



REDMINSTER HOUSE THURLSTONE

HERITAGE STATEMENT

BMBC,

REDMINSTER HOUSE, THURLSTONE

3C GROUP – PENISTONE ONE – PENISTONE – S36 6DT –

Info@3C-UK.com - 03333444609

Heritage Statement

Company – 3C UK Group

Site Location – Redminster House, Thurlstone, S36 9RH

Date – 13th October 2020

Author – RP/LB

3C UK Group

Suite 2,

Penistone One

Regents Court, St. Mary's Street,

Penistone, Sheffield,

S36 6DT

Email - Info@3C-UK.com

Tel – 03333444609

CONTENTS

INTRODUCTION	4
SITE DESCRIPTION	5
DESIGNATED HERITAGE ASSETS	6
CONSERVATION AREA	7
DEVELOPMENT PLAN	8
IMPACT AND MITIGATION	9
CONCLUSION	10

INTRODUCTION

RECENTLY THE SITE OF REDMINSTER HOUSE IN THURLSTONE HAS BEEN PURCHASED BY OUR CLIENT. THIS BUILDING IS A GRADE TWO LISTED 18TH CENTURY HOME LOCATED IN TOWNGATE, THURLSTONE.

DUE TO THE AGE AND HERITAGE OF THIS HOME OUR MAIN PRIORITY IS TO PRESERVE AND ENHANCE MOST FEATURES THE HOME HAS TO OFFER. PRESERVATION OF THE MAIN HOUSE BUILDING WILL BE PRIORITY WHEN CHOOSING PRODUCT AND METHODS OF SYMPATHETIC RESTORATION. ALL ANGLES, SIGHTLINES AND NEIGHBOURS WILL BE CONSIDERED AND MORE IMPORTANTLY THE TOWN OF THURLSTONE WILL BE OF HIGH IMPORTANCE TO CONTINUE THE HERITAGE ASSETS CONFINED IN THE CONSERVATION AREA.

SITE DESCRIPTION

REDMINSTER HOUSE IS A 18TH CENTURY HOME SITUATED IN TOWNGATE, THURLSTONE. THIS HOME IS A THREE-STOREY BUILDING WITH TWO CONNECTED OUTER BUILDINGS, BUILT WITHIN THE LATE 1990S FORMING A LOUNGE/GYM AND A GARAGE. THE HOME IS BUILT FROM STONE WHICH HELPS DISPLAY THE AGE AND HERITAGE OF THE BUILDING. THE STONE IS DISPLAYED THROUGHOUT THE BUILDING IN SEVERAL WAYS SUCH AS THE WINDOW SURROUNDINGS, BUILDING COIN EDGING AND STONE LINTELS.

THE LAND WHICH IS DEFINED UNDER REDMINSTER HOUSE INCLUDES A LARGE GARDEN WITH A SWEEPING TREELINE ON THE BOUNDARIES. THE GARDEN IS ACCESSED PARALLEL TO THE BUILDING ENTRANCE JUST ACROSS THE COURTYARD/DRIVE AREA. THE DRIVE FROM THE ROADSIDE TO THE COURTYARD IS ACCESSED THROUGH AN ELECTRONIC GATE.

THE GARDEN IS SITUATED TO THE EAST AND FOLLOWS A STEEP GRADIENT WHICH EVENTUALLY FLATTENS OFF AS YOU APPROACH THE EAST SIDE WALL. THERE IS A SECTION OF THE GARDEN WHICH KICKS OUT TO THE NORTH SIDE OF THE BUILDING AS WELL AS A SMALL WIDTH WHICH STRETCHES DOWN TO TENTER HILL.

DESIGNATED HERITAGE ASSETS

THE HOUSE ITSELF IS THE MAIN ASSET WHICH CONTAINS THE HERITAGE IN THE STONework AND INFRASTRUCTURE BUILT IN THE 18TH CENTURY. WITH OUR AIM BEING TO PRESERVE THIS, OUR WORK INCLUDES USE OF THE EXACT MATERIALS USED IN A PREVIOUS DEVELOPMENT SO THAT CONTINUITY IS DISPLAYED WHEN LOOKING AT THE SITE OF REDMINSTER HOUSE.

MATERIALS WILL BE CONSISTENT ON NOT ONLY THE MASONRY MATERIALS BUT THE GUTTERING, ROOFING, ETC. WILL ALL BE MIRRORED. WE UNDERSTAND THE VALUE OF CONTINUITY AND PRESERVING HERITAGE ASSETS AND THE BEST WAY TO KEEP THIS CONTINUITY WOULD BE TO MATCH THE MATERIALS SO ALL BUILDINGS NO MATTER THE AGE OF THEM THERE WILL BE NO AESTHETIC ANOMALIES.

CONSERVATION AREA

THE SITE IS CURRENTLY LOCATED IN THURLSTONE WHICH HAS A CONSERVATION AREA DESIGNATED BY THE BMBC. THIS HOUSE, REDMINSTER HOUSE, CURRENTLY RESIDES IN THIS CONSERVATION AREA AS DO MANY OF THE NEIGHBOURING HOUSES.

THIS AREA IS SPECIFICALLY CONSERVED DUE TO THE HERITAGE ASSETS THAT IT CURRENTLY POSSESSES AND TO PROTECT AND PRESERVE THESE THEY HAVE BEEN PLACED IN THIS CONSERVATION AREA. REDMINSTER HOUSE, AN 18TH CENTURY HOME, CURRENTLY SHOWCASES A LARGE, AGED BUILDING BUILT FROM STONEMASONRY WHICH ENCAPSULATE ITS HERITAGE VERY PROMINENTLY. LIKE MANY NEIGHBOURING BUILDINGS, REDMINSTER HOUSE IS BUILT FROM AGED STONE AND TIMBER FRAMED WINDOWS. THESE CONSTRUCTION TECHNIQUES SHOWCASE THE AGE OF THE BUILDING AND PRESERVES THE HISTORIC ARCHITECTURAL DESIGN.

WE ARE AWARE OF THE AESTHETIC OF THE BUILDING AND THE PRESERVATION IT NEEDS TO RETAIN THE AGE OF THE THURLSTONE. THEREFORE OUR PROPOSAL HAS BEEN BOTH SUBMERGED AND PUSHED OUT OF THE SIGHTLINE AS MUCH AS POSSIBLE. THE GARAGE HAS BEEN TUCKED AWAY OUT OF THE EAST VIEW OF THE HOUSE AND IN NO WAY IMPACT ON THE VIEW FROM THE HOUSE. THE SUBMERGED SUMMER HOUSE ALSO DISGUISES PERFECTLY WITH A GREEN ROOF AND STEEP GRADIENT TO MAKE SURE THERE IS ALSO NO IMPACT ON THIS VIEW.

OUR PROPOSED BUILDS WILL FOLLOW SIMILAR AESTHETICS TO REDMINSTER HOUSE AND SURROUNDING BUILDS BY USING SIMILAR MATERIALS. HERITAGE GRADE RECYCLED BRICKS THAT MATCH THE HOUSE AND OTHER OUTER BUILDINGS WILL BE USED FOR MOST OF THE GARAGE. THE SUMMER HOUSE WILL BE SANDSTONE BRICK WHICH BLENDS WELL WITH THE KEYSTONES OF BOTH REDMINSTER HOUSE AND THE PROPOSED GARAGE.

DEVELOPMENT PLAN

THE DRIVEWAY WILL REQUIRE THE REMOVAL OF A TREE WHICH IS ADJACENT TO TENTER HILL. THIS WILL ALLOW FOR A DRIVEWAY TO BE LAID ON REDMINSTER HOUSE'S LAND AND GIVING A SECONDARY ACCESS TO THE GARDEN OF REDMINSTER HOUSE AND THE PROPOSED GARAGE.

THE DEVELOPMENTS MADE WILL BE A 3 CAR GARAGE WHICH WILL BE SITUATED TO THE NORTH OF THE GARDEN. THE THREE-GARAGE DOOR WILL FACE SOUTHWARDS WHICH WILL MAKE ACCESS EASIER FROM THE PROPOSED DRIVEWAY WHICH LEADS STRAIGHT TO THE GARAGE. ABOVE THE GARAGE WILL BE A SIMILAR PITCH ROOF TO THE TWO BUILDINGS NEXT TO REDMINSTER HOUSE, THIS WILL MAKE THE ROOF SPACE HOSPITABLE FOR DOMESTIC USE OR STORAGE USE. THE ROOM ABOVE THE GARAGE WILL HAVE AMPLE NATURAL LIGHTING FROM THE 6 ROOF LANTERNS AND A LARGE, GLAZED PANEL ON THE EAST SIDE OF THE BUILDING.

THE SUMMER HOUSE WILL BE CONSTRUCTED FROM FIRST A SLIGHT EXCAVATION VERTICALLY INTO THE STEEP GRADIENT TO ALLOW FOR THE FOUNDATIONS OF THE SUMMER HOUSE TO BE BUILT ON A FLAT SURFACE. THE EXTERIOR OF THE SUMMER HOUSE WILL BE NATURAL YORKSHIRE STONE TO MATCH THE STONE KEYS OF REDMINSTER HOUSE AND OTHER SURROUNDING BUILDINGS. AGAIN THIS SUMMER HOUSE WILL HAVE LARGE GLAZED WINDOWS TO ALLOW FOR A VIEW ONTO THE EAST SIDE AS WELL AS ALLOWING FOR LARGE AMOUNT OF NATURAL LIGHTING. THIS NATURAL LIGHTING THEN BECOME CONSISTENT WITHIN ALL THREE BUILDINGS ON THE LAND OF REDMINSTER HOUSE.

ANY MODERN FEATURES ADDED WILL BE MINIMAL AND WILL NOT AFFECT ANY HERITAGE ASSETS, THESE FEATURES INCLUDE THE GREEN ROOF WHICH WILL PRESENT NATURAL WATER DIVERTING SYSTEM AS WELL AS THE SOLAR PANEL WHICH WILL GENERATE SUSTAINABLE ENERGY WHICH WILL BE STORED AND USED IN THE OUTER BUILDINGS.

IMPACT

ANOTHER IMPACT WILL BE THE REMOVAL OF A TREE WHICH CURRENTLY SITUATES TO THE SIDE OF TENTER HILL. THIS TREE IS CURRENTLY NOT MAINTAINED AND OVERGROWN INTO THE NEIGHBOURS GARDENS. THERE HAVE BEEN SIMILAR TREES PROTECTED BY A TPO HOWEVER WE HAVE PRESENTED OUR CASE TO REMOVE THIS TREE IN THE INTEREST OF HEALTH AND SAFETY.

AN IMPACT WILL BE THE IMPACT OF THE FOOTPRINT OF OUTER BUILDINGS ON THE GARDEN. THE GARDEN SPANS AROUND TO 2300 SQUARE METERS AND THESE TWO OUTER BUILDINGS WILL TAKE UP ROUGHLY 160 SQUARE METERS OF THIS GARDEN.

MITIGATION

TO MITIGATE THE POSSIBLE IMPACT OF REMOVING THIS TREE WE WOULD REMOVE THE TREE WITH THE REASONING OF RESTORING SAFETY TO SURROUNDING NEIGHBOURS AND PUBLIC WHO WALK PAST THIS TREE. ALSO BY RESTORING STRUCTURAL INTEGRITY TO A DRY STONE WALL WHICH IS CURRENTLY BEEN OVERGROWN BY THE TREE ITSELF.

TO MITIGATE ANY IMPACT ON REDMINSTER HOUSE WE HAVE POSITIONED BOTH BUILDINGS TO THE NORTH SIDE OF THE GARDEN. THIS IS BECAUSE IT IS ABLE TO BE OUT OF THE SIGHTLINE OF THE EAST VIEW AS WELL AS BEING PARTIALLY HIDDEN BEHIND A WALL AND SEVERAL TREES.

CONCLUSION

THROUGH THIS STATEMENT I BELIEVE THAT THE PROPOSED DEVELOPMENT DEMONSTRATES THAT NO IMPACT WILL BE HAD ON TO ANY HERITAGE ASSETS. THEREFORE, THE PROPOSED DEVELOPMENT CAN BE SEEN TO MEET THE STATUTORY DUTIES UNDER THE PLANNING ACT 1990 AND THE NPPF MEANING PLANNING PERMISSION SHOULD BE GRANTED.