



JOHN & JENNIFER WHARTON : ARCHITECT DESIGNERS

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STRUCTURAL STATEMENT

Barn ①

Foorden Old Hall Farm
Bottom by Bowland
Clitheroe BB7 4LS

General Arrangement :

A detached rectangular stone barn of 5 bays, hipped slate roof, nominal 16.5m X 8.0m sited to the east of the access driveway some 600 metres south of the Gisturn to Bottom by Bowland road, likely constructed ca 1850.

Walls :

Nominal 520mm thick limestone rubble with gritstone quoins, in good condition no significant cracking, but in need of repointing externally; all capable of re-use.

There is an arched head cant doorway in the centre east side and two circular upper windows with blind doorways beneath them with recessed render panels.

There are arched head doorways on both gables, and a later central doorway on the south gable. Some openings have timber inner lintels which should be replaced with more durable lintels. No rebuilding is required.

A row of four former vent holes on the north gable have been walled-up.

Floor :

A full later, stepped concrete floor exists, falling to the south, likely no dpm and no insulation. A new damp proof and insulated concrete floor is required.

Roof :

Four timber king post trusses in fair condition, capable of continued use, with adequate headroom beneath for a 2 storey conversion. Timber hips with flitch beams under at each corner, two rows timber purlins, small sawn rafters.

Built-in truss and purlin ends require further checking, but all appear fair. The rafters are too small to accommodate the required insulation depth, so should be replaced. The roof covering is blue slate in good condition and capable of re-use. The existing roof is unfitted. Rainwater goods exist.

Outside:

There is a 12m x 7m timber framed lean-to extension off the east elevation with profiled cement sheet roof and galvanised steel sheet part walls. The whole structure is in poor condition and could be removed to restore the barn to its original appearance.

There are some collapsed dry stone walls around the west and south and a post + wire boundary fence to the east.

Ground to the north is wet. Ground to the south falls to the access driveway, and is part stone cobbled.

There is an existing drain ditch to the south of the curtilage falling eastwards.

Suitability for conversion:

The application drawing demonstrates that the building can easily be converted into a generous 4 bedroomed house over 2 storeys, within the existing volume, with the minimum number of new openings and retaining the appearance as a barn. The site can accommodate a new garage in the south west corner of the curtilage, where it will be screened by existing trees.

John R Wharton
Architect
November 2017



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DESIGN + ACCESS STATEMENT

Barn ①

Fooden Old Hall Farm

Bottom by Bowland

Culthorpe BB7 4LS

Existing situation :

A detached barn set the the east of Fooden lane and north of the hamlet around Fooden Old Hall. The barn sits on slightly elevated ground above the lane, with its own access track. An unsightly eastern lean-to shed is to be removed.

The barn is of five bays with a hipped blue slate roof. There is an arched cart doorway to the east flanked by two circular loft hatches and two 'blind' door recesses beneath the windows, with other doors and windows on the remaining elevations.

The general appearance is similar to other barns in the vicinity which also have hipped roofs and circular loft hatches.

The building has adequate height to accommodate a first floor at existing roof and eaves levels.

Conversion - Design :

The proposals are to convert the barn into a single dwelling over two storeys, and to construct a single storey garage to the west of the barn.

The conversion proposes the use of all existing openings and the minimum number of new openings, thus retaining the appearance of the building as a 'barn'.

Maximum use of the glazing of the eastern cart doorway is made to light a double height section of the dining/living area in the centre bay, with a gallery landing to the west.

The ground storey is as open-plan as possible, with the minimum of partition. First floor rooms are to be open to the underside of the roof slopes. Roof windows are to be used to minimise the number of new window openings.

The garage is designed to complement the barn, with a hipped roof and matching materials. Its siting to the west of the barn uses existing woodland to screen the appearance of the barn from wider long distance views, and from Forder Lane. The garage has a lesser volume than the existing lean-to shed.

Access;

Level access will be available into the barn via the east and west sides.

The conversion is planned to comply with Part 'M' Building Regulations. Refuse bin storage space is within the garage.

Landscaping;

The barn sits in the corner of the adjacent field, against a western backdrop of significant woodland. There are existing dry stone walls on the edges of the woodland which are to be retained.

No new tree planting is proposed.

A compact garden curtilage is proposed around the north and east sides of the barn, to be contained by new timber fences.

Sewage treatment;

A new mini-sewage treatment plant is proposed to be sited some 16 metres south east of the barn, from where an outfall is proposed to the existing stream in a deep cutting, subject to Environment Agency approval.

Surfacewater drainage;

There are signs of an existing surfacewater drainage system which can be brought back into use and, if necessary, extended to discharge into the adjacent stream.

John R Wharton
Architect
December 2017