



# REDMINSTER HOUSE THURLSTONE

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## DESIGN PROPOSAL

BMBC,  
REDMINSTER HOUSE, THURLSTONE

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## DESIGN STATEMENT

REDMINSTER HOUSE, A 18<sup>TH</sup> CENTURY 6 BEDROOM HOUSE WITH A GLAZED EXTENSION TO THE LEFT CONSTRUCTED AROUND 1990-2010. TO THE LEFT OF THE GLAZED EXTENSION THERE IS ALSO A DOUBLE GARAGED WITH HIGH LEVEL WINDOW. THE GARAGE IS OF POOR STATE OF REPAIR AND REQUIRES IMMEDIATE REMEDIAL WORKS.

WE ARE PROPOSING AN SYMPATHETIC RENNOVATION OF THE EXTRNAL BUILDINGS (GARAGE & GLAZED EXTENSION) WHICH ARE CONNECTED TO THE 18<sup>TH</sup> CENTRUY HOME. THE DELAPIDATED GARAGE AND CONSERVATORY WILL BE RAISED IN ORDER TO CREATE A SECOND FLOOR ABOVE THE EXISITNG FOOTPRINT.

**ROOF SPACE EXTENSION** – ABOVE THE GARAGE AND CONSERVATORY THE ROOF LINE WILL BE RAISED IN ORDER TO ALLOW FOR A SHALLOW SECOND STOREY FLOOR.

**GARAGE** – THE GARAGE WILL BE RE BUILT IN PARTS MAINTAINING AS MUCH OF THE EXISITNG GABLE AND REAR ELEVATION AS STRUCTURALLY POSSIBLE. THE GARAGE WILL REMAIN ON THE EXISITNG FOOTPRINT WHICH CURRENTLY SITS AROUND 900-1000MM IN FRONT OF THE LISTED BUILDING LINE. THE EXISTING RIDGE HEIGHT OF THE EXISTING GARAGE WILL NOT BE EXCEEDED. THE INCLINE TO THE GARAGE WILL BE REDUCED BY APPROXIMATELY 800-1000MM TO CREAT A SLIGHT DECLINE INTO A LEVEL GARAGE SLAB.

**EXTERNAL WALL BOUNDARY** – THE RED LINE BOUNDARY WILL HAVE A STONE/BRICK/BLOCK WALL CONSTRUCTION TO THE RED LINE BOUNDARY AT THE ENTRANCE WAY MAINLY THE SOUTH BOUNDARY.

## EXISTING BUILDINGS

THE EXISTING HOME WILL BE EXCLUDED FROM ANY WORK EXTERNALLY WHICH MAY AFFECT THE AESTHETIC. THE WORK BEING CARRIED OUT NEXT TO THE HOME WILL ENSURE THE DILAPIDATED EXTERNAL BUILDINGS WILL BE RENOVATED BOTH AESTHETICALLY AND STRUCTURALLY.

THE EXISTING BUILDING WILL BE MATCHED IN MATERIALS IN ORDER TO ENSURE THE AESTHETIC OF THE OLDER STONE IS CONSISTENT THROUGHOUT THE BUILDINGS.

WITH A CONSISTENT THEME OF GREENERY BOTH ACROSS THE GARDEN AND UP THE FACADES OF THE BUILDING OUR DESIGN WILL INCLUDE GREENERY WHICH CLIMBS THE FAÇADE OF THE NEW BUILDINGS. THIS WILL HELP TO BREAK UP THE CONTRAST IN FAÇADES.



BELOW THE EXISTING GARAGE CAN BE SEEN AS QUITE RUN DOWN AND STRUCTURALLY VULNERABLE. THE EXISTING STONEMWORK WILL BE BOTH MATCHED AND RE-USED IN ORDER TO RESTORE STRUCTURAL INTEGRITY TO THE BUILDING OVER BOTH LEVELS.

SIMILARLY, WE ARE WANTING TO MAINTAIN THE EXISTING BUILDINGS FEATURES SUCH AS A WINDOW AT HIGHER LEVEL OF THE GARAGE WHICH WILL NOW BE A LIGHT INTAKE FROM THE NEW SECOND FLOOR. AS IT CAN BE SEEN THE EXISTING WINDOW IS NOT TO A LIVING STANDARD, THEREFORE THIS WINDOW POSITION WILL REMAIN AND BE INCREASED TO ALLOW FOR MORE NATURAL LIGHTING TO THE SOUTH SIDE OF THE BUILDING.

THE GARAGE WILL REMAIN ON THE SAME REAR FOOTPRINT IT IS CURRENTLY SITUATED SO THE CURRENT BOUNDARIES TO THE NEIGHBOURING GARDEN WILL NOT BE ALTERED OR AFFECTED BY THIS RENOVATION.



## GLAZED OUTER BUILDING RENOVATION

BELOW ARE THE TWO COMPARING IMAGES OF THE PREVIOUS AND CURRENT OUTER BUILDING ATTACHED TO REDMINSTER HOUSE. THE BUILDING HAS BEEN RENOVATED PREVIOUSLY FROM A BROWN UPVC WINDOWS TO A WHITE WOODEN WINDOWS.

THIS CAN BE SEEN FROM THE IMAGE ON THE LEFT (TAKEN IN 1988) AND THE PICTURE ON THE RIGHT (TAKEN IN 2020).

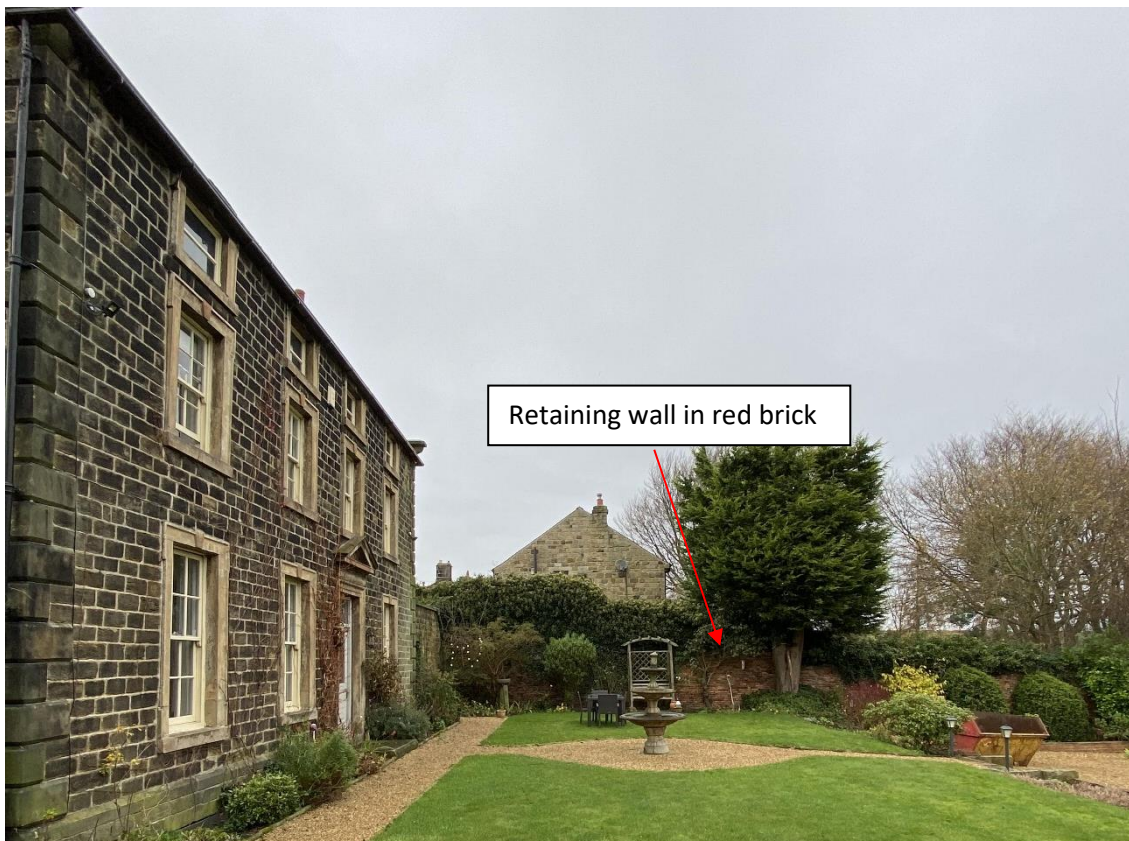


## JUSTIFICATION OF BRICKWORK

THE BRICKWORK, WHICH WILL BE USED ON THE DIVIDING BUILDING BETWEEN REDMINSTER HOUSE AND THE DOUBLE GARAGE, WAS CHOSEN DUE TO ITS ABILITY TO ENHANCE THE STONE AND FEATURES OF REDMINSTER HOUSE. AGED RED BRICK CAN BE SEEN ON THE BOUNDARY WALLS OF REDMINSTER GIVING A LINK TO ITS USAGE. THE BRICKWORK OFFERS A CLEAR AND DISTINGUISHING DIVIDE BETWEEN REDMINSTER HOUSE AND THE EXTENSIONS THAT WILL BE BUILT.

BY CREATING THIS DIVIDE BETWEEN BOTH BUILDINGS, THROUGH MATERIAL CHOICE, THE LISTED BUILDING ITSELF IS PRESERVED IN AN AESTHETIC MANNER. AN AESTHETIC DIVIDE HELPS TO MAINTAIN THE INTEGRITY OF THE LISTED BUILDING AS THE EXTENSION ITSELF DOESN'T IMPOSE OR DETRACT FROM THE LISTED BUILDING'S PRESENCE.

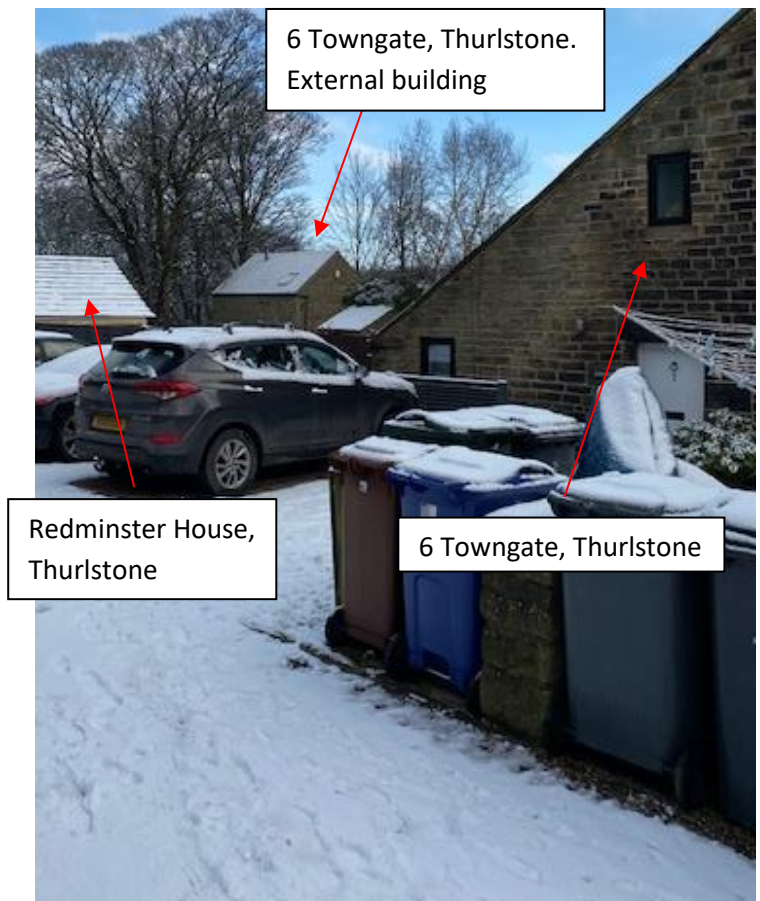
THEREFORE, BY CREATING THIS DIVIDE THE LISTED STATUS OF THE BUILDING IS ENHANCED THROUGH CLEAR DEFINITION OF WHERE THE EXTENSION BEGINS AND ENDS.



## ROOF SPACE UTILIZATION – FOLLOWING CONSULTATION

IN ORDER TO EMBRACE TO THE PLANNING ADVICE GIVEN WE HAVE ADPATED THE ROOF SPACE ABOVE THE GARAGE. THIS MEANS ADJUSTING THE PITCH OF THE GARAGE TO MATCH THE EXTENSION AND THE LSITED BUILDING.THE GARAGE PITCH OF THE RIDGE LINE FALLS BELOW THAT OF THE BRICK EXTENSION FOR GRADUAL INCLINE AND SUBTILTY THIS STILL ALLOWS FOR THE SPACE ABOVE THE GARAGE TO BE UTELISED AS A ROOM WITHOUT IMPEADING ON THE LISETED BUILDINGS WIDTH OR PITCH. ALSO, THE EXTENSIONS AND HEIGHT OF THE GARAGE HAS BEEN REDUCED TO PREVENT THIS.

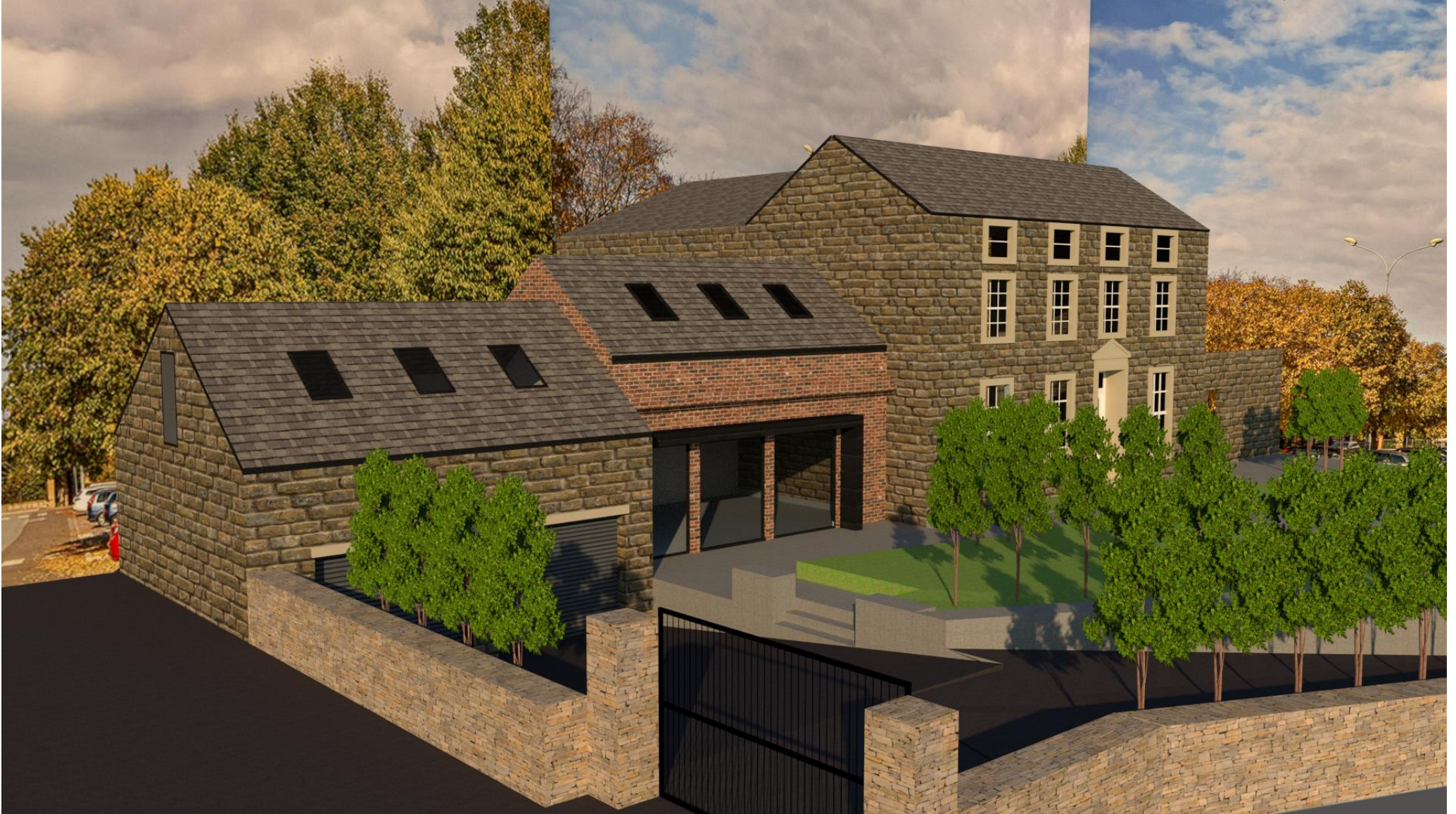
SIMIALRLY, WE HAVE NOTICED THAT THE USE OF THE ROOF SPACE IS QUITE A COMMON THEME IN SURROUNDING BUILDINGS. THE IMAGES BELOW SHOW HOW NUMEROUS BUILDINGS NEIGHBOURING REDMINSTER HOUSE AND HOW THEY USE THEIR ROOF SPACE WITH VELUX WINDOWS AS ADDITIONAL LIVING SPACE.



BELOW ARE SOME PICTURES OF NEIBOURING BUILDINGS WHICH ALSO HAVE EITHER EXTENSIONS OR OUT BUILDING WHICH UTELIZE THEIR ROOF SPACE THROUGH GLAZING OR VELUX.



ENTRANCE VIEW – MATERIALS SUBJECT TO AGREEMENT



FRONTAL VIEW – MATERIALS SUBJECT TO AGREEMENT



GARAGE VIEW – MATERIALS SUBJECT TO AGREEMENT



**BRICK FEATURE VIEW – MATERIALS SUBJECT TO AGREEMENT**

TO THE LEFT IS THE INSPIRATION FOR BOTH THE LARGE GLAZING ENTRANCE WAY AND THE BRICK FEATURE. THIS CAPTURES HOW THE RUSTIC BRICKS CONTRAST WITH THE MINIMAL AESTHETIC OF THE GLAZING CLADDING. THIS HELPS TO BLEND MODERN ARCHITECTURE WITH A VINTAGE AESTHETIC OF BRICK. THE PROPOSAL WILL REPLACE WHAT HAS BEEN BROWN UPVC AND CURRENTLY THE TIMBER GLAZED EXTENSION.

## SPECIFICATION FOR REDMINSTER HOUSE

Notes	Area	Requirements
<i>External materials shall match the existing or historic materials in every respect and no construction work will commence until a representative sample of all new external materials has been submitted to, and approved in writing by, the Local Planning Authority, and the development shall proceed in strict accordance with these details as approved.</i>	Middle Building	External materials currently detailed as brick to compliment existing materials, all proposals subject to LPA approval and sign off.
<i>In terms of the brick I am not fully convinced the differing material sits totally comfortably or the justification is sufficient. Brick does exist but generally appears in ancillary structures but historic buildings on the whole are sandstone grit. This (sandstone) may in fact work more effectively if pointed with a decent lime mix to pick out the jointing pattern and could look very high quality. Alternatively the rear and side exposed gable wall could be in stone with the frontage in a high quality handmade .</i>	Middle Building	Brick currently detailed but will be subject to LPA approval and sign off. Sample panel to be proposed.
<i>The existing historic fabric and stonework of the garage will be retained and repaired where possible using traditional methods and materials and not demolished or rebuilt in its entirety.</i>	Garage	Stonework must be reused and maintained where feasible. Any new stone work to match current build.
<i>The existing garage footprint and ridge height will be retained and not extended</i>	Garage	Existing foot print and ridge detail to be unaltered through build.
<i>The rooflights (all) will need to be smaller e.g. maximum of Velux FK06 (660x1180mm) and shall be genuine conservation specification, low profile, in anthracite / black with a single vertical divider.</i>	Garage/Middle Building	The rooflights (all) will need to be smaller e.g. maximum of Velux FK06 (660x1180mm) and shall be genuine conservation specification, low profile, in anthracite / black with a single vertical divider.
<i>Elsewhere windows and door / glazed screen will be high quality PPC aluminium, with a detailed design required showing deep set back in reveal and frame detailing (1:5 and 1:20 section / elevation plans)</i>	Middle Building	Windows and doors in PPC aluminium, subject to elevation plans being approved.
<i>Roof covering shall be in natural sandstone roofing slates laid in diminishing courses topped with a matching ridge</i>	Garage/Middle Building	Roof slates in sandstone or equivalent, with a matching ridge to existing.
<i>Gutters shall be ogee in profile and downpipes shall be metal (aluminium). Gutters shall be mounted on spiked or rise and fall brackets. Downpipes shall be circular complete with all stop ends, outlets, jointing seals and internal corners. Rainwater pipes to include traditional collared connectors with hardwood bobbins and discharge shoe at outlet.</i>	Garage/Middle Building	Gutters - ogee in profile, mounted on spike/rise and fall brackets Downpipes - aluminium, circular with all other ends and outlets Rainwater pipes - Traditional collard connections with hardwood bobbins and shoe outlet
<i>Pointing mix to be lime (NHL 3.5) : aggregate at a ratio of 1:3. Sand / aggregate should be well graded or river sand. Preparation of the joints will require a depth of twice the width of the joint. Pointing mix to be of the same colour or as close as possible to the original lime of the host building and to be finished slightly back from arms of surrounding stonework and brushed off or stippled to remove laitance and expose aggregate to a depth of 2 or 3 mm.</i>	Garage/Middle Building	Pointing mix in lime (NHL 3.5) - ratio 1:3 with well graded sand aggregate Instructions for pointing listed also. Sample to be provided against stone and brick.
<i>Walls, gates and landscaping will require conditioning in terms of design and materials.</i>	Gate/Boundary	TBD subject to approval