



Stanton Andrews Architects
1st Floor
44 York Street
Clitheroe
BB7 2DL

Our Ref: 3871-L1-1.0

16th May 2025

RE: Buckley Dene, Preston Road, Ribchester

Dear Sirs,

Further to commencement of works at the above site, we write to record our comments regarding the now exposed existing structure.

- The perimeter foundations (i.e. to the external wall) are likely to be acceptable for the load imposed by the additional upper storey.
- The internal foundations are likely to need increasing in width in some areas. The practical aspects of doing this would mean it is simplest to demolish the relevant existing internal wall(s) and construct a new foundation.
- The existing stone outer leaf will be very difficult to build off due to its thickness (50 to 75mm approx.) and is poorly tied to the inner. For structural and practical reasons, it would be preferable if it is taken down and rebuilt.
- The brick outer leaf pointing is very poor where it can be inspected. The only way to ascertain its full condition would be to hack off the existing render so it can be seen, but I would anticipate a full repoint would be required at the very least; it may be that on exposure for practical and economic reasons the wall is better taken down and rebuilt.

If you have any queries in relation to the above then please do not hesitate to get in touch.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Ian H.'.

Ian R Hale.

BSc (Hons) MSc CEng MStructE

Chartered Structural Engineer and Director

for S-Mech Ltd.