



PHILIP WRIGHT  
ASSOCIATES

**STRUCTURAL APPRAISAL  
OF  
STORE 1,  
LOWER REAPS FARM,  
WHINNEY LANE,  
MELLOR**

|                          |                                                                                                                                             |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CONTRACT NO. 3549</b> | <b>PHILIP WRIGHT ASSOCIATES LTD<br/>21 UNION STREET<br/>RAMSBOTTOM<br/>BURY BL0 9AN</b>                                                     |
| <b>JANUARY 2025</b>      | <b>TEL. 01706 828781/ 07939 547865<br/>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 store and to advise on the remedial works required for its renovation. It is proposed to remain as a store/garage.

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.

**2.0 THE PROPERTY**

**2.1 THE STORE**

The store is one of the four buildings to the original farmstead and situated to the western side of the farmstead. The building is of single storey and is constructed in a traditional manner with solid stone external walls and duo pitched ridged roof with stone tiles. The ground floor is of solid construction.

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**3.0 OBSERVATIONS**

**3.1 EXTERNAL OBSERVATIONS**

The wall to the front elevation incorporates the main opening to the left hand side and window to the right hand side. The alignment of the wall undulates with a general outward lean.

The two gable walls to the store were in general in a fair and reasonable condition and were noted to be within acceptable tolerance.

The wall to the rear elevation had three holes at high level and was noted to lean outwards.

**3.2 INTERNAL OBSERVATIONS**

The walls to the store do show evidence of some significant cracking, particularly to the rear and right hand walls where cracking beneath the purlin and beneath the king post truss were evident. The rear wall either side of the king post truss had a visual outward lean.

**4.0 SUMMARY AND RECOMMENDATIONS**

In summary, from the findings from my visual inspection, I would advise that externally the holes noted to the rear elevation are required to be infilled with stone.

Internally, there are a number of cracks particularly to the rear and right hand walls which require the vertical cracks to be stitch repaired either by the installation of 'Helifix' type bars which should be recessed into the bed joints and fixed with epoxy mortar and repointed, or by the installation of lateral restraint straps 50mm x 5mm thick x 1m long which should be fixed to the stonework and across the cracks with M6 resin anchors, 2No either side of the crack. Ties or straps should be positioned at approximately 500mm vertical centres. The actual cracks should be filled with epoxy mortar and locally repointed.



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PHILIP WRIGHT ASSOCIATES LTD**

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