



REDMINSTER HOUSE, THURLSTONE

DESIGN PROPOSAL

BMBC,
REDMINSTER HOUSE, THURLSTONE

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DESIGN STATEMENT

IN THE GARDEN OF REDMINSTER HOUSE WE ARE PROPOSING A NEW DRIVEWAY ACCESS TO BE IMPLEMENTED ALONG WITH THE ERECTION OF A THREE CAR GARAGE WITH HABITABLE ROOF SPACE AND A SUBMERGED SUMMER HOUSE WITH A SWIMMING LANE.

THE CONSTRUCTION OF THE SUMMER HOUSE IS DESIGNED TO CREATE A DISCRETE LEISURE AND RELAXATION FACILITY TO SUPPORT THE MEDICAL NEEDS OF THE OCCUPIER.

THE CONSTRUCTION OF THE GARAGE IS A NECESSITY, AS THE CURRENT GARAGE LOCATED AT REDMINSTER HOUSE DOES NOT ACCOMMODATE THE MODERN CAR IN LENGTH OR WIDTH AND RENDERS THE BUILDING UNUSABLE. THE CONSTRUCTION OF THE NEW GARAGE AREA AND DRIVE WILL ASSIST IN TAKING TRAFFIC AWAY FROM THE CONGESTED AREA CURRENTLY USED BY 3 PROPERTIES INCLUDING REDMINSTER.

NEW DRIVEWAY – THE CURRENT ACCESS TO REDMINSTER HOUSE IS NARROW WITH NO VIEWPOINTS TO SEE ANY ONCOMING TRAFFIC. THE GRADIENT OF THE DRIVEWAY IS ALSO INCREDIBLY STEEP WHEN DRIVING FROM THE ROADSIDE. THE NEW DRIVEWAY WILL BE ACCESSED ADJACENT THE ENTRANCE TO TENTER HILL RUNNING ALONGSIDE NUMBER 1 TENTER HILL, AS THIS LAND IS CURRENTLY UNUSED AND IS PART OF REDMINSTER HOUSE'S LAND REGISTRY. THE PROPOSAL MAKES IT CONVENIENT FOR THE DRIVEWAY TO BE BUILT IN THIS LOCATION GIVING ACCESS TO THE LOWER GARDEN OF REDMINSTER HOUSE.

THREE CAR GARAGE – THIS GARAGE WILL ENCOMPASS THREE GARAGE DOORS WITH AN ACCESSIBLE ROOF SPACE ABOVE.

SUMMER HOUSE – THE SUBMERGED SUMMER HOUSE WILL BE SITUATED INTO THE STEEP GRADIENT OF THE GARDEN ITSELF. BY SUBMERGING INTO THIS GRADIENT THE SUMMER HOUSE DOES NOT RESTRICT THE VIEW FROM BOTH THE HOUSE AND THE GARDEN AS THE GRADIENT OF THE GARDEN HELPS TO HIDE THE SUMMER HOUSE. THE ROOF OF THE SUMMER HOUSE WILL HELP TO BE DISGUISED BY INCORPORATING A GREEN ROOF.

LISTED BUILDINGS CONSIDERATIONS – THE SUMMER HOUSE IS CONSTRUCTED AT LOW LEVEL AND AWAY FROM THE SIGHTLINE OF REDMINSTER HOUSE. THE PROPOSED GARAGE IS ALSO TO BE CONSTRUCTED IN A PARCEL OF LAND WHICH IS HIDDEN FROM THE SIGHT LINE OF REDMINSTER HOUSE FROM BOTH THE EAST AND WEST SIGHTLINES.

REDMINSTER EXISTING OUT BUILDINGS – THE AREA OF LAND WHERE THE BUILDINGS ARE PROPOSED ON REDMINSTER HOUSE HAVE FOR MANY YEARS HOUSED STABLES AND OUT BUILDINGS WITH FULL SERVICES.

PROPOSED DRIVEWAY

THE COURTYARD AREA WHICH ENCOMPASSES THE DRIVEWAY OF REDMINSTER HOUSE, AND 2 OTHER RESIDENTS. IS A TIGHT SPACE AND IS NOT SUITABLE FOR THE SERVICES REQUIRED BY THE NEIGHBOURS. WE PROPOSE TO ASSIST THIS ISSUE BY TAKING TRAFFIC AWAY FROM THE EXISTING COURTYARD.

THE NEW DRIVEWAY ALLOWS ACCESS TO THE NEW GARAGE AND SUMMER HOUSE AND BY HAVING ACCESS FROM THE REAR THERE IS LESS POSSIBILITY FOR CONGESTION.



EAST VIEW

SHOWING A STEEP GRADIENT GARDEN WHICH WILL HELP TO HIDE THE SUMMER HOUSE DUE TO THE GREEN ROOF. THIS ALSO DOES NOT INTERFERE WITH THE VIEW FROM REDMINSTER HOUSE AS THIS IS THE SIGHTLINE FROM THE EDGE OF THE EXISTING DRIVEWAY.

THREE CAR GARAGE

THE CURRENT GARAGES DO NOT ACCOMMODATE THE REGULAR FAMILY CAR SIZE DUE TO THE AGE OF THE BUILDING. OUR PROPOSAL ALLOWS FOR THE CURRENT OUTBUILDINGS TO BE RESTORED AS THEY SIT AND TO CONSERVE THE AREA IN QUESTION.

THE GARAGE WILL ENCOMPASS ACCESSIBLE ROOF SPACE WHICH ALLOWS FOR STORAGE AND LIVING SPACE FOR GUESTS.

THIS BUILDING IS TO THE NORTH OF REDMINSTER HOUSE'S GARDEN MEANING IT IS OUT OF SIGHTLINE OF THE VIEW TOWARDS THE EAST AND IT DOES NOT CAUSE ANY BLOCKAGE OF SIGHTLINE WHEN LOOKING ONTO REDMINSTER HOUSE. THERE IS A LARGE, GLAZED PANEL ON THE EAST FAÇADE WHICH LOOKS ON TO THE VIADUCT. ALLOWING FOR A LARGE AMOUNT OF NATURAL LIGHT TO ENTER THE BUILDING. THE GLAZED ARE ALSO HAS MANY GLAZING BARS WHICH HELPS KEEP CONSISTENCY BETWEEN BOTH REDMINSTER HOUSE AND THE GARAGE.



EAST VIEW

THE PHOTOGRAPH SHOWS THE BUILDINGS POSITIONING IN RELATION TO THE GARDEN AND EAST VIEW OF REDMINSTER HOUSE. THE BUILDING DOES NOT BLOCK VIEWINGS FROM THE HOUSE AND DOES NOT IMPEDE ANY VIEWING FROM THE GARDEN.



SUMMER HOUSE

THE SUMMER HOUSE WILL HAVE A SWIMMING LANE AND LEISURE FACILITIES WHICH PROMOTE HEALTHY LIVING AND ADDRESS WHILE ALLOWING FOR A VIEW OF THURLSTONE, PENISTONE AND THE VIADUCT IN THE EAST OF REDMINSTER HOUSE. THE GREEN ROOF OF THE SUMMER HOUSE WILL PROMOTE ENVIRONMENTALLY SUSTAINABLE CONSTRUCTION ALONG WITH INTERTWINING BOTH MODERN CONSTRUCTION TECHNIQUES WITH AN 18TH CENTURY BUILDING TO REFLECT SIMILAR THEMES WITH CONTRASTING TIMES.



PREVIOUS OUTER BUILDING

AS THIS LAND REGISTRY SHOWS, FALLING IN THE BOUNDARIES OF REDMINSTER IS A FULLY SERVICED OUT BUILDING AREA. THE AREA HAS BEEN USED FOR STABLES AND OUTBUILDINGS WITH FULL SERVICES.



TREE PRESERVATION ORDER

THERE CURRENTLY IS A TREE SITUATED ON THE DRIVEWAY WHICH WE ARE PROPOSING. THE CURRENT HEALTH OF THE TREE IS DETERIORATING AND HAS NOT BEEN MAINTAINED IN SEVERAL YEARS. THE TREE CURRENTLY SITS BETWEEN NUMBER 27 MANCHESTER ROAD AND NUMBER 1 TENTER HILL, WHERE THERE ARE OVERHANGING BRANCHES THAT COULD POSSIBLY LEAD TO GUTTERING AND ROOF DAMAGE.

A SIMILAR TREE HAS BEEN REMOVED IN A NEIGHBOURING BUILD AT 27 MANCHESTER ROAD THIS TREE WAS REMOVED LATE 2019. THE REFERENCE FOR THIS IS THE APPLICATION 2019/0869, WHERE THE APPLICATION WAS GIVEN APPROVAL IN AUGUST OF 2019.

ON HEALTH AND SAFETY GROUNDS FOR BOTH PEDESTRIANS ON THE PUBLIC ROAD AND RESIDENTS OF NEIGHBOURING HOUSES WE FEAR FOR THE POTENTIAL RISK OF THE TREE COLLAPSING.

AS CAN BE SEEN IN THE PHOTO BELOW THE TREE IS BEGINNING TO GROW THROUGH AND AROUND A DRY-STONE WALL WHICH SITUATES ON THE BOUNDARY OF THE WALL ADJACENT TO TENTER HILL. THIS DRY STONE WALL IS OF VERY LITTLE STRUCTURAL STRENGTH AND WE FEAR THE ADDITIONAL WEIGHT AND STRESS ON THE WALL WILL CAUSE BOTH THE WALL AND TREE TO FALL.



ADDITIONAL PHOTOS

