



PHILIP WRIGHT  
ASSOCIATES LTD

Consulting Structural Engineers

21 Union Street  
Ramsbottom  
Bury  
Lancs BLO 9AN



Ref: 26C/3549/30

30<sup>th</sup> March 2026

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

Dear Chris,

**RE: FARMHOUSE, LOWER REAPS FARM, WHINNEY LANE, MELLOR**

I refer to the proposed refurbishment of the above and advise below to the information as requested by Planners:-

North Wall Demolition/New Construction Method Statement.

1. The North wall will be digitally scanned to preserve an accurate record of the important features of the wall including openings and lintel and jamb sizes. In addition, this will capture the location of the stone quoins and other prominent stone members which demark the history of the extension of the farmhouse, as the example below:



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2. Following careful removal of the existing roof and floor structures, the North wall will be carefully taken down by hand, and all serviceable prominent features will be carefully numbered and stored for re-use in the new building. The stone facings suitable for reuse will be carefully set aside and stored.
3. The new North wall will be constructed comprising re-use of existing face stonework where practicable and with supplementary new stonework where necessary to match existing. All stone to be 'backed off' with a concrete block cavity wall comprising 7N concrete blocks, cavity, insulation and inner leaf of blockwork, all on new foundations. The first floor and roof members will be built into the wall as construction progresses. The facing stonework will be constructed with lime mortar comprising a typical mix of 1:3:0.5 lime: grit sand: sand. The stonework to be tied to the blockwork with stainless steel frame ties at a maximum 900mm horizontal centres and 450mm vertical centres.
4. The new wall construction will be constructed on a new mass fill concrete footing being a minimum 200mm thick taken into suitable natural ground but being a minimum of 900mm below external ground level.
5. The new wall will contain openings to reflect the scanned structure and as the agreed planning drawings and be of a size to generally reflect the scanned structure but be installed to new level and plumb tolerances.

I trust that this correspondence is satisfactory for your requirements.

Yours sincerely



P G Wright BSc.(Hons) CEng. MIStructE.  
**PHILIP WRIGHT ASSOCIATES LTD**