

JOHN & JENNIFER WHARTON : ARCHITECT DESIGNERS

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## DESIGN + ACCESS STATEMENT

Extension to Blackhorse Farm, Dale Head, Skaidburn BB7 4TS

### Existing situation :

Blackhorse Farm is an isolated former working farm, now comprising a two storey house, single storey outbuildings to the west, a large stone barn to the south west and a modern framed shed to the north.

The house is listed Grade II, constructed in the 19th century, on the site of an earlier building. It has a south facing symmetrical front on to the garden, but is approached from the north, rear, and entered via a 20th century porch on the western gable.

The two outbuildings to the west are detached, likely contemporary with the current house but containing some stonework features, possibly from the original house. These buildings are 'casually' sited at a slight angle to the house.

There is a concrete block garage attached to the westernmost building and a roughly built southern extension to the eastern building. The space between the house and outbuilding is a concrete yard, walled and gated at the northern end.

### Brief :

To integrate and extend the outbuildings to link them to the house to provide an entrance, kitchen, dining and utility spaces and a game larder, with a requirement that the kitchen be a light and airy space, in contrast to a relatively dark house.

The existing kitchen, in the north east corner of the house, will become a bedroom for a dependant relative.

A new ground storey wc is also required.

### Design:

The proposals are to roof over the yard to connect the outbuildings to the house and to link the outbuildings themselves. The westernmost cell is a replacement for the existing garage.

The yard area will be the working kitchen. The easternmost outbuilding will become cloakroom, pantry and, through a southern replacement extension, be the dining room.

The kitchen 'link' will have southern glazed doors on to the patio, with northern and southernmost sections having a glazed roof.

The balance of the kitchen roof is a pitched + slated centre section, open to the pitch, and a flat lead roll northern section over the entrance.

The link between the outbuildings will have glazed north + south elevations and a lead roll roof.

Existing ridge heights will be maintained for the pitched roofs, and the 'flat' sections will be at existing outbuilding eaves level, with the intention that the new works are as low profile as possible, leaving the main house as the principal volume.

Walling stone and roof slates will match those existing. The lead and glazed roofs will be matt grey in colour to complement the stone and slate.

### Access:

Level access will be available from the northern yard into the link to the house. The yard area to be covered falls towards the south, necessitating a stepped link floor.

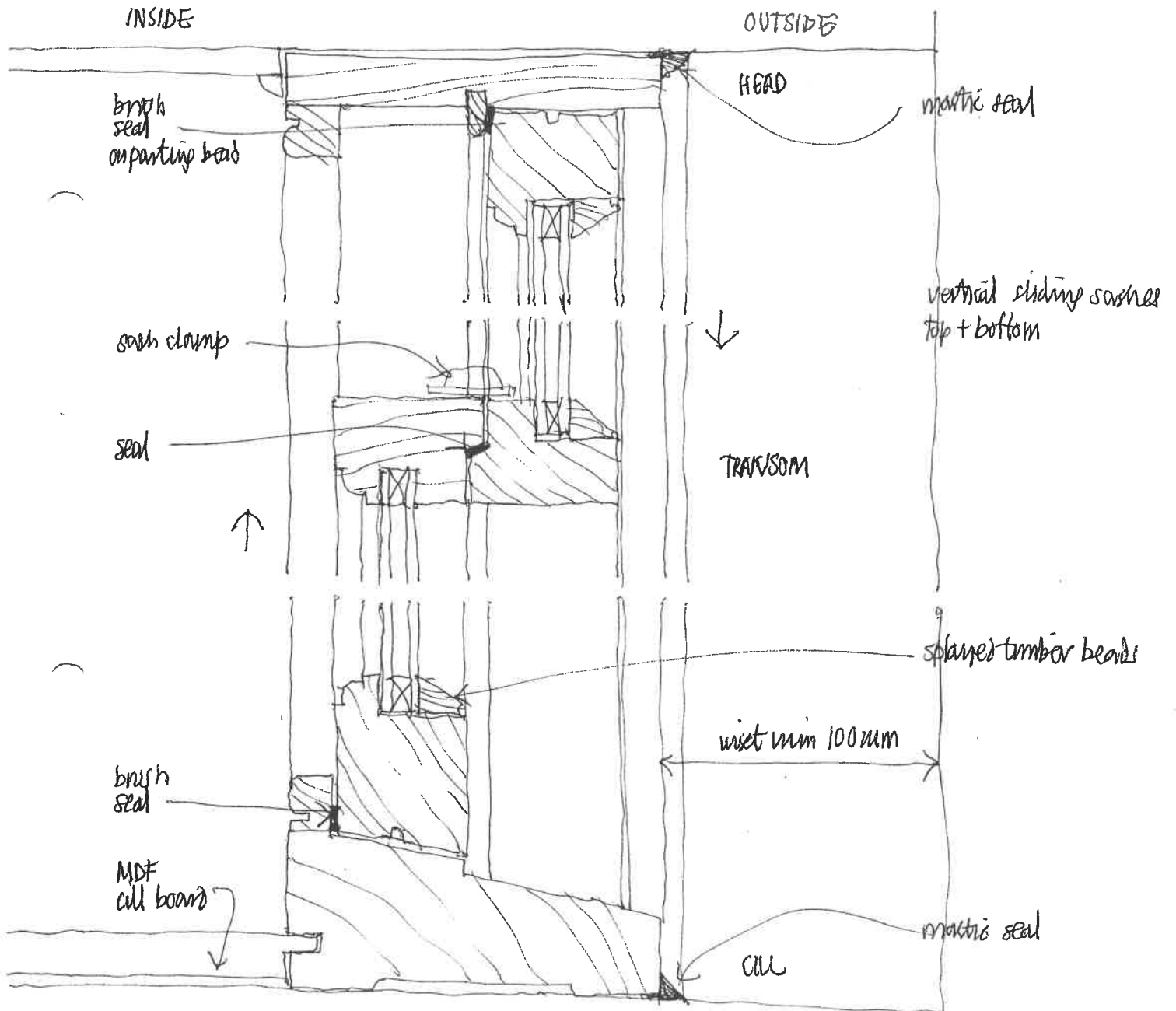
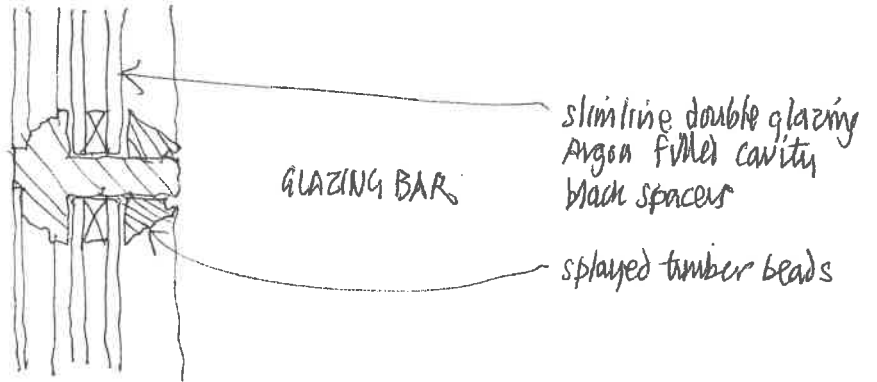
The proposals include a new ground storey wc, and are designed to comply with Part 'M' Building Regulations.

Existing refuse bin arrangements are unaffected.

The existing private driveway access is unaffected.

John R Wharton - Architect - March 2021

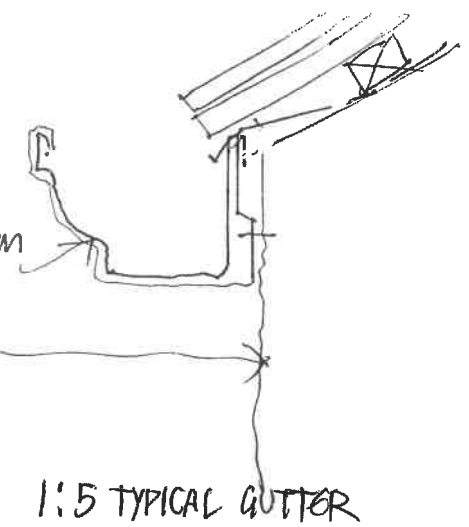
BLACKHOLMSE FARM  
 SASH WINDOWS  
 1:2 SECTIONS TYPICAL  
 JW 1 JAN 2020



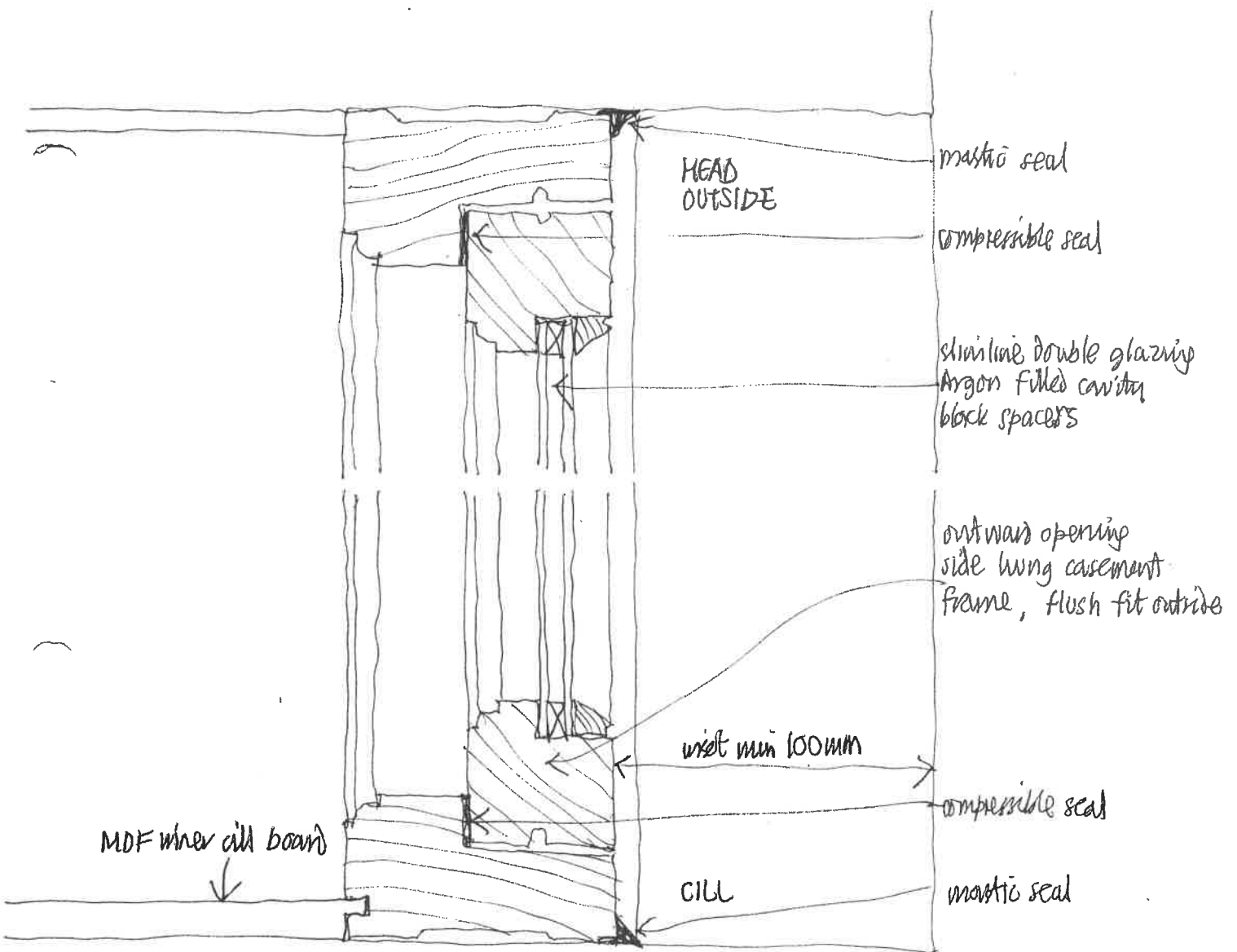
vac treated softwood frames, factory painted / factory glazed  
 painted heritage colour

BLACKHOUSE FARM  
 CASEMENT WINDOWS / GUTTERS  
 1:2 SECTIONS TYPICAL  
 JW · JAN 2020

age-section  
 Black seamless down  
 gutters on clips  
 stonework face



1:5 TYPICAL GUTTER



MDF inner cill board

HEAD  
 OUTSIDE

mastic seal

compressible seal

slimline double glazing  
 Argon filled cavity  
 black spacers

outward opening  
 side hinged casement  
 frame, flush fit outside

wicket min 100mm

compressible seal

CILL

mastic seal

vac treated timber frames, factory painted / factory glazed  
 painted heritage colour