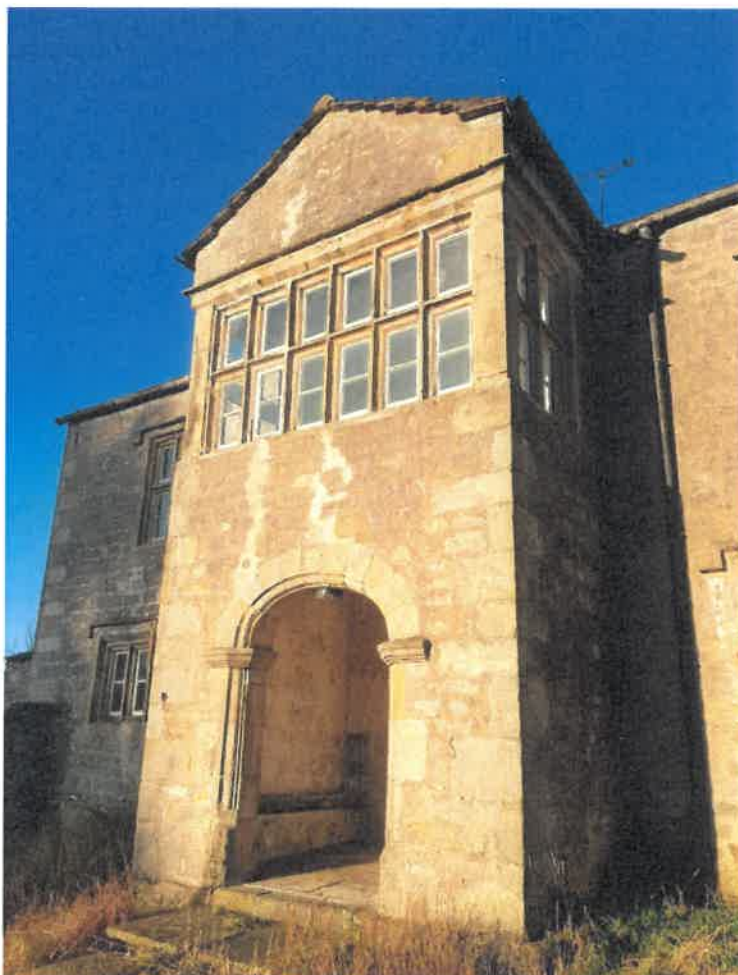


UK RESTORATION S E R V I C E S

Condition Report

Fooden Hall, Bolton-by-Bowland



Condition Report V2	
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2 INTRODUCTION

UK Restoration Services has been appointed by William Dent to attend and inspect the general condition of Fooden Hall, Bolton-by-Bowland with a view to bringing the building off the Historic England Heritage at Risk Register.

- The survey was undertaken on 29/10/2019
- The survey was undertaken by Phil Braithwaite
- Fooden Hall is a Grade II* Listed Building.
- The Hall is currently unoccupied

Our report is strictly private and confidential to the client named in the report. Whilst it may be shown to professional advisors, content is not to be disclosed or made use of by any third party without expressed written consent. Without such consent we cannot accept responsibility for any third party. Under no circumstances should the report or any of the content be published on the internet.

3 GENERAL INFORMATION

Fooden Hall is a country house of the late C17 with stone rubble wall and stone slate roof. The main house is of 2 storeys with an attic and a 2 storey porch to the main east garden elevation. The house is characterised by the many multiple light mullioned windows of the principal elevation. The western single storey ancillary accommodation is under an outshut roof with a central chimney connecting to all rooms. The house is unoccupied and suffering from minor vandalism and lack of maintenance to the gutter and rainwater disposal system.

The main entrance to the hall is East Facing.

4 CONDITION OF PRINCIPAL COMPONENTS

Reference Table:

Reference	Condition	Comments
Very Good	5	Good working order, does not require attention
Good	4	Good condition for age, could be made better but doing what is required
Fair	3	Requires repairing/replacing soon, will leak soon, will require attention
Poor	2	Broken, not doing what it should be, requires repairing/replacement
Very Poor	1	Needs immediate attention, leaking, detrimental to other areas

4.1 Rainwater & Soil Goods

Reference	Material	Condition	Comments
East Gutters	Asbestos	1	Sections missing or damaged, joints failing & full of vegetation
East Downpipes	Asbestos	1	Multiple sections split
West Gutters	Asbestos / Plastic	1	Sections missing or damaged, joints failing & full of vegetation
West Downpipes	Asbestos	1	Multiple sections split
North Soil Stack	Cast Iron	3	Stack appears to be in reasonable condition. Joints require resealing.
Gullies	Clay	1	All the gullies are blocked and require cleaning out and jetting

4.2 Windows & Doors

Reference	Condition	Comments
North Windows	1	One window requires replacement. One window requires reglazing. All other windows require replacement putty and redecoration.
East Windows	1	Two windows require replacement. All other windows require replacement putty and redecoration.
South Windows	2	All windows require replacement putty and redecoration.
North Door	2	The door is currently covered with ply boarding which will require repairs
East Door	3	The door appears in reasonable condition. Requires redecoration
West Door	3	The door appears in reasonable condition. Requires redecoration

4.3 Roof

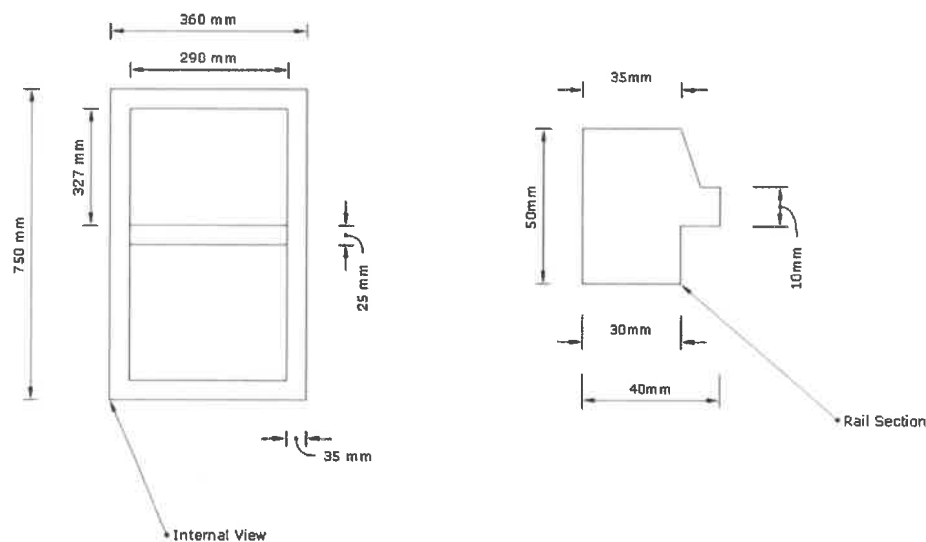
Reference	Condition	Comments
East Slope	4	The slope is in good condition with only a small number of slates requiring replacement

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West Slope	3	There are quite a large amount of slates requiring replacement
Entrance North Slope	4	The slope is in good condition
Entrance South Slope	4	The slope is in good condition
Chimney 1	2	The flaunching is in a poor state and requires replacement. The pointing is in a reasonable condition
Chimney 2	3	The flaunching and pointing are in a reasonable condition.
Outbuilding Ridge Beam	1	The ridge beam is rotten and requires a splice repair

5 WINDOW DRAWING

Below is a sketch of the existing windows. The new windows will be manufactured to the same dimensions and profiles



6 PHOTOGRAPHS

Photo 1: There are sections of the gutter missing on the east elevation



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Photo 2: The gutter is damaged and there are multiple splits in the downpipe on the east elevation



Photo 3: The gutter is damaged, and a large section of downpipe is missing to the west elevation



Photo 4: The plastic gutter has no outlet and is full of vegetation to the west elevation



Photo 5: There is one missing window that requires replacement, the remaining windows require putty replacement and decoration on the east elevation



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Photo 6: The windows require putty replacement and redecoration on the east elevation



Photo 7: There is one missing window that requires replacement and one window that requires reglazing, the remaining windows require putty replacement and decoration on the north elevation



Photo 8: The windows to the south elevation require putty replacement and decoration. The timber door also requires redecoration.



Photo 9: The timber door is covered with plywood boarding and requires repair and decoration



Photo 10: The ridge beam is rotten at the bearing end and will require a splice repair



Photo 11: The roof has sunk as a consequence of the rotten ridge beam



Photo 12: The gullies are blocked and require clearing and jetting



Photo 13: The gullies are blocked and require clearing and jetting



Photo 14: The west slope has quite a large amount of slipped or broken slates



Photo 15: The east slope and main entrance slopes have a small amount of slipped or broken slates



Photo 16: The flaunching on chimney 1 is in a poor condition and requires replacement



Photo 17: Close up of Chimney 1



Photo 18: West slope slate repairs required

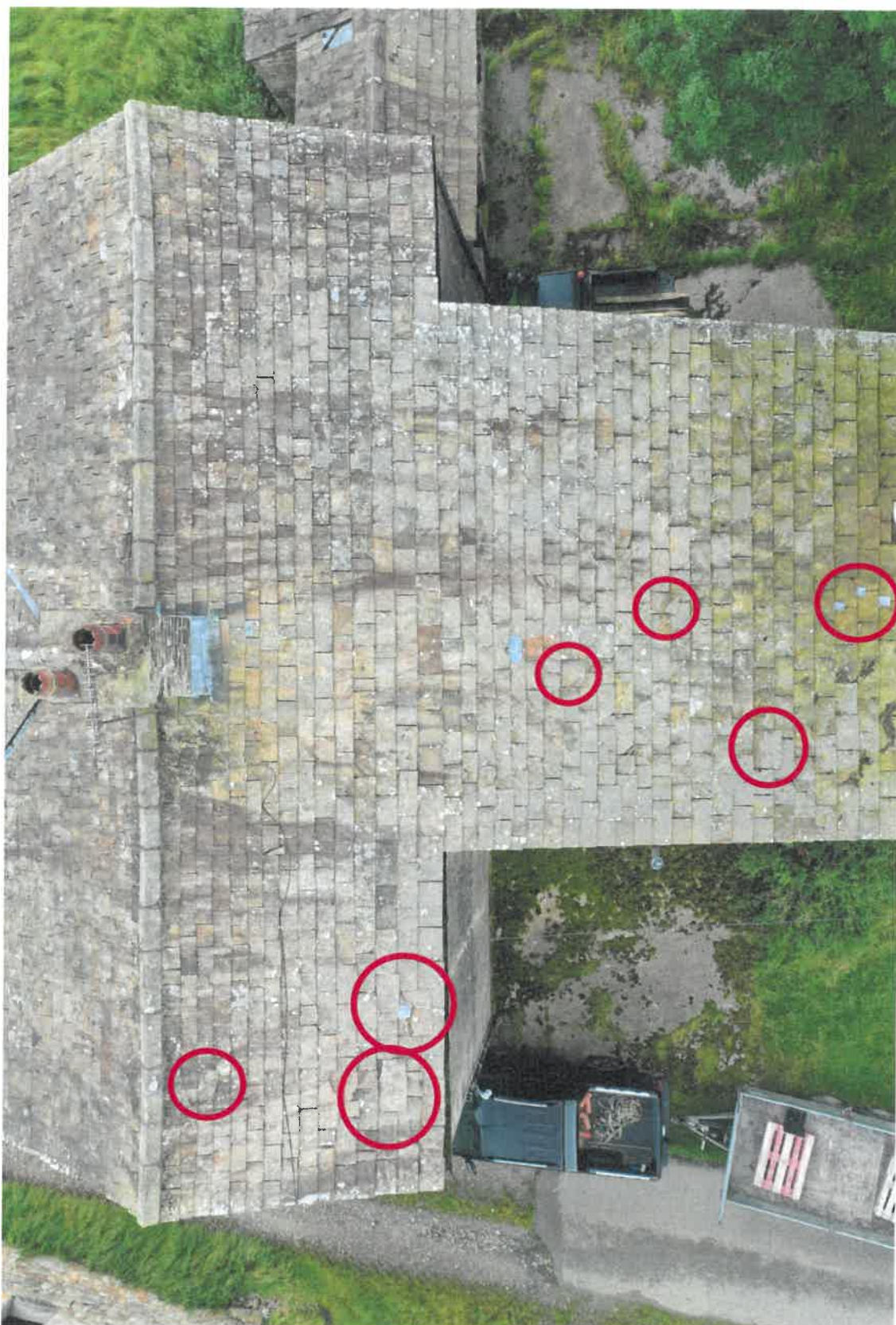
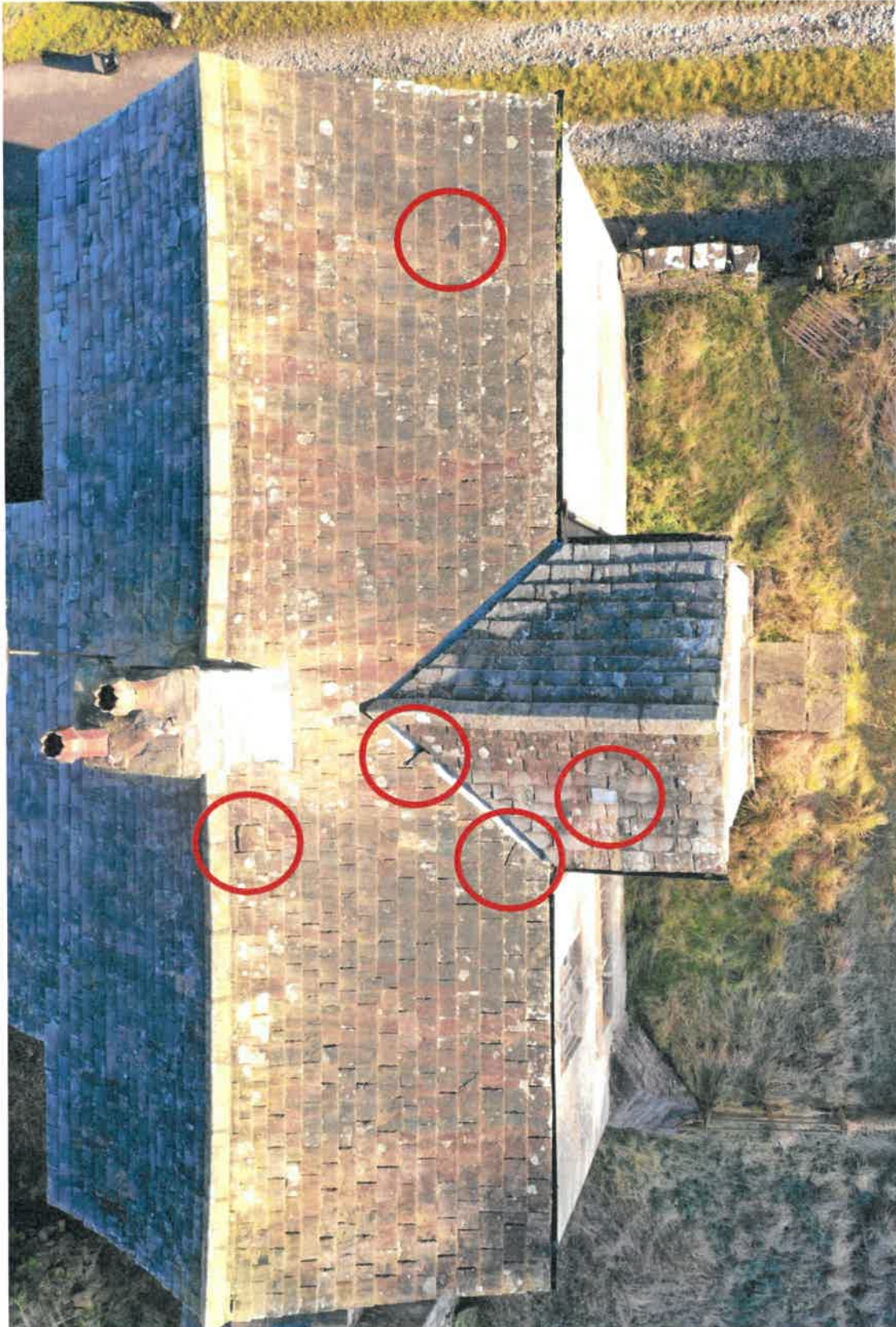


Photo 19: East slope and main entrance slate repairs required



7 WORKS REQUIRED

The works below are the minimal works required to bring the building off the Heritage at Risk Register

- Remove the asbestos rainwater goods
- Install new 125mm half round cast iron gutters & 75mm cast iron downpipes
- Clear out all gullies
- Jet and trace drains
- Manufacture and fit 3 replacement windows to the existing dimensions and design
- Re-glaze 1 window
- Replace putty as required to all windows
- Decorate all windows
- Carry out repairs to plywood covered door
- Decorate all doors
- Replace all broken / slipped roof slates
- Replace the flaunching to Chimney 1

