

8927/JSJ/VME  
16 February 2018

**Project:** MARKET HOUSE ROSS-ON-WYE

**Inspection:** Friday 16<sup>th</sup> February, 2018

**Reason for Visit:** Inspection of Clock Tower Timber Framing with Fred Hamer of RRA

## **REPORT**

1. Exterior of clock tower in fair order as seen by inspection from the street. Four sides are grey cement render on timber backing. Slight cracking, good timbering and leadwork ventilators etc., above. (P6247).
2. Ground floor Market Hall, first floor Art Gallery, trap door above and ladder access only on to the attic floor. Attic floor houses clock mechanism and ladder to small room with clock faces to four compass points. (P6251).
3. Market Hall is parallel east west facing north down the hill which is Broad Street.
4. The Market Hall dates from 1651 and the clock mechanism said to be early 1800's.
5. The upper turret held on a series of diagonal beams supported on timber posts around the sides of what was probably an original room lined out with lathe and plaster walling. (P6268).
6. Numerous stored items mostly rubbish, some guano and other material, all of which should be cleared out and vacuumed so that the place is completely accessible. There does not seem to be any pigeons in occupation at present.
7. Going clockwise from the west at the foot of the ladder into the upper clock face chamber.
8. North south beam held on natural corbel on the wall panel, and corbel brackets above on diagonal beams, all good. (P6256).
9. Mid length of the north and south sides, mild steel "gallows" brackets supporting a modern beam 200mm x 140mm. Clearly an addition to help support the room above, but in fair order. All the mild steel additions are unpainted have surface corrosion only which is perfectly acceptable. (P6257).
10. North east corner, again corbel bracket natural formation on the timber post supporting north south beam. (P6258).

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11. This beam has “shake” at mid length and is twisted slightly and an iron strengthening plate to the base looks as if it comes adrift, but in fact it is mostly due to the beam being distorted. (P6259).
12. South east corner, again the steel “gallows” bracket distorted from the vertical, was positioned in this way presumably because the beam above is twisted. (P6263).
13. Cracking at the side of this post increasing in height from nothing to about 3mm suggesting perhaps a tendency of the south wall to distort to the east. This movement is slight and the wall is braced by timber framing on the back face. (P6274).
14. It would be perfectly reasonable simply to fill this crack see and see if it re-opens in the future.
15. Alternatively bracing could be added for example 100mm x 5mm mild steel flat fixed to the middle post at the base, and fixed to the mild steel “gallows” bracket using one of the existing bolts. (P6263).
16. South face steel angle runs full length between the top of the “gallows” brackets presumably to provide some lateral tension, but would not in itself stop racking or distortion, since there is no diagonal brace or tie. (P6261).
17. The floor is wide square edge ancient boarding which superficially seems ok, but difficult to say further, since it is impossible to lift them there is so much stored rubbish. When the floor is cleared, then the boards ought to be lifted and inspected.
18. The framing at roof level generally seems very substantial, the whole building really quite well put together, and with the fundamental benefit that the area is well ventilated, and any minor moisture intrusion soon dries off. (P6255).

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IMG\_6247



IMG\_6251



IMG\_6255



IMG\_6256



IMG\_6257



IMG\_6258



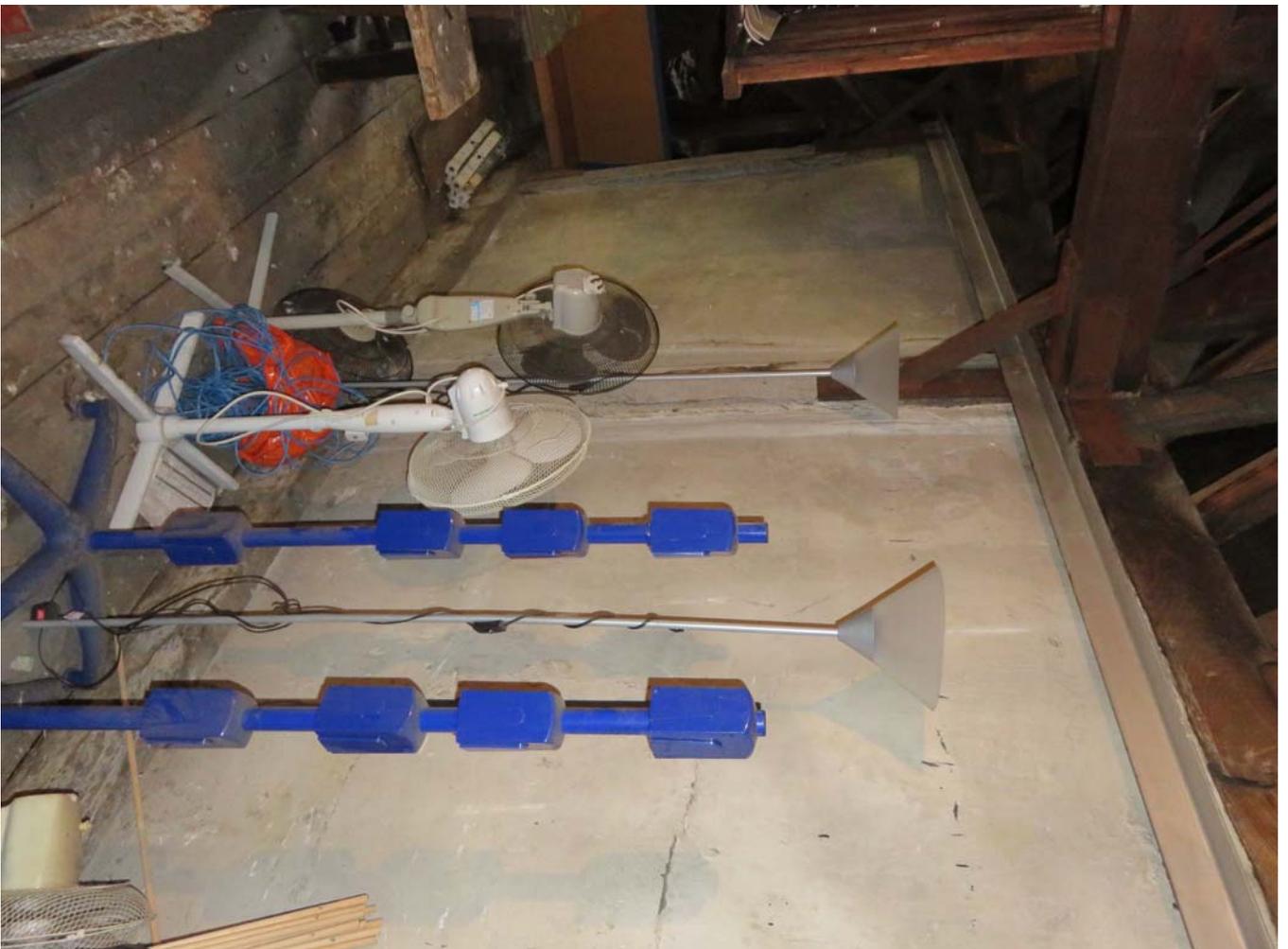
IMG\_6259



IMG\_6261



IMG\_6263



IMG\_6268



IMG\_6274