# STRUCTURAL TIMBER RECORD

**Listed Building Consent Item 2**
**Application 15/01124/1LB**
**for**
**20 Whitehorse Street**
**Baldock**
**Herts**
**SG7 6QN**




## P & P (Contract Management) Ltd

Phone: 07707 993056
Email: frank.design.heating@gmail.com


15th March 2018

PDF created with pdfFactory Pro trial version www.pdffactory.com

# 20 Whitehorse Street—Renovation & Extension 2018

Photographic survey and journal of the rear gables existing timber frame revealed during alterations




Original rear elevation showing North & South Gables.

The two gables are both extensions, of about 3 mts, that were added much later than the original main building. (circa 1600-50) The North gable extension was probably constructed , or re-constructed, about 1750. It has two heavy oak posts and beam but they look like reclaimed timber. The South gable was mostly built in pine, of a different and cheap construction method. It is at a different angle to the North gable, has different floor levels and a higher ridge. This was probably built up to 50 years later.

Both gables have had many renovations, repairs and alterations over the years since. It would appear that the roof was left in disrepair between 1860 and 1890. During this period the front brick façade with parapet, sash windows, shop fronts and the flying freehold to No.18 were built to convert the Inn to separate shops and accommodation.

There was a major re-build in 1898 when the loft, front and rear, was adapted to new rooms. (Dated hand written plaque with workers names found in a cupboard recess) This was when dormers were added to the front roof, a staircase to the new 2nd floor and an odd arrangement of roofs built between the gables to allow access through the loft. This re-build included the replacement of most of the main front roof timbers with square edge pine and new higher purloins, both of which can be seen in the small remaining loft area. The North gable roof was patched up where the oak rafters had rotted out at the ridge and the South gable had a full set of new pine rafters on the inner pitch. Much of this new loft work was quite well done at the front but was crudely built in the gable lofts.

The next major work occurred between 1930 & 1960 when the floors at the rear of the shops were lowered to be level to the front rooms. The existing rear timber wall must have been in too poor a condition to survive this alteration or was damaged by fire (see below). A Fletton 9” brick wall, with a RSJ above the French doorway was built across 2/3 of the ground floor with a timber flitch beam forming an opening over the other 1/3. The returning North wall was also replaced with bricks.

The 1st floor oak posts are charred by a fire that must have occurred after 1950 and the timbers above the ground floor were 4 x 2” modern carcass rendered with sand and cement over expanded metal lath.

The roof whole was re-tiled with reinforced bitumen felt underlay and insulation between the rafters. This appears to be the last renovation, probably 1970—1980.



PDF created with pdfFactory Pro trial version www.pdffactory.com





1st Floor Gable Wall.
Initial exposure of 1st floor wall showing 4 x 2" softwood stud with sand and cement on EML







1st Floor Gable Wall
Sand and cement render on expanded metal lath.



PDF created with pdfFactory Pro trial version www.pdffactory.com



North Gable Wall. 1st Floor Timber Wall after Render and EML removed.





Sourth Gable Wall. 1st Floor Timber Wall after Render and EML removed.



PDF created with pdfFactory Pro trial version www.pdffactory.com

# Gable Rafters.





North Gable Rafters. - 3" 'new' rafters laid over original dilapidated rafters.



North Gable Rafters. - Top of original rafters rotted & mostly missing.



PDF created with pdfFactory Pro trial version www.pdffactory.com

# Gable Rafters.



North Gable Rafters. - Centre Section



North Gable Rafters. - Lower Section



North Gable Rafters. - Internal View



PDF created with pdfFactory Pro trial version www.pdffactory.com

# Gable Rafters.









South Gable Rafters—Constructed of softwood timber. This roof appears to have been rebuilt in more recent times. They do not match any timber used in the 1898 loft conversion.



PDF created with pdfFactory Pro trial version www.pdffactory.com

1898 Plaque.
Record of workers involved in the loft conversion.



Robert Jackson

Built Aug 22

1898

W Budnell

J Burnett
W Jackson

J Marley

H Hilton

H Cras****
W Thompson

C Howard

G Howard

H Howard

J Wel****

J Patter Harwood

foreman
and timekeeper

This plaque was found in a niche of the 2nd floor chimney behind a cupboard stud wall.
It is written in pencil and not all the names are legible.
The plaque will be replaced in a similar dark location on the 2nd floor before our build completion.

15th March 2018



PDF created with pdfFactory Pro trial version www.pdffactory.com