

Our Ref: WDS/05/9450/LETT001

15th September 2025

8 Scotch Street
Whitehaven
Cumbria

**WHINBARROW DESIGN
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For the attention of Mr Gelsthorpe

RE: Structural Inspection & Design, 8 Scotch Street Whitehaven

Dear Sir,

As requested I carried out an inspection of the above referenced property to consider the front wall support over the cellar window, attic floor joist design and trimming to the cellar stair and note the following:-

1. The proposed cellar trimming is as shown on our sketch 05-9450 mod A
2. The attic floor joists are in a poor condition and have been overlaid with new joists in the front room which has caused the connection to fail between the original joists and central truss support. The rear roof joists are undersized and have been underdrawn with a new ceiling system which needs removed. With this we recommend that the attic floor joists are replaced with 170x47 C16 sections with the joists fixed into the side of the truss bottom boom using joist hangers and set into the wall at the opposite end using the original joist support locations. Noggins should be fixed at mid point to act as strutting. The joists will need doubled up beneath the bath feet location.
3. The inner lintels over the front cellar window are in a poor condition as is the inner timber beam which supports the upper wall/pillar. The wall above, due to the layout of the windows, is concentrating a large load on the lintels over the cellar window and inner timber beam. The lintels and inner beam need replaced. To avoid the requirement for extensive propping and the risk of causing movement to the wall structure over when replacing the timber elements, we recommend the window is blocked up from the wall head below. This should include building up to provide full support to the central masonry pillar to the elevation which runs the full height of the front elevation. The new block should encapsulate the timber lintels and inner beam and once in place the timbers can be removed in a piece small manner (similar to underpinning) and the wall made good with brick, block and slate. We suggest a 300mm length of lintel is replaced at one time. The outer extent of the window including the stone header and surround can remain in place and the block infill rendered and painted to match the rest of the front elevation. The new block should comprise 7N/mm² medium dense concrete block.

4. The cellar infill wall noted above will need formed with a doorway included to give access to the front cellar projection located beneath external pavement level. Here the door should be kept to a minimum width and height and the lintels over will need to comprise 150x100 PC concrete sections (number to suit the wall thickness) given 150mm end bearing.

I hope you find the above acceptable however should you have any queries please do not hesitate to contact me.

Yours Faithfully

Mr Tom Short B. Eng. (Hons), C. Eng., MICE
For WDS Limited