



PHILIP WRIGHT  
ASSOCIATES

**STRUCTURAL APPRAISAL  
OF  
FARMHOUSE,  
LOWER REAPS FARM,  
WHINNEY LANE,  
MELLOR**

<b>CONTRACT NO. 3549</b>	<b>PHILIP WRIGHT ASSOCIATES LTD 21 UNION STREET RAMSBOTTOM BURY BL0 9AN</b>
<b>JANUARY 2025</b>	<b>TEL. 01706 828781/ 07939 547865 E-MAIL: <a href="mailto:info@philipwrightassociates.co.uk">info@philipwrightassociates.co.uk</a></b>

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**1.0 INSTRUCTION**

I would confirm having attended the above property and have carried out a visual inspection as instructed.

The scope of my brief was to inspect and report upon the general structural condition of the farmhouse and to advise on the remedial works required for its renovation.

It was not within the scope of my brief to prepare a detailed schedule/specification of remedial works nor to supervise any such works. I did not have the opportunity to monitor the condition of the property over a period of time. It was not within my brief to undertake any works to expose the foundations of the property.

This report deals essentially with the structural aspects of the property. It is not a Building Surveyors report which would cover in detail such items as serviceability, damp proof course, gutters, roof finishes, electrical goods and the like which represent the fabric of the building.

I have not inspected woodwork or any part of the structure which is inaccessible therefore I cannot report that such part is free from defect. The property has decayed or insect infestation, it would be prudent that a timber preservation specialist is commissioned to advise on the condition of any timbers which would be considered as being retained.

I have not checked member sizes for compliance with the Building Regulations 2000 or Codes of Practice.

The property is currently derelict and has not been habited for a number of years.

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**2.0 THE PROPERTY**



The farmhouse is one of four buildings to the original farmstead and being the original habited property, although has been vacant for a number of years. The house has been extended twice in the past, the original farmhouse which I understand originates from the 17th century being to the approximate right hand half, which had then been extended to the left hand side and then further extended again to the far left hand side, incorporating a livestock barn with hayloft floor. The farmhouse is constructed in a traditional manner with solid stone external walls, a duo pitched ridged corrugated steel clad roof, and timber board and joist first floor and ground floor construction.

The whole of the property has been raised in height in the past with the introduction of 5 courses of brickwork which has been constructed to the whole of the perimeter of the building.

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**3.0 OBSERVATIONS**

**3.1 EXTERNAL OBSERVATIONS**

**3.1.1 FRONT ELEVATION**

The front elevation incorporates a projection to the right hand side with gable arrangement with single window at ground and first floor with stone surround and an adjoining lean-to projection, the main elevation incorporates a door and four ground floor windows and three first floor window openings with stone surrounds. Both the extensions have been butt jointed to the adjoining elevation, incorporating quoins at the junction. The junction between the far left hand extension and the front wall incorporates an open joint of approximately 20mm. The alignment of the wall, although undulating, was considered to be within acceptable tolerance.

**3.1.2 RIGHT HAND ELEVATION**

The right hand elevation incorporates a projection to the front with lean-to store, door and first floor window and with a more recently constructed brick chimney being full height. The alignment of the main wall was undulating but within acceptable tolerance. The brick chimney was noted to have a visual outward bow and with a filled crack/joint between the brickwork and the main stone wall.

**3.1.3 REAR ELEVATION**

The rear elevation incorporates a total of seven ground floor and three first floor openings and as the front elevation, the joint of the extensions to the adjoining wall was butt jointed incorporating quoins. The alignment of the original construction had an extensive visual bow leaning outwards by in excess of 200mm. The middle extension also incorporated a significant outward bow being approximately 150mm. The alignment of the wall to the left hand extension was considerably unobtrusive but was considered to bow outwards by approximately 30mm. The wall also has considerable algae growth from a leaking gutter.

**3.1.4 LEFT HAND ELEVATION**

To the wall to the left hand elevation, the alignment of the wall, although undulating, was considered to be within acceptable tolerance.

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### **3.2 INTERNAL OBSERVATIONS**

Internally the property has not been habited for a considerable number of years and has suffered from general lack of maintenance and damp ingress. The floor to the rear right hand side of the property had standing water. Historic fracturing of the walls was evident to the left hand side of the rear right hand room. The rear wall was noted to undulate and to the middle room was noted to lean outwards by between 50-125mm overall. The floor to the left hand room had decayed joists and was not inspected.

To the first floor accommodation, the original floor was noted to have a considerable downward slope towards the middle.

### **4.0 SUMMARY AND RECOMMENDATIONS**

In summary, from the findings from my visual inspection, I would advise that the property has suffered from significant structural movement to the rear wall which is outside of acceptable limits and with this regard, it will be necessary for the whole of the rear elevation, including the rear wall to the barn, to be taken down and rebuilt.

The chimney to the right hand elevation has a considerable outward bow and is of more recent construction and due to the extent of lateral deformation, is required to be taken down. It may not necessarily be required to be rebuilt, dependant on the final layout of the accommodation.

All the lintels are required to be replaced as these are likely to be of timber, and the hayloft floor to the left hand side is required to be replaced.

The first floor has a considerable slope outside of acceptable limits and I would consider that the whole of the floor is required to be replaced.

To the front elevation, the extensions are butt jointed with the adjoining wall, to the left hand extension, the joint is approximately 20mm open and would benefit from being stitch tied by the installation of 'Helifix' type ties across the bed joints. The joints should be filled with a suitable mortar.

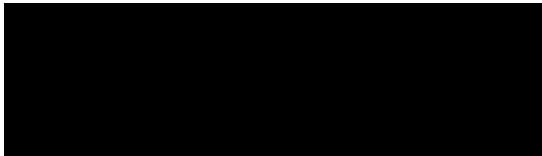
The roof in its entirety would be required to be replaced.

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It was noted to the rear of the property that the ground was extensively wet with the ground having been excavated. It would be beneficial for the whole of the ground to the rear to be further excavated and to be regraded incorporating appropriate land drainage.

Due to the extent of water ingress to the rear elevation and considering the extent of decayed joists to the left hand side, it would be required for the whole of the ground floor to be replaced.



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