



JOHN & JENNIFER WHARTON : ARCHITECT DESIGNERS

Craven House
Brook View
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STRUCTURAL STATEMENT

Barn (2)

Fooden Old Hall Farm

Bottom by Bowland

Clitheroe BB7 4LS

General Arrangement :

A four bay stone barn nominal 16m x 9m likely constructed ca 1850 with a further two bay two storey cottages off the southern gable, set on a lower floor level.

There is a 1930's brick shed off the northern gable and a modern blockwork shed further north, with another lean-to blockwork shed off the western front of the barn. The brick shed is in a state of collapse, without a roof.

The buildings are set north of the grade II star listed Fooden Old Hall on the opposite side of the access driveway. The barns are dug into their western side - ground to the east is lower.

Walls :

Nominal 550mm thick limestone rubble with squared gritstone quoins, in fair condition, plumb and square, in need of external repointing, but no significant rebuilding.

There are a number of existing door and window openings on all elevations. Some have inner timber lintels, which should be replaced with more durable items. There are also two rows of vent slots on the main barn east & west sides, currently walled-up.

Ground Floors:

Concrete, stepped levels to suit site falls, likely no dpm, no insulation - all require replacement with new insulated concrete floors at similar levels.

Upper floors :

Two bays in the main barn and both cottages have timber framed and boarded lofts (no stairs) in rough condition. Board spans are excessive. New upper floors are required.

Roof :

Main barn - three timber queen post trusses, three rows of timber purlins each slope, all in fair condition. Built-in ends require further checking.

There is adequate headroom beneath for a full first floor. The rafters are missing and the roof covering is profiled steel. New rafters, insulation, felt and slates are required.

The cottage roofs are of timber purlins bearing on a central crosswall. Built-in ends require further inspection. The roof covering is stone slates, without felt, but the slates are capable of re-use.

Suitability for conversion :

The building has adequate floor area to convert to four cottages, with the minimum number of new openings.



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DESIGN & ACCESS STATEMENT

Barn ②

Fooden Old Hall Farm

Bolton by Bowland

Clitheroe BB7 4LS

Existing situation :

Barn ② is sited in the north eastern side of the hamlet as two parallel connected volumes forming a 'long' barn. To the east a 4 bay barn on two floor levels, to the west, two cells with a crosswall and first floor lofts with signs of former residential use.

There is a part collapsed red brick shed off the south east end and a modern blockwork lean-to extension off the north east front - both are to be demolished.

Site levels fall to the south east and south west. The north west gable abuts Fooden Lane. On the opposite side of the lane stands Fooden Old Hall, a late medieval Grade II listed house with its own curtilage. Barn 2 stands in its own curtilage, which also contains other derelict sheds which are to be removed.

Conversion Design :

The proposals are to convert the barn into two houses and two cottages, for which only one new party wall is required. The conversion is on two storeys throughout, following the various existing ground floor levels. Existing eaves heights are adequate to provide first floor headroom, so original roof planes can be maintained.

All the existing window and door openings will be re-used. The minimum number of new openings are proposed with some new roof windows.

The appearance of the building as a barn is retained. All the walls will be repointed, and slate roofs reinstated.

Access :

Level access is available into each house at the 'front' door, and the conversions are designed to comply with Part 'M' Building Regulations.

There is a network of public footpaths around the site, all of which are to be retained, without diversions.

Each house will have a front and rear garden with dry stone wall enclosures, and refuse bin storage space.

A new car parking area is to be formed to the east of the barn with two allocated spaces per house. Fooden lane will remain unaltered as the highway access to the site. A turning head for the refuse collection vehicle will be formed to the west of the parking area.

Sewage treatment :

A new mini-sewage treatment plant is proposed to be sited some 16 metres from unit 1, with an outfall to the adjacent existing culvert, subject to Environment Agency approval.

Surfacewater drainage :

There is an existing surfacewater drainage system, which will be repaired and extended if necessary. It is likely to discharge to the same existing culvert.

John R Wharton
Architect
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