

Carrycoats Hall
Garden Room & Terrace
2032



DESIGN & ACCESS STATEMENT

February 2022

DESIGN & ACCESS STATEMENT: CARRYCOATS HALL GARDEN ROOM & TERRACE

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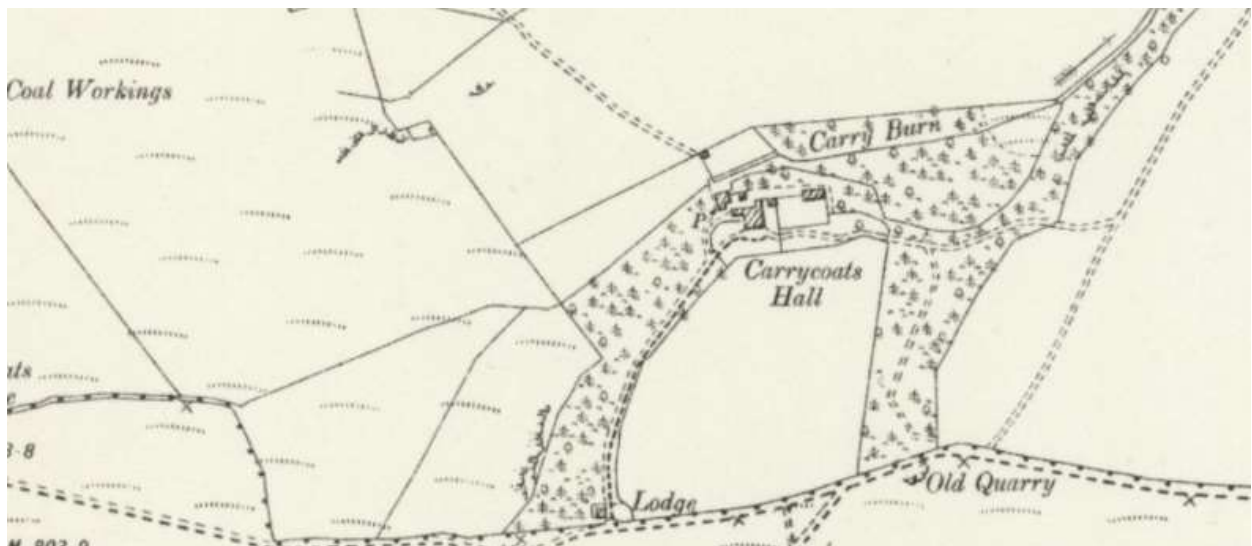
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1. Context:

Carrycoats Hall is a modest country house dating from C16. It is Grade II listed and is located in the open countryside east of the A68 near the Colt Crag Reservoir, 2km west of Thockrington and 10.5km ESE of Bellingham on the North Tyne, at a height of 220m AOD.

The earliest reference to a stone house at 'Carre Cottes' 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 eastwards in late C16/early C17, and then southwards in early C18, and was then remodelled and extended 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. A 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 these are currently similar to how they were constructed. Various C19 outbuildings and walls were added to the north and east which are curtilage listed, and the layout as shown on the 1888 – 1913 6" to 1 mile map below is unchanged.



There is a separately Grade II listed former C19 stable block, carriage house and grooms cottage 8m to the northwest, a Grade II listed C18 garden wall to the east, a Grade II listed C19 gate piers to the southwest, a Grade II listed early C19 belvedere retaining wall to the south and east.

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There is no planning history for the site apart from the applications for change of use and listed building consent on the former Coach House dated 19.12.22, and a pre-application planning enquiry for the proposed garden room extension (21/008716/PREAPP) lodged with Northumberland County Council 18.08.21. Detailed comments were received back from the planning officer Elinor Woodruff on 15.11.21 and these have been used constructively to arrive at the current proposals.

The Hall has several high ceilinged, though rather dark, formal reception rooms, and a large kitchen in the centre of the house overlooks a macadam driveway without access to the garden. The proposed single storey extension provides a bright and airy space off the kitchen with an inclined glazed roof and three pairs of glazed doors onto a raised terrace.

2. Proposed Use:

The new garden room will be used as both a dining area and a sitting room.

3. Amount and Scale:

The proposed extension measures 29m² internally, the external terrace measures 41m² including stone steps. The existing Hall floor area, excluding outbuildings, measures approximately 758m².

4. Layout and Access:

The proposed extension is located on the west side of the Hall and links the kitchen and north passage. The kitchen floor is to be owed 90mm to its original level so that it is at the same height as most of the ground floor, and opens onto the garden and proposed terrace to the south.

5. Appearance:

The extension has been designed to be sympathetic to the character of, and subservient to the existing dwelling. It is single storey built in stone to match the Hall with three pairs of south facing glazed doors and a glazed ridge, which give the appearance of an orangery, (see elevations 2022 L14 & L15). The west elevation replicates the house gable behind with matching copings, ball finial and kneeler stones, and a mullion window re-used from the existing kitchen.

The double glazed ridge by the Standard Patent Glazing Company (see Appendix 9.2), is low profile and traditional in appearance with ogee section capping pieces and lead cover flashings.

The three pairs of doors are steel with double glazed units set in putty with narrow glazing bars (see Appendix 9.3). Proportions are similar to the sash windows on the west and south side of the Hall, (see Photographs in Appendix 9.1).

6. Amenity

The proposals have no adverse effect on the amenity of any other property, nor on the Hall itself. The existing first floor windows in the north wing can be cleaned and maintained from within the proposed walk-in lead gutter (see roof plan 2032 L16 and section L15).

The proposed extension provides a bright airy addition to the Hall with direct access into the garden.

7. Environment & Ecology

1. The proposals have no adverse effect on the environment or on ecology.

8. Sustainability

1. Energy use will be minimised by high levels of insulation in walls, floors, slated roof, double glazed ridge and doors, over and above the current requirement of Building Regulations.
2. External light pollution will be minimised by the use of fittings only where necessary, and use of PIR movement detectors where light is needed.

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9. Appendix: 1. Photographs (located on Block plan as existing 2032 L10)

Photo 1 – cover: View of Carrycoats Hall from the south



Photo 2
Carrycoats Hall from southwest



Photo 3
North Wing and west gable from west.



Photo 4
West elevation with screened oil tank in garden

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Photo 5
Close up of west gable showing
kneeler stones.



Photo 6
North Wing from northwest.



Photo 7
North Wing from south with oil tank
screen and garden wall in
foreground.

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Photo 8
West gable from west.



Photo 9
Close up of kitchen window



Photo 10
North wing south elevation from
behind garden wall.

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Photo 11
Vinyl flooring to kitchen over
cement screed with 90mm step up.

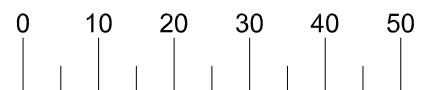
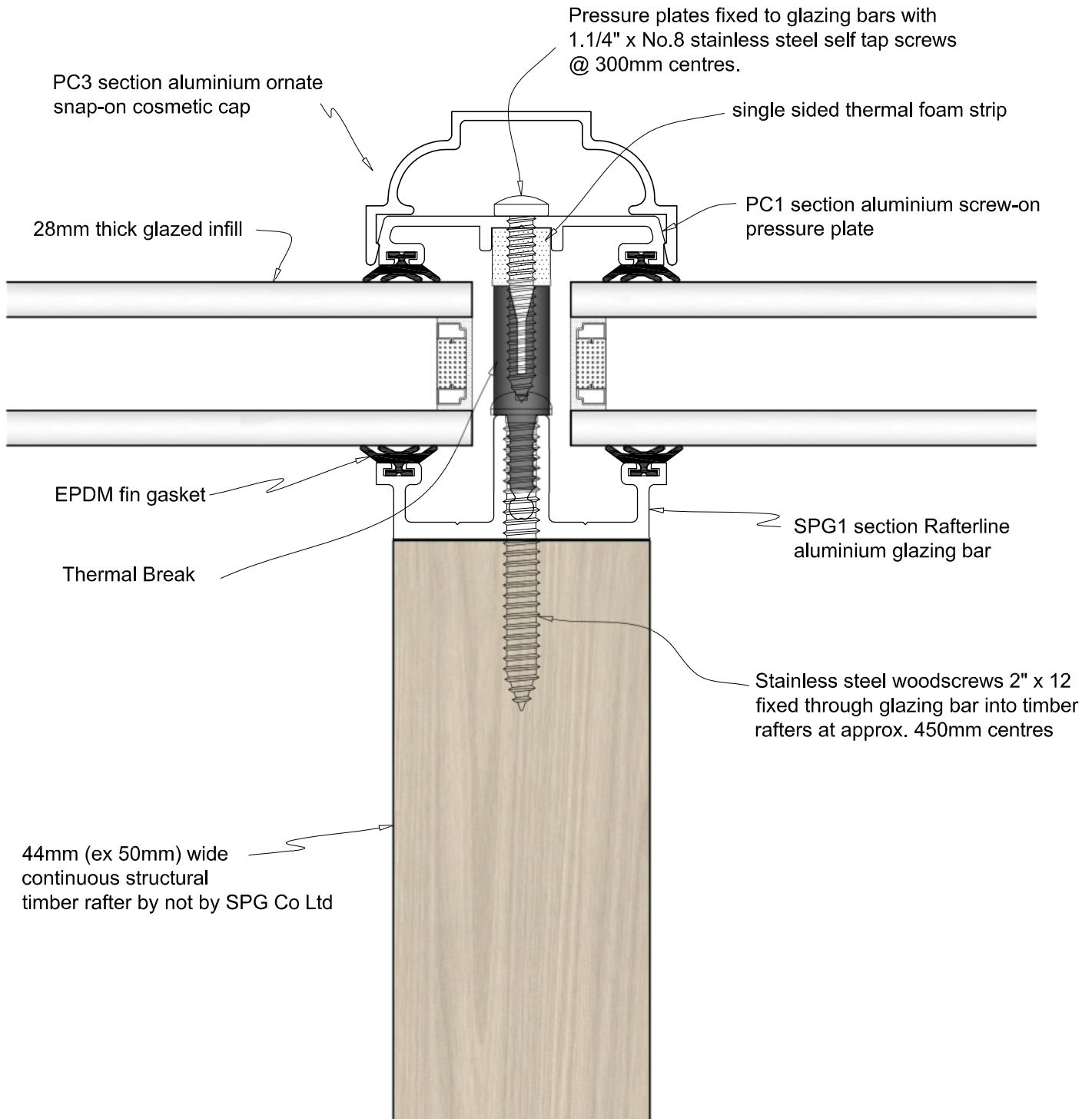


Photo 12
Vinyl flooring to kitchen over
cement screed with 70mm step up
into north wing.



Photo 13
Existing gate to east walled garden.

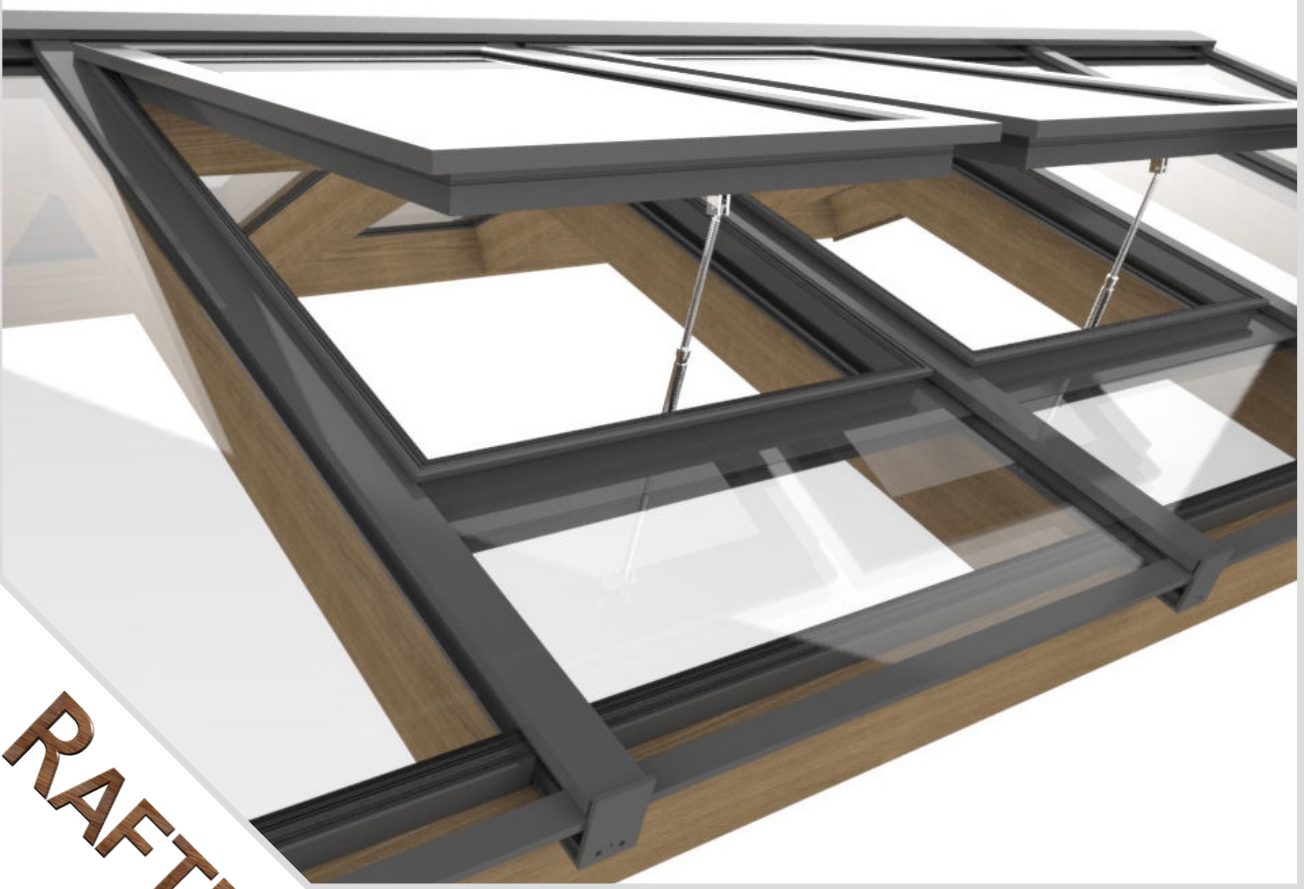
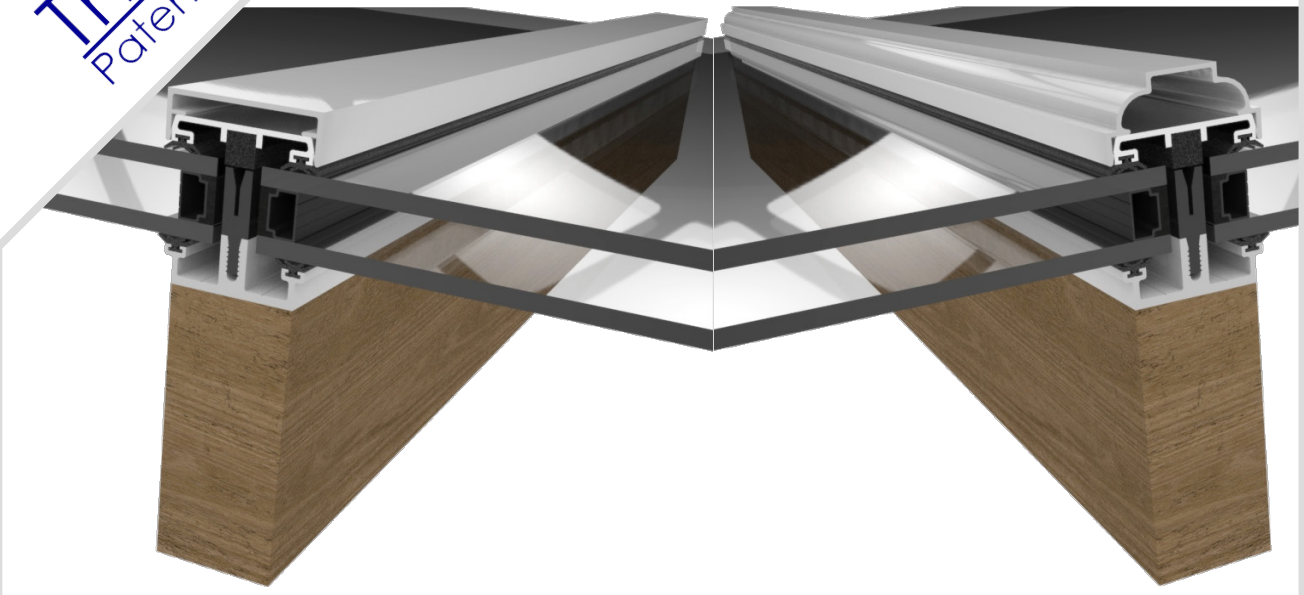
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Title : Rafterline Glazing details Section through Double Glazing bar	Scale: 1:1
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The Standard
Patent Glazing Company

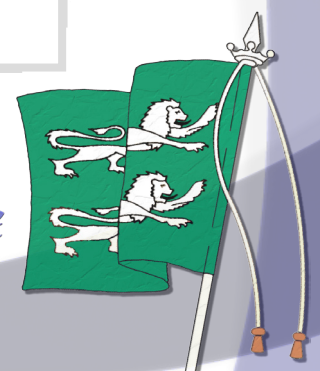
RAFTERLINE

PATENT GLAZING SYSTEM

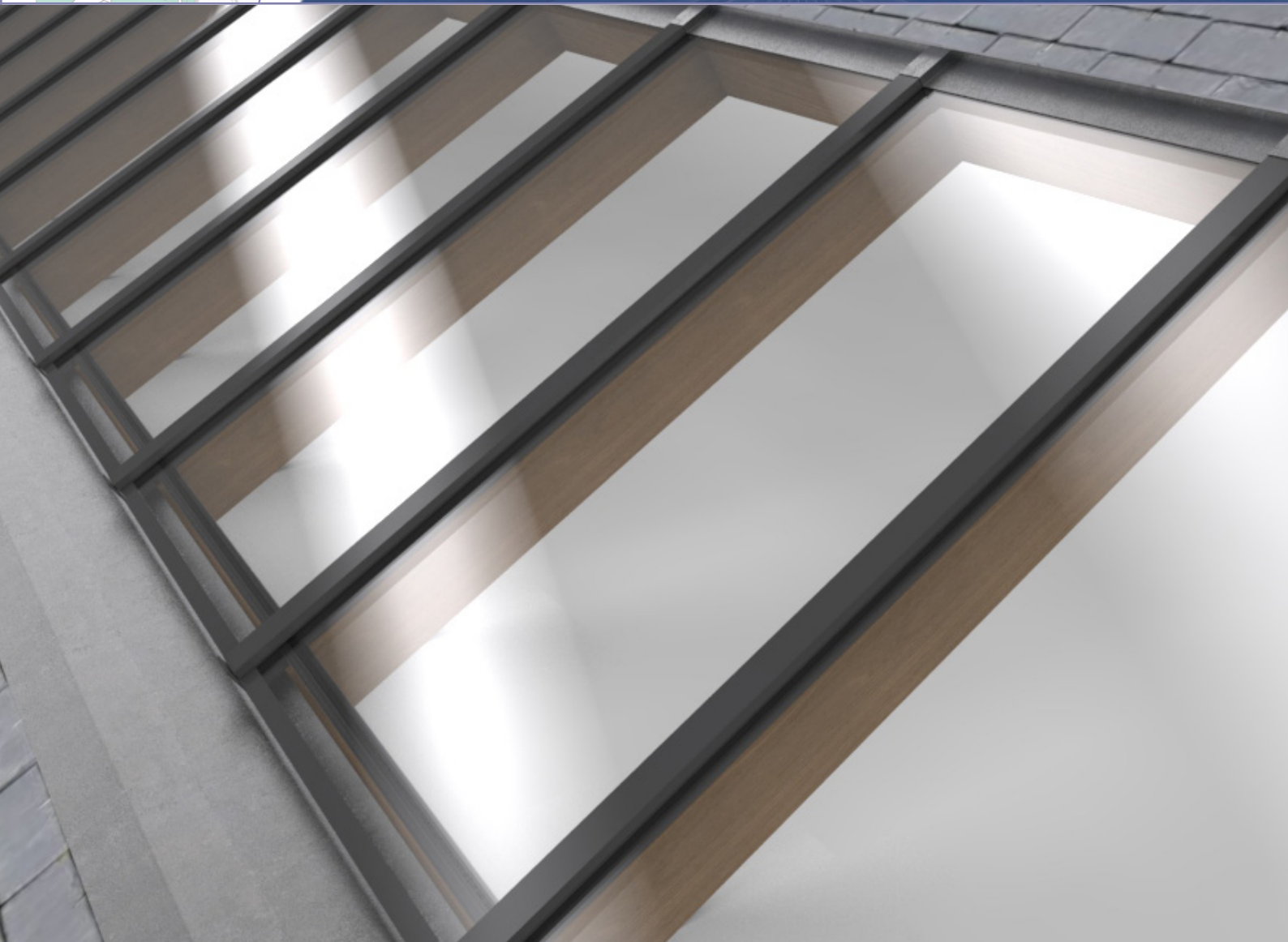


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The Standard



RAFTERLINE PATENT GLAZING SYSTEM

The Rafterline glazing bar system is based on the same principles as the popular Skyline SPG range. The internal stalk of the bar in this case is not required.

The glazing bars' strength is provided by others structural timber rafters x 50mm wide (44mm minimum) and the maximum span of this system is therefore only limited by the integrity of the rafters.

The glazing bar is weathered by a screw on aluminium pressure cap (PC1) with a choice of plain (PC2) or ornate (PC3) cosmetic outer aluminium snap-on cappings to conceal all fixing screws.

The advantages of this system are that the timber rafters create an appealing visual effect inside the building and are totally protected from the effects of weathering from the

elements. The external aluminium glazing system will provide excellent weather resistance and is not subject to the regular maintenance required for timber glazing systems.

Due to the appealing internal appearance of this system, it is regularly requested for domestic use, such as conservatory roofs. The Rafterline glazing system is suitable for double and triple glazed applications where compliance with Building Regulations Document L are a requirement.

This system readily accepts both single glazing, double and triple glazed units up to 50mm thick and as with all our systems, can be combined with opening vents to offer a total glazing solution.

The Rafterline glazing system is our

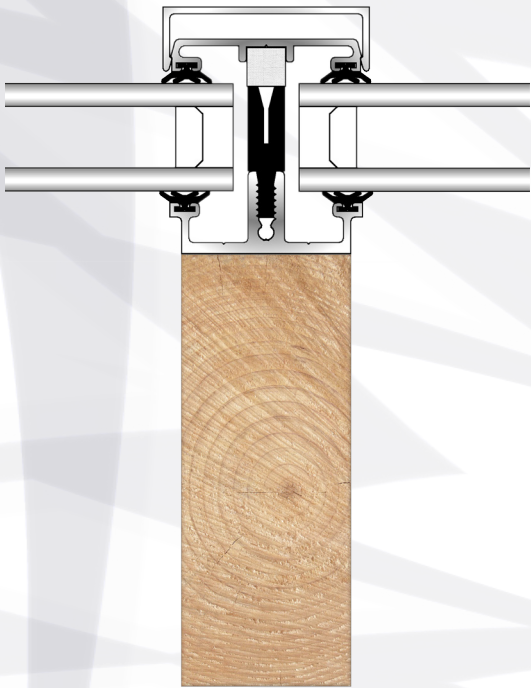
most popular range of glazing bars on supply only contracts where the thoughtful design of our sections allows for relatively speedy installation by a competent tradesman. The glazing bars can be ordered oversized for on-site cutting if exact sizes are not known at order stage however it is always preferable to order materials at the exact size tailored to your project.

Visit our web site to download AutoCAD or PDF files for all of the Skyline Box range including a wealth of typical interface details with common supporting structure designs.

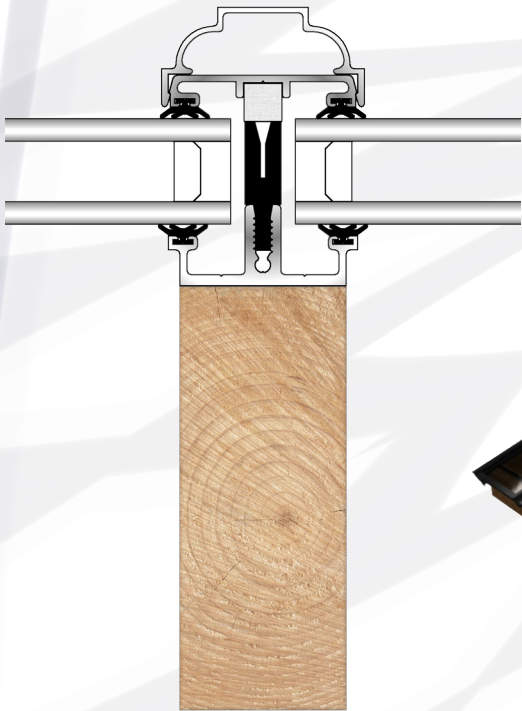
www.patent-glazing.com/downloads.html

RAFTERLINE

DOUBLE GLAZED



Rafterline SPG1 thermally broken aluminium glazing bar with PC1 screw-on capping and PC2 snap-on square top cosmetic capping



Rafterline SPG1 thermally broken aluminium glazing bar with PC1 screw-on capping and PC3 snap-on ornate cosmetic capping

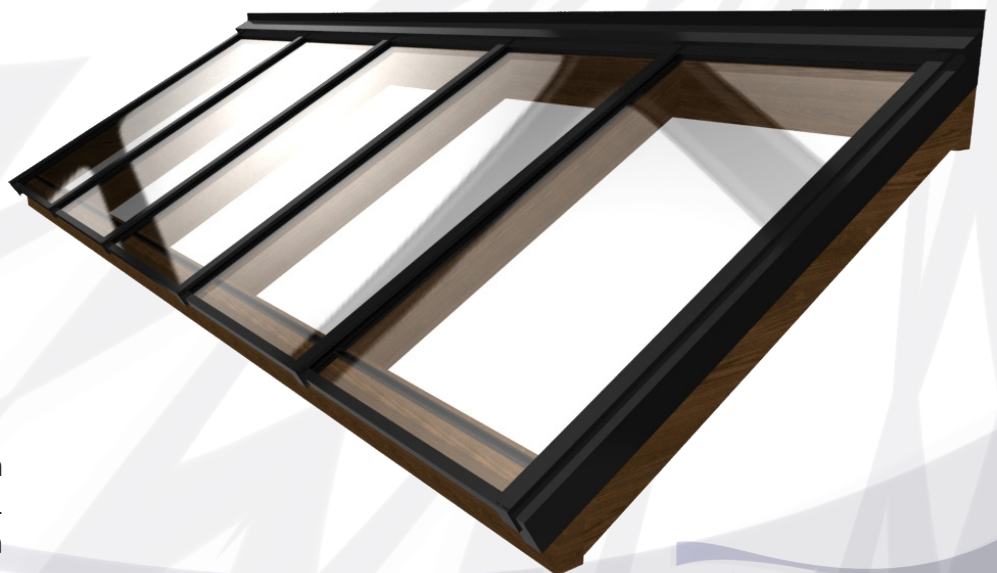
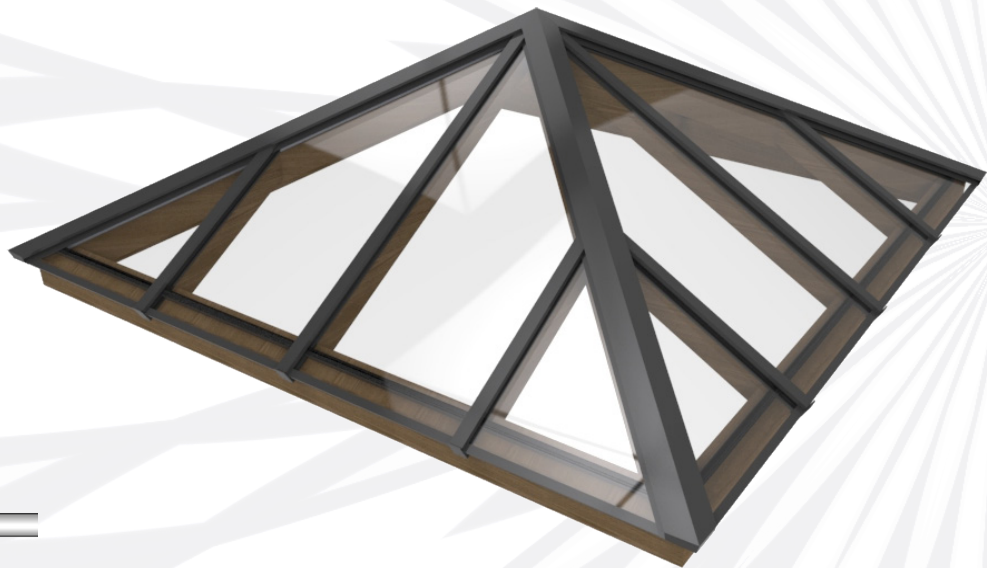
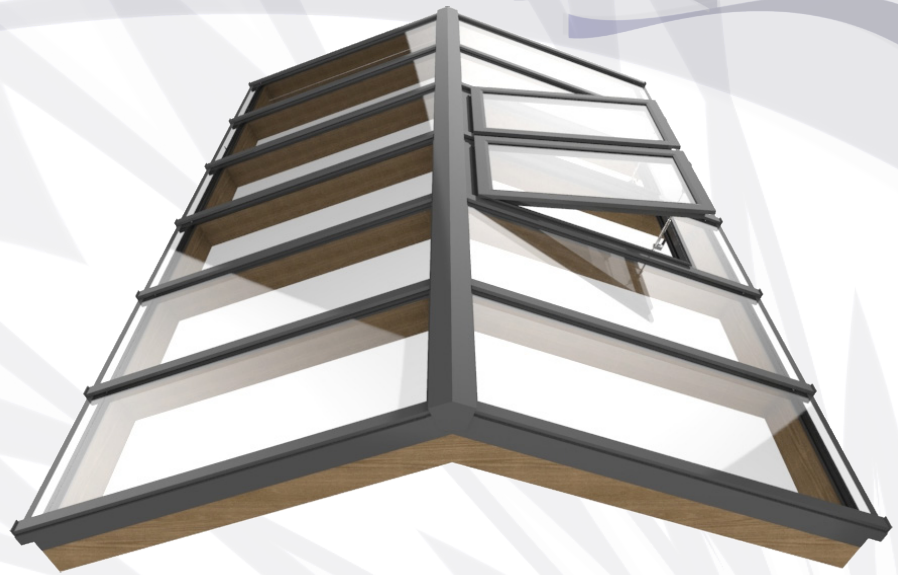
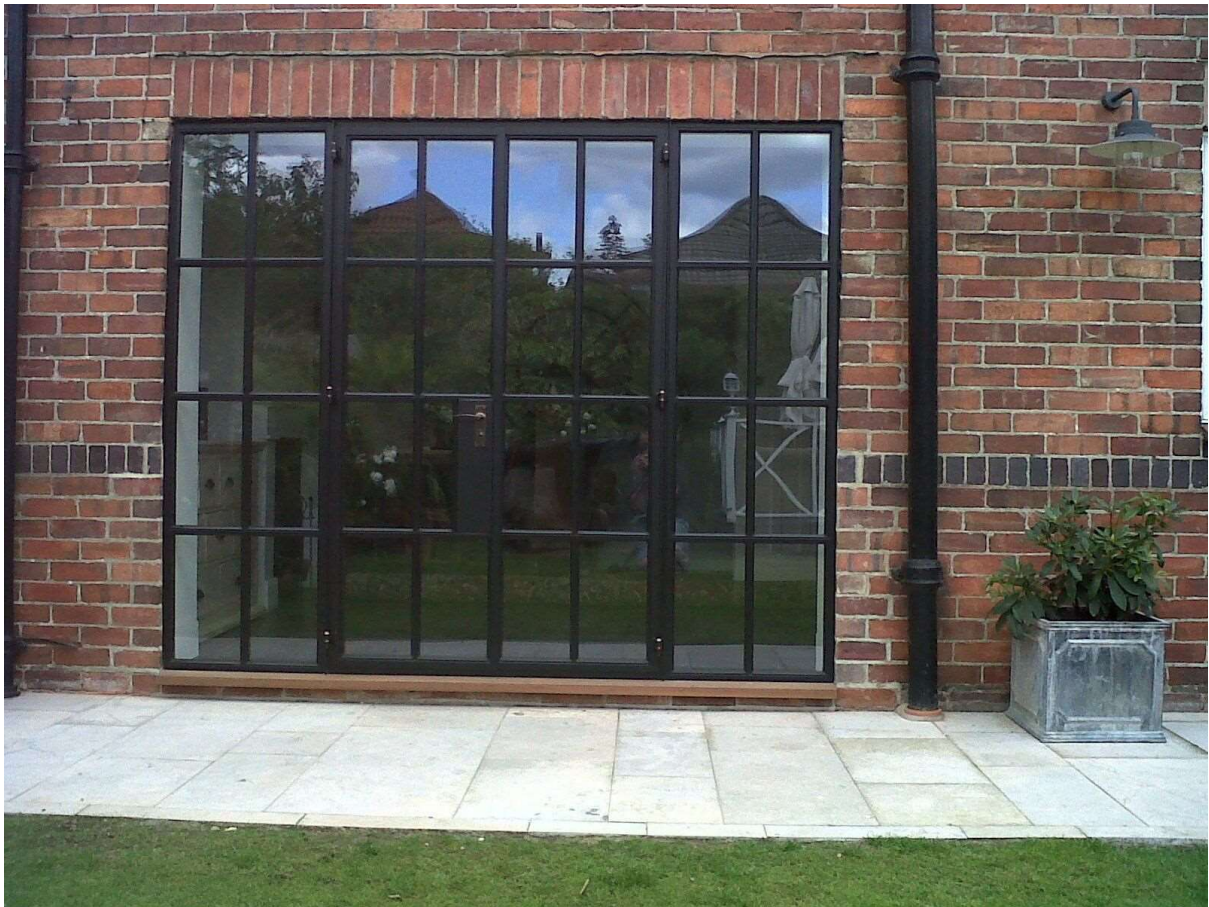


Illustration of glazed door type.



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