth

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Proposals

The proposals involve substantial refurbishment of the existing dwelling which will include the following works:

1. Re-roofing by reusing reclaimed materials and supplementing with matching materials where necessary.
2. Remove part of chimney stack to right hand ridge on South Elevation, where previously added in brick.
3. Remove 1No. modern brick chimney stack on East Elevation. Option to remove second brick chimney on East Elevation.
4. Remove chimney stack to rear hip roof to North Elevation.
5. Remove and replace porch to West Elevation.
6. Remove bay window to West Elevation and replace with window W11.
7. Take down garden wall to rear North East of dwelling.
8. Open up blind windows W17 (East Elevation) and W10 (North Elevation).
9. Alter kitchen window W7 in rear elevation.
10. Replace existing windows and doors.
11. Add boundary wall to west and replace railings to existing stone wall from south west corner of house to existing gate post.
12. Refurbish and restore single storey outbuilding to rear including:
 - Re-roofing in stone slates.
 - Replacement of gutters and rainwater pipes in aluminium with green ppc finish to match the house.
 - Removal of chimney flue and timber roof vent and addition of rooflights.
 - Repairs to brick outbuilding and replacement of roof in natural blue slates.
13. Erect detached garages and associated works within east garden.
14. Internal alterations including:
 - Removal of timber partition to kitchen.
 - Alteration to for doorway between kitchen and pantry.
 - Removal of chimney breast to snug and Bed 6.
 - Removal of timber partition to Master Bedroom and internal opening of window opening W13.
 - Removal of modern fireplace to Master Bedroom.
 - Rationalise floor levels to Bed 4.

Use

The existing use is residential and the proposed use is residential. The proposals include garaging with a Home Office located within the roof space and a studio within the outbuildings at the rear to promote the possibility of home working.

Amount

There is no change in the floor area of the existing dwelling except for the fact that the replacement porch on the West Elevation is slightly larger than the existing porch.

The proposed garages will provide secure parking for three cars and a Home Office within the roof space with a floor area of 46m² in total of which 32m² has height of over 1.5 meters.

Layout

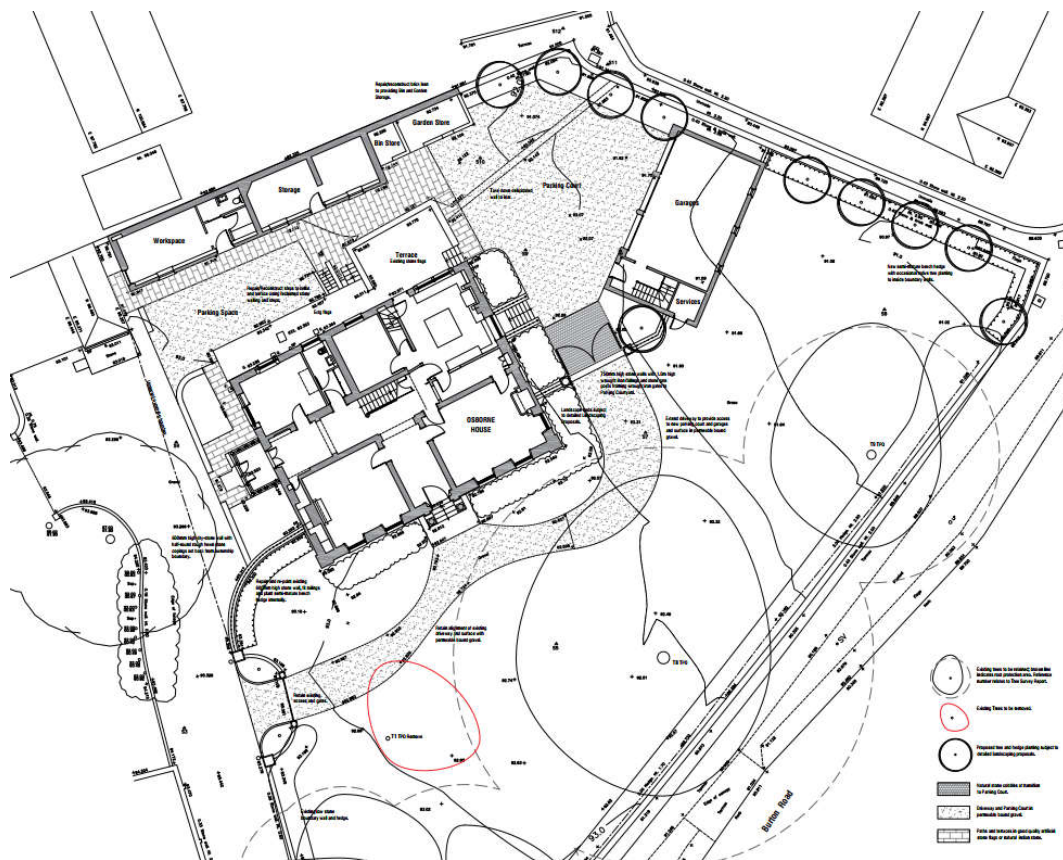


Fig 02. Extract from Site Plan ref: P1 showing site layout.

The existing dwelling is located in the north west corner of the plot and has no secure parking provision. The only limited parking area is the informal widening of the driveway adjacent to the West Elevation. There is a formal vehicular access and gates which leads to a driveway on the south side of the dwelling and the proposals extend this driveway to serve a parking court on land to the east side of the dwelling. The garages have been positioned to form an enclosed parking courtyard where vehicles are screened from the principal elevation of the house and where they can park and manoeuvre in a generous space. Their location avoids interruption of views of the principal elevations of Osborne House.

One parking space has been retained at the rear of the dwelling, however the provision of garages will prevent the need for larger numbers of cars to parking on the west side of the dwelling.

Scale

There is no alteration to the scale of the existing buildings. The proposed garages have an eaves height of 3.4m and a ridge height of 5.84m; which is substantially less than the existing building where the eaves height is 8.6m and height ridge height 10.8m. As such the garage building is substantial enough to complement the scale of the existing house whilst remaining subservient and not detracting from its imposing appearance.

Landscaping

Soft Landscaping

The site benefits from mature protected trees to the frontage and other than two trees ref: T1 and T4 which the Tree Reports recommend should be removed due to defects and decay. The proposals include the planting of a beech hedge to the north eastern boundary in association with an avenue of trees details of which are provided in the Landscaping Design.

Hard Landscaping

Details of hard landscaping are shown on the Site Plan drawing ref: P1 and show the use of permeable bound gravel to the driveway and parking areas. There is an area of permeable driveway within the root protection area of a protected tree ref: T8 and this will be subject to no-dig construction and specialist construction under the supervision of the Arboricultural Consultant as outlined in their report.

Other areas of hard surfacing are to be undertaken using natural stone flags, and there is to be an area of stone cobbles at the transition between the driveway and the parking area.

Appearance

The proposed works will have a minimal effect on the appearance of the Grade II Listed House. The alterations are described further in the 'Assessment of Impact' within the 'Heritage Statement' section of this report but provide remove a number of later additions and provide an overall improvement to the external appearance of the House.

The outbuilding at the rear has been retained as have all its original door and window openings.



Fig 03. Existing Outbuilding.

A roof vent and later chimney flue has been removed and the outbuilding will have new windows and doors with off white paint finish to match the house. Repointed will need to be carried out in lime- based mortar with a river sand mix and flush pointed and bagged off. Replacement gutters and rainwater pipes will be in aluminium with either black or green finish to match the house.

The proposed garages have been designed to provide secure parking for three cars with a staircase which serves a Home Office within the roof space.

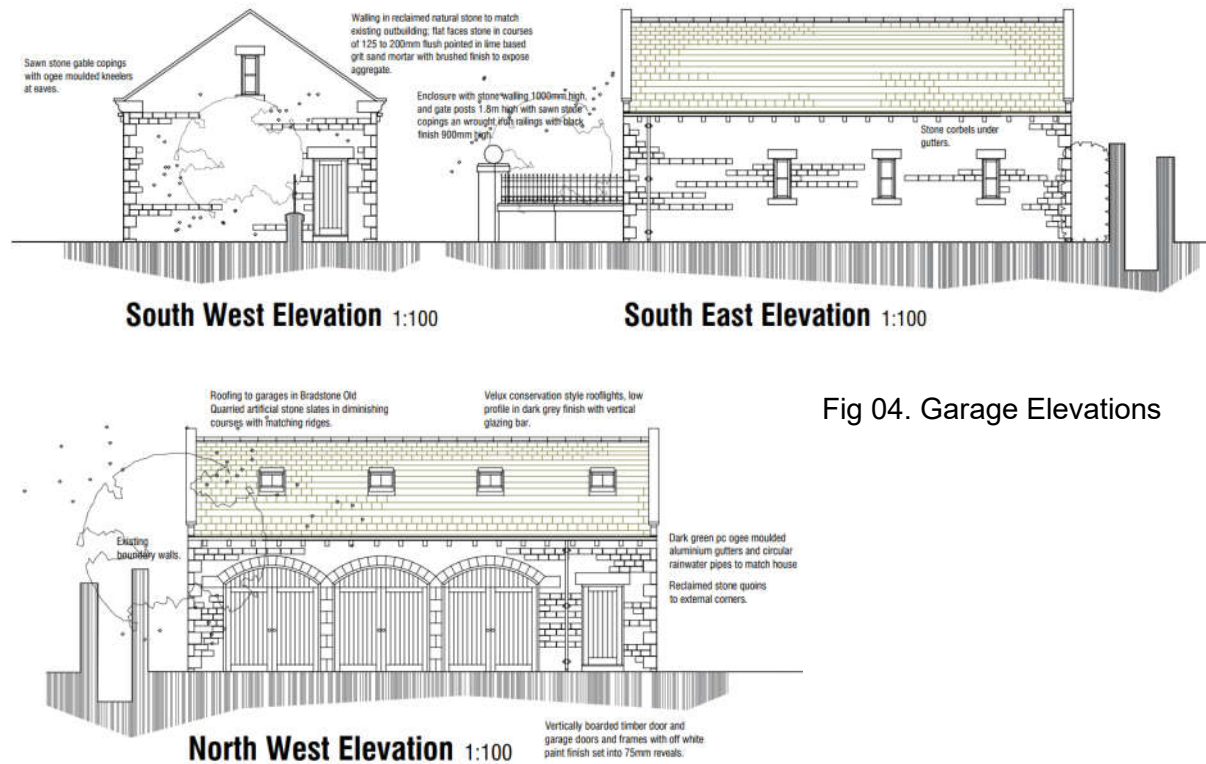


Fig 04. Garage Elevations

The South East Elevation, which can be seen in relation to the principal South Elevation of Osborne House is deliberately simple and predominantly stone with three small window openings so as not to detract from the formal elevation of the house. It features good quality artificial stone slates to the roof with stone tabling to the gables and natural reclaimed stone walling. The walling would be in regularly coursed random stone similar to that used on the outbuilding and with sawn stone quoins and details, pointed in lime mortar and finished flush.

The gutter would be in aluminium in black finish or green to match the house supported by projecting stone corbels. Windows and doors have timber frames set into min 75mm reveals with off white paint finish. Rooflights would have low profile flashings and dark grey finish with conservation style vertical glazing bars.

A new stone wall links the garages to the house and encloses the parking area at the rear. The wall is designed to match the existing garden wall at the front south west corner to a height of 1.0m to coincide with the plinth of the house with railing above and stone gate posts framing the entrance to the courtyard.

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 05. South Elevation



Fig 06. East Elevation

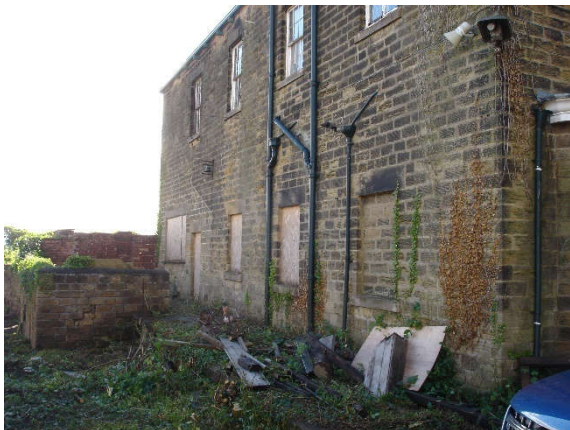


Fig 07. North Elevation



Fig 08. West Elevation

To the rear of the house is a single storey outbuilding which leans against a high boundary wall to the north.



Fig 09. Stone Outbuilding to rear.



Fig 10. Brick Outbuilding to rear.

There is a brick and stone wall which crosses the rear garden which shows signs of having previously supported a further outbuilding that is no longer present. The wall is incomplete and in poor condition.



Fig 11. Garden wall south side



Fig 12. Garden wall north side.

Heritage Significance

Osborne House is listed at Grade II (ref. 1191460) due to its special heritage interest. This significance is underpinned primarily by its aesthetic value, underpinned by 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 house includes a later porch on the west side and a bay window which is badly tied into the existing building and employs less ornate detailing.



Fig 13. Porch to west elev.



Fig 14. Bay window adj porch to west elev.

There is an elaborate system of chimneys and flues originally designed to allow symmetrical chimney stacks to appear on the south elevation involving a number of internal hollow walls providing a route for flues. Some of these have failed within the roof-space leading to a need to erect new chimneys on the east elevation as shown in Fig 06 and below, and the south where a brick chimney has been added to the original aslar stack – see Fig 16. The brick addition to the ashlar stack and the rear of the two brick chimneys on the east are no longer required and can be removed. We intend to inspect the internal flues to determine whether they can be repaired in which case the second chimney on the East Elevation (towards the south) can also be removed or at worst replaced with a more suitable stone chimney stack.



Fig 15. The rear of two brick-built chimney stacks on the east elevation.



Fig 16. Close up view of main chimney stack in ashlar with brick addition.

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.

Map regression suggests that the site has changed little in the last 120 years and that the house and outbuilding have always been the principal buildings at the site.

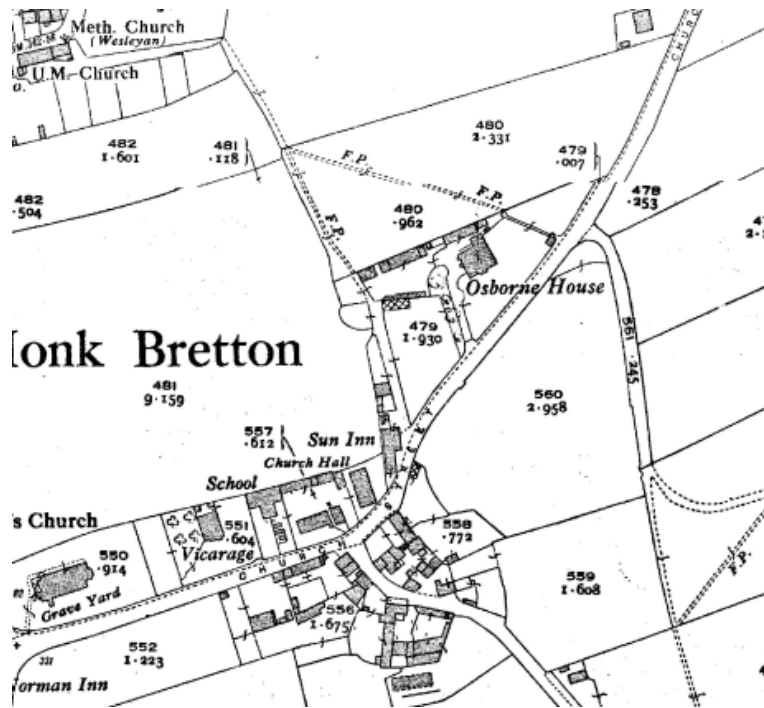


Fig 17. OS Plan 1892



Fig 18. OS Plan 1931

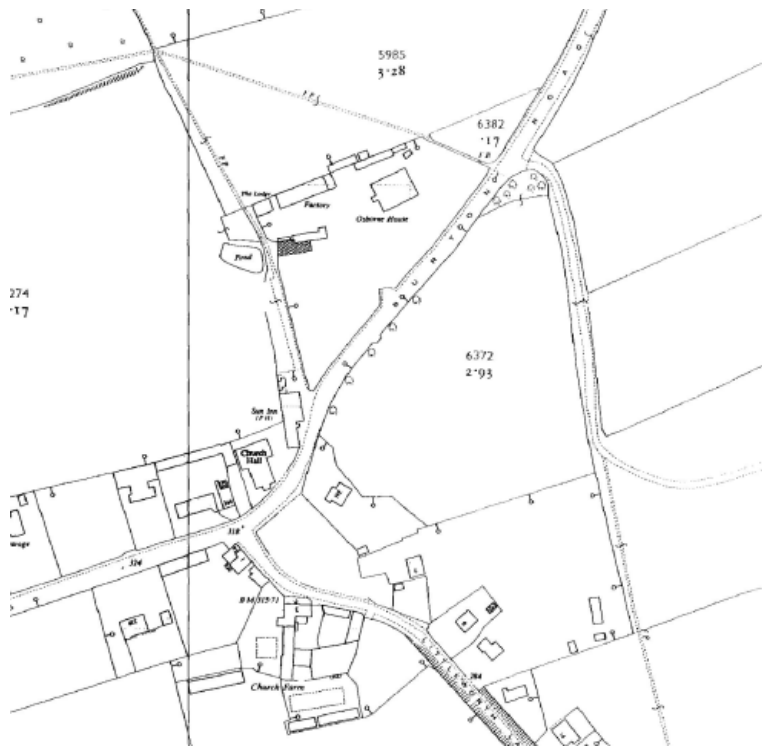


Fig 19. OS Plan 1962

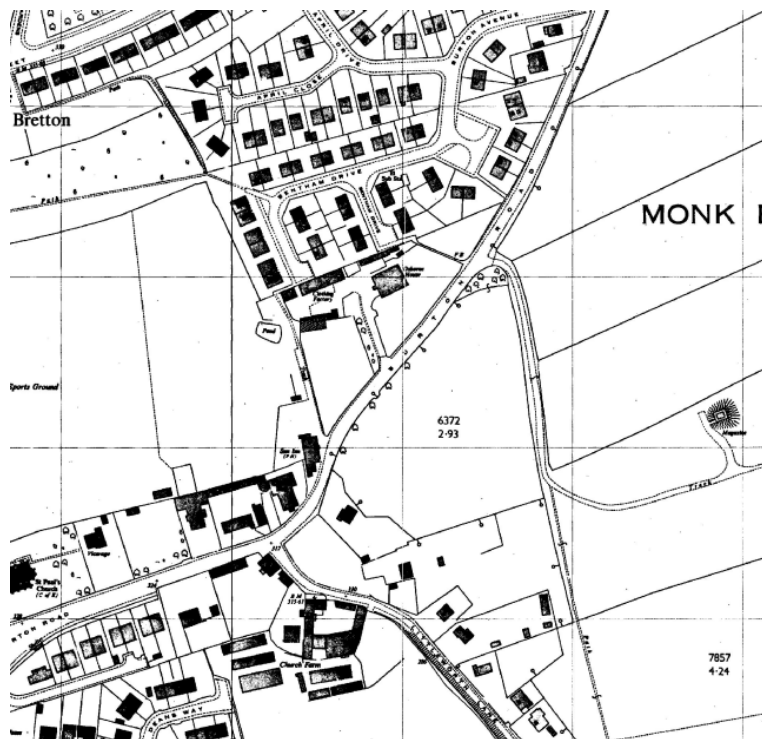


Fig 20. OS Plan 1969-71

The historic plans do show an attached structure at the north east corner of the house which was removed between 1931 and 1962, the evidence of which is still very apparent on the north elevation as shown in Fig map regression. The 1892 and 1931 plans show a former building at the eastern corner of the site where the footpath meets Burton Road which is no longer present by 1962. The 1962 to 1969-71 plans show the development of the two storey housing immediately adjoining the northern boundary which remains today.



Fig 21. North East rear corner of house showing outline of former building now removed and dwarf wall around terrace, possibly original external wall of former building.

Impact of the Proposal

The proposals involve a number of relatively minor alterations to the existing house, the conversion of the outbuilding at the rear and the erection of garages in the east garden.

Roof level

There are no structural works to the house that have a detrimental impact upon the external appearance of the house and in particular the principal south elevation. The only significant alteration is the removal of the supplementary brick chimney stack to the right-hand chimney which will have a positive effect and re-establish the symmetry of the front elevation. There are two further chimney stacks to be removed, one is a small stack at the rear, that cannot be seen from ground level and the other is one of the later brick additions on the east elevation. The alterations to chimneys will have a positive impact upon the external appearance.

Windows

The window replacements are necessary to introduce energy efficient double glazing. The owners understand that there will be limitations on the introduction of insulation to external walls and floors in a number of the rooms, particularly the formal rooms on the south elevation where interior finishes such as covings would be affected and therefore improving the thermal efficiency of the windows is essential.

The existing windows cannot be easily draft sealed and because all the windows on the south elevation are full height internally, i.e. they have no window cills and extend down to

floor level with panelling either side and below the windows, the fitting of secondary glazing is not suitable.



Fig 22. Typical interior views of sash windows to south elevation.

The window replacements will be designed to a matching profile and include slim line double glazing units individually fitted into each aperture between the glazing bars and the frame. These are extremely thin designed for use double-glazed is required along with the appearance of single glazing. They have been specifically designed for use in heritage projects where there is a need to maintain a minimal frame and glazing bar sections with the ability to provide a thermal performance similar to that of traditional double glazing.

We consider this to be a suitable option for the replacement windows that will not affect the window sections or external appearance.

The alterations to the external side and rear elevations include:

- Remove and replace porch to West Elevation.
- Remove bay window to West Elevation and replace with window W11.
- Open up blind windows W17 (East Elevation) and W10 (North Elevation).
- Alter kitchen window W7 in rear elevation.

The replacement of the porch, which the official Listing states is a 'later addition' and the bay window on the west elevation are necessary due to the condition of the existing structures. The porch is constructed in timber and is heavily decayed and in need of replacement. The replacement has a similar designed and utilises reclaimed stonework and the reclaimed cill at low level.

The bay window is also an addition to the original building and is formed with straight joints at the abutment and crude detailing to the flat roof, cill and mullions. This would need to be rebuilt however there is an option to reinstate the side elevation by removing the bay and forming a single window opening aligned with the window above. We consider this to be a better option that will simplify and not 'compete' visually with the porch, providing an overall enhancement to the east elevation.

The opening of windows W17 (East) and W10 (North) will enhance the external elevations and both align with existing window apertures below and above respectively.

The alterations to W7, the kitchen window on the North Elevation, will make good to an opening that had been inserted to link the house to an earlier rear addition now removed, leaving an unsightly, ill-proportioned window with no head or cill on the rear.

The works to openings W7 W10 and W17 will have a positive impact upon the external appearance.

Single Storey Outbuilding

Works to convert and restore single storey outbuilding to rear include:

- Re-roofing in stone slates and blue slate to match existing.
- Replacement of gutters and rainwater pipes in aluminium with green ppc finish to match the house.
- Removal of chimney flue and timber roof vent and addition of rooflights.
- Repairs to brick outbuilding and replacement of roof in natural blue slates.

The works to restore and convert the outbuildings at the rear retain require no alterations to the external structure and employ reclaimed natural materials to match existing. They maintain all existing door and window opening and allow for the removal of a later chimney addition and a timber roof vent. The only intervention is the addition of 4No rooflights which are positioned to align with existing windows and feature low profile flashings, frames in a dark grey finish and conservation style vertical glazing bars.



Fig 23. Lean-to brick Outbuilding.

Some reconstruction of the semi-derelict brick lean-to at the north east end of the outbuilding range will be required using a brick to match. The roof will be reinstated and covered with blue slate.

The work to restore the outbuildings at the rear will have a positive effect on the setting of the listed building.

Internal alterations to the listed building include:

- Removal of timber partition to kitchen.
This looks like a later addition as it crosses a high-level window between the kitchen and pantry and can be removed without any structural alteration.
- Alteration to for doorway between kitchen and pantry.
This intervention is required to provide direct access from the kitchen to the pantry. A doorway from the Hall to the pantry will be built up and the original door re-used.
- Removal of chimney breast to snug and Bed 6.



Fig 24. Chimney stack on rear hipped roof above Bed 6.

There is a large chimney breast which is to be removed full height including the chimney stack above roof level. This compensates to some degree for internal floor space lost by the removal of the bay window (W11) and removes an awkward detail where the chimney breaches the roof at the apex of a hip which will be reinstated.

- Removal of timber partition to Master Bedroom and internal opening of window opening W13.
W13 is currently a window opening with a frame in the principal south elevation but it is blind internally and conflicts with a timber partition forming a cupboard. The proposal is to remove the timber partition to increase the size of the Master Bedroom and open up W13 as a window to provide better natural light and proportion to the room. It has no effect on the external appearance and the impact is neutral.



Fig 25. Extg fireplace to Master Bedroom

- Removal of modern fireplace to Master Bedroom.
The fireplace to the Master Bedroom is a tiled concrete coal fire surround dating from the 1950's and its removal does not affect the fabric of the original building.

- Rationalise floor levels to Bed 4.
The survey plans show how internal floor level have been altered in the past to create a mezzanine floor and an 'attic' room. The North Elevation on the survey shows how the floor levels sit at the head of the ground floor window and cross the first floor window.
The proposal is to reinstate the original first floor level and remove the ad-hoc mezzanine and narrow staircase which has been inserted. The works will have no impact on the external appearance other than to avoid the floor crossing the window and the re-instatement of the floor is an overall improvement.

Erection of Garages

The proposed garages are a necessary addition to a dwelling of this size and help to prevent casual parking on the western approach. They have been set back from the south elevation by 10.6 meters and angled away from the house to create visual separation and enclose the area for car parking at the rear, maintaining the open aspect and gardens to the frontage.

The scale of the garages is sufficient for it to be appropriate and not dwarfed by the house whilst also being much lower to eaves and ridge maintaining the hierarchy of the original building being the dominant structure and the outbuilding and garages being subservient.

The location of the garages is in the side garden which although overlooked by a number of window openings, is a secondary outlook which features a number of 'blind' windows that were included for balance. The garages which are detached and set back and away from the house, do not affect the principal elevations and avoid them from being obscured. The garages can be viewed in conjunction with the Listed house and have an impact upon the setting but this is not considered to be detrimental and will result in minor harm to the setting.

Removal of Garden Wall

The garden wall separates a small rear yard from the side garden of the house. Historic plan regression suggests that it may have had an attached building on the north side and some evidence of a former abutment roof can be seen on the photo in Fig 12. The wall is in poor condition and its removal is necessary to allow the garages to be positioned in the north east corner of the site to minimise impact upon the house. The visual appearance of a wall separating the front and rear garden will be re-instated by the rear wall of the proposed garages which are to be built in reclaimed stone.

Impact and Mitigation

Impact on the listed building

The impact on the listed building relates to structural alteration works and window and door replacements. Whilst there will be impact, we would suggest that this will be marginal and not harmful. The works are considered to provide overall improvements to the building and maintain its appearance and secure its longevity.

The impact upon the setting

The setting is affected by the works to the garden areas, the erection of garages and the improvements and restoration of the outbuildings at the rear. We acknowledge that the erection of the garages will have an effect on the setting of the listed building but we do not consider this would be significant and any harm would be minor. Careful consideration has been given to the positioning of the garages, their design and scale and the use of good quality materials that are appropriate.

The overall setting is further enhanced by the restoration of the outbuildings at the rear and the external works including the provision of a low 'boundary' wall to the west and the

reinstatement of railings to the existing stone garden wall at the south west corner of the house where they have previously been removed. The improvements to the external areas and outbuildings and the careful consideration given to the garages is considered to mitigate any minor harm that the erection of the garages would create.

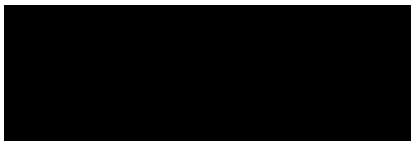
Summary

The significance of the Listed Building relates to its age, its historic value and in particular its aesthetic heritage value.

Considering the proposals as a whole and the mitigation described, any impact upon the significance of the listed building or its setting is considered to be very low and certainly not harmful. Changes in views and to the setting of the listed building due to the proposal are limited to those in close proximity and from relatively private areas of the curtilage. Any perceived impact is mitigated by the traditional design and the use of good quality natural materials which are in keeping with the local vernacular and complimentary to the existing house resulting in no demonstrable harm to the special interest of the building or its setting.

We therefore consider that the proposals are in accordance with NPPF 189, 193, and 194, and the provisions of the Core Strategy and should be acceptable.

Yours sincerely



MJ Booth
MBooth Design