

Carrycoats Hall
Garden Room & Terrace
2032



HERITAGE STATEMENT (Rev.A)

March 2023

HERITAGE STATEMENT: CARRYCOATS HALL GARDEN ROOM & TERRACE

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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 Cottis' 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. Extracts from the Statutory Register:

CARRYCOATS HALL

Heritage Category:Listed Building Grade:II

List Entry Number:1155082

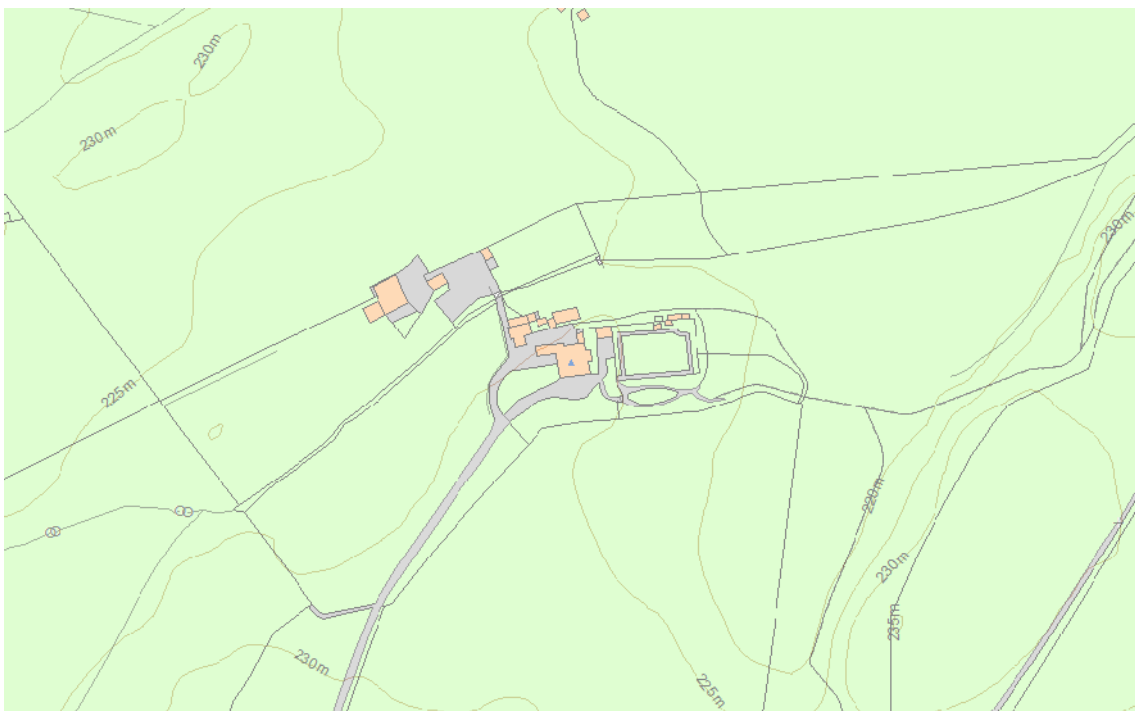
Date first listed:05-Sep-1985

District:Northumberland (Unitary Authority) Parish:Birtley

National Grid Reference:NY 92422 79960

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



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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.

GARDEN WALL EAST OF CARRYCOATS HALL

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

Date first listed: 05-Sep-1985

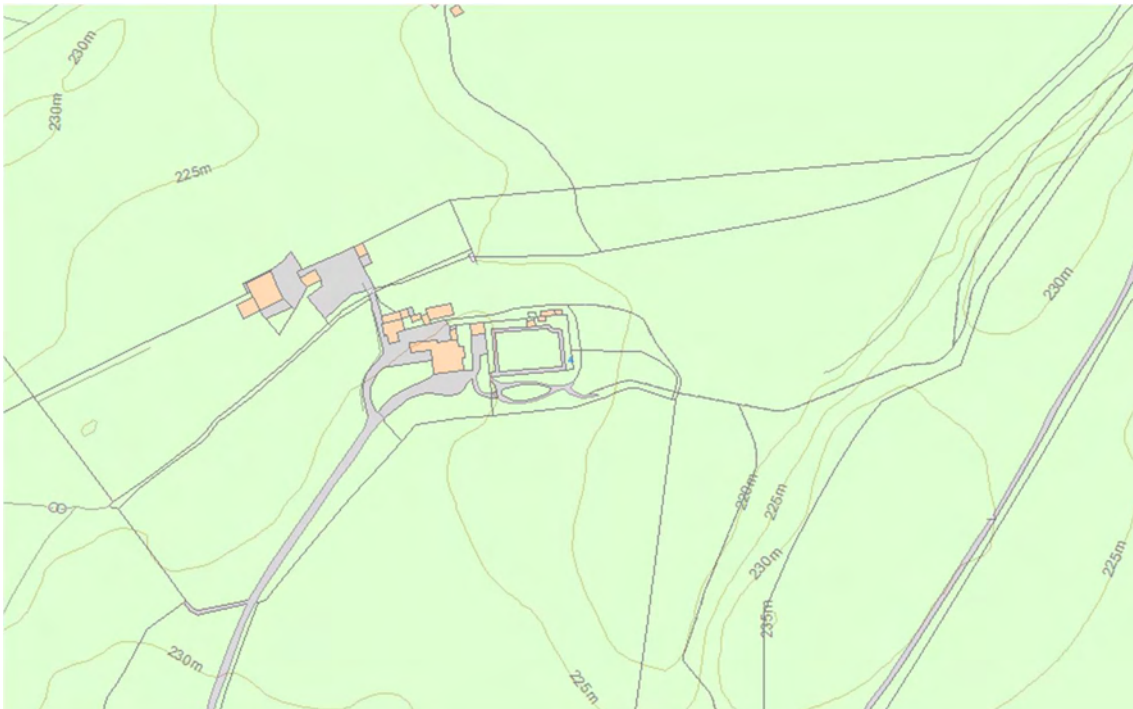
District: Northumberland (Unitary Authority) Parish: Birtley

National Grid Reference: NY 92488 79960

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

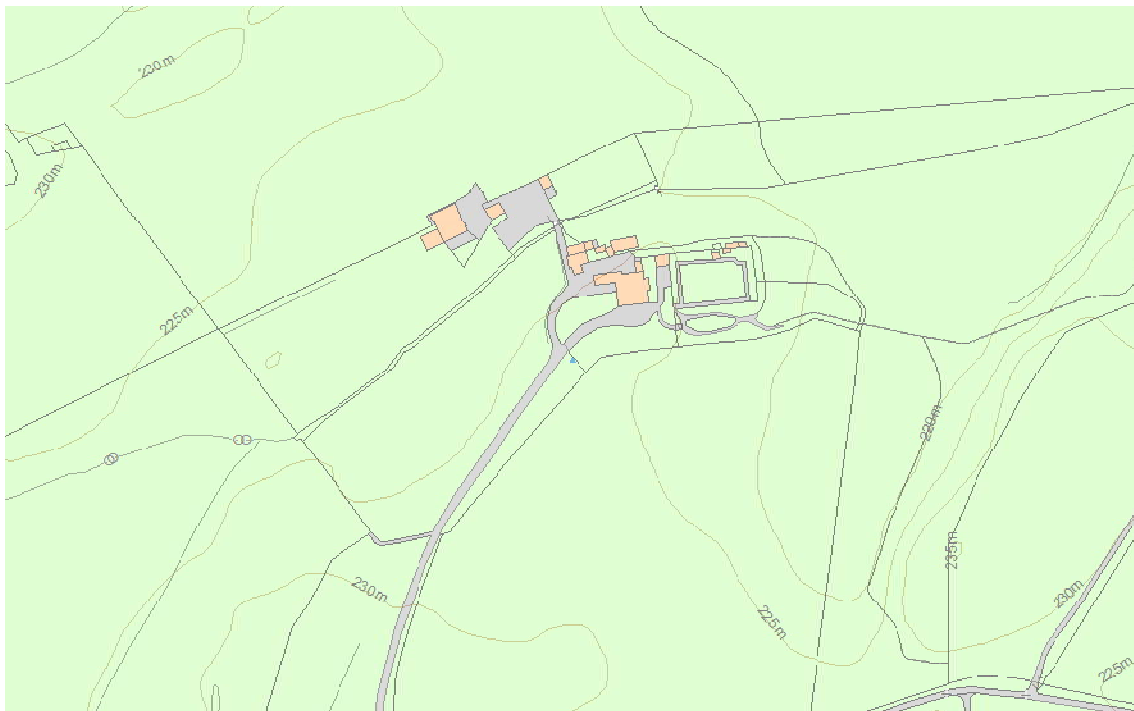
Date first listed: 05-Sep-1985

District: Northumberland (Unitary Authority) Parish: Birtley

National Grid Reference: NY 92392 79924

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

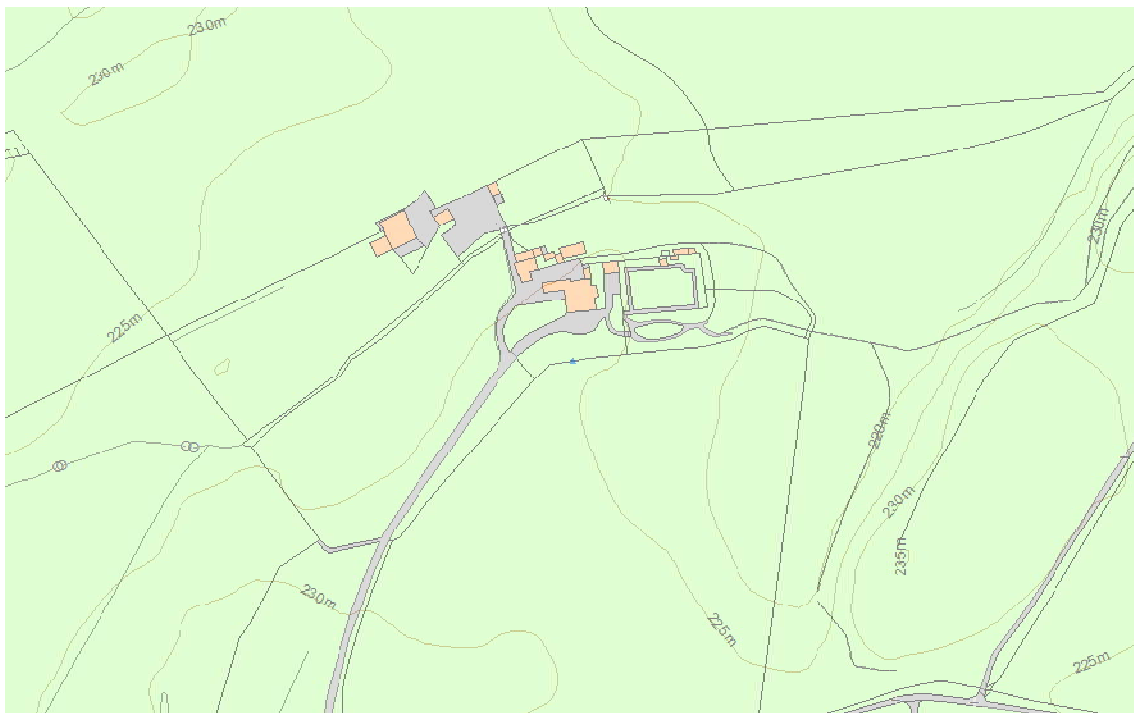
District: Northumberland (Unitary Authority) Parish: Birtley

National Grid Reference: NY 92419 79927

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

District:Northumberland (Unitary Authority) Parish:Birtley

National Grid Reference:NY 92393 79974

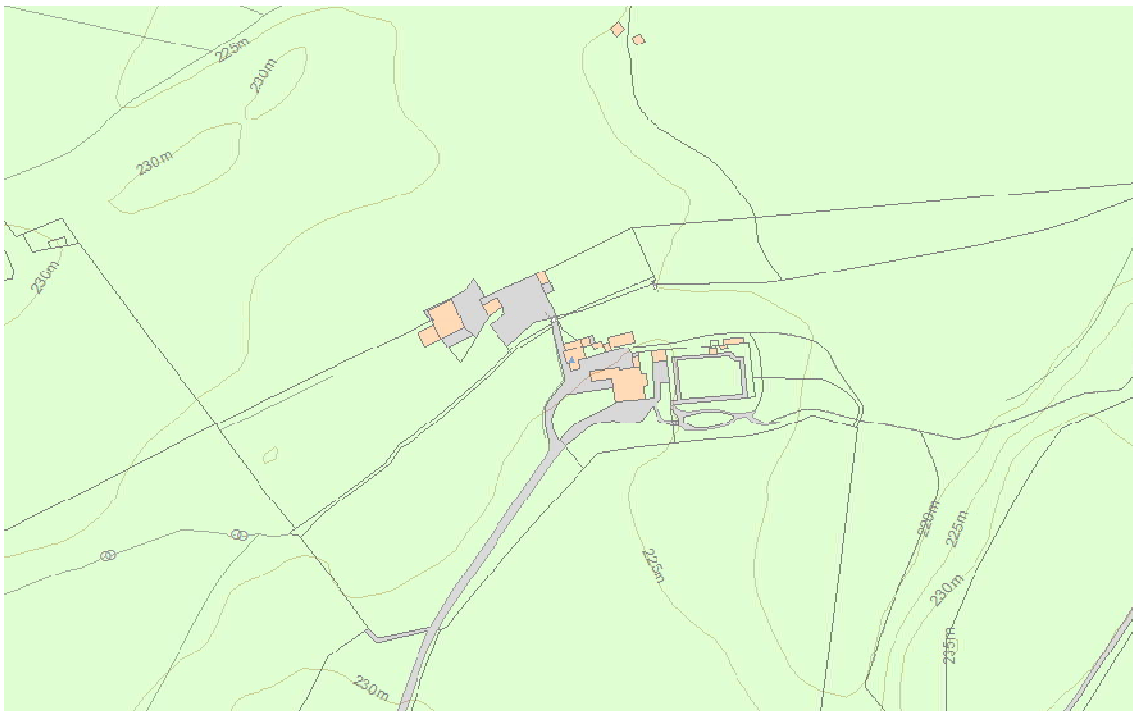
10/22 Stables and groom's cottage c20 yards north- west of Carrycoats Hall GV II

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.



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3. The Heritage Asset and its Significance

Carrycoats Hall is currently as shown on drawings 2032 L0 – L1, L3 – L6 & L10. The photographs in Appendix 7.1 demonstrate the relationship of the Hall to the garden and the nearby Coach House.

A sketch by Brian Long (see Appendix 7.2) illustrates the building from a bird's eye view. This with plans 2032 L1 and 2032 L6 show the four main phases of development as follows:

Phase 1

The oldest section of the house on the north and east sides of the Bothy has the thickest rubble walls and is thought to have been present in 1541 (see plan 2032 L1 and elevation 2032 L4). This section appears to have been extended eastwards with two bays in late C16 or early C17 to form the north wing (see photographs 2 & 7).

Phase 2

The current central section of the house was constructed to the south around 1710 (*Burns at Carrycoats* ISBN0903 837 021), this runs parallel to the north wing. (See plan 2032 L1 and roof plan 2032 L6, and sketch Appendix 7.2). This section contains the main staircase which is thought to date from around 1742 (*Burns at Carrycoats* ISBN0903 837 021).

Phase 3

The three south facing ashlar stone gables date from 1837 (*Burns at Carrycoats* ISBN0903 837 021), (see plans 2032 L1 & L6, and sketch Appendix 7.2). This work presumably blocked the south facing windows in Phase 2 and the latter was remodelled with new east and west facing windows to match the new south gables, which included the distinctive large kneeler stones, copings and ball finials (see photographs 1-5, 8 & 9).

The laying out of the gardens, walls, entrance gate piers and construction of the Coach House were carried out in this phase of work.

Phase 4

The west end of the north wing was extended in thinner walled rubble in 1887 (*Burns at Carrycoats* ISBN0903 837 021), (see plan 2032 L1, elevation 2032 L4, sketch Appendix 7.2 and photographs 2,3,7 & 10).

4. Proposed Alterations

The proposed alterations to form a single storey extension and terrace are shown on drawings 2032 L11, L13, L14, L15, & L16. These are described as follows:

1. Dismantle 7 linear metres of garden wall with round topped copings, reform end and install new metal gate (see plan 2032 L11, elevation 2032 L14, detail 2032 A1 and photographs 7, 8 & 13).
2. Prop above existing west window to Kitchen and salvage pair of windows and stone surrounds for re-use in extension (see section 2032 L15). Remove 500mm of stonework below cill and form jambs each side using stone that has been removed (see photographs 8 & 9).
3. Remove macadam surfacing from extension (see plan 2032 L11 and photograph 8).

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4. Excavate and construct shallow concrete foundation to south and west, average depth 300mm (see section 2032 L15).
5. Construct new stone walls with gable copings and kneelers to match house (see elevations 2032 L13 & 2032 L14).
6. Construct new slate roof with glazed ridge (see elevation 2032 L14, section 2032 L15, and Appendix 7.3), and walk-in lead gutter against north wing.
7. Install 3No. pairs of double glazed hardwood doors (see Appendix 7.4).
8. Excavate shallow trench and install 3m length drain in retained macadam to connect with existing drain on southwest corner of north wing. Make good macadam over.
9. Scrape away topsoil from terrace area (see plan 2032 L11), install shallow concrete foundation, average depth 150mm (see elevation 2032 L14), lay and compact sub-base and finish with stone flags and wide stone steps to west and south (see photographs 2 & 4).
10. Install cast iron ogee-section gutter and connect to existing cast iron rainwater pipe which is to be offset 450mm to south to miss proposed extension (see photographs 4, 5, 8 & 9).
11. Relocate extract fan from Kitchen on west gable (see photographs 4, 5, 8 & 9).
12. Lower floor in kitchen back to previous level to match rooms to east and south (see photographs 11 & 12).

5. Impact of proposed Alterations on Significance of Heritage Asset

1. Removal of 7 linear metres of plain garden retaining wall, upto 1800mm height. This wall has round-topped copings and is not part of the Garden Wall & Gate Pier list entry 1155100, which refers to the wall with flat copings further to the southwest. This wall is curtilage listed and appears to be late C19, probably erected at the time of the north wing extension.
2. Removal, salvage and re-use of the west window to the Kitchen which dates from the 1837 remodelling of the central section of the house. This and the stonework beneath will be carefully removed and re-used in the west elevation of the extension.
3. Removal of macadam surfacing involves less than 60mm of material. The hardcore and any archaeological remains beneath will be retained unaffected.
4. The hardcore will be disturbed to an average depth of 300mm during excavations for shallow foundations to south and west. An archaeological watching brief will be arranged when excavation takes place.

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5. New stone external walls to south and west will be in tooled ashlar blocks to match and complement that on the Hall. These will be fixed into existing mortar joints using stainless steel drill ties with plastic plugs, causing no damage to the existing masonry.
6. The new roof will be finished in Welsh slate to match that on the Hall. The double glazed ridge light will be low profile and finished with lead flashings by The standard Patent Glazing Company (see Appendix 7.3). The roof will be supported on 4No. 100 x 75mm rectangular hollow steel portal frames which are to be built into the new stone piers on the south elevation and support the new roof structure (see section 2032 L15). These will be fixed through plates with removable anchor bolts into the south elevation of the north wing adjacent the walk-in lead gutter. (There will be no fixings required into the Hall west gable as the roof will be supported on the eastern-most truss). This gutter will be laid to fall to west, have 2No. drips and be lined in Code 7 lead (see roof plan 2032 L16). This will provide access to maintain the wall, windows and gutter above.
7. Proposed double glazed hardwood doors are to be oil painted off white and putty finished, in similar size and proportion to the existing 6 over 6 sash windows. These have fine lines and complement the windows on the Hall south, east and west elevations.
8. Excavate 3m length for shallow drain to connect new rainwater gully to existing gully. This will be to a maximum 200mm depth below macadam in previously disturbed ground against the late C19 north wing extension and is unlikely to disturb any underlying archaeology.
9. Formation of a terrace to the south of the extension will involve removal of approximately 250mm depth of topsoil and the excavation for a shallow foundation west side of the Hall in order to construct a concealed low retaining wall. The terrace flags will span over this to form an air drain, which will prevent rising damp through capillary action (see elevation 2032 L14). An archaeological watching brief will be arranged when excavation takes place.
10. Cast iron ogee section guttering and rainwater pipes will complement those already on the hall. The existing 100mm \varnothing cast iron rainwater pipe on the west gable will be offset southwards by 450mm to miss the extension.
11. A plastic extract fan grille from the existing kitchen will be moved slightly to the south. This will involve core drilling a new 150mm diameter hole through the stone gable and then infilling the existing hole with that stone salvaged from the wall beneath the window.
12. Removal of approximately 90mm of C20 concrete in kitchen will return the floor to its original level, leaving a full 160mm step up to the north wing.

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6. Summary

The proposed extension and associated terrace will cause minimal damage to the historic fabric. Excavations for foundations could disrupt any buried archaeology relating to the earliest phase of the Hall, though these are shallow and will be subject to an archaeological watching brief.

The proposed extension has been designed to appear as an orangery, which were often constructed on country houses of this period. The scale and appearance is subservient to the main house and the use of existing detailing complements the appearance of the Hall.

Returning the kitchen floor to its original level will allow wheelchair access from the main south entrance into the proposed extension and onto external terrace.

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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.

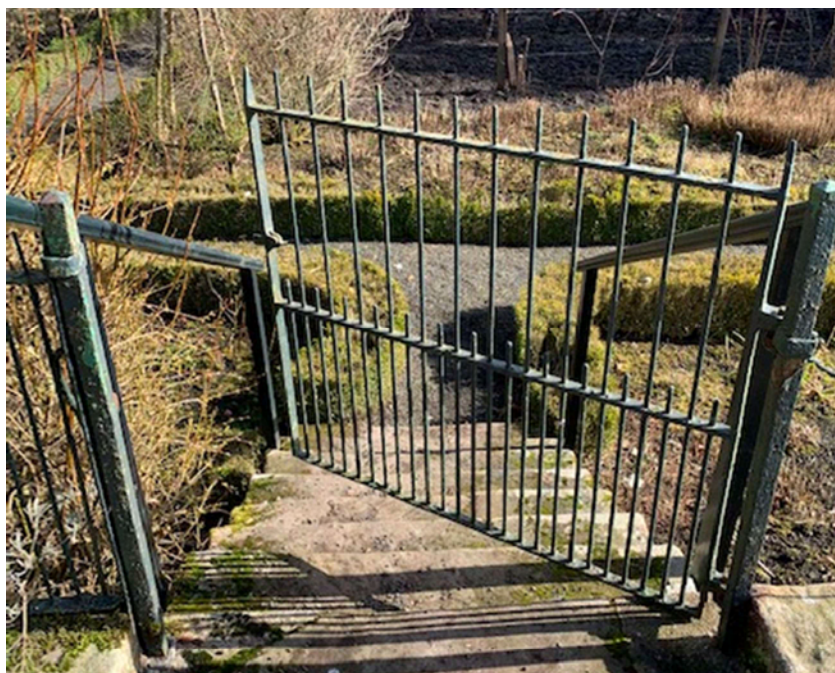
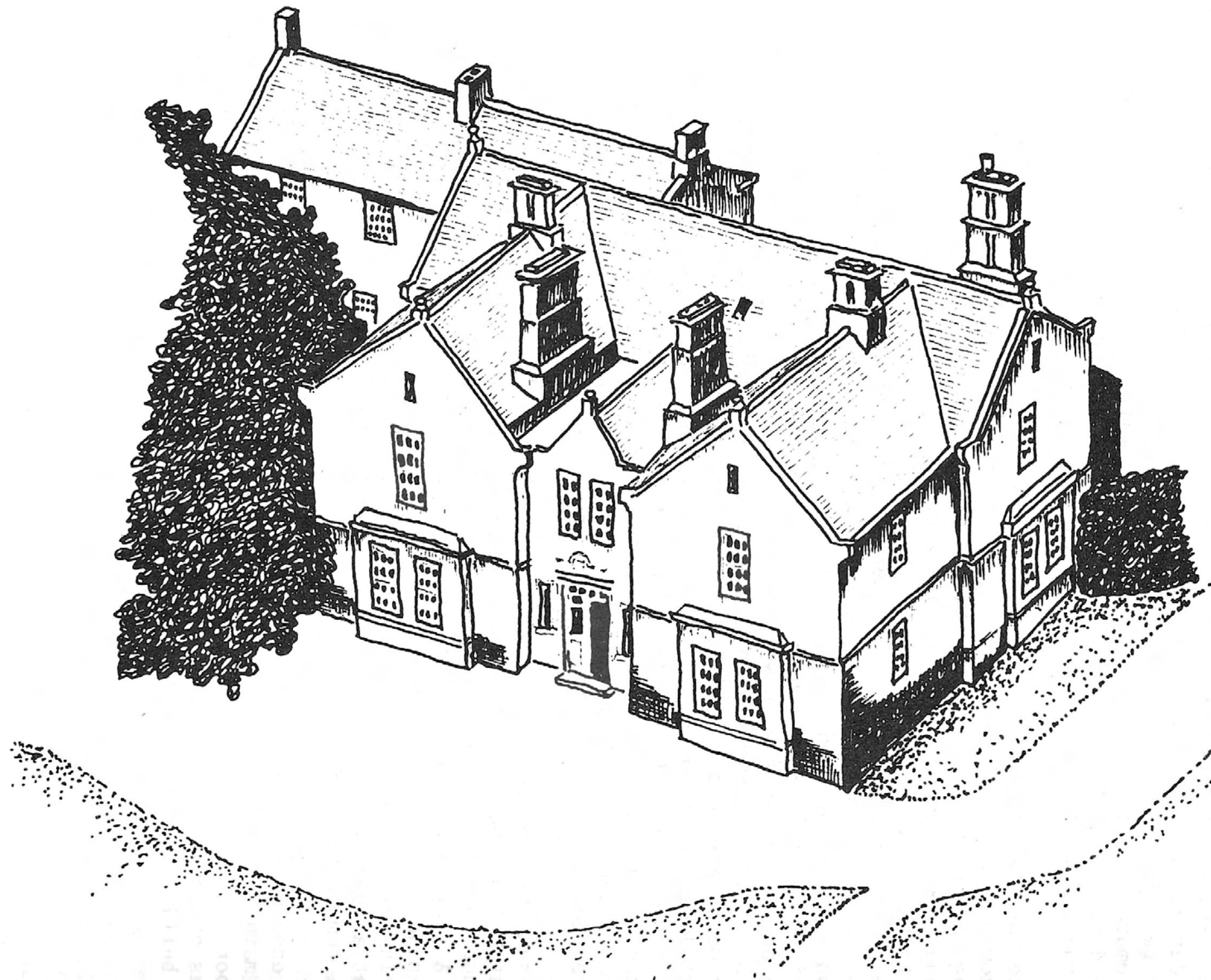
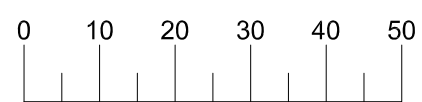
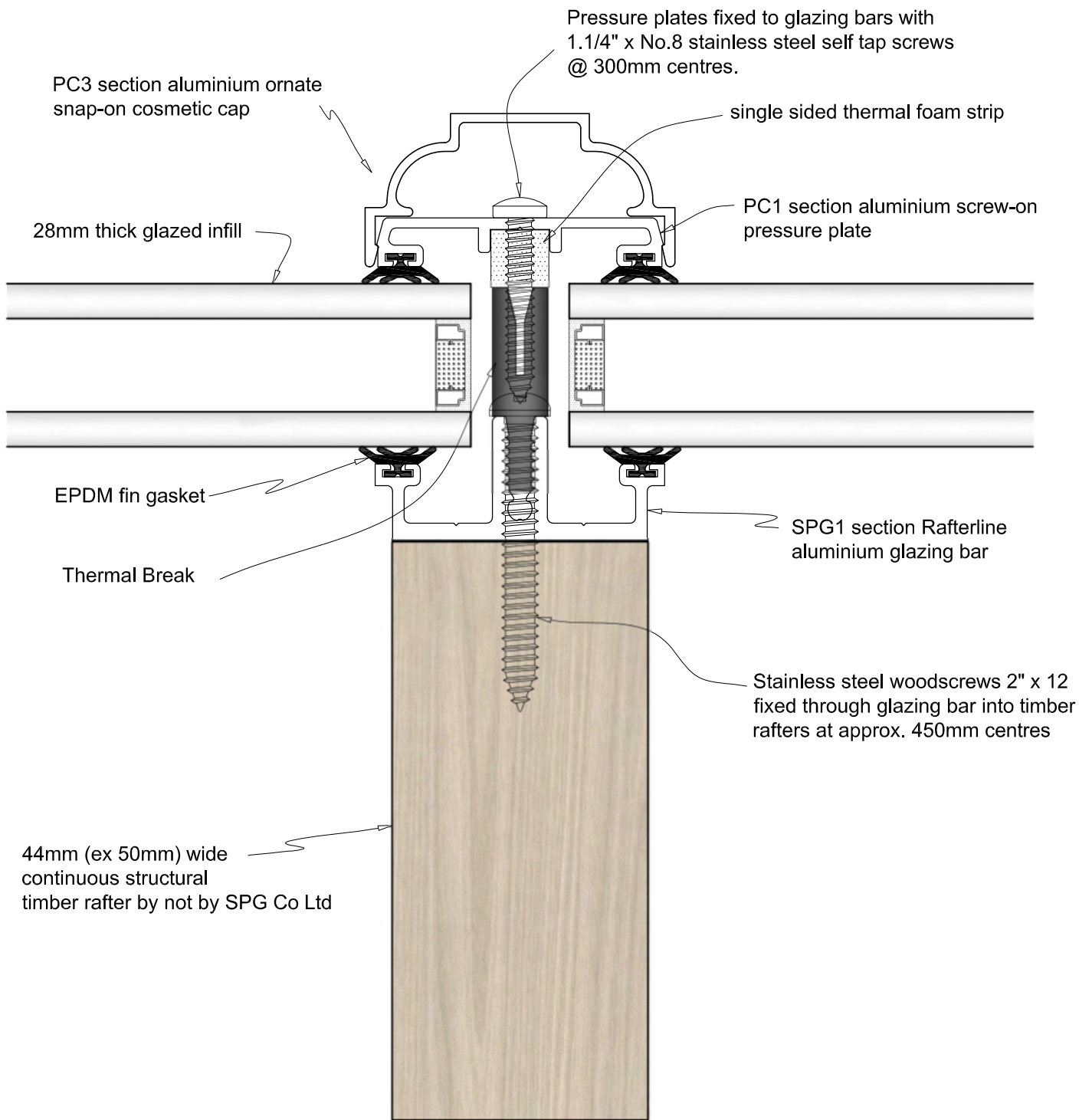


Photo 13
Existing gate to east walled garden.



Drg No. RD-1021 < use this ref for downloading from our website	
Title : Rafterline Glazing details Section through Double Glazing bar	Scale: 1:1
download from www.patent-glazing.com/pdf/rafter --- for .pdf format download from www.patent-glazing.com/cad/rafter --- for .dwg format	





RAFTERLINE DOUBLE GLAZED

Rafterline SPG1 type thermally broken extruded aluminium Glazing Bar with screw-on PC1 capping and snap-on cosmetic square topped PC2 capping section - double glazed with 28mm thick double glazed units

Rafterline SPG1 type thermally broken extruded aluminium Glazing Bar with screw-on PC1 capping and snap-on cosmetic ornate topped PC3 capping section - double glazed with 28mm thick double glazed units



RAFTERLINE SINGLE GLAZED

Rafterline SPG1 type extruded aluminium Glazing Bar with screw-on PC1 capping and snap-on cosmetic square topped PC2 capping section - single glazed with 6mm thick glass

Rafterline SPG1 type extruded aluminium Glazing Bar with screw-on PC1 capping and snap-on cosmetic ornate topped PC3 capping section - single glazed with 6mm thick glass

