



JOHN & JENNIFER WHARTON : ARCHITECT DESIGNERS

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## DESIGN, ACCESS, HERITAGE STATEMENTS

Blackhouse Farm, Dale Head, SLAIDBURN

### Existing situation:

320200328P

Blackhouse Farm is an isolated farmstead sited south of Stocker Reservoir. It is no longer a working farm but comprises a farmhouse and outbuildings as a private dwelling and workspace for the applicants.

The two storey house is listed Grade II, constructed in the 19th. Some 3 metres to the west is a two cell single storey outbuilding and a further 2 metres west another single storey outbuilding with a modern cant shed attached.

Further west is a 20th implement shed, in a state of collapse.

To the south, on a lower level is a large stone 19th barn.

To the north, across the yard is a 20th steel framed workshop/shed.

### Brief:

- 1) To integrate and extend the outbuildings to link them to the house, forming a new entrance hall, dining and kitchen space, using the outbuildings as boot room/utility with a link through to an annexe bedroom in the westernmost cell.
- 2) To reconstruct the derelict shed on the western edge of the forecourt as a home office.
- 3) To construct a new plant room/mower store to the east of the house to accommodate boilers, fuel oil, water treatment plant and mower.

### Design:

The intentions are for single storey buildings in sympathetic materials and form to be subservient to the main house.

The western extension 'extrudes' and repeats the existing outbuildings which are retained and converted.

The extension fills the existing side yard, with a new ridged roof as entrance hall dining room and kitchen; all open to the underside of the roof, with split floor levels to suit site falls and existing outbuilding floor levels.

The existing curved plan forecourt wall is replicated on the extension.

Roof lighting over the kitchen + dining space is via fixed roof glazing on the east facing slopes - to compensate for the existing house being quite dark.

The far western outbuilding becomes an annexe bedroom, connected by a short new link.

A new home office is proposed at the western forecourt shed - as a replacement for the existing derelict building via rebuilding the two store sidewall under a new pitched roof.

The site does not have mains gas. Oil fired boilers are already used, but increased capacity is required. The existing water treatment plant is under the house stair, and the mower requires secure storage. All these requirements can be satisfied by the construction of a new eastern single storey outbuilding, sited linked to the existing garden wall.

All the new extension works are low profile, based on existing traditional local building forms and will be subservient to the main house.

The existing flat concrete roofed western gable porch will be demolished. It stands over an original gable dormer which will remain unaffected.

The extensions will read as such and not 'compete' with the main house.

The setting of the listed house will be improved by bringing the existing outbuilding back into use. The scheme is based on retaining as much historic fabric as possible.

#### Access:

Two principal ground floor levels are proposed - informed by the existing outbuilding floors and falling ground towards the south.

New ground storey wc's are proposed.

New external steps down to the barn yard are proposed.

All the new works will comply with Part 'M' Building Regulations.

Existing refuse bin arrangements are unaffected.

The existing access track is unaffected.

John R Wharton  
Architect  
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