

williamsaunders
architecture : engineering : building consultancy



**STRUCTURAL INSPECTION AT
REYNARDS GARAGE, 17-21 PICCADILLY, YORK
FOR CITY OF YORK**

JOB NO: 10823/12.0

DATE: APRIL 2015

Contract: Reynard's Garage, 17-21 Piccadilly, York

Document Title: Structural Inspection

Our Ref: RH/KW/10823/12.0/DF

Prepared by: Ray Hardy **Date:** April 2015

RECORD OF AMENDMENTS TO DOCUMENT

Ref	Description	Date

Verified by: Amir **Date:** April 2015

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1.0 INTRODUCTION

- 1.1 William Saunders have been instructed by Steve Owen of The City of York to carry out a visual structural inspection of the building generally known as Reynard's Garage, 17-21 Piccadilly, York.
- 1.2 The following report outlines any further deterioration from our original inspection report dated October 2009. This report should be read in conjunction with our original inspection report.
- 1.3 Our latest inspection took place on 7th April, 2015 and was carried out from ground level whereas the original inspection made use of a cherry picker for the internal inspection.
- 1.4 Record photographs were taken and these are contained in Appendix A. For comparison purposes the photograph numbers have been maintained where possible.

2.0 INSPECTION

- 2.1 The building is as discussed in our previous report and from a brief inspection it appears that very little has changed over the last six years.
- 2.2 A close inspection of the external envelope was carried out. This revealed very little change from our previous inspection with only small pieces of render having fallen off. For example compare photographs 11 and 19 of this and the previous report.
- 2.3 Cracking around the old Piccadilly entrance was closely inspected and no changes could be observed from the previous inspection.
- 2.4 Internally there are two main items of concern over and above that referred to in our 2009 report. These are as follows:-
- a. A timber lintel over a door opening into the lean to at the rear of the building has failed.
 - b. Rusting of the columns at the junction with the ground slab. This was distinctly more apparent along the exposed rear elevation with one column flange severely corroded. This can be seen on photograph 68. A typical case can be seen on photograph 69.
- 2.5 It was apparent that none of the recommendations contained in our 2009 report have been actioned which leaves the building in a vulnerable condition.

STRUCTURAL INSPECTION

REYNARDS GARAGE, 17-21 PICCAILLY, YORK

3.0 CONCLUSIONS AND RECOMMENDATIONS

- 3.1 In addition to our previous recommendations we would advise that the wall over the door opening into the lean to at the rear of the building is propped as a matter of urgency. The gaps left by rotting timbers in the wall should also be packed tight with suitable materials.
- 3.2 With regards to the rusting columns we would recommend that the full extent of the corrosion is determined in order for a temporary strengthening detail to be produced. To do this the concrete slab around the columns need to be broken out. Firstly the column shown in photograph 68 should be exposed along with a more typical example. At this point a decision could be made to expose further columns if considered necessary.
- 3.3 We are very concerned that our previous recommendations have not been actioned and would strongly advise that the recommendations contained in our October 2009 report and this report be implemented urgently. Any further delay to undertaking remedial works could potentially lead to a collapse situation occurring.

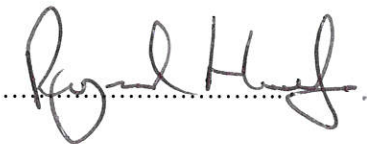
STRUCTURAL INSPECTION

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4.0 GENERAL

4.1 In preparing this report an inspection was only carried out from ground level. We have not inspected parts of the structure which are covered, unexposed or inaccessible. We are therefore unable to report that any such part of the property is free from defect.

Prepared by:

A handwritten signature in black ink, appearing to read 'Ray Hardy', written over a horizontal dotted line.

Ray Hardy

William Saunders
Sheppard Lockton House
Cafferata Way
Newark
Notts
NG24 2TN

RH/KW/10823/12.0/DF

APPENDIX A
Record Photographs

PHOTOGRAPHS

REYNARD'S GARAGE, 17-21 PICCADILLY, YORK



Photograph No. 1 – Piccadilly elevation



Photograph No. 2 – Piccadilly elevation

PHOTOGRAPHS

REYNARD'S GARAGE, 17-21 PICCADILLY, YORK



Photograph No. 3 – Dennis Street elevation



Photograph No. 4 – North West elevation

PHOTOGRAPHS

REYNARD'S GARAGE, 17-21 PICCADILLY, YORK



Photograph No. 5 – Old Piccadilly entrance



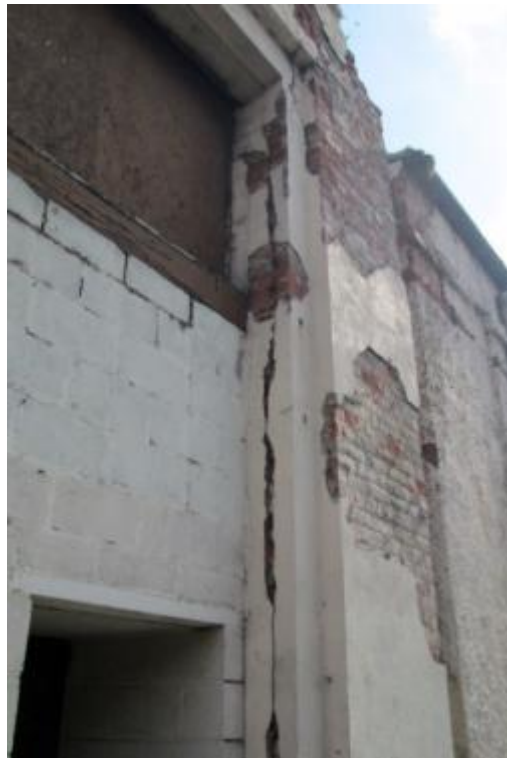
Photograph No. 6– Old Piccadilly entrance

PHOTOGRAPHS

REYNARD'S GARAGE, 17-21 PICCADILLY, YORK



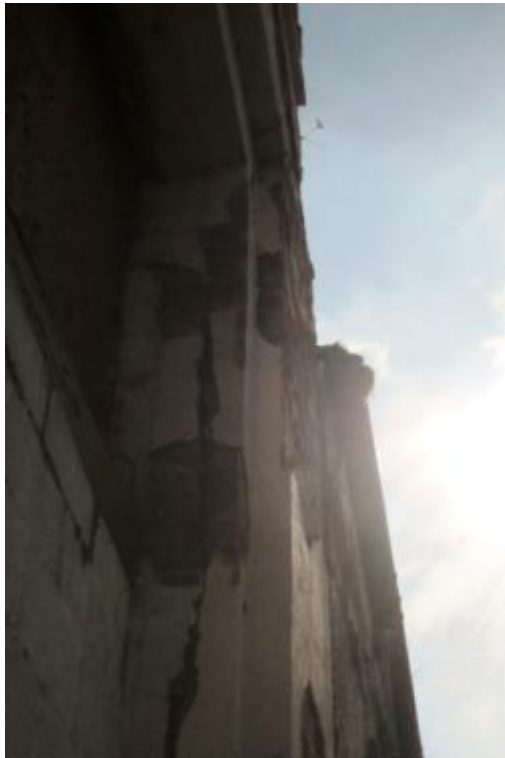
Photograph No. 7 – Old Piccadilly entrance



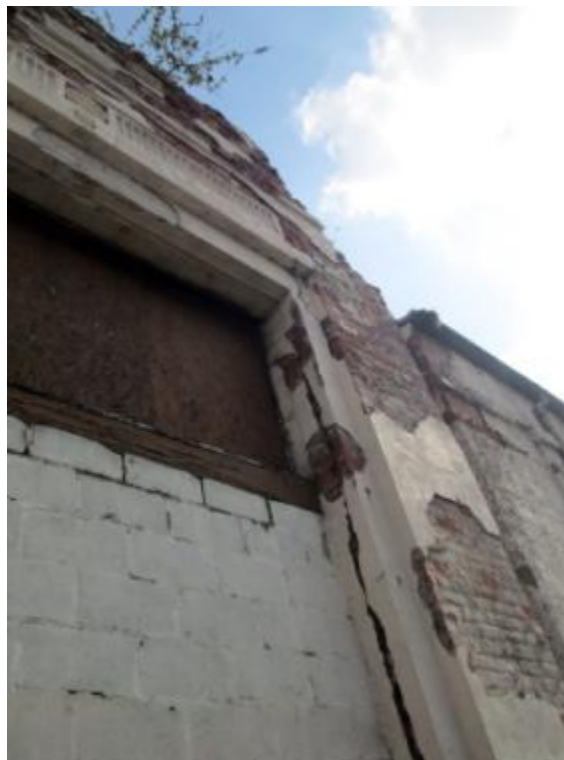
Photograph No. 8 – Old Piccadilly entrance

PHOTOGRAPHS

REYNARD'S GARAGE, 17-21 PICCADILLY, YORK



Photograph No. 8a – Old Piccadilly entrance



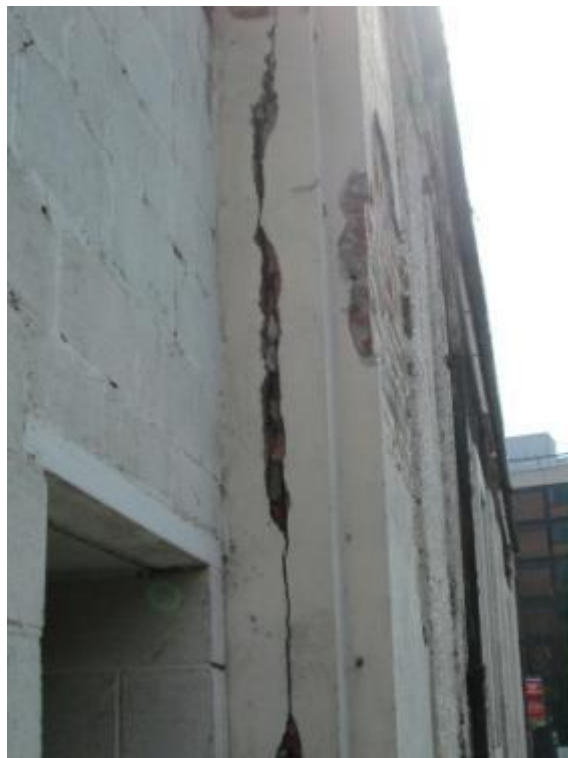
Photograph No. 9 – Old Piccadilly entrance

PHOTOGRAPHS

REYNARD'S GARAGE, 17-21 PICCADILLY, YORK



Photograph No. 10 – Old Piccadilly entrance



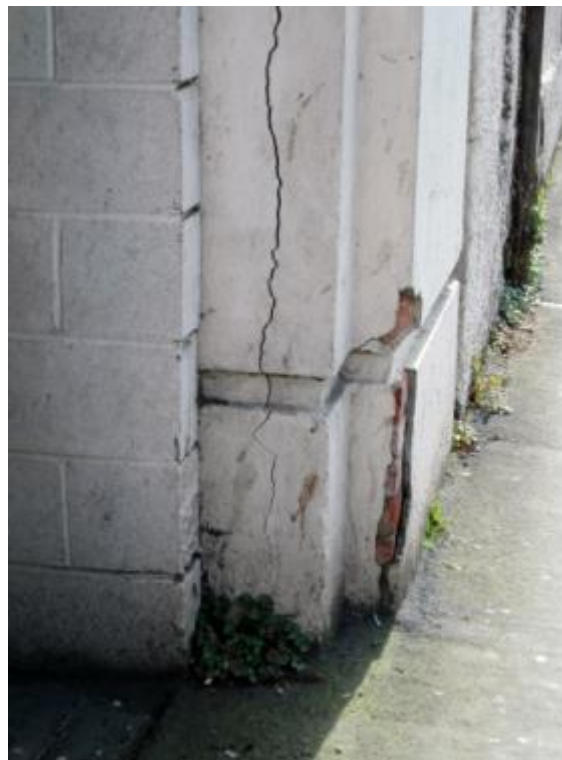
Photograph No. 10a – Old Piccadilly entrance

PHOTOGRAPHS

REYNARD'S GARAGE, 17-21 PICCADILLY, YORK



Photograph No. 11 – Old Piccadilly entrance



Photograph No. 11a – Old Piccadilly entrance

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Photograph No. 12 – Old Piccadilly entrance



Photograph No. 13 – Old Piccadilly entrance

PHOTOGRAPHS

REYNARD'S GARAGE, 17-21 PICCADILLY, YORK



Photograph No. 14 – Old Piccadilly entrance



Photograph No. 15 – Part Piccadilly elevation

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Photograph No. 16 – Part Piccadilly elevation



Photograph No. 17 – Part Piccadilly elevation

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Photograph No. 19 – Part Piccadilly elevation



Photograph No. 20 – Part Piccadilly elevation

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REYNARD'S GARAGE, 17-21 PICCADILLY, YORK



Photograph No. 20a – Part Piccadilly elevation



Photograph No. 21 – Part Piccadilly elevation

PHOTOGRAPHS

REYNARD'S GARAGE, 17-21 PICCADILLY, YORK



Photograph No. 22 – Part Piccadilly elevation



Photograph No. 22a – Part Piccadilly elevation

PHOTOGRAPHS

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Photograph No. 23 – Part North West elevation



Photograph No. 24 – Part North West elevation

PHOTOGRAPHS

REYNARD'S GARAGE, 17-21 PICCADILLY, YORK



Photograph No. 25 – Part North West elevation



Photograph No. 26 – Part North West elevation

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REYNARD'S GARAGE, 17-21 PICCADILLY, YORK



Photograph No. 27– Part North West elevation



Photograph No. 28 – Part North West elevation

PHOTOGRAPHS

REYNARD'S GARAGE, 17-21 PICCADILLY, YORK



Photograph No. 29 – Rear corner of North West elevation



Photograph No. 29a – Rear corner of North West elevation

PHOTOGRAPHS

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Photograph No. 30 – Dennis Street entrance elevation



Photograph No. 30a – Dennis Street entrance elevation

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REYNARD'S GARAGE, 17-21 PICCADILLY, YORK



Photograph No. 31 – Part Dennis Street entrance elevation



Photograph No. 31a – Part Dennis Street entrance elevation

PHOTOGRAPHS

REYNARD'S GARAGE, 17-21 PICCADILLY, YORK



Photograph No. 32 – Dennis Street elevation



Photograph No. 33 – Rear elevation

PHOTOGRAPHS

REYNARD'S GARAGE, 17-21 PICCADILLY, YORK



Photograph No. 35 – Internal view above Dennis Street entrance



Photograph No. 36 – Internal view above Piccadilly entrance

PHOTOGRAPHS

REYNARD'S GARAGE, 17-21 PICCADILLY, YORK



Photograph 36a – Internal view above Piccadilly entrance



Photograph 37 – Internal view towards North West entrance

PHOTOGRAPHS

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Photograph 38 – Internal view towards North West entrance



Photograph 39 – Part view on rear elevation

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Photograph 40 – Part view on rear elevation



Photograph 41 – Part view on rear elevation

PHOTOGRAPHS

REYNARD'S GARAGE, 17-21 PICCADILLY, YORK



Photograph 41a – Part view on rear elevation



Photograph 42 – Partially demolished wall at Dennis Street

PHOTOGRAPHS

REYNARD'S GARAGE, 17-21 PICCADILLY, YORK



Photograph 47 – Purlin bearing into wall above Piccadilly entrance



Photograph 48 – Purlin bearing into wall above Piccadilly entrance

PHOTOGRAPHS

REYNARD'S GARAGE, 17-21 PICCADILLY, YORK



Photograph 49 – Purlins bearing into wall above Piccadilly entrance



Photograph 49-50 - Purlins bearing into wall above Piccadilly entrance

PHOTOGRAPHS

REYNARD'S GARAGE, 17-21 PICCADILLY, YORK



Photograph 52 – Cross bracing in roof



Photograph 53 – Cross bracing in roof

PHOTOGRAPHS

REYNARD'S GARAGE, 17-21 PICCADILLY, YORK



Photograph 59 – Internal view towards Denis Street



Photograph 60 – Internal view towards Dennis Street

PHOTOGRAPHS

REYNARD'S GARAGE, 17-21 PICCADILLY, YORK



Photograph 61 – Internal view from Dennis Street



Photograph 62 – Internal view within lean-to looking from Dennis Street end

PHOTOGRAPHS

REYNARD'S GARAGE, 17-21 PICCADILLY, YORK



Photograph 63 – Internal view within lean-to looking towards Dennis Street end



Photograph 64 – Failed timber lintel above end door opening to lean-to

PHOTOGRAPHS

REYNARD'S GARAGE, 17-21 PICCADILLY, YORK



Photograph 65 – Failed timber lintel with steel rafter supported on wall



Photograph 66 – Rafter supported on wall above failed timber lintel

PHOTOGRAPHS

REYNARD'S GARAGE, 17-21 PICCADILLY, YORK



Photograph 66a – Rafter supported on wall above failed timber lintel



Photograph 67 – Steel rafter over lean-to bearing on external wall

PHOTOGRAPHS

REYNARD'S GARAGE, 17-21 PICCADILLY, YORK



Photograph 68 – Rusting column to rear elevation (worst case)



Photograph 69 – Typical view of rusting column to rear elevation

PHOTOGRAPHS

REYNARD'S GARAGE, 17-21 PICCADILLY, YORK



Photograph 70 – Typical view of rusting column to front elevation



Photograph 71 – Internal view of North West elevation rear corner

PHOTOGRAPHS

REYNARD'S GARAGE, 17-21 PICCADILLY, YORK



Photograph 72 – Internal view of North West elevation rear corner



Photograph 73 – Internal view of North West elevation rear corner

williamsaunders

architecture : engineering : building consultancy

Sheppard Lockton House Tel: 01636 704361
Cafferata Way Fax: 01636 702809
Newark-on-Trent W: wm-saunders.co.uk
Nottinghamshire NG24 2TN

Also at: Leeds : Cardiff : Warksworth