

## Talbot Hotel, Preliminary Condition Survey of Exterior Masonry

The larger part of the Talbot Hotel dates from the later 17thC, when two generations of the Strickland family of Boynton Hall built a hunting box and mansion on the site. William, 3<sup>rd</sup> baronet purchased a property at the 'western end of the street there called York House Gate' from James and Barbara Hebblethwaite, son and widow of Sir Thomas, in 1672. Some, at least, of the vaulted cellars may be older than this and that part of the current building occupied by the lounge, at the NW, may well be what remains, over two storeys, of the building purchased in 1672. The lower section of a medieval tower or bastion alongside the town wall gate may well survive in the cellar levels, as well as a 16<sup>th</sup> century doorway and parts of the town wall itself. Most of the cellars, which were themselves somewhat above ground on the south side, were built by the Stricklands and reflect the U-shaped building shown upon Dickinson's 1730 Terrier map. After 1672, Strickland set about building either side of what had been still during the Civil War, the town wall. The east wing is likely the first structure Strickland himself erected on the site, which may have joined an existing structure to its west, at right-angles. This structure remains in the form of the S two-thirds of the lounge and the hotel office, as well as the space occupied by the stairs. It is from this period that the designation 'hunting lodge' derives, since by 1730 the building was of much grander proportion and of much higher status than may be aptly so described. It would seem quite likely that the building shown by Dickinson and by Settrington two years earlier represents the extension and aggrandisement of the site by the 4<sup>th</sup> baronet, also William. After the sale of the house, it would seem around 1718, but certainly in 1739, to the Watson Wentworths, it may well have served as residence for this family. By 1740, it had become Malton and Ryedale's first hotel, the New Talbot Inn, and became the social hub of the racing fraternity locally of which most of the gentry for many miles around were members.

The majority of Strickland contributions to this building are indicated by the geology of its construction. After the Dissolution, Hildenley limestone, quarried just outside of Malton, was used almost exclusively by the Strickland/Constable/Cholmley families for construction work upon their properties. Previously, it had been used almost as exclusively by the church, though it had been initially quarried by the Romans.

By the time the building became a hotel, it had been raised a storey throughout. To only the north elevation was this raising executed in Hildenley limestone and even this elevation includes a number of stones of Malton oolitic limestone. The north elevation was the highest status elevation, created in the early 18thC, of fine Hildenley ashlar high in the bed, of stones up to 50" long and with joints of between 1-2mm. Not to have used Hildenley in the raising would have seemed very odd.

To the west and south elevations, the stonework is of coursed, squared Hildenley rubble, much lesser in the bed and laid up with much wider joints. The raising of the building on south and west sides was executed in Malton oolitic limestone, similarly dressed. To the east, facing onto a service yard or fold yard and towards York House (owned by the Stricklands until 1739), the raising is of brick.

Progressively, during the 19thC, the courtyard was enclosed and the west wing extended to full height. Its final closure did not happen until the 20thC. A section of glass roof over the last vestige of the courtyard remains, but has been boxed beneath and concealed from below. A three storey bay window the width of the end of the range was added sometime between 1790 and 1801, as well as

an eastward extension of oolitic limestone into the former courtyard. This clearly shown on an etching of 1823, as well as upon the 1843 Terrier, much of the courtyard remaining to the N of it. The bay has been completely remade using oolitic limestone bound in ordinary Portland cement mortar in more recent times. The stonework adjoining oolite extension is in a poor condition, its south wall having been rendered some time ago in response to this decay. The current condition of this extension, and the wholesale replacement of the bay itself would suggest that the oolitic limestone used was of a poor quality.

Number 43 Yorkersgate is currently part of the Talbot Hotel. Historically, it was not so and is of probably greater age than the hotel itself, having been perhaps stables or perhaps detached kitchens associated with York House itself in the late medieval period. It is of calcareous sandstone.

Also of mainly calcareous sandstone is the 'Cloisters', a late Georgian villa built to the east of the hotel and to the south of number 43 in the early 19thC. The southern aspect has been refaced in a more siliceous, probably Jurassic sandstone in more recent times.



1728



1730

1798 edition of 1790 engraving by Nicholson, note absence of canted bay to south of west wing



1801



1823



1843



1858



1892



*Early 20thC. Stone gate piers and railings moved to garden of Eden House, where they remain. Note different tone and character of oolitic limestone raising of west elevation*

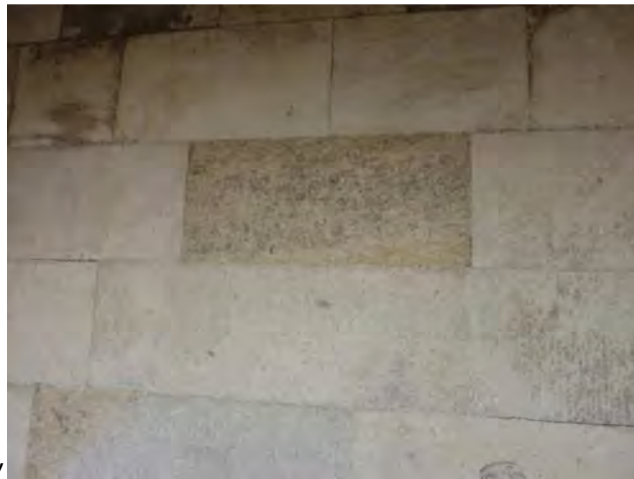
### Exterior Condition

#### Summary

The condition of the exterior masonry is generally good. There has been some erosion of face-bedded ashlar on the north elevation. Occasional blocks of oolitic limestone to the second floor have eroded somewhat more and some have been locally rendered with a cementitious (but white) facing. There has been no repointing with opc mortar and the original lime mortar is generally sound. Localised sulphation should be removed with nebulous sprays and bristle brushes.



*erosion of face-bedded blocks*



*oolitic limestone block amidst Hildenley*



*lower part of cornice*



*French drag tooling on same*



*Reasonably colour matched but cementitious render repairs to oolite blocks, 2<sup>nd</sup> floor, now loose.*

The ground floor of this elevation has been painted in the past with a variety of modern paints, the loss of breathability having led to decay. Trial removal of this paint in 2008 revealed significant opc render repairs to modestly eroded faces. This was grey and unsightly, as well as inappropriate. Removal of these paint layers with super-heated water should be followed by the removal of all opc repairs and their replacement, as necessary, with lime mortar repairs of similar colour and texture to the stone. At this level, a light, colour-matched sheltercoat or limewash would be appropriate to shield the masonry from vehicle exhaust emissions.

To the west elevation, there is more extensive erosion of the oolitic limestone than of the Hildenley limestone. The whole elevation is cloaked in Virginia Creeper. This would best be removed and discouraged from reasserting itself upon the building. There is some sulphation soiling upon particularly the lower levels of the elevation. This should be gently removed using nebulous water sprays and bristle or phosphor bronze brushes.



The south elevation of the east wing has suffered some localised opc render repair in the past. Much of this elevation is contained within later additions. The upper storey is available to the air and of mainly Hildenley limestone.

Between the bay window at the south end of the west wing and the east wing there are two infillings of the former courtyard. That adjacent to the west wing is of oolitic limestone, its south aspect rendered with a late C19 cementitious render. Its east elevation as seen above the function room has been pointed with opc in the past and the stone is in a very poor condition – delaminating, powdering and fragmenting in situ. A similar pattern of decay presumably provoked the rendering of the south elevation. This masonry may be consolidated but this is unlikely to be achieved without applying a much softer lime render across the whole. Removal of the cementitious render may reveal more extensive decay. If rendering is agreed, then the masonry may be honestly repaired with clay tile prior to rendering with an air-lime mortar – either putty or quicklime based.

Set back from this addition and abutting to the East wing is a further brick addition from the C19.

The east elevation has a 19thC addition of painted brick at courtyard level. The original dressed and coursed Hildenley limestone rubble has some sulphation staining and skinning which should be removed with nebulous water sprays and brushes. The brick of the raising is in a sound condition. Some localised repointing of the stonework may be necessary.

The condition of number 43 Yorkersgate is less happy than that of the hotel in general. Of calcareous sandstone ashlar between strip pilasters, this too would appear from the Settrington evidence, to have been raised a storey, probably around the same time as the main building, when the flat arched windows with raised and dropped keystones will have been introduced. Parts of the south elevation have been rendered with a hard cementitious mortar, although the colour is not displeasing. This building will require extensive repair and conservation in the future – string courses are severely compromised by decay and there is delamination of stone across much of the building. The east gable end was refaced with concrete blocks seeking to imitate pitch-faced ashlar. The whole should be relieved of all opc mortar and repointed as necessary. The stonework should be defrased with stiff bristle brushes and a gloved hand and cleaned down with water and brushes. Weathering and localised mortar repairs with some stone replacement – using stone from Brows quarry- should ideally be followed by limewashing. This should be distinct from any limewashing to the main hotel and from York House. A deep yellow ochre might be appropriate. The progressive degradation of the stonework will continue without such a treatment due to the heavy traffic flows along Yorkersgate. There is evidence within the courtyard to the south of this building and between it and the Cloisters of limewashing upon the calcareous sandstone of the latter – the pigment was copperas.

Similar remnants of copperas pigment are evident upon the west elevation of the main hotel, indicating clearly that during the C19, at least, the Talbot Hotel, in common with York House and much of New and Old Malton were of this distinctive hue.

Between the main, north elevation of the Talbot Hotel and 43 Yorkersgate there is a narrow section of Hildenley limestone rubble wall with flat lintels and dropped keystone. Previously there was a ginnel in this location. It was absorbed during the 18thC. Some cleaning of the stonework with nebulous water sprays and bristle brushes will be necessary, along with localised repointing.

A full condition survey of the masonry of the vaulted cellars of the Talbot Hotel is required – though these are in a generally sound condition, localised stone replacement, repointing and limewashing is required throughout.



north elevation







east elevation



south elevation



The Cloisters



43 Yorkersgate

NC August 2010

In more detail, inspected from the scaffold

West elevation:

This elevation was stripped of Virginia creeper at the end of October, allowing proper inspection prior to the removal of the roofing scaffold.



*cornice, matching that to N elevation*

Virginia Creeper suckers are tenacious, but every effort should be made to remove these in the future, though no scouring or heavy scraping of the stonework would be acceptable.

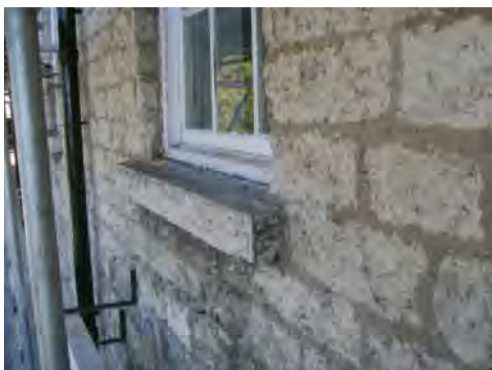


*Malton Oolite stonework beneath Hildenley limestone cornice (which will date from early C18 and have been raised with the building). Note remnants of copperas pigment to both cornice (above) and coursed rubble. Opc mortar.*

The second floor exterior is of malton oolite. It has been repointed in the past with opc mortar which has induced low level decay across this part of the elevation. There is delamination and powdering. The opc mortar should be removed and the whole elevation repointed with a soft, preferably hot lime mortar to match the original.



Window heads are of one stone, with false joints cut in to suggest multiple voussoirs. Heads and reveals are generally sound, but opc pointing around sash windows should be removed and repointing carried out in a soft, haired lime mortar.

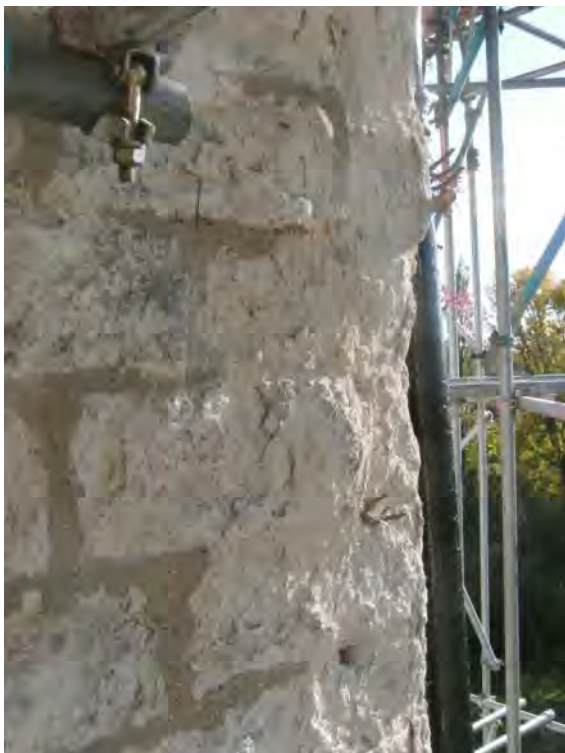


As a whole, this elevation should be cleaned down with nebulous water sprays and bristle brushes/phosphor bronze or fine stainless steel brushes. The latter would assist removal of suckers without unduly abrading the masonry. A trial panel for this treatment was carried out to the lower l/h corner of this elevation in June 2010 as part of a stone cleaning CPD event.



*trial panel of moderately sulphated stonework, June 2010.  
Uncleaned masonry above and around signage.*

The southern quoin of this elevation is severely decayed at this level and will require replacement



This decay is entirely due to the proximity of these stones to the bay window on the south. More specifically, it is due to the opc mortars with which this bay window was rebuilt in recent times. Up to 20 quoin stones require replacement. Bed-heights are typically 5 ½; 6; 7; 8 inches. Replacement should be in oolitic limestone – Tetbury white bed.



Two Hildenley limestone quoins at the N end may also be replaced. Only one could be safely measured: 22" x 5" x 9". Two stones of this dimension would suffice and these should be of Portland Base-bed.

First Floor.

Across the whole elevation at this level, the Hildenley limestone is in pristine condition except where it abuts either the southern bay window or small areas of opc repointing. 95% of the wall at this level retains its original lime pointing and this is in a sound condition. The stonework will likely retain remnants of an off-white limewash which will facilitate the removal of soiling. Several Hildenley quoins at the S end are in decay due to the proximity of the opc rebuilt bay, but could not be safely measured. One head is suffering delamination due to opc repointing around it, but this may be mortar repaired after removal of the opc and the decay represents no structural concern.







*Original lime mortars in excellent condition*



As the N elevation, this whole elevation should ideally be limewashed an off-white Hildenley/Portland colour in 7 thin coats, as it likely was in the early C18. This would unify the elevation visually and iron out the discrepancy in colour and character between the second and lower levels, as well as offering a breathable, sacrificial coating which would inhibit future soiling. Evidence for this treatment and colour survives upon the south elevation of the east range contained within the C19 additions to the central range.



*South elevation of original central range within atrium formed by C19 additions, showing early limewash.*

The canted bay window was rebuilt in recent times using oolite from Wath Quarry and cement mortars. The stone was of guillotined face, quite unlike the original material and the whole sits uncomfortably with the rest of the building in character. There is little, beyond limewashing, that may be done to redeem this or to mitigate its negative impact upon adjacent traditional masonry, or to prevent this impact from being of ongoing effect. Some mitigation may be achieved by hacking out the vertical joints at the junction to full depth and filling these with a soft lime mortar. This may then act as a sacrificial buffer, requiring periodic renewal.

Immediately east of the west wing is a stone addition of equal height. This provided small ante-rooms to the high status rooms formed within the bay window and S end of the Wentworth extension of Strickland's west range. These were WCs or servants rooms associated with the larger rooms. At ground floor level, this addition contains the ladies toilet currently, which was the gents in 1947.

The south elevation of this is rendered with a cementitious mortar which remains largely intact, although it is cracked in some areas. This is incompatible with the softer oolitic limestone beneath and will loosen where it has not already done so. It will trap moisture within and promote decay of joist ends and other joinery that contacts the wall. This render should be removed but, as noted above, this is likely to reveal severely eroded and decayed oolitic limestone ashlar, which will require extensive consolidation and repair prior to limewashing or, perhaps, re-rendering with a soft lime mortar.



*South and east elevations of the addition, showing serious decay to oolite of east wall; opc render to south.*



*lower east wall of same*



*junction of same with brickwork, early C19*



*Brickwork of C19 addition to east of above and to west of east range. Original lime pointing a little eroded back but sound.*

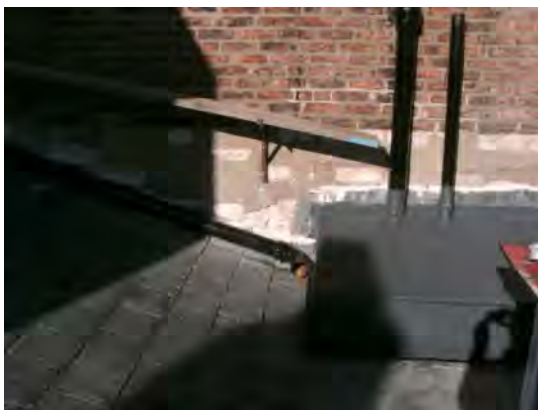
### Roof areas over central section.

There is a jumble of walls at the various historic junctions of original building and additions, and an obtrusive brick wall which supports two water tanks. This wall sits upon the mid-C18 raising of the original south wall of the central range of the Strickland building, which was of stone. The raisings of the east and west ranges are of brick which has been repointed in the past with opc mortar. Ideally, this would be removed and the walls repointed in lime mortar. The opc is not causing any obvious decay to the brickwork, but will promote dampness within the wall and decay of timbers lodged within, including the truss ends. The stonework of the south wall of the central range that rises above the flat roof has been blathered with opc mortar and this should be removed and lime mortar reintroduced.

The aspect of the attic room of the East range would be greatly improved by the removal/relocation of the water tanks and the dismantlement of this wall. A dormer window in this attic space looks out onto the roof and this attic has potential as a hotel suite.



To the immediate south of this wall, there is a covered glazed roof of the atrium. There is an old iron hopper taking water from the north side of this wall.



Further south again, there is a glazed pitched roof that formed another small atrium. This has been covered within.

## South Elevation, East Range



This is of Hildenley limestone but has suffered extensive repointing and localised render repair using OPC mortar. This has induced further decay. However, the method was not inappropriate and all OPC should be removed and replaced with lime mortar, either as repointing or as render repair of areas of cavernous decay. The stone, even where decayed, remains strong and essentially sound. The whole should then be limewashed as per the main elevations.





The ground floor level of this elevation is covered by the mid C19 addition of the function room, which abuts it; the first floor levels are obscured by the roof of this function room which has a remnant atrium/roof-light above.



A tongue and groove wall rises from the roof and has an asphalt sheet covered boxing of dubious structural integrity over. The aspect from the bedroom of the east wing would be much improved by the removal of this boxing to be replaced with roof slates, or by the reinstatement of the glazing.

To the east of the function room roof and rising from the west wall of the Cloisters is a wide multiple-flued chimney stack. This may be of brick or of calcareous sandstone but has been rendered with a cementitious mortar with struck joints to imitate ashlar.

#### East elevation, East Range

The ground and first floors of this elevation are of Hildenley limestone; the second floor of brick.

The brickwork has been repointed with a cementitious mortar, though not of the hardest kind. This is generally full and well-attached, but there are some open perp joints. Ideally, this would be repointed with lime mortar before limewashing.



The Hildenley limestone of the first floor elevation retains its original lime mortar, though this has suffered some attrition. Some repointing will be required. Most of the ground floor of this elevation is covered by a C19 addition, though within arches at the base of this and to the S of it, early semi-circular windows remain visible, though blocked.





There has been localised repointing with opc, some of it associated with the introduction of a fire escape at the S end of the wall at first floor level. The iron fire escape descends into the courtyard formed by the Cloisters, 43 Yorkersgate and the East Range of the Strickland house.

Removal of the C19 addition and of the fire escape would immeasurably improve the aspect, attraction and usefulness of this courtyard and link it once more to the south terrace and garden of the Cloisters.

#### The Cloisters, west and north walls.



Above the west partly glazed passage to the west wall of the Cloisters, the calcareous sandstone elevation has been repointed with opc, which should be removed before repointing as necessary with lime mortar. The opc pointing is probably laid on, over perfectly and previously sound lime mortar, as was the fashion for some years within the Estate works department. Repointing of lime joints beneath may well not be necessary. These elevations were limewashed with a copperas pigmented wash in the past. One original sash window has been blocked with brick and there would seem no reason not to re-open this window were the courtyard to be improved and upgraded.



The same may be said of the N wall of the south range of the Cloisters, which also has a blocked window.

The south wall of the Cloisters was refaced in the past with a cladding of North York Moors sandstone. It has tight joints, some of which have lost their lime mortar. This elevation should be repointed as necessary.



The lower section of the function room is of calcareous sandstone ashlar in a generally sound condition. It has never been repointed with OPC mortar. Some repointing is required.



An iron fire escape leads across this wall from the function room.



The upper wall of the function room is of white brick rising from a West Yorks sandstone string-course and requires little repointing at this time. The cills are of West Yorks sandstone. The Pennine sandstone details will be contemporary with the brickwork.

The western boundary of the Cloisters terrace is framed by a high, Hildenley and oolitic limestone wall that runs on the line of the medieval town wall. The lower levels are of Hildenley limestone and form part of the earlier C17 garden wall that continues away from this building to the south. The upper level is of Malton oolite and forms the east wall of the toilet block added in 1886, the southern and western walls of which are of brick. There is a later brick buttress to the lower, earlier section of wall. There are two small windows at high level beneath North York Moors sandstone

lintels. There is some localised decay of the stonework and some opc repointing. These areas should be repointed and mortar repaired with lime mortar.



### East wall of the Cloisters

This elevation overlooks the yard of York House. It has suffered serious moisture penetration in parts due to defective rainwater goods, now repaired. Recent defrassing and localised repointing has greatly improved this elevation. The semi-circular sash window of the stair is seriously decayed and may need like-for-like replacement.





#### 43 Yorkersgate

The east end of the south wall of the building not abutting the Cloisters has been rendered with a coloured, cementitious mortar in the past. This is unduly hard and should be removed, although the elevation might need to be rendered once more with lime mortar, depending upon the levels of erosion in the stone work.

The west end of the south wall, which forms the N wall of the courtyard, was substantially refaced with cement blocks in the past, leaving only the lower levels of calcareous sandstone untouched, along with the former carriage arch of calcareous sandstone. The level of the courtyard has dropped since this carriage arch was in use, as evidenced by brick footings of the Cloisters being visible above ground as well as the threshold of the carriage arch being higher now.

Little beyond limewashing will improve the appearance of this concrete block work, although a thin coat of Thermocromex, an hydraulic lime-based proprietary render which is applied in thin coats may be first applied across these repairs.

The east wall has suffered significant erosion but its appearance has been much improved by recent defrassing and repointing works. Two new cills, as well as a new string-course may be required.

There is significant erosion of the strip pilasters/south-east quoins at high level, though this is not yet structurally threatening. This wall may best be lime rendered, which would also conceal the unfortunate re-facing of the gable in the past with concrete blocks.



The north wall is in a relatively good condition, but requires localised repointing with lime after a good clean down with water and bristle brushes. Some mortar repair and localised render repair to lower levels would be of benefit, after which the whole of the building should be limewashed.

NC October 2010