



Ref: 25E/3549/07

7<sup>th</sup> May 2025

Mr C. Heys  
Lower Reaps Farm  
Whinney Lane  
Mellor  
Blackburn  
BB2 7EL

Dear Chris,

**RE: SUPPLEMENTARY REPORT ON NORTH WALL TO FARMHOUSE**

Further to my Structural Appraisal Report dated January 2025, I would confirm that an accurate electronic dimensional survey of the north elevation has been undertaken to identify the extent of lateral deformation which has occurred to the wall. 5No sections through the wall have been prepared to show the extent of lateral deformation which has occurred. This is identified in the attached drawing.

The results show the following deformations:-

1. Lateral deformation of 68mm with an overall thickness of 478mm.
2. Lateral deformation of 162mm with an overall thickness of 714mm.
3. Lateral deformation of 129mm with an overall thickness of 818mm.
4. Lateral deformation of 197mm with an overall thickness of 806mm
5. Lateral deformation of 164mm with an overall thickness of 704mm.

The survey has identified that the thinnest part of the wall with a minimal deformation of 68mm was 478mm. The construction of the wall is likely to incorporate two leaves of solid stone, likely in the region of 150-225mm with through stones tying the two leaves together and with a rubble stone cavity/core.

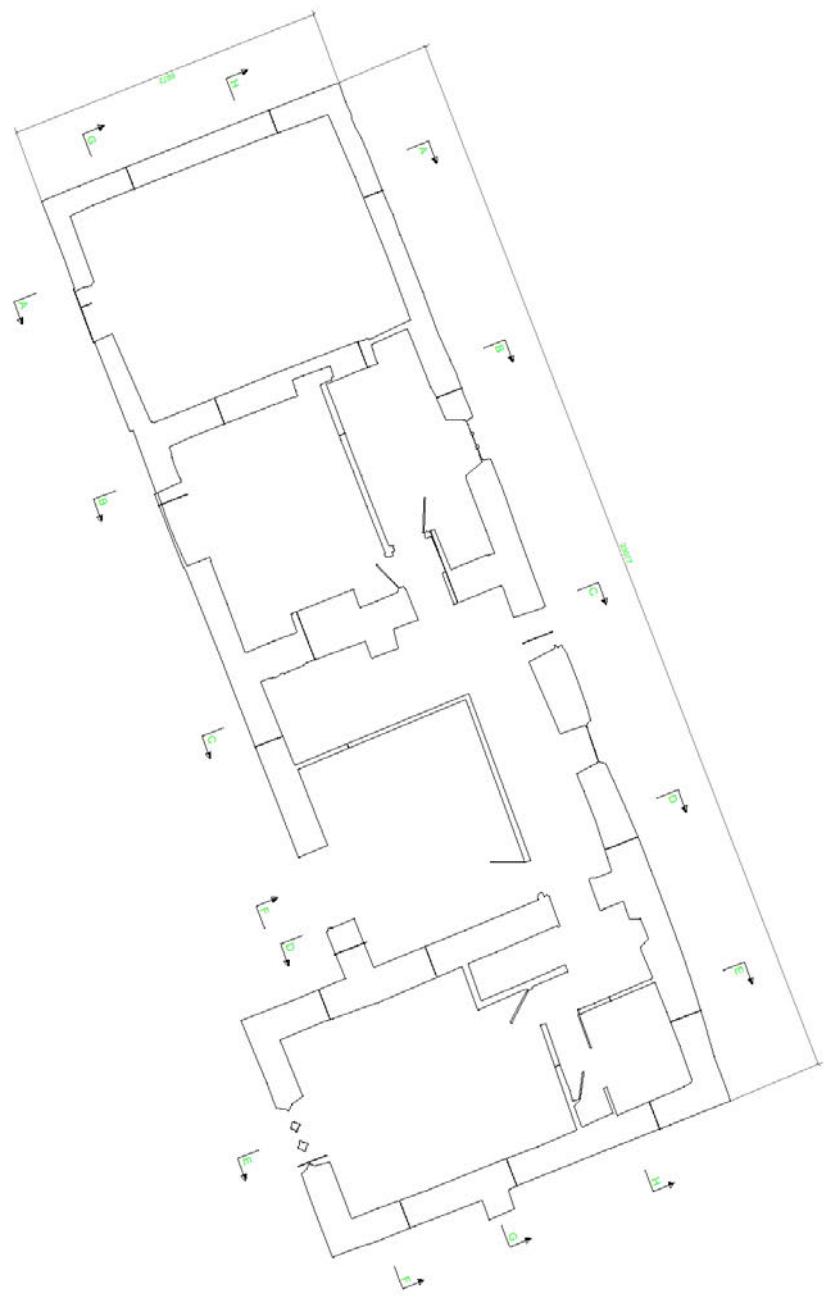
For a wall to be stable, the extent of deformation is required to be within the middle third of the overall thickness of the wall, subsequently for a wall of 410mm the allowable lateral deformation would be 68mm and for a wall of 550mm thick the allowable extremity of deformation would be 92mm. The thickness of the wall measured is between 478mm and 818mm, this suggests that the outer leaf has bowed to such an extent that the cavity has increased to possibly in excess of 300mm. With a projection of 197mm with a thickness of 806mm the extent of lateral deformation is well outside of what is considered to be acceptable stability. Considering such extensive deformation, strapping or tying of the walls back to the floor is unsuitable and it would therefore be necessary for the whole of the wall to be taken down and rebuilt.

I trust that this clarifies the findings.

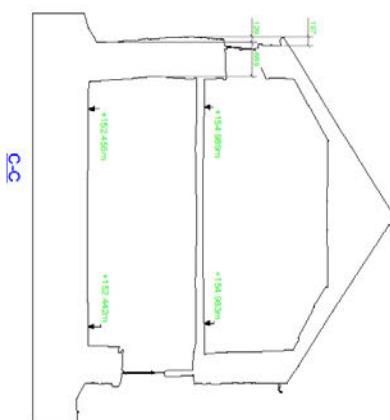
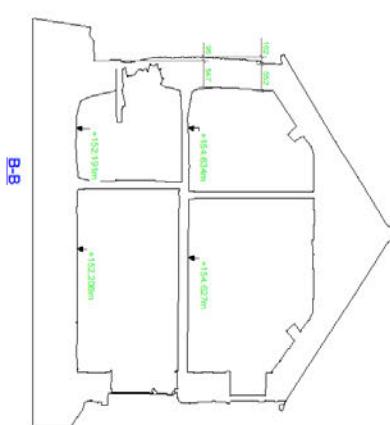
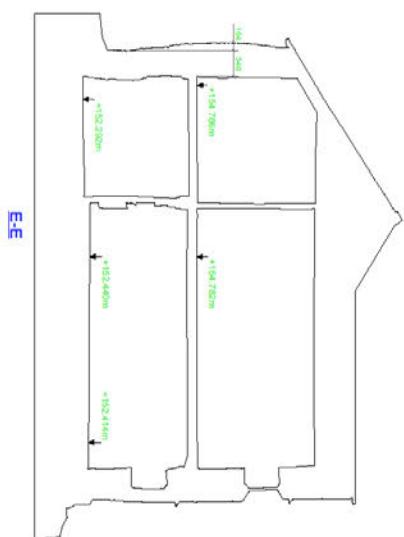
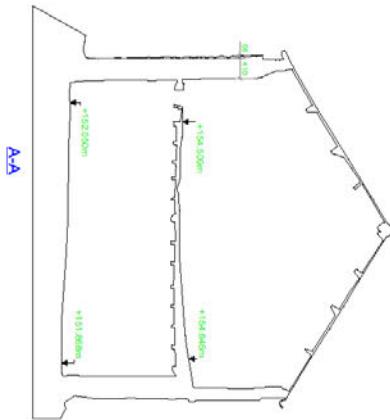
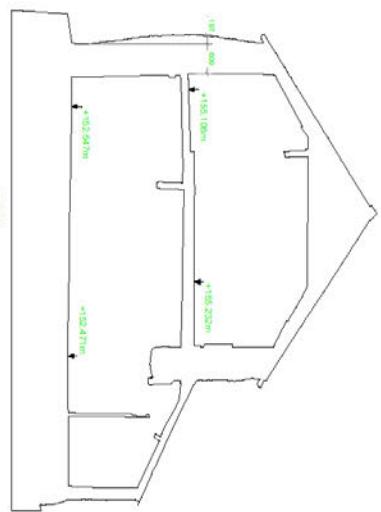
Yours sincerely

P G Wright BSc.(Hons) C [REDACTED] MIStructE.  
**PHILIP WRIGHT ASSOCIATES LTD**

Farmhouse - Existing First Floor Plan



Rev	description	By	Date	By	Date
	Westmill/Highland Industrial Estate James Street Westmill Blairgowrie Perthshire PH10 7SR	CREATED		CHECKED	
<b>BD</b> BIM DESIGN					
<b>DRAWING TITLE</b> FARMHOUSE: FIRST FLOOR PLAN					
CONTRACT	Lower Roads	ISSUE DATE		SCALE	1:50
MODELED BY	TCMAY	CONTRACT NO	1271	REVISION NO.	100
DRAWING NO.	1271-B0054-F-00-200-X-4000				



Ref	Description	By Created Date	By Checked Date
BD	Wainwright Industrial Estate Wainwright Street Wainwright Street Bolton BL5 3QR		
DRAWING TITLE	SECTIONS A,A,B,B,C,C,D,D,E,E		
CONTRACT	Lower Ramps	ISSUE DATE	
MODELED BY	TMW	SCALE	1:50
CONTRACT NO	127-1	REVISION No.	
DRAWING NO	127-005-XX-XX-DR-X-2003		