

Conversion of  
**Carrycoats Coach House**  
to Dwelling House  
2033



HERITAGE STATEMENT

November 2021

## HERITAGE STATEMENT : CARRYCOATS COACH HOUSE

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# HERITAGE STATEMENT : CARRYCOATS COACH HOUSE

## 1. Context

This Heritage Statement has been prepared to support an application for Listed Building Consent and planning permission to convert a redundant former stable, carriage house and groom's cottage into a dwelling house. This building is now referred to as The Coach House, and it dates from around 1830. It is Grade II listed separately from the nearby Hall, walls, gate piers and belvedere retaining wall, (see maps with listing information Section 2).

The Coach House, (see drawings 2033 L1 – L7 and photographs in Appendix 1), was probably constructed at the same time or immediately after the latest remodelling of the Hall, and was well-built, sharing some of the same detailing including the very pronounced kneeler stones, copings and welsh slate roofs. Having formerly been in residential use, the building has been largely redundant for many years and its condition is deteriorating rapidly with cracking on the east and west walls, severely erode mortar, rotten carriage doors, and widespread woodworm infestation (see photographs in Appendix 1 and Structural Inspection Report in the Design & Access Statement).

The existing building has many door and window openings as well as two fireplaces and chimneys, and can be converted into full residential use with a few relatively minor changes to either the external appearance, or to the internal layout (see drawings 2033 L11 – L17). This application provides an opportunity to sympathetically alter and repair historic fabric, and safeguard the heritage asset by putting the property back into full time use as a separate, sustainable dwelling house. The associated repairs will also improve the context of the nearby Grade II listed Carrycoats Hall whilst creating a high quality environment in which to live.

## 2. Extract from the Statutory Register

### CARRYCOATS HALL

Heritage Category:Listed Building Grade:II

List Entry Number:1155082

Date first listed:05-Sep-1985

Statutory Address:CARRYCOATS HALL

District:Northumberland (Unitary Authority)

Parish:Birtley

National Grid Reference:NY 92422 79960

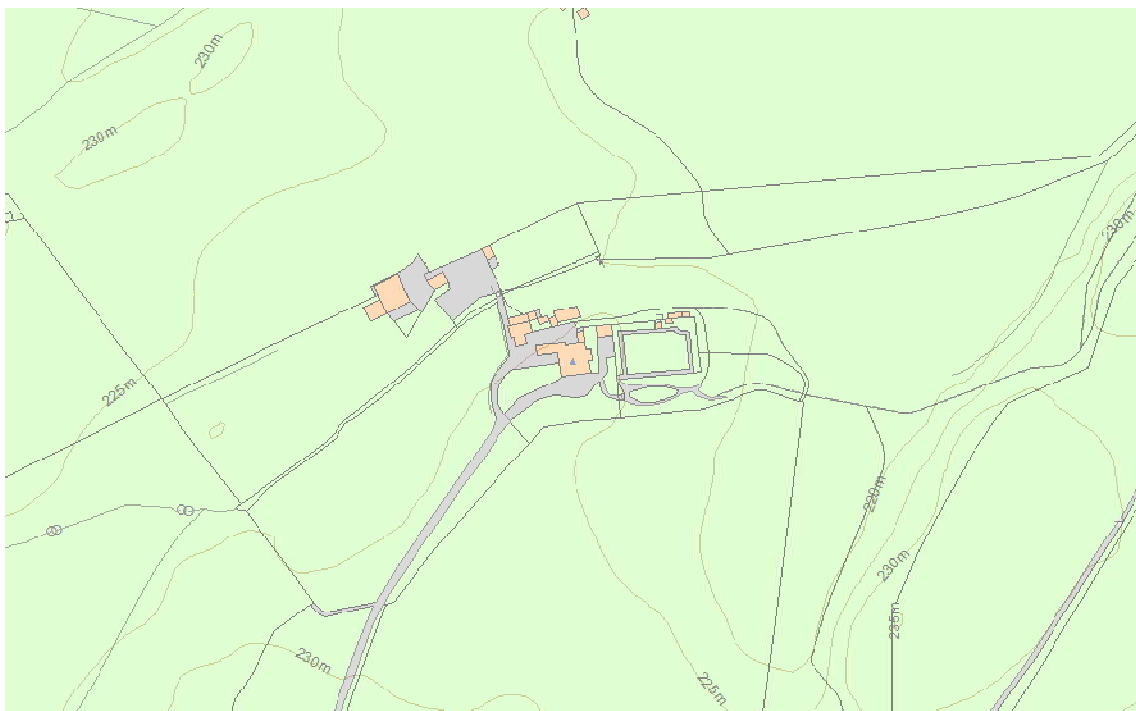
NY 97 NW BIRTLEY CARRYCOATS

10/18 Carrycoats Hall GV II

House. C16/C17, early C18 and 1830's. Oldest parts are random rubble, the rest ashlar. Welsh slate roofs. 2 storeys. 3-bay front of 1830's with rusticated quoins. Gabled and recessed centre bay has 6-panelled door with overlight in possibly re-used C18 architrave. Moulded continuous cornice above and panel with crest of Shafto family. Narrow flanking windows in architraves. Outer bays have shallow square bay windows with 2-light windows in architraves. 12-pane sash to each light. First floor has 12-pane sashes with cornice and architrave. 2-light window above door. Similar decoration on returns but rear bay has C18 masonry and the remains of ground and 1st floor sill bands.

Older building incorporated in house to rear, possibly a bastle house, has walls c3ft. to 3ft.6 inches. Also further C17 and C18 masonry. Various windows C18 and early C19. Gabled roof with ridged coping,kneelers, ball finials and stone corniced ridge stacks.

Interior has early C18 staircase with broad handrail and turned balusters. 2-panelled and 6-panelled doors and several early C19 fireplaces.



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## GARDEN WALL EAST OF CARRYCOATS HALL

Heritage Category:Listed Building Grade:II List Entry Number:1370468

Date first listed:05-Sep-1985

Statutory Address:GARDEN WALL EAST OF CARRYCOATS HALL

District:Northumberland (Unitary Authority)

Parish:Birtley

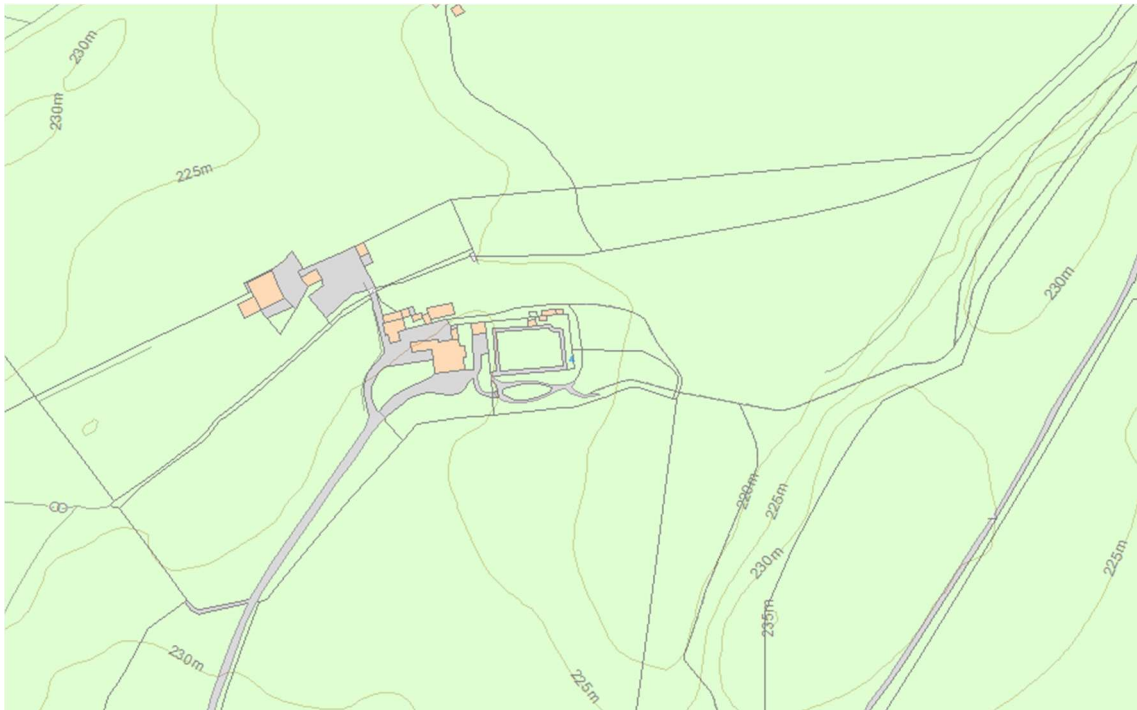
National Grid Reference:NY 92488 79960

NY 97 NW BIRTLEY CARRYCOATS

10/20 Garden wall east of Carrycoats Hall

GV II

Garden wall. C18. Random rubble and brick. Round 2 sides of garden. c12 ft. high, but ramped to lower section on east side. Flat coping. South face lined with brick in English garden wall bond and pierced by plank door with brick segmental-arched doorway. Lower east wall is brick only.



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### **GARDEN WALL AND GATE PIERS SOUTH-WEST OF CARRYCOATS HALL**

Heritage Category:Listed Building Grade:II List Entry Number:1155100

Date first listed:05-Sep-1985

Statutory Address:GARDEN WALL AND GATE PIERS SOUTH-WEST OF CARRYCOATS HALL

District:Northumberland (Unitary Authority)

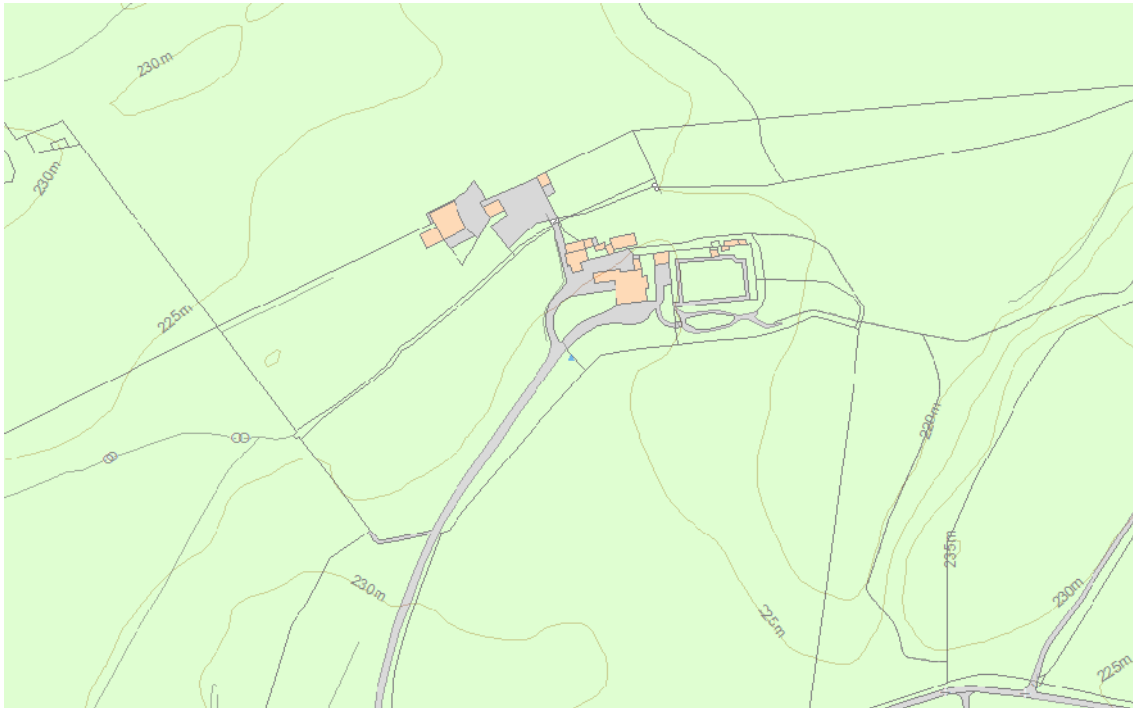
Parish:Birtley

National Grid Reference:NY 92392 79924

NY 97 NW BIRTLEY CARRYCOATS

10/21 Garden wall and gate piers south-west of Carrycoats Hall GV II

Garden wall and gate piers. Early C19. Dressed stone. c5 ft. high with flat coping. Ends on left with quadrant walls leading to square gate piers with shallow pyramidal caps.



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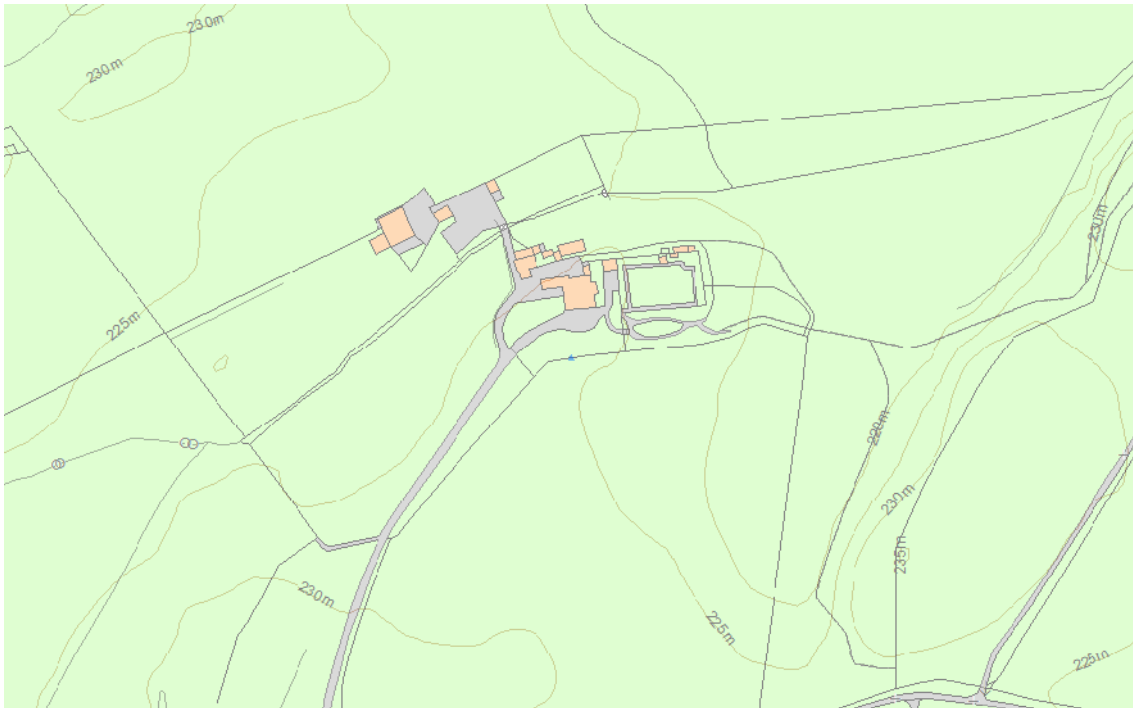
### **BELVEDERE RETAINING WALL C30 YARDS SOUTH AND EAST OF CARRYCOATS HALL**

Heritage Category:Listed Building Grade:II List Entry Number:1155089  
Date first listed:05-Sep-1985  
Statutory Address:BELVEDERE RETAINING WALL C30 YARDS SOUTH AND EAST OF  
CARRYCOATS HALL  
District:Northumberland (Unitary Authority)  
Parish:Birtley  
National Grid Reference:NY 92419 79927  
NY 97 NW BIRTLEY CARRYCOATS

10/19 Belvedere retaining wall c30 yards south and east of Carrycoats Hall GV II

Belvedere wall, acting as ha-ha wall on south. Early C19. Dressed stone with steeply-chamfered coping. Broken on east side by steps flanked by square piers with ball finials.

Included for group value.



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### STABLES AND GROOM'S COTTAGE C20 YARDS NORTH-WEST OF CARRYCOATS HALL

Heritage Category: Listed Building Grade: II                      List Entry Number:1155103  
Date first listed: 05-Sep-1985  
Statutory Address: STABLES AND GROOM'S COTTAGE C20 YARDS NORTH-WEST OF  
CARRYCOATS HALL  
District:Northumberland (Unitary Authority)  
Parish:Birtley  
National Grid Reference:NY 92393 79974  
NY 97 NW BIRTLEY CARRYCOATS

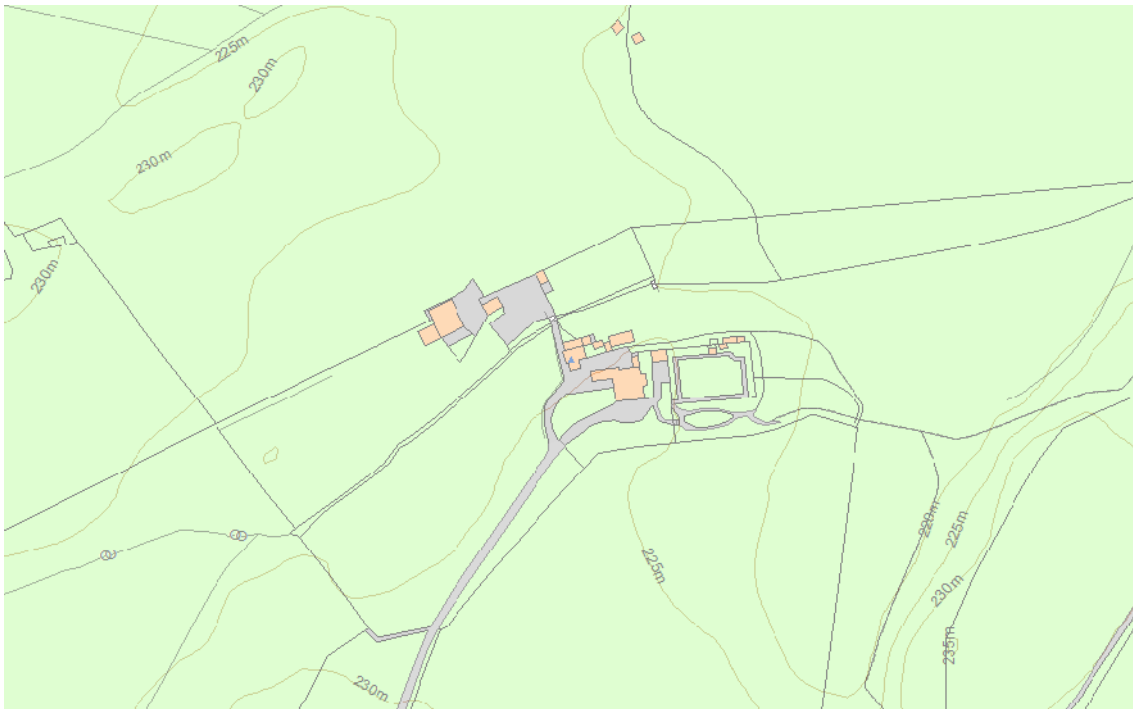
10/22 Stables and groom's cottage c20 yards north- west of Carrycoats Hall GV II

Stables with carriage house and groom's cottage. 1830's. Ashlar with Welsh slate roof. 2-storey carriage house with single-storey cottage to right and lean-to stables to rear. L-shaped. Projecting carriage house has double plank doors in segmental-arched chamfered surround. Pitching door with chamfered surround above. 12-pane sash with similar surround on right return.

2-bay cottage to right has plank door and 6-pane sash, both in similar surrounds.

Gabled roof with ridged coping and kneelers. Stone corniced end stacks.

Stables to rear have 2 stable doors and 2 windows with similar surrounds.

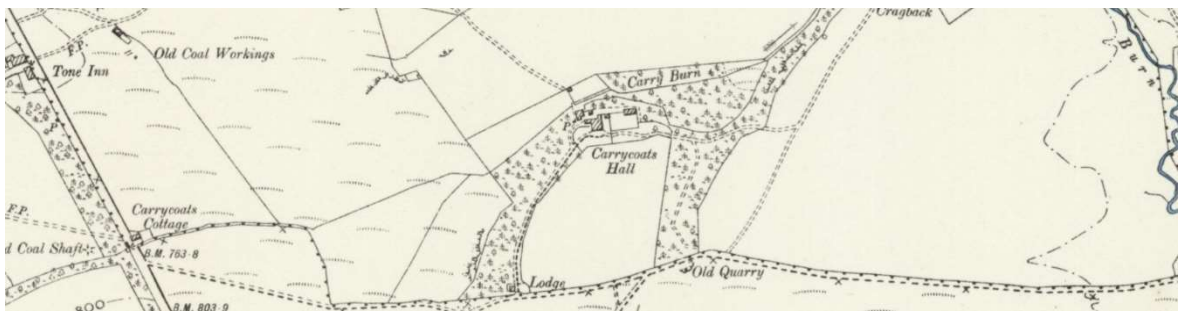




### 3. Planning History

The earliest reference to a stone house at 'Carre Cottés' occurs in the Great Border Survey of 1541 where it is described as a "bastel house in measurable good repacions" (*Burns at Carrycoats* ISBN 0903837 021). Parts of this building are evident in the oldest parts of the property to the northwest. This dwelling was extended in C18 and then remodelled in the 1830s with a large double-fronted extension to the south, a formal garden to the east, a ha-ha to the south and garden wall with gate piers to the west. The Coach House appears to have been constructed soon after the Hall to the northwest of the older part of the property where it was accessed through a rear door. It is not known for certain who was responsible for this reordering, though it is thought to be Charles Shafto as the family crest appears above the front door. A separate late C19 allotment garden was later constructed to the north and an early C20 pole barn garage to the northeast.

Apart from minor changes to the interior of the buildings they are currently as they were constructed, and the layout as shown on the 1888 – 1913 6" to 1 mile map below is unchanged.



Outline proposals were prepared to convert the Coach House into a separate dwelling early in 2021 and a pre-application planning enquiry (21/00324/PREAPP) was lodged with Northumberland County Council at the end of March 2021. Detailed comments were received back from the planning officer Marie Haworth on 2<sup>nd</sup> June 2021 and these have been used constructively to arrive at the current proposals.

#### **4. Heritage Asset and its significance**

The Coach House is currently as shown on drawings 2033 L1 – L7 and photographs (Appendix 1). These also demonstrate the relationship of the building to Carrycoats Hall.

The former Coach House lies approximately 8m to the northwest of the Hall, across a small tarmacadam drive way. It is of substantial construction with both visual and historic merit, and appears contemporary with, and was probably constructed during, or immediately after, the remodelling of the Hall in the 1830s. It shares some of the same detailing including the pronounced kneeler stones, copings and welsh slate roofs, (see photographs in Appendix 1). Its significance pertains to both the quality of the construction and aesthetic value as well as its historical function as a stable, carriage house and groom's cottage to serve the adjacent Hall.

The building comprises a projecting carriage house to the south with a Groom's Cottage behind to the west, a triple-bay stable to the east and a continuous loft below a steeply pitched roof (see drawings 2033 L1 – L7). A C19 lean-to agricultural building appears to have been added at a lower level to the north, recently used as a byre and hen house. A system of plywood agricultural feed storage hoppers were added to the loft during the 1960s. Little remains of the original stabling.

The Coach House is constructed in sandstone rubble with ashlar dressings to windows, doors, quoins, copings and two chimney stacks. Roofs are Welsh slate with glass lights and stone ridge tiles. Gutters are in cast iron, doors are timber plank painted green and the windows are vertical sashes painted off white.

The building is currently vacant and is deteriorating rapidly.

#### **5. Proposed Alterations**

The proposed alterations are shown on drawings 2033 L11 – L17. These are described as follows:

##### **EXTERNAL**

1. Add a small north facing timber window to the north lean-to, to match the existing adjacent.
2. Replace 8No. glass slates with small flush-fitted conservation pattern rooflights (Appendix 2).
3. Unblock a window opening at first floor and install a vertical sliding sash to match that on the east elevation.
4. Install a fixed double glazed screen to the former Coach House opening on the south elevation.

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5. Install an inward-opening double glazed casement to the first floor hayloft opening on the east elevation. Repair the current external plank door and re-hang to open outwards, to allow house martins to nest on window soffits.
6. Install an inward-opening double glazed casement to the first floor hayloft opening on the south elevation. Repair and fix the current external plank door adjacent to allow bats to have access to crevices and for house martins to nest on window soffits.
7. Repair and re-hang 2No. plank doors north side of north lean-to on purpose-made offset hinges and install double glazed doors behind in timber frames.

### INTERNAL

8. Remove remnants of former stabling and install new timber stud partitions to enclose lobby and WC. Re-set 2No. end panels from former stable within lobby.
9. Form 2No. new door openings at lower ground floor level to link outhouse rooms and provide access into the Coach House, excavate and install a new timber staircase to link with the ground floor.
10. Raise the collar truss ties by 400mm to enable better use of first floor.
11. Install new non-loadbearing timber stud partition at first floor to enclose Bedroom 2, Bathroom and cupboards.
12. Remove floor and joists in centre of plan and install new stair to connect to link with ground floor.
13. Remove mid C20 plywood feed hoppers.
14. Walls and roof soffits are to be lined with timber studs, insulated and plasterboard finished.
15. Internal plumbing and wiring is to run in the timber linings and floor voids.
16. Remove woodworm infested first floor, treat joists with preservative and renew softwood floorboards.

## **6. Impact of Proposed Alterations on significance of Heritage Asset**

### EXTERNAL

1. The addition of a small window into the proposed kitchen will provide a view and daylight into a north-facing room. It is designed to exactly match the existing adjacent and will not harm the appearance. It will involve removal of 1m<sup>2</sup> of original rubble masonry to enable the ashlar surround to be installed.

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2. Removing 8No. glass slates and replacement with small, low-profile double-glazed conservation pattern rooflights will provide natural light without condensation, and only slightly change the appearance of the roof. This alteration is reversible.
3. The blocked west window appears to have been part of the original construction. This was not required as a hayloft door owing to the change in ground level and a plank door would have conflicted with the more 'polite' sash window to the groom's accommodation beneath. The introduction of a vertical sliding sash will improve daylight and ventilation into the proposed bathroom. This will involve the removal of 1.2m<sup>2</sup> of original rubble masonry.
4. Installation of a fixed double-glazed screen to south elevation set 475mm back with frames concealed behind stone walls. This has been deliberately designed without the door and with a single slender mullion to minimise visual clutter and give the appearance of an unglazed opening. The lack of reflection from the glass due to the shadowing of the stone will reinforce this effect. There will be no harm to the original fabric, and the original carriage doors will be retained unaffected.
5. Installation of an inward opening double glazed casement to the east elevation set 475mm back with frames concealed behind stone walls. This has been designed to give the appearance of an unglazed opening. The lack of reflection from the glass due to the shadowing of the stone will reinforce this effect. The existing plank door will be repaired and re-hung to swing externally, otherwise there is no change to the original fabric.
6. Installation of an inward opening double glazed casement to the south elevation set 475mm back with frames concealed behind stone walls. This has been designed to give the appearance of an unglazed opening. The lack of reflection from the glass due to the shadowing of the stone will reinforce this effect. The existing plank door is repaired and fixed to the wall, otherwise there is no change to the original fabric.
7. Repair of 2No. internal opening plank doors and re-hanging on purpose-made projection hinges to open outwards will involve a minor change to the original fabric. Installation of 2No. inward opening double glazed timber framed doors behind existing stone rebates on the north side will appear largely unglazed on the north side where reflection is limited.

### INTERNAL

8. The remains of the former stabling are in a poor condition except for the two end panels which are to be conserved and re-set within the lobby.
9. Existing stone walls at ground floor are to be propped and 2No. new door openings formed. Salvaged square stones are to be re-set to form jambs, set in a lime mortar. This will involve the removal of 4m<sup>2</sup> of rubble masonry and the excavation of 4m<sup>3</sup> of earth in order to install the staircase. Otherwise the existing layout of the building is retained.

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10. 4No. timber trusses at first floor are to be popped and reinforced by the insertion of L-shaped steel brackets attached to floor joists before the existing collar ties are raised by 400mm to provide 2100mm clear headroom above floor level, (see Structural Inspection report in Design & Access Statement). This will allow unrestricted use of 40% of the floor area, sufficient to enable two bedrooms and a bathroom to be installed at first floor.
11. Installation of lightweight, non-loadbearing timber partitions at first floor has been designed to maximise use of the space available, with cupboards in areas of low headroom and main doors positioned where full headroom is available. This will cause no harm to historic fabric and is reversible.
12. 6m<sup>2</sup> of joists and first floor are to be removed to install the staircase. Existing joists will be trimmed. This will cause moderate loss of the original fabric.
13. Removal of mid C20 plywood feed hoppers will cause no harm to the original fabric.
14. Walls and roof soffits are to be lined with timber studs, insulated and plasterboard finished. This will be constructed with a ventilation gap to allow the original structure to breathe, whilst reducing the carbon footprint of the property.
15. Internal plumbing and wiring will be run through the new linings and between floor joists to cause minimal damage to the original fabric.
16. Replacement of dangerously weak floorboards and treatment with preservative will extend the life of this floor.

### **7. Summary**

The proposed conversion of this currently semi-derelict Grade II listed former Coach House and groom's cottage into a separate dwelling house can be achieved with a few relatively small changes to either the external appearance or to the internal layout. These will result in minimal harm to the historic fabric, as much of the proposed alteration is reversible. The building's significance will be maintained, its condition will be improved with conservation repairs, and the proposed change of use will secure its longevity for decades to come.

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## 8. Appendix: 1. Photographs

Photo 1 – cover: View of the Coach House from the south



Photo 2  
Carrycoats Hall from south



Photo 3  
Carrycoats Hall north wing from south with Coach House behind.

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Photo 4  
Carrycoats Hall north wing from northwest.



Photo 5  
Coach House from southwest with west end of Carrycoats Hall behind.



Photo 6  
Coach House from west.

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Photo 7  
Coach House from north with lean-to in foreground and Carrycoats Hall behind.



Photo 8  
Coach House from northeast.



Photo 9  
Coach House from east.



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Photo 10  
Internal view of stabling partition  
with chewed surface and  
woodworm infestation.



Photo 11  
Internal view of former stable east  
end panel behind 1960s feed  
hopper.



Photo 12  
Internal view of former Groom's  
Cottage fireplace.

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Photo 13  
Internal view of hayloft with cracked masonry and wet floor after recent water ingress through slates.



Photo 14  
Internal view of former hayloft with 1960s feed hoppers and weak floor saturated after recent water ingress through slates.



Photo 15  
Internal view of damaged lath and plaster caused by water ingress through roof.

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Photo 16  
Internal view of damaged lath and plaster caused by water ingress over window.

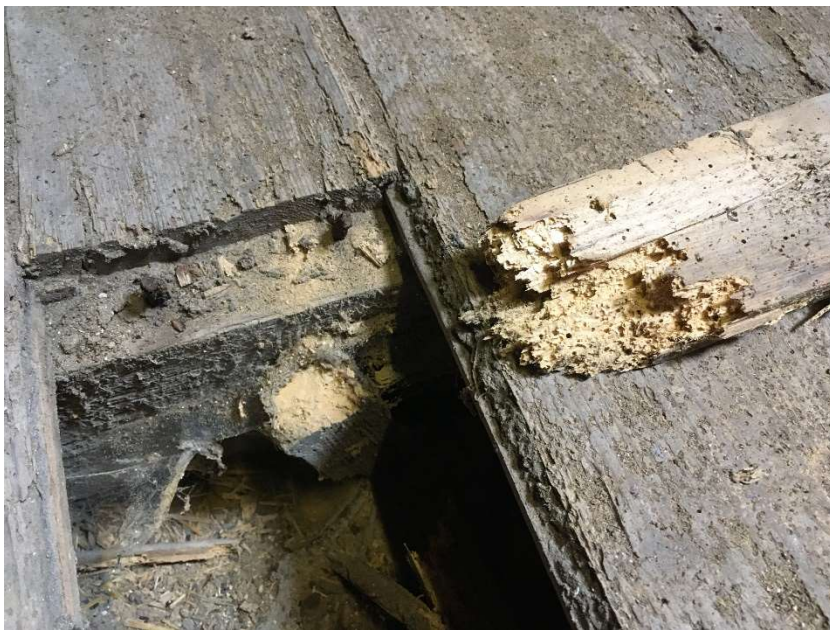


Photo 17  
Close up of floor boards in former hayloft in fragile condition owing to woodworm infestation.



Photo 18  
Close up of cracked masonry on east gable.

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Photo 19  
Close up of cracked and broken  
kneeler stone to west.



Photo 20  
Existing birds-mouth fencing to  
west.



Photo 21  
Proposed garden area to north.

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Photo 22  
Existing bin provision to west of  
entrance gate.

# Technical Data Sheet

## The Conservation Rooflight

the  
Rooflight  
Company

### Product Description

The Conservation Rooflight is the original low profile skylight, combining the highest modern performance standards with an authentic traditional appearance. Favoured by English Heritage, the National Trust and Planning / Conservation Officers, it is available in a wide range of sizes, along with a Bespoke Design Service.

### Manufactured From

3mm mild steel with a protective polyester powder coating to BS EN ISO 12944.

The standard frame is finished in a textured semi gloss paint finish in black RAL 9005 (other RAL colour options are available).

All Conservation Rooflights have internal linings which have a multi coat paint finish applied and sealed with a white coating (to a 10% gloss level).

COASTAL: Please note, for properties that reside within 5km of the coastline or large estuary, we recommend calling our Customer Services Team on 01993 833155 to discuss an appropriate alternative of stainless steel. All Conservation rooflights are hot zinc sprayed.

### Testing



The Conservation Rooflight range is UKCA marked in accordance with BS EN 14351-1

The Conservation Rooflight meets the requirements of BS6375-1:2009 exposure category 2000.

Effective 1 January 2021, we have transitioned to the UKCA / UKNI conformity markings as per UK legislative requirements. This replaces CE conformity marking within the UK. Please note this is of critical importance for customers planning to export our products to EU27 countries, who are responsible for ensuring compliance with relevant local export rules.



### Standard Glazing

4mm Toughened Outer.

16mm 90% Argon Cavity.

4mm Low Emissivity (Low e) Toughened inner.

Whole unit u-value (Uw) of 1.5 W/m<sup>2</sup>K in accordance with EN ISO 10077-2:2012.

Other glazing specifications are available upon request, contact us for more information.

### Sizes and Prices (for an 'on the rafter' installation)

<b>CR06-1</b>	(W) 412mm x (L) 520mm -	<b>£551</b>
<b>CR07-2</b>	(W) 463mm x (L) 622mm -	<b>£567</b>
<b>CR01-2</b>	(W) 565mm x (L) 725mm -	<b>£553</b>
<b>CR03-2</b>	(W) 565mm x (L) 1028mm -	<b>£622</b>
<b>CR08-2</b>	(W) 615mm x (L) 875mm -	<b>£675</b>
<b>CR09-2</b>	(W) 717mm x (L) 1028mm -	<b>£735</b>
<b>CR10-2</b>	(W) 717mm x (L) 1180mm -	<b>£793</b>
<b>CR14-2</b>	(W) 717mm x (L) 1333mm -	<b>£813</b>
<b>CR15-2</b>	(W) 717mm x (L) 1635mm -	<b>£950</b>
<b>CR01-3</b>	(W) 1021mm x (L) 725mm -	<b>£734</b>
<b>CR11-3</b>	(W) 869mm x (L) 1028mm -	<b>£817</b>
<b>CR13-3</b>	(W) 1021mm x (L) 1180mm -	<b>£905</b>
<b>CR14-3</b>	(W) 1021mm x (L) 1333mm -	<b>£950</b>
<b>CR15-3</b>	(W) 1021mm x (L) 1635mm -	<b>£1148</b>
<b>E1LG</b>	(W) 888mm x (L) 1114mm -	<b>£950</b>
<b>E1RG</b>	(W) 888mm x (L) 1114mm -	<b>£950</b>

**Prices exclude accessories, VAT and delivery.**  
**Sizes above are for an 'on the rafter' installation.**  
**Please consult with us for 'between the rafter' sizes.**

All prices are correct at the time of going to press.

## Pitch

Suitable for pitched roof installations with a 17.5-65° roof pitch.

## Opening Options

### Manual hand winders

Available in brass or chrome with opening distances of either 150mm or 300mm.

### Manual pole winder

Winding crank for out of reach opening. Available in brass or chrome with opening distances of 150mm or 300mm. Poles are available in varying lengths from 1m to 3m.

### Motors

Motorised opening options are available for out of reach rooflights and can be controlled by a switch or remote. Contact us for more information.

### Fixed Shut

A fixing bracket for a fixed shut roof window. The fixing bracket is white as standard.

## Optional Extras and Blinds

Roller blinds available in 71 colours.

Pleated blinds available in 14 colours.

Rain sensors, temperature sensors and other accessories are available on request. Please consult with us directly for compatibility.

## Flashing Kits

The Flashing Kit can be used for 'on the rafter' and 'between the rafter' installations, where the roof depth (above the rafter) does not exceed 75mm.

For more information see Flashing Kit in Sizes Options and Prices.

## Lead Time

The Conservation Rooflight. Subject to availability. The usual lead time is 5 working days for standards. Egress roof windows are 14 days. Please call if you require sooner.

## Installation

The Conservation Rooflight Installation Manual and Installation Drawings are available to download from our website.

BIM Objects can also be downloaded.

## Warranty

Don't forget to extend your warranty for free.

Our steel rooflights benefit from an extended warranty of up to ten years\*. Upon receipt of your rooflight, please register your product.

\*Terms and conditions apply.

Upon product registration with us, the standard warranty can be extended to ten years, as set out in our Terms and Conditions, provided that the appropriate products have been installed to suit their location and that these are regularly maintained, with these actions recorded in accordance with our maintenance instructions. Register your product at

[www.therooflightcompany.co.uk/contact/register-a-product](http://www.therooflightcompany.co.uk/contact/register-a-product)



Visit [www.therooflightcompany.co.uk](http://www.therooflightcompany.co.uk) or call us today on **01993 833155** for more information.

the  
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