

**Full application for the restoration of Windy Bank farmhouse, Church Road,
Shuttleworth, Bury**

Grid Reference 380246;417859

Planning application No 72471

Structural Report

Ref: JB.051125.A

Windy Bank Farmhouse has been vacant for several decades and has lost much of its roof. Remnants remain to show its former first floor.

However, external walls remain which include those to ridge height: -

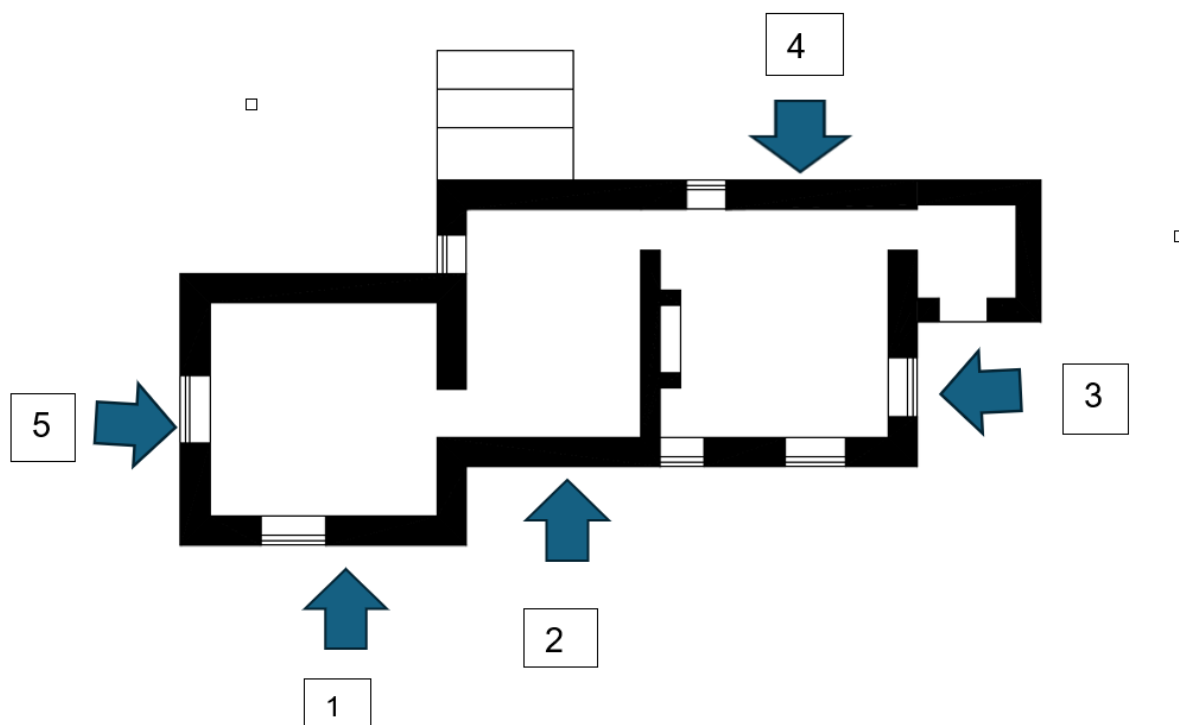


External walls are of natural stone. Some elevations, as above, have been rendered.

Some repair work has been undertaken in recent months in order to secure potentially loose masonry.

External and internal walls are of solid masonry with no cavities and their thickness varies from 350mm and 500mm.

The external walls have been checked in terms of their alignment. The following photographs relate to the following Plan: -



Photos. Position 1



Photos. Position 2



Photos. Position 3



Photos. Position 4



Photos. **Position 5**



All the external walls (and mirrored on the inside) are plumb , with only photos No 4 showing a minor, insignificant amount of bowing. No walls demonstrate subsidence, other movement or significant cracking despite their longevity.

Therefore, there is no reason to doubt, by their thickness and structural condition , that they cannot be repaired and extended upwards to meet the roof, as was the original construction.

The proposal is to create internal blockwork walls to provide a cavity to the external walls. The weight of the proposed first floor and mainly the roof would be carried on the internally constructed, lightweight blockwork walls.

Therefore, bearing in mind the above matters, providing external influences remain unaltered, and subject to the requirements at detailed Building Regulation submission stage, there are no structural reasons to prevent the development proposed.

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November 2025