

BESPOKE

by **CODA**

MADE IN
EST. 2003
SHEFFIELD

Project
3437 – Redminster House

Stage
Full Planning Submission

Document
Design, Access & Heritage Statement

Date
27th August 2026

01 Introduction

This statement supports an application for a detached outbuilding within the grounds of Redminster House, a Grade II listed dwelling situated within the Thurlstone Conservation Area.

The proposal has been designed with particular regard to the architectural significance of the listed house, the contribution made by its garden setting and the character of the wider conservation area.

The scheme follows pre-application enquiry 2026/ENQ/00135, which considered both a possible extension to the house and a partially submerged garden building. Following the advice received, the extension is no longer being pursued. The current application relates solely to the outbuilding, which the Council’s Senior Conservation Officer was inclined to support in principle, subject to the detailed design.

02 Site & Heritage Context

Redminster House is a substantial late eighteenth-century, three-storey dwelling constructed from squared sandstone beneath a stone slate roof. Its principal elevation faces east across an extensive private garden.

The architectural significance of the house is particularly evident in this principal elevation, which includes rustic quoins, dressed window surrounds, keystones, kneelers, projecting chimney stacks and traditionally proportioned sash windows. Although not wholly symmetrical, the elevation has a clear formality and hierarchy reflective of the status and architectural influences of the period.

The garden also contributes to the significance of the listed building. It provides an open foreground to the principal elevation and allows the house to be appreciated within a spacious landscaped setting.

The land falls eastwards away from the house and becomes more enclosed towards the outer part of the garden, where mature trees and boundary vegetation create a private landscape character. The proposed outbuilding would be positioned within this more enclosed area.

The site lies within the Thurlstone Conservation Area. Its character is largely derived from the historic pattern of development, varied topography and concentration of traditional sandstone buildings, including houses, farm buildings, barns and distinctive weavers’ cottages. The area also contains a number of later and contemporary interventions, demonstrating that modern development can be successfully accommodated where its scale, materials and relationship with its surroundings are carefully considered.

03 Planning History

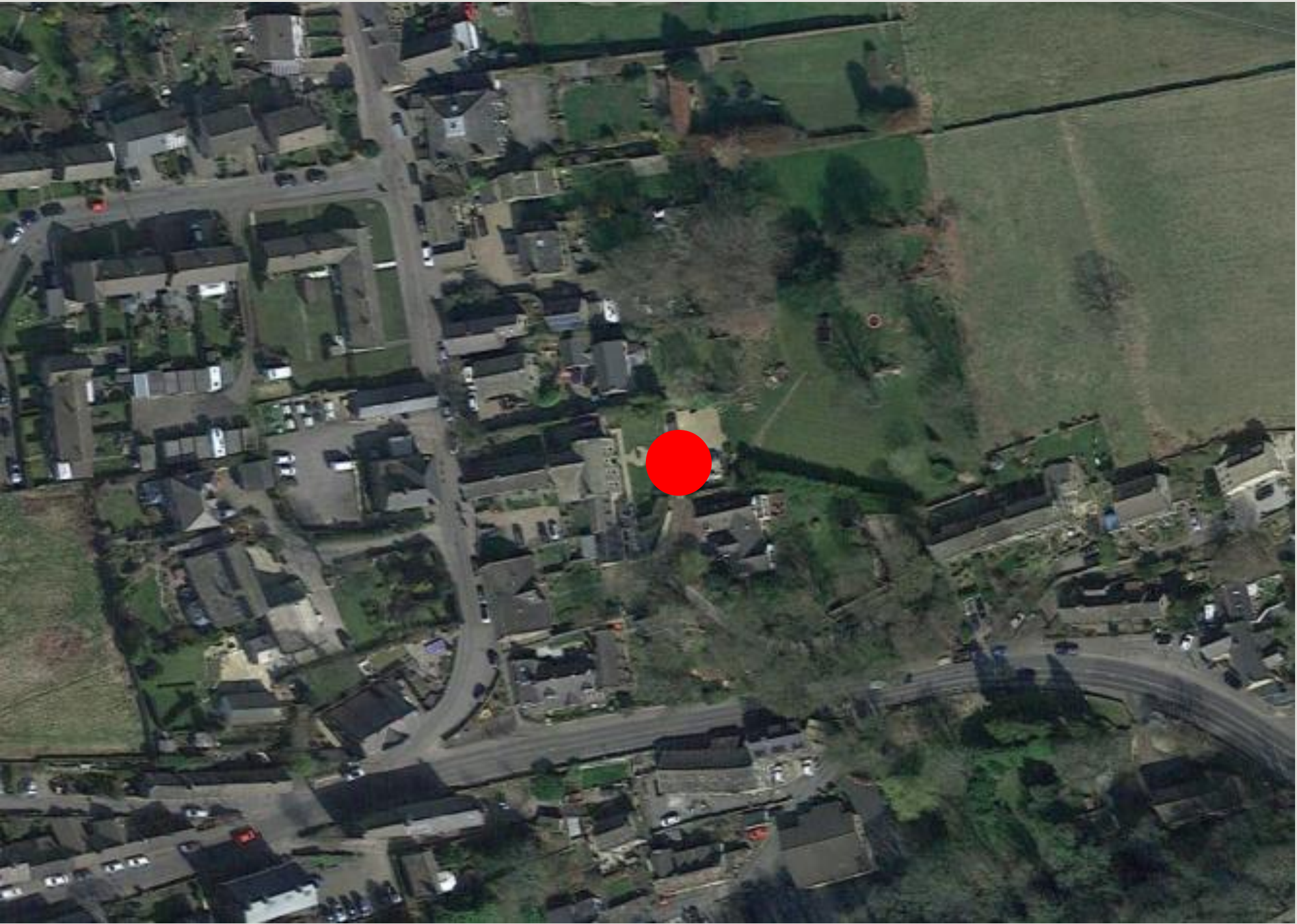
Planning permission and listed building consent were granted under applications 2020/1208 and 2020/1282 for alterations and extensions associated with the existing house.

Application 2021/0710 proposed a three-car garage with accommodation above, a submerged summer house, a new access and the removal of a protected tree. The application was withdrawn following concerns regarding the scale and siting of the garage, the proposed access and the loss of the tree.

A subsequent application, 2021/1028, removed the garage and access elements and sought permission solely for a low-rise, semi-buried summer house. Planning permission was granted in November 2021. The officer concluded that, although the garden contributes to the setting of Redminster House, the limited height and low degree of visual intrusion meant that the proposal would not harm particularly sensitive parts of that setting.

The current pre-application submission similarly proposed a partially submerged gym and garden room. The Senior Conservation Officer referred directly to the previous approval and confirmed that, subject to further detail, he was inclined to support a comparable form of development.

The current scheme develops that established principle into a more fully resolved and site-specific design.



04 The Proposal

The application proposes a single-storey detached outbuilding providing:

- a gym;
- a multi-purpose leisure and office space;
- a bathroom;
- an outdoor kitchen with associated patio and fire-pit seating area; and
- an ancillary store.

The building would remain wholly ancillary to Redminster House and would not form a separate dwelling or commercial premises.

It would be positioned within the north-eastern part of the garden, broadly reflecting the location considered through the pre-application process and the principle established by the 2021 approval.

The building would be set into the existing slope, with the land rising around the rear and side elevations. This significantly reduces the amount of built form visible within the wider garden. The principal glazed elevation faces inward towards the centre of the site.

05 Design Approach

Use, layout and siting

Locating the proposed accommodation within a detached building avoids further physical alteration to the listed house. This is a clear heritage benefit when compared with extending the principal building. A substantial area of open garden would remain between Redminster House and the proposal, ensuring that the outbuilding does not become part of the immediate architectural composition of the listed house.

The location also allows the design to make effective use of the existing topography. Rather than sitting prominently on the garden, the building is partially contained by the landform and surrounding vegetation.

The layout has been designed around the proposed leisure uses, with the patio, outdoor kitchen and fire-pit seating area grouped closely around the building rather than extending across the wider garden.

The proposed siting has also been informed by the existing trees and their root protection areas. Appropriate tree protection measures would be followed during construction.

Scale and form

The proposal is deliberately single storey with a low, horizontal profile. It has no upper-floor accommodation or pitched roof which might compete with the height or silhouette of Redminster House. The flat roof and parapet keep the overall height to a minimum and allow the building to sit quietly within the slope. Its contemporary horizontal form contrasts appropriately with the taller and more formal proportions of the listed house, reinforcing its subordinate character.

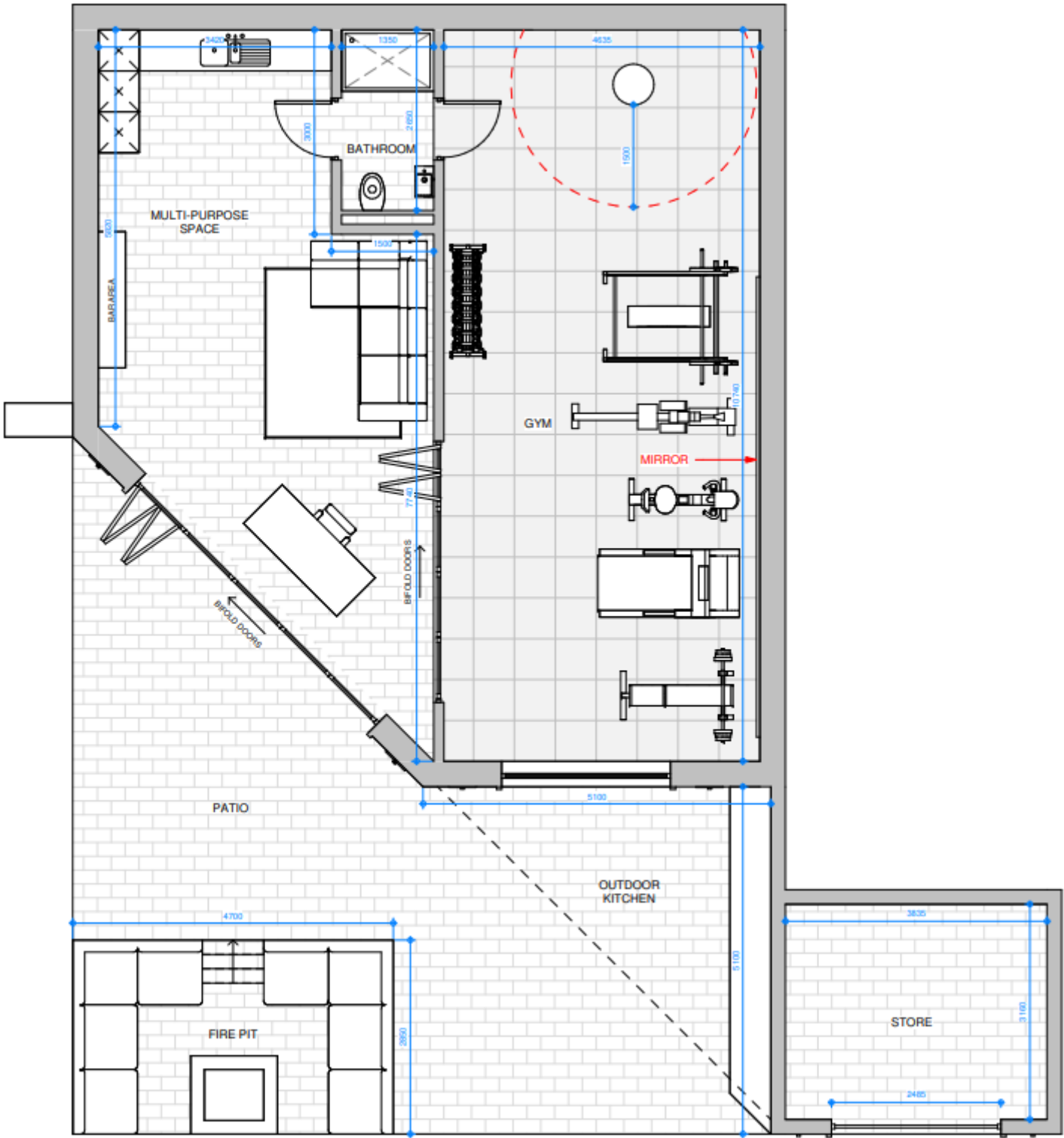
The principal elevation is broken into a series of bays through the use of glazing, masonry piers, changes in wall plane and the open pergola. This reduces the perceived length of the building and creates a more articulated composition.

Appearance and materials

The design is contemporary but draws upon the robust, restrained material character of the surrounding historic environment.

The principal elevations would use light-toned stone, dark-framed glazing and a simple parapet with delicate stone detailing. The material choice ties the building in with the character of Redminster House and Thurlstone without attempting to imitate the detailed architecture of the listed building.

Glazing is concentrated on the inward-facing elevation, where it provides natural light and views across the private garden and wider area. The remaining elevations are more solid and are partly subterranean limiting and external visibility. The pergola introduces depth and shadow to the elevation while defining the outdoor kitchen and patio as part of the overall composition.



06 Heritage Impact

The proposal would introduce additional built form into the wider grounds of a Grade II listed building. However, it would not involve any physical alteration to Redminster House or loss of historic fabric.

The principal elevation of the house, its architectural detailing and its immediate setting would remain unchanged. A generous area of open garden would continue to provide a foreground to the listed building and allow it to be appreciated within its established landscaped setting.

The outbuilding would be visible in some views within the grounds. However, it would be read as a low, ancillary landscape building at the outer edge of the garden rather than as an extension of, or competing structure alongside, Redminster House.

- Its impact is reduced by:
- the substantial separation from the listed building;
 - the low, single-storey height;
 - the use of the existing slope to contain the building;
 - the retention of the principal open garden;
 - the mature landscape surrounding the site;
 - the concentration of glazing towards the centre of the grounds; and
 - the restrained material palette.

These are the same broad characteristics which led to the approval of the 2021 summer house and resulted in in-principle support at pre-application stage.

The proposal would not obscure important views of Redminster House, interrupt its principal elevation or challenge its position as the dominant building within the site. Its special architectural and historic interest would remain readily understood and appreciated.

Within the wider conservation area, the proposal would be largely contained by the site’s levels, trees and boundary planting. It would not occupy a prominent street frontage or alter the established pattern of development along Towngate.

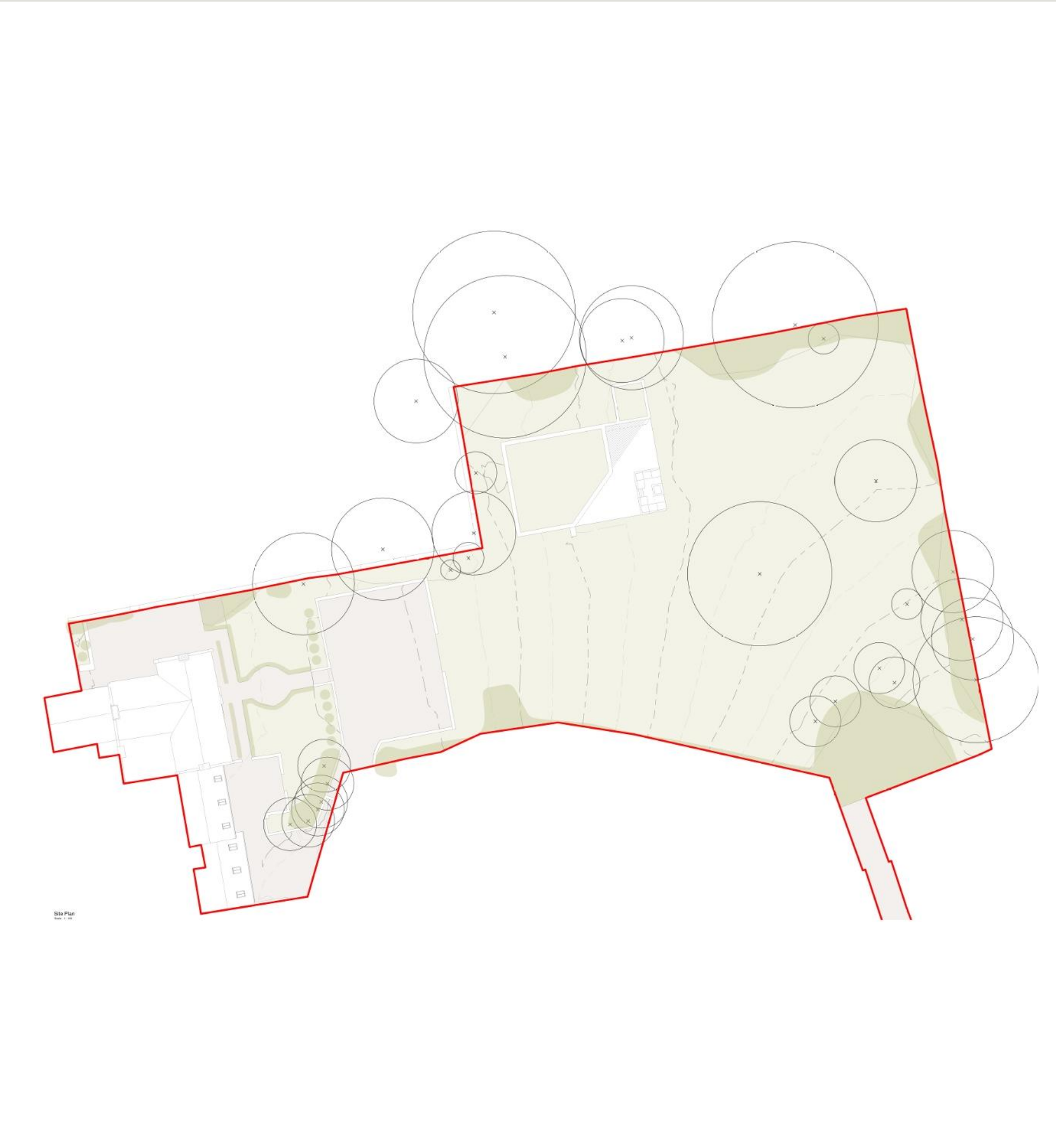
The proposal is therefore considered to preserve the significance and setting of Redminster House and the character and appearance of the Thurlstone Conservation Area.

07 Access & Residential Amenity

The proposal would use the existing access arrangements serving Redminster House. No new vehicular access or alteration to the public highway is proposed. Pedestrian access would be provided through the private garden. The building is single storey, with its main accommodation arranged on one level and direct access to the adjoining patio.

The outbuilding is positioned a substantial distance from neighbouring dwellings. The main areas of glazing face towards the centre of the application site rather than towards neighbouring properties. The surrounding landform and vegetation would further limit visibility and visual intrusion.

The building would remain ancillary to Redminster House and would not create a separate residential unit.



08 Planning Policy

- The principal relevant policies are:
- Barnsley Local Plan Policy HE1, The Historic Environment;
 - Policy HE2, Heritage Statements and General Application Procedures;
 - Policy HE3, Developments Affecting Historic Buildings;
 - Policy D1, High Quality Design and Place Making;
 - Policy GD1, General Development; and
 - Policy BIO1, Biodiversity and Geodiversity.

The proposal accords with the objectives of these policies by providing a high-quality, site-responsive ancillary building which respects the significance of the listed house, retains its principal landscaped setting, responds to local materials and avoids unacceptable effects upon neighbouring amenity.

09 Conclusion

The proposal provides the required leisure accommodation within a detached building, avoiding further intervention into the fabric of Redminster House.

It builds upon an established planning principle. A semi-buried summer house was approved in 2021, and the Council’s Senior Conservation Officer subsequently confirmed through the pre-application process that a similar form of development remained likely to receive support, subject to its detailed design.

The current scheme retains the principal open setting of Redminster House, uses the existing slope to reduce its prominence and provides a low, clearly subordinate building within the more enclosed outer part of the garden.

The proposal would preserve the special architectural and historic interest of Redminster House, the contribution made by its setting and the character and appearance of the Thurstone Conservation Area.



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