

# South Wing Bolton Hall

## Design, Access and Heritage Statement



Project Address: Bolton Hall

Job no:1352

**Doonan Architects**

16 Hallstile Bank, Hexham, Northumberland, NE46 3PQ | 01434 601020 | [mail@doonanarchitects.co.uk](mailto:mail@doonanarchitects.co.uk)

## Contents

Introduction.....	3
Listed building statement .....	9
Design & Access Statement .....	25
Planning history.....	27
Planning Policy Considerations.....	27

## Introduction

---

Bolton Hall is a two storey country house in the parish of Edlingham, 7km west of Alnwick. The buildings construction is of close-joined squared stone with ashlar dressings, with a graduated Lakeland slate roof.

The hall's construction consists of four sections; the Main Block, north-west wing; south wing and stair wing.

The hall was split into two in 1982 to provide two four bedroomed houses (north and south wing). Our client owns the south portion of the hall which consists of the south wing, stair wing and a portion of the main block.

Doonan Architects were appointed to:

- improve the layout of the house to provide a living space suitable for modern family living requirements
- improve the relationship of the house with the garden
- provide for a home office and ground floor shower room

### **Proposals:**

The proposed alterations to the existing property are as follows:

#### **Existing House Alterations**

- New external double leaf painted timber doors to north east elevation. Including double glazing to upper section of doors and timber panel below.
- New stud partition wall and door to create WC in existing hall.
- Creation of pantry in existing WC, removing all sanitary ware and boiler.
- Boiler moved from existing WC to new utility and bootroom located in existing kitchen.
- New window and door to utility and bootroom. Locations and proportions improved compared with existing C20 window and door. Window to be double glazed sliding sash. Door to be half glazed with timber panel below. New stone cills and lintels to openings.
- Creation of new kitchen in existing dining room. Fixed units along south east elevation, new door added to alcove.
- New opening created in south west wall of new kitchen and dining room in the location of the existing window to connect through to new extension.
- New solar panels installed on 'internal' roof pitches of main house so there is no visual impact upon the existing building.
- New RWPs on north east and south east elevations to improve existing roof drainage. New rainwater pipes to be painted cast iron.

#### **Outbuilding**

- Roof re-roofed in existing slates, shortfall made up with salvaged second hand slates to match existing. Ceiling opened up to rafter level with new insulation and plasterboard. Existing trusses left exposed internally.
- Creation of 4no. new slot windows in south west elevation of outbuilding to allow extra light in with minimal visual impact externally. 3no. in new studio and 1no. in new shower room. New windows to be painted timber with double glazed units. New stone lintels and cills externally.
- Installation of 3no. new conservation rooflights to south elevation roof pitch.

- Creation of studio space in existing store. Installation of wall linings to improve thermal performance.
- Creation of shower room in existing store. Installation of wall linings to improve thermal performance.
- Installation of vent tile above shower room to allow for extract.
- New door opening created in south eastern elevation to connect through to new extension. 2no. steps created in opening to resolve ground floor level change.
- New air source heat pump on south western elevation. Located for minimal visual and noise impact.

### **Extension and Links**

- Creation of new Garden Room and Glazed Links.
- Low stone walls to north end, to match existing dressed stone work but in thinner courses to show subtle contrast to existing.
- Aluminium framed double glazing up to eaves height on all elevations with sliding doors to the south east and south west elevations.
- Aluminium full height double glazing to all elevations of the glazed links with 2no. hinged external doors installed in the link to the outbuilding.
- Garden Room roof to be pitched roof with central section cut out to create space for a large double glazed rooflight. Roof to be finished in slates to match existing house with mitred hip detail.
- 'Flat' roofs to glazed links with zinc finish.
- Structural steel frame exposed internally and externally.
- External aluminium box gutters to be set on external steel columns which are set way from the external walls. Guttering to run around all elevations of garden room and glazed links.
- All new drainage downpipes to be aluminium to match new external guttering.

### **External Works**

- Oil tank relocated outside of garden.
- New stone walling to create gardens and patio areas to the south of the new extension. With stone steps to resolve level change.
- Creation of courtyard garden with new paving and planting. New timber gate installed between existing wall and outbuilding.
- New paving in front of principle elevation with flower beds cut out and new patio area.
- New area of gravel and edging to complete vehicle parking and turning area.



**Photographs of the site**



The main approach to Bolton Hall from the east, note the north hall adjoining to the right



The south wing



View from the south west



West elevation





-

The outbuildings



The outbuildings and north elevation



The outbuilding west elevation



## Listed Building Statement

---

### Listing description for Bolton Hall:

#### **HEDGELEY BOLTON NU 11 SW 9/223 Bolton Hall 31.12.69 GV II**

Small country house, now divided into 2 dwellings. North-east range late C17, refenestrated and stair wing added in mid-C18; south block (replacing earlier structure) and north-west range early C19, probably by John Dobson. C17/18 parts squared stone with cut dressings, south block squared tooled stone, north-west range squared stone with tooled-and-margined quoins and dressings. Welsh slate roofs except for blue Scottish slates on north-east range

South front 2 storeys, 5 bays, symmetrical. Plinth, sill and 1st floor bands, moulded eaves cornice. Central old half-glazed door flanked by panelled pilasters carrying open-pedimented hood; 4-pane sash windows. Hipped roof.

East elevation in 2 sections: Left bay with similar detail. Older right part 5 irregular bays; rusticated quoins at right end. At left C20 glazed double doors in open-pedimented classical doorcase moved from centre bay; at right end a half-glazed door with radial overlight. 4-pane sash windows in inserted architraves. Coped right gable on moulded kneelers; 4 tall stepped-and-corniced stacks, to ridge and right end.

West elevation has 3-storey 2-bay central stair wing, with round-arched stair window and trompe l'oeil windows beneath eaves; early C19 lower left part with boarded door and 10-pane overlight in re-set moulded surround with lintel B inscribed W M (William & Mary Brown) 1689. 12- and 16-pane sash windows.

Interior: South part has sitting room with c18 moulded stone fireplace, and enriched modillion cornice. Two high rooms with moulded cornices in south block; (the south door does not relate to any internal feature). Dogleg stair with stick balusters, ramped handrail and carved tread ends; stair window has panelled surround and pilasters. Greek key frieze at 1st floor level, dentil cornice. Upper part of stair re-set as straight stair to 1st floor south block; stairhead screen on half columns.

North part: Dining room has chamfered segmental-arched fireplace and panelled dado. Fielded-panel doors, shutters, some panelling and old grates. Segmental vaulted cellars with arched brick wine bins.

Reference to Dobson's involvement, Newcastle Journal 16 Jan. 1865.

Listing NGR: NU1049513660

#### **HEDGELEY BOLTON NU 11 SW 9/224 Outbuilding to west of Bolton Hall GV II**

Outbuilding dated 1734, altered in early C19. Squared stone with cut dressings, some tooled-and-margined; Welsh slate roof with grey brick stack. East elevation 1 storey, 4 irregular bays; 3 boarded doors in chamfered alternating-block surrounds, that to left with dated lintel, and window in stone surround; all openings heightened in C19. On far right boarded double doors under timber lintel. Coped gable ends; stepped stack with cogged frieze on ridge.

*Included for group value.*

*Listing NGR: NU1047913658*

### **HEDGELEY BOLTON NU 11 SW 9/225 Attached garden wall to north-east of Bolton Hall GV II**

*Garden wall, probably mid-C18. Brick in irregular English Garden Wall Bond, outer face coursed rubble; cut stone dressings. Short wall linking to north- east corner of Bolton Hall (q.v.) with boarded door in stone surround, returns eastward to join altered stable block.*

*Included for group value.*

*Stable block and later outbuildings to rear of wall are not of special interest.*

*Listing NGR: NU1049713681*

### **Historical context**

'Bolton Hall an Historic Building Assessment' by Peter Ryder accompanies this application.

Bolton is an ancient Northumbrian village. An early record is of the establishment of a Leper hospital, founded by Robert de Ros, Baron of Wark, before 1225 which supported a master and three chaplains, thirteen lepers, and other lay-brethren, dedicated to St. Thomas the Martyr. Bolton Leper hospital later became a small monastery in the 14<sup>th</sup> Century, now a Scheduled Ancient Monument.

de Ros richly endowed the hospital with the villa, lordship, impropriation, and advowson of Bolton, and a waste of 140 acres; a corn-mill and a tenement at Mindrum; lands at Paston, and at Kilham. He also gave it the lands, buildings, estates, and other wealth from around the country.

The master, chaplains, and brethren of the hospital, were to keep a good table, dress neatly, and provide themselves with proper necessaries and conveniences out of their annual revenues, and apply the remainder to the relief of the poor, and helpless strangers. At the Dissolution of the Monasteries between 1536 and 1541, it came, with the manor and villa, into the possession of the Collingwoods of Eslington.

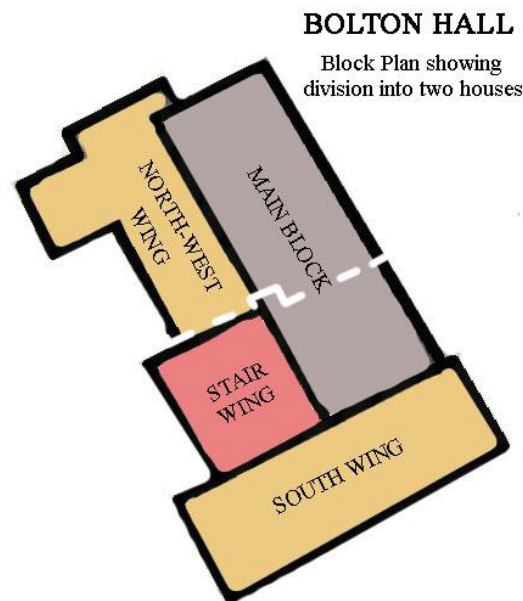
Bolton Hall, then known as Bolton House, is said to have been at one time a dower house for Shawdon Hall. In 1697 the Manor of Bolton was sold by John Gascoigne to William Brown of Ewart, who in 1702 was High Sheriff of Northumberland; and of Brown's Grandson Nicholas Brown, high sheriff of Northumberland, 1748; and afterwards of his son-in-law, Matthew Forster a younger branch of the house of Etherstone, and who was high sheriff of Northumberland in 1765. Bolton came next into the possession of the co-heiress of his late widow, Mrs. Forster, daughter of Nicholas Brown, Esq. above-mentioned who sold the house to a William Burrell, in 1904 a Captain W M Burrell was the owner of the house.

Before the battle of Flodden, Sir Thomas Howard, Earl of Surrey, was at this village, on Monday, 5 September 1513; where all the noblemen and gentlemen met him with their retinues, to the number of 26,000 men.

The population of the 'township' of Bolton is given in an 1827/8 gazetteer as 115 in 1801; 130 in 1811; and 144 people in 1821, divided into 27 families living in 27 houses. The annual value of the township is specified as £1,707.[2] In 1951 the civil parish had a population of 79. On 1 April 1955 the civil parish was merged into Hedgeley.



The 2011 census shows a population of Hedgeley to be 363 over 203 households with the largest proportion of residents working in agriculture, forestry or fishery (16.1%), followed by wholesale, retail trade; motor vehicles (15.6%).



Extract from Peter Ryder's report showing the separate parts of the building massing and age

### **Assessment of significance:**

The main points of significance in the building are;

- External appearance of the main house block, its form and architectural detailing
- External appearance of the south block, a John Dobson addition (19<sup>th</sup> Century)
- Internal features including architectural features, fireplaces, cornicing, and stair case
- Original windows, shutters and internal doors
- Outbuilding and garden wall are separately listed primarily for their group value
- Setting within the wider context of the hamlet of Bolton and its historic past

### **Design approach - minimising potential harm:**

- Analysis of the existing building fabric and history to gain an understanding of the building and its setting
- Minimal alteration and potential loss to historic building fabric, particularly that of high significance
- Ensuring the proposals will not cause any 'substantial harm' to the building as defined by the NPPF
- Alterations to building fabric are primarily in areas which have modern additions and alterations or where there is a defect in construction
- The character, legibility and integrity of the building will be maintained
- Light touch design approach on the existing building fabric, which is reversible and legible

## **Extension Design:**

### **Massing, scale and proportion in relation to the existing building**

The garden room is located to the west of the principle elevation, is visually separated with the flat roofed links and hipped roof, and is set back from the line of the south facade to retain the symmetry and imposing south elevation. In order to minimize impact on the existing house the extension has been designed to be clearly subservient in scale to the existing building. The extension is read against the scale of the existing buildings, both the south wing and the outbuilding behind. The flat roof links to the existing buildings to both the main house and outbuildings address the change in scale in the buildings the extension adjoins to. The flat roof link to the south wing ensures the string course at first floor level is retained and legible returning around the corner to the south wing block. The eaves of the single storey extension is set at the height of the window lintels at ground floor level, ensuring it is read in proportion to the existing south facade. The hipped roof with flat rooflight reduces the massing away from the house. The proposed massing ensures the scale and proportion of the proposals ties through and sits comfortably next to the existing buildings and landscape, whilst ensuring it is subservient in scale and form.

### **Light touch and reversible proposals**

The structure will include exposed structural columns ensuring the new construction is legible as a contemporary addition and structurally independent minimising impact on the existing fabric. The new structure has a light touch against the existing south wing and outbuilding with the flat roof, flashing and full height window frames.

### **Appearance, materiality and visual impact**

The materials proposed for the extension at ground floor level are coursed stone walling and slate roof to match the existing hall, and aluminium glazed window and door units.

The links to the house and outbuildings will be fully glazed to ensure legibility and opacity.

The stepped roofline and elevation minimise impact on the main house block and setting of the building within the landscape. The detailing is contemporary and has little elaboration similar to the south wing. The horizontal gutter detail references the string courses to the south wing.

**Main house internal alterations - Impact assessment of proposed alterations to existing fabric****1. Proposed Works: Relocation of existing kitchen to dining room****Photographs**

Existing dining room / proposed kitchen.

**Impact assessment/justification**

The proposed kitchen layout includes a length of units which will run along the south wall. Existing architraves will be left in place and kitchen units scribed around. New services to be run in the floor void beneath the existing timber boards. Boards lifted for access and reinstated following the works. The existing fireplace, door opening and blocked door opening with architrave surround will be retained with a new door installed to match the adjacent.

- 2 Move the downstairs wc to the existing back hall area, and create a pantry in the current wc location.**

**Photographs**



Existing wc / proposed pantry located under the stair case



Existing wc with laundry and boiler, all to be removed and new shelving installed for the pantry.





Existing hallway/ proposed location of new wc.

#### **Impact assessment/justification**

Access to the existing wc is down steps and has very restricted head room meaning it is impractical. The proposals move the wc to the existing hallway providing an accessible wc. The existing wc will be used as a pantry. The new stud wall and door will have minimal impact on the existing fabric, the cornice will be match molded and continued around. A channel will be cut through the kitchen floor for the new soil pipe and repaired following the works.

### **3 Create a laundry, utility and boot room area in the existing kitchen area.**

#### **Photographs**





Existing kitchen / proposed bootroom/ utility

**Impact assessment/justification**

The existing kitchen is modern and has no historic significance. The existing arched inset feature in the wall will be retained. The replacement cabinets will have no impact on the building fabric.

It is proposed to move the boiler to the new utility room with a new balanced flue passing through the new masonry of the altered window opening. Heating pipe work will be routed through the existing boxing above the door to pick up the existing pipework in the current boiler location.



- 4 Improve the existing kitchen wall externally where more modern openings have been formed and are poor quality.**

**Photographs**



Existing west elevation modern openings



	<p><b>Impact assessment/justification</b></p> <p>The existing window and door are modern, the proposal is to change the fenestration by proportioning the window opening to match the design of the adjacent openings. The two over two timber sash window will be finished with dressed stone cills and lintels to match the existing. A timber door will replace the existing glazed unit. These proposals will remove poor quality modern fabric and alterations to the building and enhance the property.</p>
<p><b>5</b></p>	<p><b>New front door to replace existing modern door</b></p> <p><b>Photographs</b></p> <div style="display: flex; justify-content: space-around;">   </div> <p>Existing front door to the east elevation.</p> <p><b>Impact assessment/justification</b></p> <p>The existing front door is a modern two leaf glazed door and poor quality, not in keeping with the other timber windows and doors to the property. The proposals replace the existing doors with 2 leaf new painted timber doors with solid timber panel to the height of the adjacent string course and double glazed units above. The proposals will enhance the listed building.</p>
<p><b>6</b></p>	<p><b>New opening in existing dining room wall to provide access to the garden room</b></p> <p><b>Photographs</b></p>



West elevation with window to be removed and opening altered to form opening to the garden room.



Existing window to be altered to the right, and south facing window to the left.

#### **Impact assessment/justification**

The proposals remove the existing sash window, and widen the opening to form access to the new garden room. The new opening retains the lintel height and symmetry and proportion of the opening within the room and on the elevation. Whilst there will be some loss in historic fabric this is kept to a minimum and the utilization of an existing opening minimizes disturbance. The proposed garden room is located to the side and set back from the principle elevation to ensure this is retained and the extension is subservient.



**Outbuilding conversion - Impact assessment of proposed alterations to existing fabric**

- 7 Refurbishment of the outbuilding to provide accommodation for a home office workspace with shower room facilities.

**Photographs**



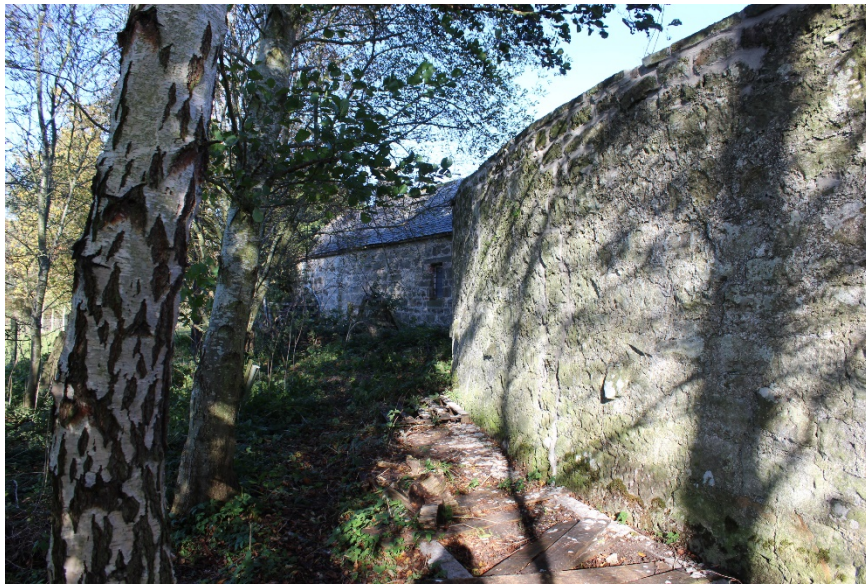
East elevation



The east elevation of the outbuildings looking south



The outbuilding west elevation



West elevation and garden wall





Existing store room with stone shelving which will have a section removed to form an opening for access, but the remainder of the shelving and stone bowl retained.



Store room to the south end with damage from water penetration.



North wall, proposed studio with blocked fireplace and concrete floor.



South wall of the proposed studio with existing modern opening formed in the internal wall.

#### **Impact assessment/justification**

The existing outbuilding is used for storage, the proposals to bring the outbuilding in to use as part of the dwelling will ensure its repair and long term future. The proposals provide a studio/ office for home working along with a wc.


The existing store room with shelving is retained. The proposals retain the external appearance and separating walls.

The internal insulated linings to the walls and roof will bring the building up to building regulations thermal standards.

The existing concrete floors to the new studio space will be replaced with a new insulated concrete floor, and the stone flagged floors to the existing smaller store will be replaced with an insulated concrete floor.

The roof will be reslated using the existing slates and include the installation of conservation rooflights. Existing trusses will be retained and new insulated plaster board



	<p>installed beneath the rafters. Existing windows and doors will be retained. The sensitive conversion of the outbuilding will retain the significant features while bringing it up to modern living and building regulation standards and integrating the space in to the house.</p>
<b>8</b>	<p><b>New openings in west elevation</b></p>
	<p><b>Photographs</b></p>  <p>West elevation of the outbuilding and garden wall in the foreground.</p>
	<p><b>Impact assessment/justification</b></p> <p>New slot window openings are proposed to the west elevation. These are designed to improve the outlook (the existing east facing window looks on to the adjacent property) and day lighting but retain the solidity of the elevation having minimal impact on the existing elevation.</p>
<b>9</b>	<p><b>New opening in external south wall to provide access to new garden room extension</b></p>
	<p><b>Photographs</b></p>  <p>Existing south elevation of the outbuilding.</p>

**Impact assessment/justification**

The proposals form an opening in the existing south elevation of the outbuilding to provide access to the new extension and link the outbuilding to the house. During the design process a link connecting to the existing east elevation doorway was explored but deemed unsuitable due to the impact of the roof on the existing outbuilding eaves and door lintel. The proposals will result in the loss of a small amount of fabric, but this is considered to be minimal and will not cause significant harm to the outbuilding.

## Design & Access Statement

---

### Use

The existing use of the house is residential, this proposal does not change the use of the building.

### Amount

The existing building floor area is 490 meters square.

The proposed additional floor area is 42 meters square

The floor area and size of the proposals are in proportion with the existing building and site. The proposals have been determined by the existing building, historical fabric and the changes required.

### Layout

The proposals change the layout of the building by improving the internal living arrangements.

The new relocated kitchen and dining room becomes the nucleus for the house with the new garden room linking to the house via a glazed link from here. The existing wc is moved to a more practical and accessible location. The existing wc becomes a pantry. The existing kitchen is to be used as a utility room and bootroom with the boiler relocated.

A new home office and shower room connects to the garden room via a second glazed link and is housed within the existing outbuildings.

### Scale

In order to minimize impact on the existing house the extension has been designed to be clearly subservient in scale to the existing building, which is imposing in its height and solid form.

The extension is read against the scale of the existing house. The extension steps in height from the links to the garden room. The eaves of the single storey element is set just above the window lintels at ground floor level. The stepped ridge height and eaves enables reduces the massing away from the house as the extension meets the larger garden beyond. The proposed massing ensures the scale and proportion of the proposals ties through and sits comfortably next to the existing building and landscape, whilst ensuring it is subservient in scale.

### Appearance

The materials proposed for the extension at ground floor level are stone and slate to match the exiting with aluminium frame glazing.

**Access**

The primary access to the house is retained at the front door. The access to the converted outbuilding is provided via the garden room extension. The garden room significantly improves the house's relationship and access to the garden.

## Planning history

---

Reference number	Description	Decision
A/82/A/352	Alteration of hall from one dwelling to two (listed building consent)	Application Permitted
A/82/A/285	Division of dwelling into 2 dwellings	Application Permitted
A/82/A/284	2 no bungalows	Application Permitted

## Planning Policy Considerations

---

### Development Plan Policy

Alnwick LDF Core Strategy

- S15 Protecting the built and historic environment
- S16 General design principles
- S11 Locating development to maximise accessibility and minimise impact from travel
- S12 Protecting and enhancing biodiversity and geodiversity

Alnwick District Wide Local Plan

- BE2 Archaeological important sites
- BE3 Listed Buildings
- BE6 Conservation Area
- BE8 Design in new residential developments and extensions (and Appendix A and B)  
APPENDIX B Extensions to existing dwellings

### National Planning Policy

*National Planning Policy Framework (NPPF) (2019)*

*National Planning Practice Guidance (2014, as updated)*

### Other Documents/ strategies

*Northumberland Local Plan*

- HOU 9 - Residential development management
- QOP 1 - Design principles (Strategic Policy)
- QOP 2 – Good Design and Amenity
- ENV7 Historic environment and heritage assets
- STP 2 Presumption in favour of sustainable development
- STP 3 Principles of sustainable development (Strategic Policy)
- ENV 9 Conservation Areas
- ENV 2 Biodiversity and geodiversity

### Issues for consideration

- Principle of the development
- Design and impact on the Listed Building
- Impact on residential amenity

## **Assessment of proposal**

### **Principle of the development**

The application proposes works that are domestic in nature within residential curtilage. The application site lies within the existing settlement of Bolton, The proposal is considered in accordance with Alnwick LDF Core Strategy S15, Northumberland Local Plan (Draft Plan) Policies STP 2 AND STP 3.

### **Design and impact on the Listed Building**

The main issue for consideration in the determination of this application falls on whether the proposed development would safeguard and enhance the character and special architectural and historic interest of the Grade II listed building.

The proposal seeks to add an extension to Bolton Hall, with the main hall being constructed at an earlier date to the 19thC addition by Dobson to which the proposal would attach. It is considered that the proposals would not have a detrimental effect upon the character or appearance of the property or the surrounding area. The extension is considered to be proportionate to the overall scale of the property and the design would be in keeping with the existing building and those around it.

It is considered that the proposed design, scale, mass and form of the proposed extension would respect the character and appearance of the existing building. The extension would appear subordinate to the existing dwellinghouse. All of the proposed works are shown as being constructed in materials that would be sympathetic to the existing building. It is considered that the proposed extension is of an appropriate design in relation to the host property.

It is considered that the proposed extension would not undermine or detract from the buildings position, heritage value, significance or contribution to the setting of the area or of the listed building. The proposal would therefore be in accordance with Alnwick Core Strategy Policies S15 and S16, Alnwick District Local Plan Policies BE3, BE6, BE8/Appendix B, Northumberland Local Plan (Draft Plan Policies QOP 1, ENV 7 and ENV 9 and the aims of the NPPF.

### **Impact upon residential amenity**

There would be little adverse impact upon the amenity of the adjoining properties as a result of the proposed works. The position, size and orientation of the property, alongside the scale and form of the extension, means there are not considered to be any significant issues regarding overshadowing, overbearing impact, loss of light, outlook or privacy as a result of the proposed works. It is considered therefore that the proposal is in accordance with Alnwick District Local Plan Policy BE8 and Appendix B, Northumberland Local Plan (Draft Plan) Policy QOP 2 and the aims of the NPPF.

### **Summary**

Doonan Architects believe that this proposed design approach is sympathetic to the listed building. The proposal provides our clients with an improved relationship between the house



and the garden, improves the internal layout for modern purposes and respects the historical fabric of the property.