



# REDMINSTER HOUSE THURLSTONE

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## HERITAGE STATEMENT

BMBC,  
REDMINSTER HOUSE, THURLSTONE

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

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# Heritage Statement

Company – 3C UK Group

Site Location – Redminster House, Thurlstone, S36 9RH

Date – 13<sup>th</sup> October 2020

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## INTRODUCTION

RECENTLY THE SITE OF REDMINSTER HOUSE IN THURLSTONE HAS BEEN PURCHASED BY OUR CLIENT. THIS BUILDING IS A GRADE TWO LISTED 18<sup>TH</sup> 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. 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 18<sup>TH</sup> 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 STONEMWORK AND INFRASTRUCTURE BUILT IN THE 18<sup>TH</sup> CENTURY. WITH OUR AIM BEING TO PRESERVE THIS, OUR WORK INCLUDES NO STRUCTURAL ALTERATION OR DEVELOPMENT OCCURRING TO THE HOME ITSELF. TO COMPLIMENT THE PROPOSED ALTERATIONS, WE ALSO PROPOSE SYMPATHETIC RESTORATION TO EXISTING FEATURES WHICH HAVE BEEN NEGLECTED OVER YEARS.

RESTORATION AREAS WILL INCLUDE REPLACEMENT OF UPVC GUTTERS, ISOLATED MORTAR REPLACEMENTS TO RESTORE ORIGINAL GRIT MIX MORTAR, STONE HEAD AND SILL REPAIRS AND ALSO FULL WINDOW APPRAISAL REPLACING WHERE REQUIRED LIKE FOR LIKE.

WE PROPOSE NO DEMOLITION TO THE HOME BUT RESTORATION OF ITS EXISTING FEATURES. THERE WILL BE NO DETRIMENTAL EFFECT ON THE 18<sup>TH</sup> CENTURY PART AS IT CURRENTLY STANDS. WE AIM TO IMPROVE ON THE DILAPIDATED EXTENSIONS OF YEARS GONE, BY ADDING A MORE PERMANENT AND COMPLIMENTARY PROPOSAL.



OTHER ASSETS SUCH AS THE GARAGE WILL BE TAKEN DOWN WHERE STRUCTURALLY UNSAFE AND REBUILT. THIS INCLUDES KEEPING THE EXISTING STONEMWORK AND WINDOW OPENING AND BUILDING UPON THIS TO REACH A SINGULAR SECOND FLOOR LEVEL WITH THE EXISTING HOME'S SECOND FLOOR. THE GARAGE IS CURRENTLY QUITE WORN AND REPOINTING OR STRUCTURALLY SUPPORTING IS CURRENTLY A PRIORITY TO PRESERVE THE BUILDING ITSELF.



## 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 18<sup>TH</sup> CENTURY HOME, CURRENTLY SHOWCASES A LARGE, AGED BUILDING BUILT FROM STONEMWORK 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 INCLUDES REUSING STONEMWORK FROM THE GARAGE TO ERECT AND MAKE STRUCTURALLY SAFE THE GARAGE WITH SIMILAR STONE IN ADDITION TO THE EXISTING. THIS CONTINUES THE THEME OF STONEMWORK AS AN EXTERNAL AESTHETIC AND RE USES THE EXISTING BUILD BY ADDING STRENGTH THROUGH A COMPLETE RECONSTRUCTION OF THE WALLS.

SIMILARLY, BRICKWORK WILL BE USED WHERE THE CURRENT CONSERVATORY SITS, THIS BRICK WILL BE AGED/WORN. THIS MEANS THAT THE BRICK WILL HAVE A SIMILAR LOOK TO THE EXISTING STONEMWORK AS THAT STONEMWORK IS AGED/WORN AS WELL. THIS HELPS CREATE A CONSISTENT THEME OF AN AGED BUILDING, THEREFORE MAINTAINING THE AESTHETIC OF AN AGED BUILDING FROM THE 18<sup>TH</sup> CENTURY.

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 DEVELOPMENTS MADE WILL BE A SECOND STOREY EXTENSION TO THE CURRENT FOOTPRINT OF THE TWO OUTER BUILDING TO MAKE A CONTINUOUS FLOOR PLAN ON THE SECOND FLOOR. THIS TAKES THE TWO-OUTER BUILDING FROM ONE STOREY TO TWO STOREYS TO BRIDGE THE SECOND FLOOR TO THE EXTERNAL BUILDINGS.

THE STONEMWORK ON BOTH THE HOUSE AND GARAGE WILL BE REPOINTED TO RESTORE THE HOME STRUCTURALLY AND AESTHETICALLY. BY DOING THIS THE BUILDING AND THE GARAGE BECOME VERY SIMILAR AESTHETICALLY AS THEY BOTH CONSIST OF STONE BUILDINGS WITH NEWLY POINTED STONEMWORK. CONTINUITY THROUGHOUT THE ENTIRE BUILD HELPS TO PRESERVE THE 18<sup>TH</sup> CENTURY VISUALS AND STONEMWORK WHICH SHOWCASES OLD ARCHITECTURE IN THE MODERN DAY.

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 GUTTERING, HELPS TO ACHIEVE THIS VISUAL. THESE FEATURES ARE BEING ADDED TO INCREASE THE FUNCTION OF THE BUILDINGS MULTIPLE SYSTEMS AS WELL AS DEVELOPING THE SITE INTO A MORE MODERN DESIGN.

## IMPACT

THE MAIN IMPACT WILL BE THE INCREASE IN STOREYS AFFECTING THE STONework. IN ORDER TO RAISE THE HEIGHT OF THE OUTER BUILDINGS THE STONework WILL HAVE TO BE COVERED BY THE PROPOSED BRICKWORK. ALSO, TO GAIN ACCESS TO THESE PROPOSED BUILDINGS A DOORWAY WILL HAVE TO BE CONSTRUCTED IN THE EXISTING HOMES STONework.

AESTHETICALLY THE PROPOSED BUILDINGS WILL BE CONSTRUCTED FROM BOTH SIMILAR YORKSHIRE STONE AS THE EXISTING BUILDING AND RUSTIC BRICKWORK. THE STONE IS USED IN ORDER TO CONTINUE THE STONework THAT IS EXISTING.

## MITIGATION

TO MITIGATE ANY IMPACT ON THE AESTHETIC OF THE HOME ANY EXTERNAL STONework WILL BE INTERNAL TO THE PROPOSAL. THIS WILL PREVENT ANY AESTHETIC IMPACT ON THE BUILDING ITSELF AS THE CHANGES WILL NOT BE VISIBLE FROM THE EXTERIOR. THEREFORE, THE DOORWAY TO THE PROPOSED SECOND FLOOR WILL PENETRATE THE EXTERNAL WALL OF THE EXISTING HOME.

REDUCING THE IMPACT OF THE PROPOSED MATERIALS IS OF HIGH IMPORTANCE. WE AIM TO MATCH THE MATERIALS VERY CLOSELY TO THE EXISTING STONework TO HELP BRING CONTINUITY BETWEEN THE HOME AND THE OUTER BUILDINGS. THE PROPOSED BRICKWORK IS TO BE RUSTIC/WORN IN AESTHETICS TO AID THE LIKENESS OF EACH MATERIAL.

# REDMINSTER HOUSE DESIGN

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## GARAGE VIEW

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ENTRANCE VIEW



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FRONTAL VIEW



BRICK FEATURE VIEW

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DOOR FEATURE 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.