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JOHN & JENNIFER WHARTON : ARCHITECT DESIGNERS

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Planning Dept
Ribble Valley Borough Council
Church Walk
CLITHEROE
Lancs BB7 2RA

PLANNING	
11 JUN 2018	
FOR THE ATTENTION OF	

8-6-18

Dear Sirs

Barn ① Fooden Old Hall Farm, Bolton-by-Bowland

This is a reapplication under 3/2018/0005 which was withdrawn on 16-2-18, thus no new fee is payable.

There will probably be a separate application for Barn ② in the future.

In the meantime the comments given by Robert Major on Barn ① have been incorporated.

A letter from the landowner/agent for Fooden Lane is attached to this letter. Please use the original Bat survey from EED.

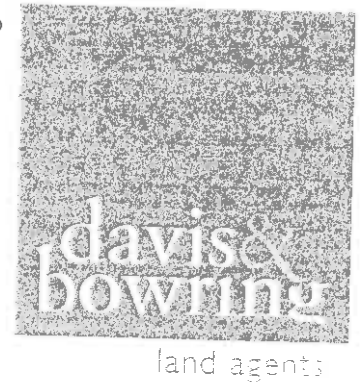
I enclose new written statements to suit the new proposals.

Yours faithfully,

John R Wharton

Our ref: CTB

Mrs C Pallister
28 Duck Street
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24th May 2018

Dear Cath

Access at Fooden – Potential visibility splays

Further to our recent discussions regarding the above, may I confirm on behalf of my client, Christopher Bosonnet, who owns the neighbouring field to the Fooden access track that in principle, he would be prepared to sell sufficient land to enable a visibility splay to be constructed.

I trust this information is sufficient to provide to the Highways Officer in connection with the access required for the proposed development.

I am afraid that my client is not prepared to enter into further negotiations and potentially incur further costs until detailed planning consent has been confirmed.

As per our discussions, the land value would reflect the enhanced value created due to the granting of consent for development.

If this letter is not sufficient for your purposes, please contact me.

Yours sincerely



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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 mortar, in good condition no significant cracking, but in need of repointing externally; all capable of re-use.

There is an arched head cart 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 unfelted. 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

Foorden Old Hall Farm
Borton-by-Bowland
Clitheroe BB7 4LS

Existing situation :

A detached barn set to the east of Foorden Lane and north of the hamlet around Foorden Old Hall. The barn sits on slightly elevated ground above the lane, with its own access track.

The barn is of five bays with a hipped blue slate roof over random stone walls. There is an arched cart doorway to the east flanked by two circular loft hatches and two blind door recesses beneath them. There are other simpler door and window openings on the other elevations. An unsightly sheeted timber framed shed off the eastern side is to be removed. The building has adequate height to accommodate a first floor within existing eaves and roof levels.

Conversion - Design

The proposals are to convert the barn into a single dwelling over two storeys.

The conversion proposes use of all the existing openings and the minimum number of new openings to meet daylighting and means of emergency egress requirements. Only two new window openings are required and one new doorway - these are on the relatively concealed west elevation.

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

The ground storey is an 'open-plan' as it can be - coupled with the double height section.

First floor rooms are to be open to the underside of the roof slopes. Roof windows are used to 'top-up' daylighting, in preference to additional new windows.

The proposed external alterations are minimal so that the appearance of the building as a barn is maintained.

Access:-

Access is via Fooden Lane off the bottom by Bowland/Aisburn Road.

Visibility on to the Aisburn Road looking south west can be improved by removal of a tree stump and cutting back vegetation to achieve 2.4m x 209.0m visibility. Looking northeast, visibility is good for 2.4m x 209.0m.

Fooden Lane already provides access to the site with passing place spaces should the need arise.

The conversion of the barn to a dwelling will be a change of use that can be balanced against cessation of agricultural traffic to and from the barn.

Level access will be available into the ground storey to the east and west sides.

The conversion is designed to comply with Part 'M' Building Regulations.

Refuse bin storage space is available on the forecourt, for collection off Fooden Lane or Aisburn Road.

Landscaping:-

The barn sits in the corner of an adjacent field, against a backdrop of significant woodland. The curtilage is defined by existing stone walls to the west and south, and new post + rail fences to the north and east to define small garden areas.

No new tree planting is proposed because there is a mature existing setting.

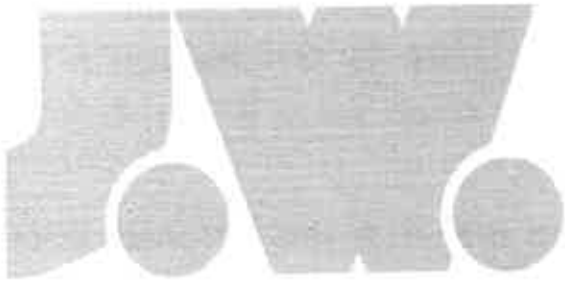
Sewage treatment:-

A new mini-sewage treatment plant is proposed to be sited some 16 metres from the barn with an outfall to the existing stream (in a deep cutting,) subject to EA 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 stream.

John R Wharton
Architect
June 2018



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HERITAGE STATEMENT

Barn ①

Fooden Old Hall Farm
Bottom by Bowland
Clitheroe BB7 4LS

Existing situation :-

Barn ① is a detached simple rectangular stone barn with a hipped blue slate roof, standing on slightly elevated ground east of Fooden Lane, some 100 metres north of the hamlet of Fooden, and some 0.5 km south of the Gisburn/Botton by Bowland Road.

The detached setting is well outside the hamlet but within the Forest of Bowland AONB. The setting does not affect that of listed buildings in Fooden.

The appearance of the barn is distinctive, with its use of circular openings and hipped roof. Similar barns exist on other nearby farms, perhaps as a result of a 'pattern book' approach to provide a former larger estate with similar buildings.

Barn ① has a large sheeted extension off its eastern front, which is unsightly.

The barn has good highway access off Fooden Lane.

Proposals :-

To convert the barn to a single dwelling within the original volume, using all the existing openings and the minimum number of new openings.

The sheeted eastern extension will be removed, helping restore the building to its original size.

The external appearance will not be significantly changed - it will continue to

look like an agricultural barn.

The internal arrangement uses the central bay inside the east doorway as a full height volume, and all the first floor rooms are to be open to the underside of the roof, with trusses and purlins exposed.

Whilst in agricultural use, the barn has been adapted to suit particular needs through the removal of loft floors and creation of new openings.

The proposed conversion adds an ongoing 'layer' of adaptations which will be legible, and will enable the building to be brought back into use.

The building is in generally good condition. It does require repointing, but no significant rebuilding.

The conversion does require a replacement ground floor - (the existing stepped and sloping ground floor is not original).

The proposed new first floor will be supported on new brickwork inner leaf walls, so there will be no disturbance to the original stone walls.

These walls will add stability to the existing structure.

The existing blue slate roof is to be re-laid over new timber rafters - deep enough to accommodate in-slope insulation.

Externally, the existing access track will be brought back into use. A new block paved forecourt and parking area are proposed.

The existing edge of woodland setting will be retained.

Adjustments to the existing fenced curtilage will provide small garden areas to the north and east of the barn.

The building will continue to be not widely visible from public highways, and the relationship of the setting to the listed buildings in Lower Forder will be unchanged.

John R Wharton

Architect

June 2018