

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

Date: Feb 2021

Ref: DHS 03

DESIGN and HERITAGE STATEMENT

Re: Proposed alterations to dwelling.

This statement has been prepared in support of an application for Listed Building Consent for alterations works to 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 currently undergoing a substantial restoration in accordance with Planning Permission ref: 2020/0674 and Listed Building Consent ref: 2020/0673.

This application has been made to seek approval to a number of alterations to the building that were not part of the original consent or are not in compliance with conditions attached with regard to alterations to the fabric of the building.



Fig 01. Front [South] Elevation of Osborne House

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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 proposals involve the following works:

Plan ref: P1 Rev C – External Works

1. Re-design of external steps to rear terrace.

Plan ref: P10 – Plans and Elevations

2. Removal of decayed timber floor joists to kitchen and utility room and replacement with concrete beam and block floor with insulation and screed, in relation to the installation of Underfloor heating.
3. Removal of timber floor boards to ground and first floor rooms, retain timber joists and fit insulation and underfloor heating between joists.
4. Removal of stone flags to Hall, installation of insulation and screed incorporating underfloor heating and replacement of floor finish in natural stone flags.
5. Replace timber clad dormer window to skylight with timber frame clad in dark grey cladding and Upvc window.
6. Replace external doors D1 and D3 in timber to match existing design and appearance.
7. Internal alterations to layout:
 - Remove short wall and door between Kitchen and Hall.
 - Make up door between first floor Landing and Ensuite Bathroom.
 - Form door opening between Master Bed and Ensuite Bathroom.
8. Variation to plaster finishes as described on the plans.

3.0 Design Statement

3.1 Use

The existing use is residential and the proposed use is residential.

3.2 Amount

There is no change in the floor area of the existing dwelling. The site area is 0.2Ha.

3.3 Layout

The layout is unaffected and there are no layout implications of the proposed works.

3.4 Scale

There is no alteration to the scale of the existing building.

3.5 Landscaping

There are no landscaping implications with these proposals.

3.6 Appearance

The only works which affect the appearance of the building are the replacement of the external doors D1, D2 and D3 and the minor re-arrangement of the external steps from the parking area to the rear terrace. Photographs of the original doors and details of their replacement on a like-for-like basis have been provided with the application documents.

Plan ref P1 Rev C shows the amended arrangement of the external steps to the rear Terrace which can also be seen in Fig 02 below.



Fig 02. Amended design of external stone steps.

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

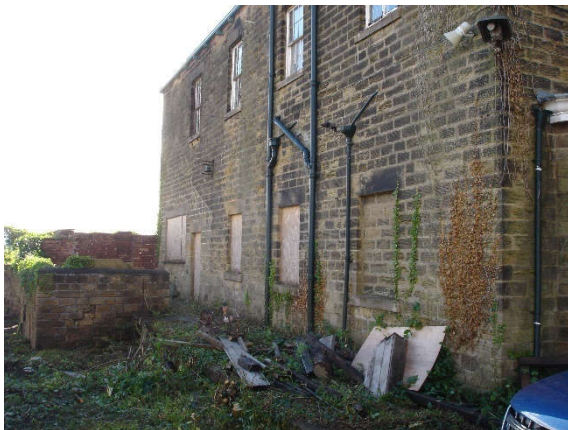


Fig 05. North Elevation



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 listed at 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 was undertaken prior to works commencing and the final report is currently being prepared. This will provide an accurate record of the building prior to any alterations.

4.2 Impact of the Proposal

The proposed alterations fall into four main categories:

4.2.1. External alterations which affect the appearance which include:

- The replacement of external doors which on a like for like basis;
- The replacement of the dormer skylight which is lost within the roofscape and cannot be seen from any position at ground floor level; and
- The minor re-design of the external steps to the rear terrace.

The impact of these alterations on the listed building is considered to be either neutral in the case of the door replacements and re-design of the external steps and very low in relation to the dormer window replacement which has been carried out using a dark grey cladding which matches the roof coverings.

4.2.2. Internal alterations to the layout:

- Removal of internal door to Kitchen, making up of Ensuite Bathroom door, forming new door between Master Bed and Ensuite bathroom.

The impact of these proposals is low. Significant alterations have previously been made in the kitchen area and the approved plans attempt to reinstate the original form. This amendment removes what appears to be a later insertion and improves flow between the Hall and Kitchen. The alterations to the first-floor doorways adjacent to the Ensuite Bathroom

are considered to be low and the proposals allow for an original doorway to Bed 5, which was previously approved to be built up, to be retained.

4.2.3. Works in relation to the installation of underfloor heating:

- Removal of decayed timber floors in the Utility and Kitchen areas and their replacement with concrete beam and block and screed incorporating underfloor heating. Laying of new sawn stone flags as floor finish;
- Removal of stone flags to Hall, provision of concrete floor and screed with underfloor heating and lay new sawn sandstone flags as floor finish;
- Removal of timber boards to remaining suspended timber floors to allow retained timber joists to be overlaid with underfloor heating system before being overlaid with timber decking for floor finishes.

The removal of the timber joists in the Kitchen and Utility was required due to severe rot and decay. The original detail which was a mix of concrete, and stone flags or tiles onto a screed on timber boards and timber joists with inadequate ventilation contributed to the failure of the original floor. The replacement which allows the use of underfloor heating in conjunction with an enhanced stone flag finish appropriate to the Kitchen and Utility areas is considered to be a justified intervention and of low overall impact.

The replacement of the flags within the hall with a similar, large format coursed natural sandstone flag with 3mm joints that lend themselves to the use of underfloor heating. A sample of the stone flags is available on site and shown below laid 'dry' in the hallway.



Fig 09. Proposed Hall and Kitchen Flags

Where suspended timber ground floors have been well ventilated and are in good condition i.e., Living, Sitting Snug and Wc, and throughout the first floor, the existing floor joists have been retained and an overlay system of underfloor heating which does not require the removal or structural alterations to the floor joists has been used. The system uses

aluminium plates that sit on top of the joists with insulation below and pipework running through the plates which are used to evenly disperse heat. The floor is overlaid with an engineered timber board or ply decking for carpet finishes.

The use of underfloor heating provides significant benefits to the building. It provides a discrete form of heating which is economical and helps provide a comfortable living environment for the future use of the building without the need for unsightly radiators that can have an adverse effect on appearance. Some intervention is required to install the system but it is considered that the advantages of underfloor heating more than outweigh any impact that is necessary to accommodate it.

4.2.4 Plaster finishes:

- The plans provide full details of a number of different plaster finishes that have been used throughout the building. Where existing lime plaster walls are in good or reasonable condition they have been retained. Poor quality plaster has been removed with the main areas affected being the Kitchen, Utility and Wc at ground floor level, and Ensuite Bath, Bed 5, Bath, Bed 4 and Bed 3 at first floor level.

The plans shown a variety of replacement predominantly allowing for plasterboards on battens at first floor level where issues of damp and breathability are less significant and lime plaster on a breathable backing fibreboard on battens and ground floor level. The main Hall and Living Room have received renovations to the original lime plaster including a lime plaster skim finish.

- Where original lime plaster ceilings and covings are intact, they have been retained and suspended timber ceilings have been inserted to support new plasterboard and skim finishes. In principal rooms with covings, a similar profiled coving has been used to provide a similar appearance to the original covings which remain above the ceiling level which is approximately 250mm lower than the original ceilings.

The works to the plaster wall and ceilings has been carried out with good intention to retain as much of the period detail as possible. Although it has not been possible to retain all of the original ceilings 'on view' due to the extent of repairs required, they have been retained in their original location and protected from further damage or deterioration.

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 minor and interventions which alter the non-cosmetic fabric of the building such as the replacement of timber floors in the Kitchen and Utility were necessary due to the decay of the original floors and to allow suitable 'hard' floor replacements in conjunction with underfloor heating which provides overall benefits to the building and helps to mitigate the alterations works.

The archaeological recording which has been undertaken by The Jessop Consultancy will provide a suitable record of the building which on the whole is free of any significant structural or design layout alteration and its sympathetic and high-quality restoration into a family home is a positive outcome.

5.0 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 not harmful.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'MJ Booth', followed by a horizontal flourish line.

MJ Booth
MBooth Design