

Photographic Recording Report
Relating to Structural Timber and Render Repairs at
72 Goodramgate, York, YO1 7LF



ON BEHALF OF:
North Country Properties Ltd c/o Vine Property Management

5 Park Place,
Leeds,
LS1 2RU
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Reference: WACBLD272

Contents

1.0 Introduction	page 3
2.0 Recording	page 3
3.0 Initial Inspection	page 3
4.0 Structural Report Findings	page 4
5.0 Photographic Schedule:-	
5.1 Initial Inspection following opening up works (Front Elevation) - 6 th October 2017	page 6
5.2 Inspection following opening up works (LHS Elevation) - 13 th October 2017	page 9
5.3 Inspection following opening up works (First Floor) - 31st October 2017	page 6
5.4 Inspection following opening up works (LHS Elevation, High Level) - 31st October 2017	page 23
5.5 Inspection following opening up works (LHS Elevation, High Level Continued) - 13th November 2017	page 29
5.6 Inspection following structural repairs - 11th January 2018	page 30
5.7 Inspection following structural repairs continued... - 22nd February 2018	page 34
5.8 Contractor photos - March 2018	page 38
5.9 Contractor photos continued... - April 2018	page 45
5.10 Inspection following internal fabric reinstatement works - 17th May 2018	page 46
5.11 Inspection following internal fabric reinstatement works continued.... - 31st May 2018	page 47
5.12 Inspection following external render works - 13th June 2018	page 49

Appendices

Location Plan Drawing	Appendix 1
Site Plan Drawing	Appendix 2
Ground Floor Plan Drawings	Appendix 3
First Floor Plan Drawings	Appendix 4
Elevation Drawings	Appendix 5
Structural Engineers Report	Appendix 6
Structural Engineers Drawings	Appendix 7
Mortar Test Results	Appendix 8
Render Specification (By Wormsleys Ltd)	Appendix 9
Schedule of Works (By Wainwright & Co.)	Appendix 10

1.0 Introduction

1.1 The aim of this report is to document the condition of the property known as 72 Goodramgate, York, YO1 7LF, during works comprising structural timber replacement and render repairs. The requirement for the repair works was following a vehicle strike to the property in late 2015.

1.2 General Description

1.2.1 Forming part of Lady Row, the properties are timber-framed cottages with pitched roof structures finished with a pan tile covering. Constructed in 1316, they are understood to be the oldest row of houses in York, and one of the earliest examples in England of the medieval 'jettied' houses, whose upper story protrudes outwards above the lower floor.

1.2.2 Lady Row stands on the street called Goodramgate and hides Holy Trinity Church almost completely from view. The houses were built in the original churchyard.

1.2.3 The properties are Grade I listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

1.2.4 The properties comprise of 2 storeys, with attics to Nos 68 and 70.

2.0 Recording

2.1 Numerous site inspections were completed throughout the works programme. A photographic record of the works has been compiled and is included below, this includes details of the exposed original timber structure, previously completed repair works (if exposed), previous infill brick works, new repairs (completed as part of this scheme) and making good works.

3.0 Initial Inspection

3.1 Following the initial shoring up and temporary supporting of the building, the areas of the building affected by the vehicle strike were carefully opened up. It was found that the original timber frame structure to the LHS corner of the front elevation, and forming the corner between the front and LHS elevations at first floor level, had severely rotten / deteriorated. Furthermore, as a result of the vehicle strike, it was found that a number of timber structural frame members had snapped rendering them unsafe. A structural survey was undertaken to assess the entire structure and produce a specification for repair (Structural survey report and drawings can be found in appendix 5 & 6).

4.0 Structural Report Findings

- 4.1 The structural report found that a large amount of rot was evident to the timbers in localised areas. The cause of the rot was a lack of ventilation due to a cementitious render to the external elevations of the building. This render had not allowed the timbers to dry out.
- 4.2 It was also found that the existing cantilever beams were not adequate to support the weight of the front elevation and had sagged and / or snapped near to the joist ends / sole plate joint. It was agreed that whilst works had to be carried out to repair the vehicle strike, further works should be undertaken to remedy the ongoing rot and structural issues.
- 4.3 The report stated that the cementitious render should be removed in its entirety to achieve the following:
- a) Assess the condition of the timber structure behind the render;
 - b) Allow the timbers to dry out;
 - c) Allow a suitable breather membrane to be installed and a new, traditional hot lime render system to be installed to provide adequate ventilation to the timber structure.
- 4.4 Once the render was removed the structure was inspected to assess how much of the original structure could be safely kept, and what had to be replaced.

A summary of timbers required to be replaced are as follows:-

- Ground floor jowl post
- First floor corner post
- Framing and braces at first floor and eaves level
- Cantilever beam
- End section of tie beam
- 8no. floor joist ends
- End sole plate
- Assumed up to 1m length of beams to be replaced and jointed into existing beams using specialist joiners detailing.

All timber is to be replaced with seasoned oak and traditional carpentry pegged joints to be used, with sizes and detailing to match original (pre-decay) elements.

- 4.5 The structural report also stated that the existing structure would need additional support. The structural report detailed a number of steel installations required in order to support the existing structure safe.

A summary of additional supports required are as follows:-

- Internal straps to the first floor gable masonry corner post / front elevation brickwork infill. Straps to be galvanised at 500mm centres vertically.
- Vertical galvanised steel prop at ground level up to first floor beam to be installed next to the front entrance door.
- Strengthening of first floor joists with galvanised steel channel sections. Channels to extend from the central beam, cantilevering over the ground floor bay to support the first floor elevation.
- Additional timber floor joists are to be installed between the existing to add further structural stability.

All Installations of steel supports are to be fully concealed by internal and external finishes.

- 4.6 In order to undertake the above works a number of internal 'enabling' works had to be carried out, these can be found within Appendix 9, Schedule of Works (By Wainwright & Co.).

5.0 Photographic Schedule

5.1 Initial Inspection following opening up works (Front Elevation)

6TH October 2017

	
<p>01 - Front elevation - LHS corner post with severely rotten timbers</p>	<p>02 - Front elevation - LHS corner post with severely rotten timbers</p>
	
<p>03 - Front elevation – severely degraded structural timbers at the LHS</p>	<p>04 - Front elevation – Severely degraded timber at LHS and restraint tie (previous repair)</p>



05 - Front elevation – degraded timbers



06 - Front elevation - timbers



07 - Exposed timbers of front elevation – from internal



08 - Exposed timbers of front elevation – from internal



09 - Exposed timbers of front elevation – from internal



10 - Exposed timbers – taken from inside the property




11 - LHS corner of property with previous repairs



12 - LHS corner showing previous repairs

5.2 Inspection following opening up works (LHS Elevation)

13TH October 2017

	
<p>13 - Front of property showing access scaffold</p>	<p>14 - LHS elevation (LHS) – brickwork wall partly dismantled</p>
	
<p>15 - Exposed timbers at front elevation</p>	<p>16 - Exposed degraded timbers at front elevation</p>



17 - Exposed timbers at front elevation



18 - Timbers at LHS elevation with previous repairs



19 - LHS elevation (LHS)









20 - Structural timbers at LHS elevation (previous repairs dated)



21 - Degraded structural timbers at LHS elevation



22 - Degraded structural timbers at LHS elevation

	
23 - Degraded structural timbers at LHS elevation	24 - Degraded structural timbers at LHS elevation
	
25 - Degraded structural timbers at LHS elevation	26 - Degraded structural timbers and previous repairs at LHS elevation
	
27 - Degraded structural timbers and previous repairs at LHS elevation	28 - Degraded structural timbers and previous repairs at LHS elevation



29 - Degraded structural timbers and previous repairs at LHS elevation



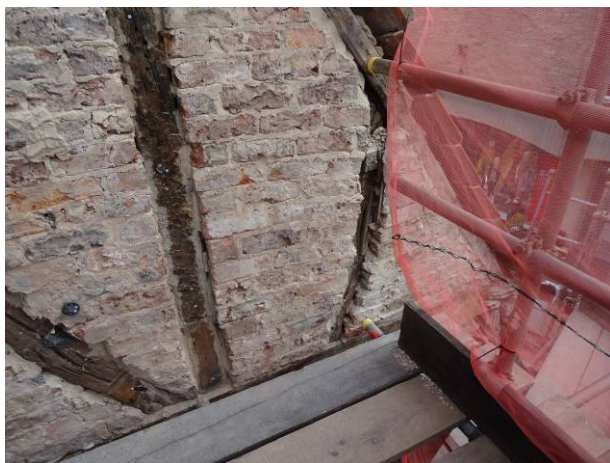
30 - LHS elevation with assumed builder's paper and bitumen paint from previous repair



31 - LHS elevation with assumed builder's paper and bitumen paint from previous repair



32 - Degraded structural timbers and previous repairs at LHS elevation



33 - Degraded structural timbers at LHS elevation



34 - Degraded structural timbers at LHS elevation



35 - Degraded structural timbers at LHS elevation and window



36 - Degraded structural timbers at LHS elevation and window



37 - LHS elevation – degraded timbers, window, gable timbers and polystyrene infill



38 - LHS elevation – degraded timbers, window, gable timbers and polystyrene infill



39 - LHS elevation – degraded timbers and infill brickwork



40 - LHS elevation – degraded timbers



41 - LHS elevation – degraded timbers



42 - LHS elevation – degraded timbers



43 - LHS elevation – degraded timbers and infill
brickwork



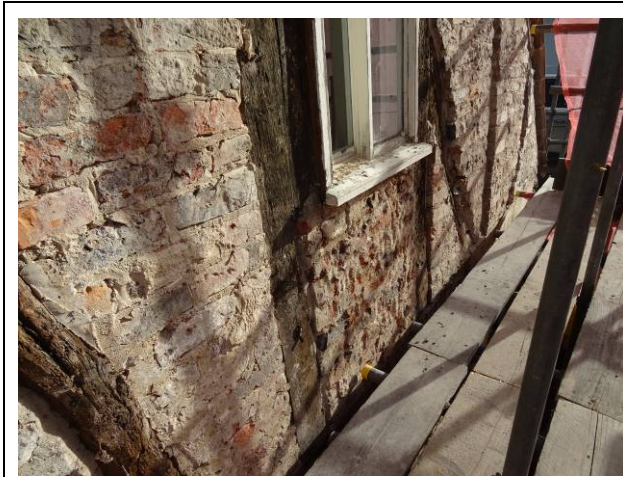
44 - LHS elevation - gable



45 - LHS elevation – window, degraded timbers
and infill brickwork



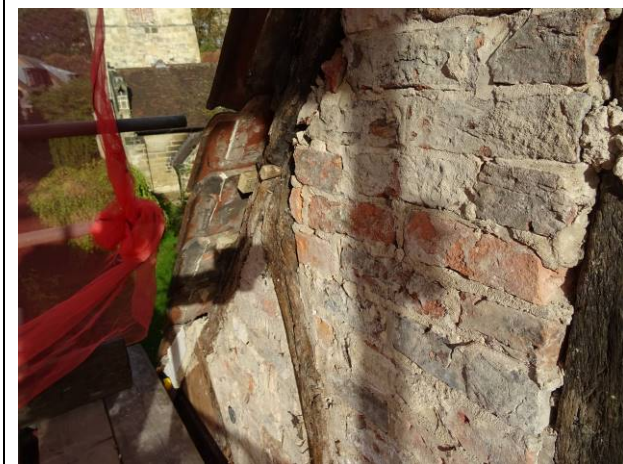
46 - LHS elevation – window, degraded timbers
and infill brickwork



47 - LHS elevation – degraded timbers, window and infill brickwork



48 - LHS elevation – degraded timbers and infill brickwork



49 - LHS elevation



50 - LHS elevation








51 - LHS elevation

5.3 Inspection following opening up works (first floor)







31st October 2017

	
<p>52 - LHS elevation – degraded timbers</p>	<p>53 - LHS elevation – degraded timbers and previous repairs</p>
	
<p>54 - Internals – front elevation</p>	<p>55 - Internals</p>
	
<p>56 - Internals – front elevation</p>	<p>57 - Internals – fixing hole</p>

	
58 - Internals – defective timbers	59 - Internals – dowel hole
	
60 - Internals – defective floor joists	61 - Internals – defective floor joists
	
62 - Internals – defective floor joists	63 - Internals – defective floor joists

	
<p>64 - Internals – defective floor joists</p>	<p>65 - Internals</p>
	
<p>66 - Internals</p>	<p>67 - Internals – defective floor joists</p>
	
<p>68 - Internals – defective floor joists</p>	<p>69 - Internals – defective floor joists</p>

	
<p>70 - Internals – defective floor joists</p>	<p>71 - Internals – structural timbers</p>
	
<p>72 - Internals – structural timbers</p>	<p>73 - Internals – previous partition removed</p>
	
<p>74 - Internals – LHS elevation, previous partition removed</p>	<p>75 - Internals – defective floor joists</p>

	
76 - Internals – dowel hole	77 - Internals – dowel hole
	
78 - Internals – dowel hole	79 - Timber at front elevation
	
80 - Internals – timber and window	81 - Internals – timber and window



82 - Internals – snapped joist ends at jettied structure at first floor level



83 - Internals – snapped joist ends at jettied structure at first floor level and exposed timbers



84 - Internals – exposed timbers of front elevation



85 - Internals - dowel



86 - Internals – snapped joist ends at jettied structure at first floor level and exposed joists and timbers



87 - Internals – snapped joist ends at jettied structure at first floor level and exposed joists and timbers



88 - Internals – structure at first floor level including exposed joists



89 - Internals – structure at first floor level including exposed joists



90 - Internals – structure at first floor level including exposed timbers









91 - Internals – structure at first floor level including exposed joists

5.4 Inspection following opening up works (LHS elevation)

31st October 2017

	
<p>92 - LHS elevation – lower wall facing church yard entrance</p>	<p>93 - LHS elevation – lower wall facing church yard entrance</p>
	
<p>94 - LHS elevation – exposed timber structure with previous repairs completed at the LHS, infill brickwork evident</p>	<p>95 - LHS elevation – exposed timber structure with previous infill brickwork</p>

	
<p>96 - LHS elevation – exposed timber structure with previous infill brickwork</p>	<p>97 - LHS elevation – exposed timber structure (decayed) with previous infill brickwork</p>
	
<p>98 - LHS elevation – exposed timber structure with previous infill brickwork</p>	<p>99 - LHS elevation – previous timber repairs</p>
	
<p>100 - LHS elevation – exposed timber structure with previous repairs</p>	<p>101 - LHS elevation – exposed timber structure with previous repairs</p>

	
<p>102 - Dated timber from previous repairs</p>	<p>103 - LHS elevation – decayed timber</p>
	
<p>104 - LHS elevation – decayed timber</p>	<p>105 - LHS elevation – previous timber repairs</p>
	
<p>106 - LHS elevation – decayed timber</p>	<p>107 - LHS elevation – previous timber repairs</p>



108 - LHS elevation – previous timber repairs



109 - LHS elevation – previous timber repairs



110 - LHS elevation – previous timber repairs



111 - LHS elevation – previous timber repairs



112 - LHS elevation – exposed timbers and previous repairs



113 - LHS elevation - exposed timbers and previous repairs



114 - LHS elevation - exposed timbers and previous repairs



115 - LHS elevation - exposed timbers and previous repairs



116 - LHS elevation – exposed timbers



117 - LHS elevation - exposed timbers and previous repairs



118 - LHS elevation – exposed timbers



119 - LHS elevation – exposed timbers



120 - LHS elevation – exposed timbers



121 - LHS elevation – exposed timbers and previous repairs



122 - LHS elevation – exposed timbers and previous repairs



123 - LHS elevation – exposed timber and gable timbers



124 - LHS elevation – exposed timbers at roof apex



125 - LHS elevation – exposed timbers and previous repairs

5.5 Inspection following opening up works (LHS Elevation, high level)

13th November 2017

	
<p>126 - LHS elevation – exposed timbers and infill brickwork</p>	<p>127 - LHS elevation – exposed timbers, window infill brickwork</p>
	
<p>128 - LHS elevation – exposed timbers and infill brickwork</p>	<p>129 - LHS elevation – exposed gable timbers and previous timber repairs</p>

5.6 Inspection following structural repairs

11th January 2018

	
<p>130 - Internals – First floor structural reinforcements / channel steel sections in pairs</p>	<p>131 - Internals – First floor structural reinforcements / channel steel sections in pairs</p>
	
<p>132 - Internals – First floor structural reinforcements / channel steel sections in pairs</p>	<p>133 - Internals – First floor structural reinforcements / channel steel sections in pairs</p>



134 - Internals – First floor channel steel sections



135 - Internals – First floor channel steel sections



136 - Internals – First floor structural reinforcements / channel steel sections in pairs



137 - Internals – First floor structural reinforcements with sole plates



138 - Internals – First floor structural reinforcements / channel steel sections in pairs



139 - Internals – First floor structural reinforcements with sole plates



140 - Internals – First floor structural reinforcements with sole plates



141 - Internals – First floor structural reinforcements with sole plates



142 - Internals – First floor structural reinforcements / channel steel sections in pairs



143 - Internals – First floor structural reinforcements / channel steel sections in pairs



144 - Internals – First floor structural reinforcements / channel steel sections in pairs



145 - Internals – First floor structural reinforcements / channel steel sections in pairs



146 - New timber



147 - Internals – Ground floor, newly installed prop at side of entrance door

5.7 Inspection following structural repairs continued...

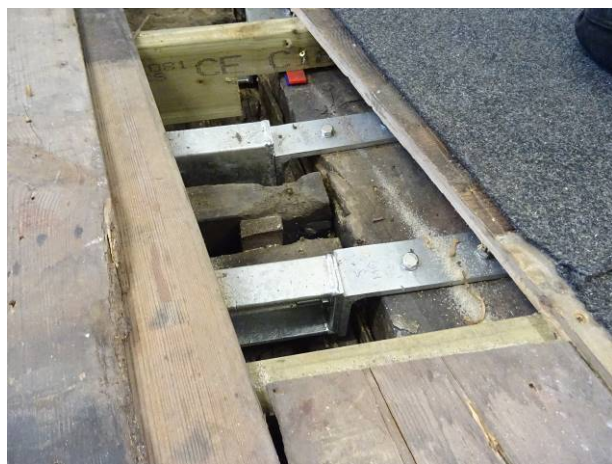
22nd February 2018



148 - Decayed corner post



149 - Decayed corner post



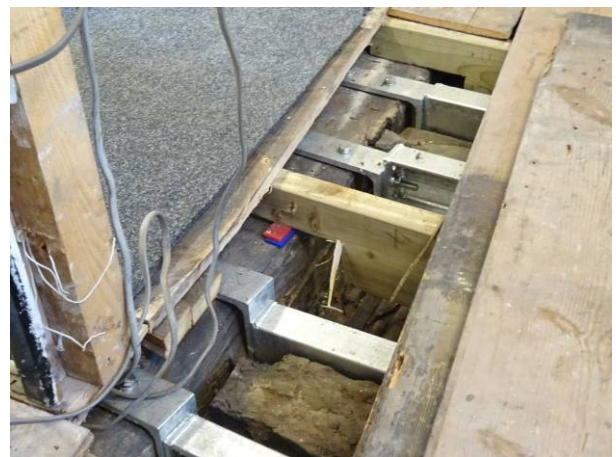
150 - Steel channels tied into the central beam



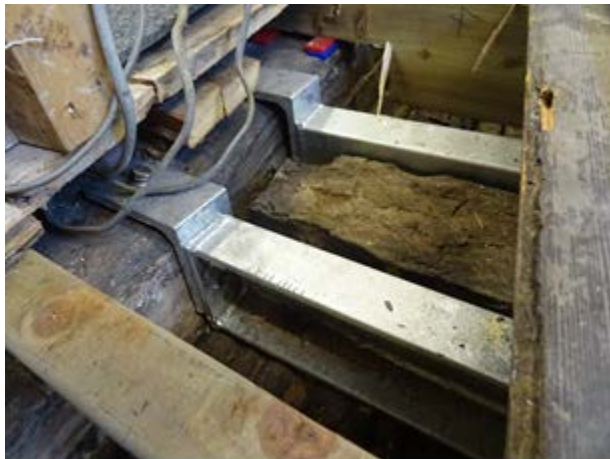
151 - Steel channels tied into the central beam



152 - Steel channels tied into the central beam (at the centre of the property).



153 - Steel channels tied into the central beam (at the centre of the property).



154 - Steel channels into the central beam (at the centre of the property).



155 - Steel channels connected to the front elevation sole plate.



156 - Steel channels connected to the front elevation sole plate.



157 - Structural channels connected to the front elevation sole plate.



158 - Steel channel connected to the front elevation sole plate.



159 - Steel channel connected to the front elevation sole plate.



160 - Steel channel connected to the front elevation sole plate.



161 - Exposed timbers at the front elevation



162 - Void remaining following the removal of the corner post at front LHS corner





163 - Void remaining following the removal of the corner post at front LHS corner



164 - Void remaining following the removal of the corner post at front LHS corner



165 - Void remaining following the removal of the corner post at front LHS corner

	
<p>166 - Void remaining following the removal of the corner post at front LHS corner</p>	<p>167 - Void remaining following the removal of the corner post at front LHS corner</p>

5.8 Contractor photos

March 2018



168 - New straps installed to the front of the property to tie into the structure



169 - New straps installed to the front of the property to tie into the structure



170 - New straps installed to the front of the property to tie into the structure



171 - New straps installed to the front of the property to tie into the structure



172 - Under side of jetty structure showing sole plates



173 - Under side of jetty structure showing sole plates



174 - New oak timbers to front LHS corner of the property



175 - New oak timbers to front LHS corner of the property



176 - New oak timbers to front LHS corner of the property



177 - New oak timbers to front LHS corner of the property



178 - New oak timbers to front LHS corner of the property



179 - Open construction to underside of jetty structure



180 - Open construction to underside of jetty structure



181 - Void remaining following the removal of the corner post at front LHS corner



182 - Void remaining following the removal of the corner post at front LHS corner and underside of the jetty structure



183 - Underside of the jetty structure



184 - Scaffold in place



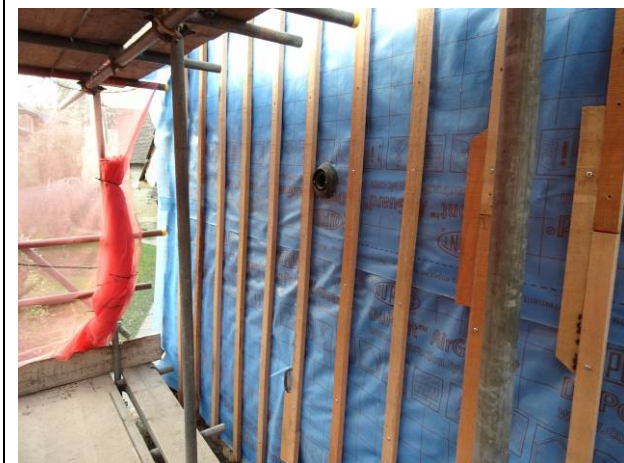
185 - Top 3 courses of brick work installed, new breather membrane and timber battens installed



186 - Top 3 courses of brick work installed, new breather membrane and timber battens installed



187 - New breather membrane and timber battens installed



188 - New breather membrane and timber battens installed



189 - New breather membrane and timber battens installed



190 - New breather membrane and timber battens installed



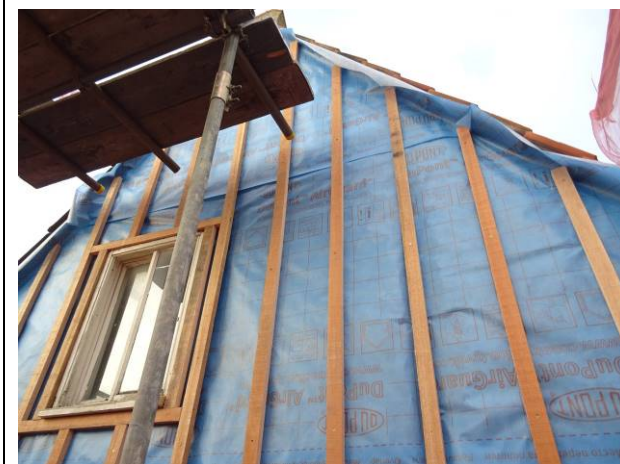
191 - New breather membrane and timber battens installed



192 - New breather membrane and timber battens installed



193 - New breather membrane and timber battens installed



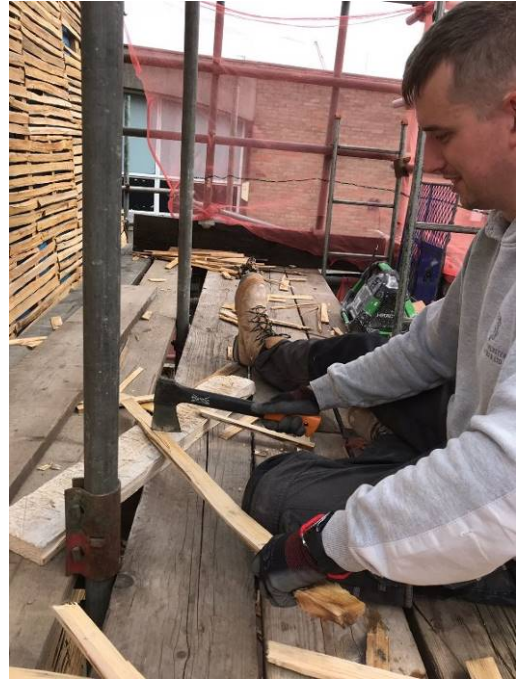
194 - New breather membrane and timber battens installed

5.9 Contractor photos continued...

April 2018



195 - New chestnut battens to LHS elevation



196 - New chestnut battens being cut prior to installation



197 - Render being applied at the LHS elevation.



198 - Render being applied at the LHS elevation.

5.10 Inspection following internal fabric reinstatement works

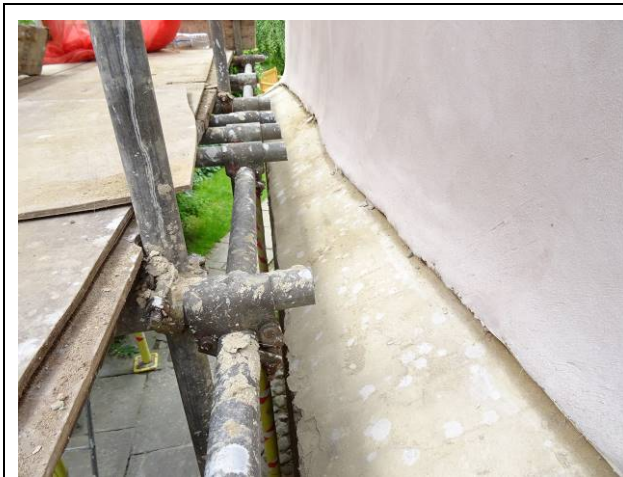
17th May 2018

	
199 - Internal plaster to first floor front elevation	200 - Internal plaster to first floor RHS elevation
	
201 – Internal front and RHS elevations	202 - External LHS elevation lime render
	
203 - External elevation – LHS with lime render system being installed	204 - External elevation – LHS with lime render system being installed

5.11 Inspection following internal fabric reinstatement works continued....

31st May 2018

	
<p>205 - Internal plaster to first floor front elevation</p>	<p>206 - Internal plaster to first floor LHS elevation</p>
	
<p>207 - Window and external render at LHS elevation</p>	<p>208 - Render at LHS elevation</p>
	
<p>209 - Render at LHS elevation</p>	<p>210 - Render at LHS elevation</p>



211 - Render at LHS elevation



212 - Render at LHS elevation



213 - Brickwork at LHS elevation



214 - Brickwork at LHS elevation

5.12 Inspection following external render works

13th June 018



215 - Finished render at front elevation



216 - Finished render at front elevation



217 - Front elevation



218 - Front elevation



219 - Finished render at LHS elevation



220 - Finished render at LHS elevation

Appendix 1

Structural Timber and Render Repair Works at
72 Goodramgate, York, YO1 7LF



Appendix 2

Structural Timber and Render Repair Works at
72 Goodramgate, York, YO1 7LF



Appendix 3

Structural Timber and Render Repair Works at
72 Goodramgate, York, YO1 7LF



Appendix 4

Structural Timber and Render Repair Works at
72 Goodramgate, York, YO1 7LF



Appendix 5

Structural Timber and Render Repair Works at
72 Goodramgate, York, YO1 7LF



Appendix 6

Structural Timber and Render Repair Works at
72 Goodramgate, York, YO1 7LF



Appendix 7

Structural Timber and Render Repair Works at
72 Goodramgate, York, YO1 7LF



Appendix 8

Structural Timber and Render Repair Works at
72 Goodramgate, York, YO1 7LF



Appendix 9