



# YORK ARCHAEOLOGICAL TRUST

<b>SITE</b>	1 Little Shambles, York		
<b>CLIENT NAME</b>	City of York Council		
<b>YAT PROJECT #</b>	6187	<b>YAT REPORT #</b>	2020/143
<b>MUSEUM ACCESSION #</b>	N/A	<b>GRID REFERENCE</b>	SE 60445 51881
<b>PLANNING REFERENCE #</b>	19/01199/LBC	<b>AAI OPS NOTICE #</b>	N/A

## INTRODUCTION

A watching brief on investigation works concerning the repair and replacement of select external timbers, select infill panels and replacement of defective windows on south-east rear elevation of 1 Little Shambles, York was undertaken by York Archaeological Trust on behalf of City of York Council between 25<sup>th</sup> November and 26<sup>th</sup> November (NGR SE 60445 51885; Figure 1).

The objective of the watching brief was to record any historic fabric revealed through the works and any evidence revealing construction of the building.

## ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

1 Little Shambles is a three-storey timber framed building with a pantile roof. It is gabled on the street front and rear elevations, and both 1<sup>st</sup> and 2<sup>nd</sup> floors jetty out on the front elevation. Constructed in the 15<sup>th</sup> century it was extensively restored in the 1950s (RCHME 1981, 156).

Inspection of the south-east elevation, carried out as part of historic timber assessment by Maybank Buildings Conservation in 2019, identified that much of the timber frame comprises of likely original timbers. Later alterations, probably dating to the 19<sup>th</sup> century, included repairs and replacements to subsidiary studs and window rails (Maybank Buildings Conservation 2019).

1 Little Shambles was designated a Grade II Listed Building in 1954, Listing Number 1257477 (historicengland.org.uk).

## METHODOLOGY

A continuous watching brief was maintained on the inspection of external timbers and infill panels across the south-east rear elevation of 1 Little Shambles.

Each timber and window frame was visually inspected by Paul Pegram, City of York Council Building Technologist, and probed to establish the extent of decay (Plate 1). Elements of re-set brickwork around joists at 1<sup>st</sup> and 2<sup>nd</sup> floor level were removed to allow access to joist ends as well as upper and lower rails in those locations (Plate 2).

Render infill was inspected by cutting out sections approximately 100mm across. This was undertaken at one location on the south-west side elevation at 2<sup>nd</sup> floor level and five locations across the south-east rear elevation.

Following the investigation works removed brickwork was reinstated and areas of removed render infill replaced.

## RESULTS

Decay was identified in timber frame elements established as 15<sup>th</sup> century in date, likely historic and likely 20<sup>th</sup> century, by the historic timber assessment (Maybank Buildings Conservation 2019).

Decay was identified in all window frames in the south-east rear elevation, except the north-east 2<sup>nd</sup>

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<b>FINDS</b>	0	<b>SAMPLES</b>	0	<b>PAGE</b>	1 of 8
		<b>PHOTOS</b>	67		

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floor window frame. Decay was also identified in all four 1<sup>st</sup> and 2<sup>nd</sup> floor window frames present in the south-west side elevation.

The infill panels were found to consist of render comprised of fine aggregate, sand and cement applied over expanded metal mesh fixed to the timbers (CYC 2020) (Plate 3). This form of modern construction likely dates to the alteration and renovation of the building around 1950. No structural elements were found behind the infill panels of brickwork (Plate 4).

## CONCLUSIONS

While much of the timber frame remains sound, significant decay was identified in various timbers across the south-east rear elevation and recommendation for repair and replacement was made by Paul Pegram, City of York Council Buildings Technologist (CYC 2020). These include:

Top portion of gable

- Three areas of splice repair and/or replacement

2<sup>nd</sup> floor level

- Repairs to timbers, including raking braces, vertical posts and three joist ends
- Replacement of timbers, including main horizontal beams

1<sup>st</sup> floor level

- Repairs to timbers, including three joist ends
- Replacement of timbers, including main horizontal beams

2<sup>nd</sup> floor windows, south-east rear elevation

- Retain and redecorate north-east window
- Replace entire south-west window

1<sup>st</sup> floor windows, south-east rear elevation

- Replace both windows

2<sup>nd</sup> floor windows, south-west side elevation

- Repair south-east window
- Replace entire north-west window

1<sup>st</sup> floor windows, south-west side elevation

- Replace both windows

In addition, the mid-20<sup>th</sup> century cement render will require removal and replacement.

## RECOMMENDATIONS

An archaeological watching brief will be required during the removal of eternal timbers, window

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<b>FINDS</b>	0	<b>SAMPLES</b>	0	<b>PAGE</b>	<b>2 of 8</b>
		<b>PHOTOS</b>	67		

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frames, panel infills and internal floor joists at 1<sup>st</sup> and 2<sup>nd</sup> floor levels.

## REFERENCES

City of York Council, 2020, *1 Little Shambles – Listed Building Application No: 19/01199/LBC - Repair and replace select external timbers, remove and replace select infill panels and replace defective windows to rear south-east elevation*

Historic England, Listed Buildings, <https://historicengland.org.uk/listing/the-list/list-entry/1257477>  
Accessed on 15/12/2020

Maybank Buildings Conservation, 2019, *No.1 Little Shambles York, Historic Timber Assessment*

RCHMY. Royal Commission on Historical Monuments (England). *An Inventory of the Historical Monuments in the City of York. 5: The Central Area* (1981) (London)

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<b>FINDS</b>	0	<b>SAMPLES</b>	0	<b>PHOTOS</b>	67
				<b>PAGE</b>	<b>3 of 8</b>

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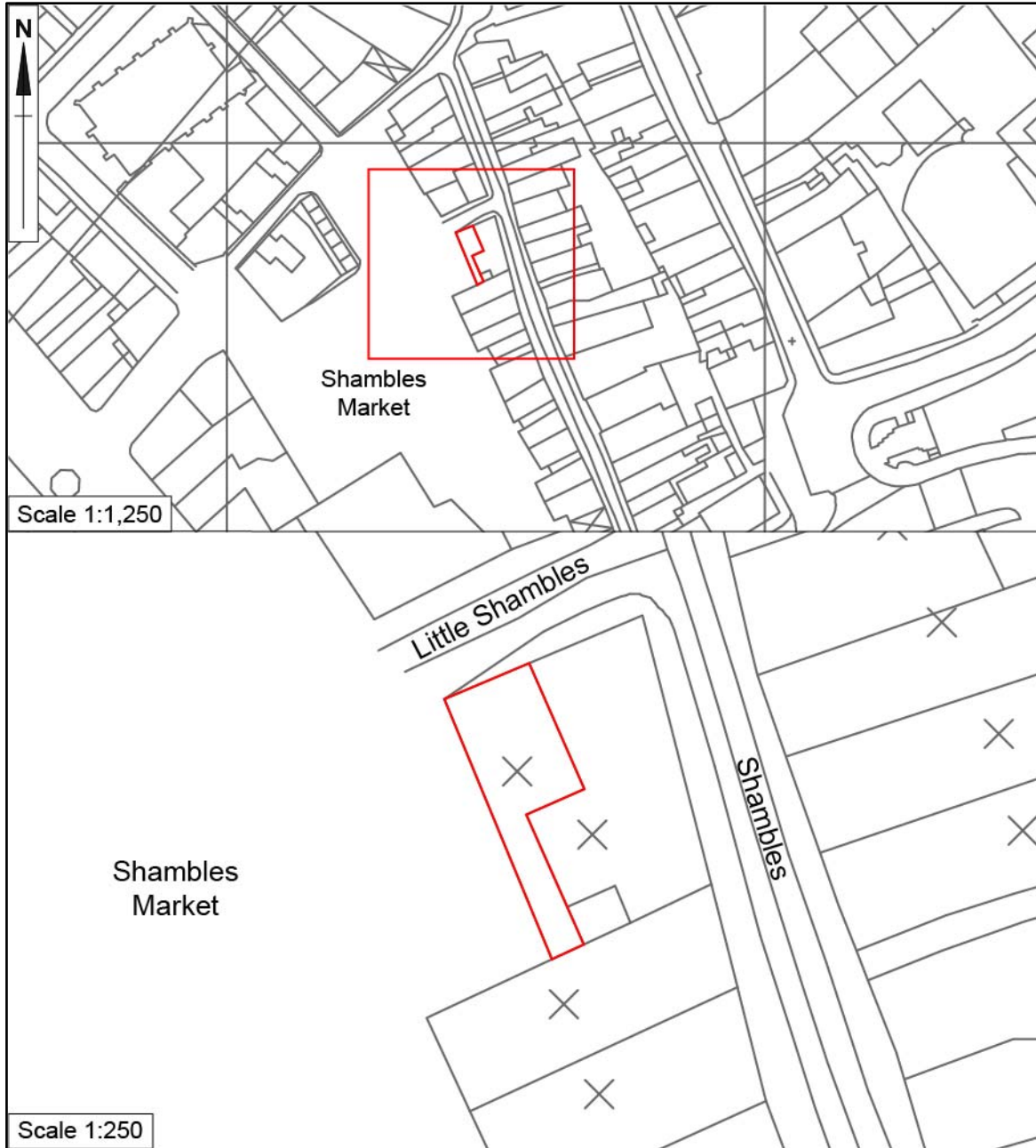
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**Figure 1** Site Location

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				<b>PAGE</b>	<b>4 of 8</b>

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**Plate 1** Inspection of timber frame, facing north

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<b>FINDS</b>	0	<b>SAMPLES</b>	0	<b>PHOTOS</b>	67
				<b>PAGE</b>	<b>5 of 8</b>

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**Plate 2** Removal of re-set brickwork between 2<sup>nd</sup> floor joists and upper and lower rails, facing north

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				<b>PAGE</b>	<b>6 of 8</b>

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**Plate 3** View of inspection cut-away in mid-20<sup>th</sup> century render infill panel, facing north, 0.1m scale

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<b>FINDS</b>	0	<b>SAMPLES</b>	0	<b>PAGE</b>	<b>7 of 8</b>
		<b>PHOTOS</b>	67		

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**Plate 4** Void behind re-set brickwork between joists at 2<sup>nd</sup> floor level, facing north-west, 0.1m scale

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				<b>PAGE</b>	<b>8 of 8</b>

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