



REDMINSTER HOUSE THURLSTONE

HERITAGE STATEMENT

BMBC,
REDMINSTER HOUSE, THURLSTONE

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Heritage Statement

Company – 3C UK Group

Site Location – Redminster House, Thurlstone, S36 9RH

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INTRODUCTION

THE SITE OF REDMINSTER HOUSE IN THURLSTONE IS A GRADE TWO LISTED 18TH CENTURY HOME

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. THE LISTED NATURE OF THE BUILDING SIGNIFIES ITS IMPORTANCE SO WE WILL BE WORKING ACCORDINGLY WITH THE LOCAL AUTHORITY AS WELL AS THE REPRESENTING HERITAGE AUTHORITY.

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.

DESIGNATED HERITAGE ASSETS

THE HOUSE ITSELF IS THE MAIN ASSET WHICH CONTAINS THE HERITAGE IN THE STONEMASONRY AND INFRASTRUCTURE BUILT IN THE 18TH CENTURY. WITH OUR AIM BEING TO PRESERVE THIS, OUR WORK INCLUDES NO STRUCTURAL ALTERATION OR DEVELOPMENT OCCURRING TO THE HOME ITSELF.

WE PROPOSE A SUBMERGED OUTER BUILD WHICH WILL BE HIDDEN FROM VIEW WHEN ON LOOKING FROM THE HOUSE ENTRANCE. THE BUILDING BEING SUBMERGED WILL ALSO PREVENT ANY OBSTRUCTIONS TO THE VIEW FROM THE EAST SIDE. THIS MEANS THAT THE LANDSCAPE OF TOWNGATE WILL REMAIN VISIBLE FROM THE EAST VIEW AND NO ALTERATIONS WILL OCCUR.



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.

WITH NEIGHBOURING HOUSES IN MIND OUR AIM IS TO MATCH AND CREATE CONSISTENT THEMES THROUGHOUT THE PROPOSED WORKS. THIS CONTINUES THE THEME OF STONEMASONRY AS AN EXTERNAL AESTHETIC AND PREVENTS ANY AESTHETIC ANOMALIES IN THE SIGHTLINE OF REDMINSTER HOUSE.

IT IS CLEAR THAT THE AESTHETICS OF THE BUILDING ARE OF HIGH IMPORTANCE, SO OUR MAIN AIM IS TO REPLICATE AND ENHANCE THE EXISTING BUILDINGS THROUGH TARGETED DESIGN TECHNIQUES AND SIMILAR MATERIAL CHOICES.

DEVELOPMENT PLAN

THE SUMMER HOUSE WILL BE BUILT IN A SUBMERGED FOOTPRINT. THE STEEP GRADIENT OF THE GARDEN IN REDMINSTER HOUSE ALLOWS FOR MINIMAL EXCAVATION TO THE GARDEN ITSELF. THE SUMMER HOUSE WILL THEN BE CONSTRUCTED FROM THE EXCAVATED FOOTPRINT WHERE IT WILL REACH A HEIGHT LIMIT OF THE DRIVEWAY/GARDEN TO PREVENT ANY VISUAL IMPACT ON REDMINSTER HOUSE.

ALL BRICKWORK/STONWORK WILL BE MATCHING OF REDMISNETR HOUSE. THE GLAZING WILL BE EAST AND SOUTH FACING. THE EAST FACING GLAZING WILL GIVE A VIEW TO THE VIADUCT AND SURROUNDING AREAS. THE SOUTH FACING GLAZING WILL SOLELY FOR ACCESS PURPOSES AND THE GLAZING ITSELF DOES NOT VIEW ON TO ANY NEIGHBOURING PROPERTIES.

THE MODERN FEATURES OF THIS DEVELOPMENT WILL BE DISCRETE AND MINIMAL IN ORDER TO REDUCE VISUAL IMPACT ON THE OLDER BUILDINGS. DARK COLOURS WITH SMOOTH MATERIALS, SUCH AS BLACK ALUMINIUM WINDOW FRAMES, HELPS TO ACHIEVE THIS VISUAL. THE GREEN ROOF HELPS TO INCORPORATE SUSTAINABLE TECHNOLOGY WHICH GIVES A NATURAL DRAINAGE SYSTEM TO THE OUTER BUILDING.

IMPACT

ANY IMPACT FROM THIS DEVELOPMENT WILL BE MINIMAL. THE ERECTION TO THE SUMMER HOUSE WILL NOT EXTENDED PAST THE HEIGHT OF THE DRIVEWAY MEANING THERE WILL BE NO VISIBLE OBSTRUCTIONS. THE ENTIRE BUILD OF THE SUMMER HOUSE WILL BE IN MATCHING YORKSHIRE TONE AND WILL INCORPORATE LARGE GLAZED AREAS TO ALLOW FOR NATURAL LIGHTING AND CONSISTENT VIEWING OF THE EAST SIDE.

THE INCREASE OF THE DRIVEWAY WILL EXTEND TO THE REAR BOUNDARY OF THE SUMMER HOUSE. THIS WILL INCORPORATE THE MATCHING OF THE CURRENT LOOSE SHINGLES WHICH ARE SITUATED ON REDMINSTER HOUSE AT THE MOMENT.

MITIGATION

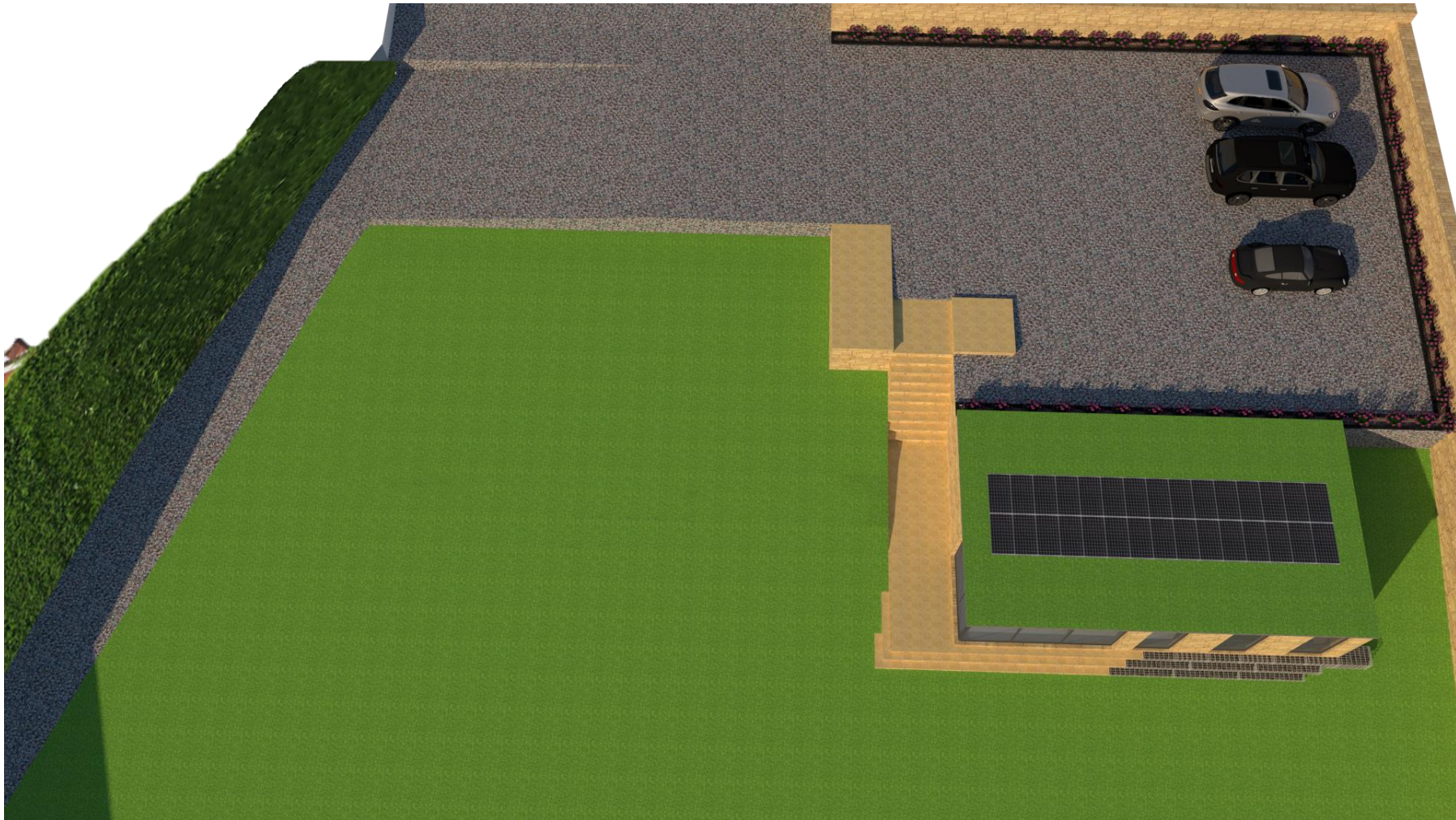
WITH THE SUBMERGED NATURE OF THE BUILD THE SIGHTLINE IS NOT IMPEDED AT ALL FROM THE EAST SIDE. THE STEEP GRADIENT OF THE GARDEN WORKS IN THE FAVOUR OF THE DEVELOPMENT AS FROM THE HOUSE THE GREEN ROOF WILL HELP TO DISGUISE INTO THE GARDEN LANDSCAPE. THE GREEN ROOF WILL ALSO HELP TO PREVENT ANY IMPACT ON THE GARDENS MATERIALS AS ROOF TILES WILL NOT BE USED. TO MITIGATE ANY IMPACT ON THE AESTHETIC OF THE HOME ANY EXTERNAL STONEMWORK WILL BE INTERNAL TO THE PROPOSAL.

REDMINSTER HOUSE DESIGN

HOUSE VIEW



ARIAL VIEW



NORTH-WEST VIEW



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.