The Queen's Head Chambers.
16 St John's Road,
Clacton on Sea.

Heritage Statement/Report.

2021

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1. Introduction.

Queens Head 1903

Set withing the Great Clacton Conservation Area, the building appeared to be timber framed with a Georgian gentrification brick facade to west and south elevations The Queens Head was an Inn first recorded in the Census of 1841 though parts of the building are claimed to date back to the 16th century. It ceased trading as Public House/Hotel in October of 2017.

On the 1st of March 2018 the building was granted Planning and Listed Building Consent for Change of use of ground floor to flexible use class A1 (non-food) retail or A2 financial and professional services or A3 restaurant or A5 hot food takeaway, first and second floors to one 2 bedroom flat and one 3 bedroom flat, erection of two detached houses and reconfiguration of car parking area.

The building with the permissions was then offered to the market where it was eventually purchased by Earlwood Ltd who started the renovation works.

During these works areas of decay and poor workmanship were discovered and under instruction of their Building Regulations company aspects of the fenestration were adapted to comply with modern regulations. It was only when the local planning authority visited the site that these unauthorised works were bought to light and subsequently passed on to the Enforcement department.

Earlswood's representative contacted the enforcement officer and agreed a Listed Building consent application for the works be submitted. Upon understanding of the protections provided by Listing, additional proposed works have been added to this application.

Following the initial application meetings between Earlwood and their representatives were carried out with Tendring District Council's Enforcement department and their Heritage representatives Place Services. The results of these meetings are two Listed Building Consent applications are being submitted relating to the works carried out at the Queens Head Chambers. This initial application was refused, requiring more information. Following a more in-depth investigation of the building this report aims to provide that information.

2. Location.

The Building is situated on the corner of St John's Road and North Road in Clacton On Sea, Essex. CO15 4BS.

National Grid Reference: TM 17589 16495

The Queens Head

16 St Johns Road

Clacton On Sea

Essex

CO15 4BS

3. Listing.

THE QUEEN'S HEAD HOTEL

List entry Number: 1165532

THE QUEEN'S HEAD HOTEL, ST JOHNS ROAD

Grade: II

Date first listed: 04-Jul-1986

CLACTON-ON-SEA ST. JOHN'S ROAD, TM 1716 GREAT CLACTON (north side) 13/26 The Queen's

Head Hotel GV II Hotel. C16/C17 or earlier with C18 or later additions and alterations.

Timber framed and rough rendered, plaster panels to North Road. Red plain tiled roofs, L - plan, hipped with gablet to left.

Hipped to right face (North Road). Large rough rendered chimney stack to rear left, 2 rough rendered stacks to North Road face. 2 storeys and attics to left range with a flat headed dormer and 3 window range of various small paned vertically sliding sashes including a ground floor bay with tripartite front window and tripartite window over.

Blocked doorway to left. 2 C20 panelled doors with top lights and flat canopies on brackets to right. Very large 2 storey 5 light bay window with small paned glazing to right.

Right return, 2 window range of 3 light casements with transoms.

Recessed door in moulded surround with top-light and fanlight.

Purchased 1727 by Daniel Prentice of Yew Trees q.v. 13/27. Documentary evidence relating to the building c.1600. Kenneth Walker History of Clacton.

4. Summary and Brief Planning History.

5th March 2000

Prior to the applications below the Planning application primarily dealt with items in relation to the running of a Pub such as ground supports for large canopy/umbrellas, fire escapes etc.

18/00323/FUL

Change of use of ground floor to flexible use class A1 (non-food) retail or A2 financial and professional services or A3 restaurant or A5 hot food takeaway, first and second floors to one 2 bedroomed flat and one 3 bedroomed flat, erection of two detached houses and reconfiguration of car parking area.

18/00324/LBC

Internal alterations to public house to facilitate the change of use of ground floor to flexible use class A1 (non-food) retail or A2 financial and professional services or A3 restaurant or A5 hot food takeaway, first and second floors to one 2 bedroomed apartment and a one 3 bedroomed apartment.

16/00868/LBC

Renovation of the interior including opening up the space by cutting back walls, partially blocking up doorway, removing raised level within existing restaurant area, creating new

door openings, extension of the bar counter, new fixed seating, new hanging basket and lanterns to the side elevation, flooring finishes and decoration. Installation of new timber smoking shelter with a polycarbonate roof to the side of the building and a store to be created from new close boarded fence and gate.

Approvals were granted with Conditions for all the above.

Further previous applications of influence.

12/01424/LBC

December 2012 an application 12/01424/LBC was submitted, part of which was a request to remove the suspended ceiling.

Drawing number 1611-1.01 details the height of the raised area within the Bow window as +425mm. The application was closed in 2015 without decision suggesting the applicant was not granted permission to remove said suspended ceiling.

95/00332/LBC

Entering the building from the Car park, the new wall immediately to the left that has been installed was originally there. An application to remove it was granted in 1995,

09/01090/LBC.

This application was required to comply with Fire regulations and resulted in 11 of the interior and exterior original doors being removed to install Fire rated doors.

20/00014/LBC

A refusal was registered due to a perceived lack of detail. Resulting in this re-submission.

5. Survey Findings.

The following is based on a visual survey with pictorial evidence to support the claims.

The survey is in conjunction with drawings 1511/P/03 and 1511/P/02 first and ground floor plans. The areas of the photographs are marked on the drawings.

Section A. The Public Bar.

This area is reported in the listing as the being C16/C17 or earlier. The position of the later central tie beam to enable a first floor supports a 2-bay timber framed construction method of this period.

Walls.

The public bar being the oldest part of the buildings has had the entrance at the left-hand end filled in. On the exterior a relief shows where it would have been this has been this way for some time and is not a new feature.
The listing reports this section of the building dates back to the 16th century that would lead to the expectation of a timber framed structure, though this does not appear to be the case as knocking on the walls does not result in the hollow sound expected from timber frame construction

The rear wall of the bar area has been plastered though at the base existing brickwork is visible. This suggests the timber frame being no longer evident, replaced with red stock brickwork with what appears to be a lime mortar bed with cement mortar in the perpendicular joints directly above. See Pic 1 The area of Pic 1 is the back of an existing chimney that served later buildings to the rear of the property visible in the picture from 1903 on Page 2. The dogleg in this rear wall marked "A1" on the ground floor plan, allied to the lack of any further bridging beams between it and the Public Bar entrance suggest the original wall has previously been removed. (See Roof section of report.)
Unfortunately there are no records of the material removed previously when the section of wall was removed to create an access to the then Pool room, during approved works in 2009. The wall has now been filled in with studwork.

Pic 1

Whilst writing this report an earlier picture taken by one of the trades involved in the works came to light. This picture confirms this section of wall is C20 9" brickwork next to the C19 red brick fireplace and chimney.

This also confirms the concrete floor and supporting post is set in the concrete.

The left-hand wall is dominated by the bay window and entrance door. Once again, the wall is solid, this coupled with the lack of tie beam further suggests the original timber frame is no longer present and this wall has been rebuilt at a later date.

The exterior of the front walls is textured cement render that suggested earlier pebble dashing that has been painted over multiple times.

Aligning the rear wall with the righthand section of the public bar (as a result of the bridging and ceiling joist lengths in this section) with the bar area as marked on drawing 1511/P/02 would then place the end of the original wall in the entrance doorway. This further supports the paradigm of the rear and side walls being repositioned later additions.

The front wall facing St John's road.

At the time of the survey this wall had been fitted with a secondary insulated stud wall therefore interior inspection of the historic fabric was not possible other than the window reveals. Once again knocking on these sections did not result in a hollow sound beyond the position of the new studwork.

The exterior of the left hand and front walls has been cement rendered and pebble dashed then painted with cement plinths decorated in bituminous black paint. This wall covering is evident in a picture reportedly from the 1930's.

This suggests at a minimum the wall covering has been on the building for 80+ years in which time it would be expected a timber frame unable to breath would show signs of low-level damp and decay resulting in minor movement, yet there aren't any signs of movement or damp.

1930's. The first-floor wall bows out in the picture as it does currently.

Knocking on the wall returns a solid sound once again.

Pic 2

The Right side wall.

This a later inclusion to create a corridor between the Bar and Restaurant in modern studwork with plasterboard covering. There are C20 door linings for access to the corridor and a now covered, previous access to where the bar would have been.

Fenestration.

Entrance Door. At the time of the survey the door had been replaced with a 4-panel hardwood door. The top 2 panels are glazed. This replaced a half-glazed softwood door shown in the picture below with a panel of plywood covering the decayed bottom rail and panels of the door.

The bay windows. This window was undergoing repairs to the outer frame at the time of the initial survey. There were signs that the lower-level casements had previously been removed and then the frame been directly glazed. A picture from 31/3/2016 supported this claim.

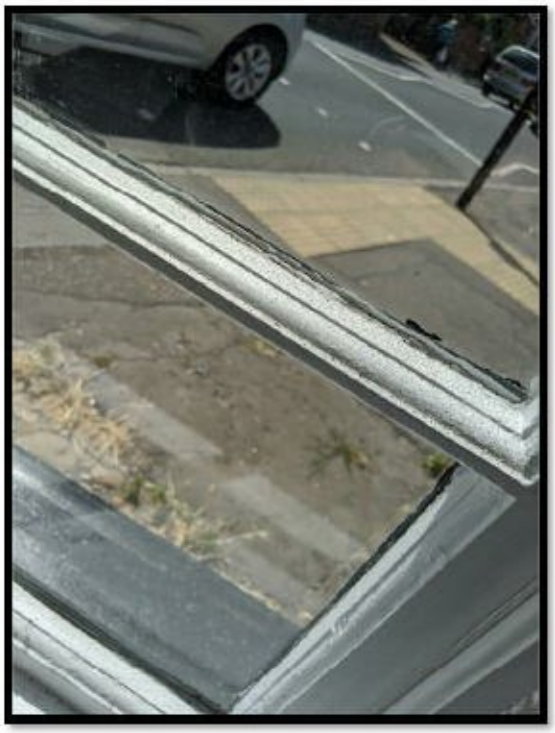
The fanlight design of the bay and profile of the windows is of a style common in the 1930's and 1940's.
On inspection there is evidence of filled cut outs for hinges for the lower-level casements. Casements were made on site, unfortunately they did not reference the existing profiles of the upper-level casements resulting in a poor replica. The leaded lights are stuck on over a single sheet of float glass. See below.

Front bay sash window.

The sashes are in overall acceptable condition, with the exception of some poor replacement glazing and a few missing glazing bars. The bottom rails are in workable

condition which is usually the site of decay. There is no evidence of sash weights or any of the expected iron monger associated with a traditional sash window.
They will need sympathetic repairs to the joinery and glazing materials including putty that has failed, prior to decoration. The exterior cills show signs of previous repairs that are in need of attention.

The 4 sashes boxed in yellow appear to be older than the others, having a finer profile typically from C18 to early C19 (HE G&G 2011 page 104). See comparison below.



The left hand picture shows the early C18 to C19 ovolo profile on the maked sashes, the 2nd picture shows the profile of the remaining sashes that are heavier C20 profiles that allow for heavier glass.

There is no movement in the glass, suggesting the original glass has all been replaced with modern float glass. This is to be expected given the building's former use as a Pub. It may have been replaced for Health and Safety reasons or simply due to ware and tear.

The flat roof is covered in lead jointed on raised mop stick timbers with no signs of insulation. There are signs of damp to the rear right-hand side that will need investigation. The moisture present that is lifting the paint suggests interstitial condensation with the resultant moisture being trapped within the brickwork trying to escape through the plaster. There may be a failure at the junction between the main building and the Lead flat roof that will require further investigation.

The wall below the windows is once again solid brickwork, cement rendered and painted with a secondary plinth decorated in a black bituminous paint where it abuts the pavement.

Doorways and Sash window.

The left-hand doorway in the above picture accesses the bar area and is in overall acceptable condition, though would benefit from redecoration. There are minor areas of decay at the base of the glazed section of the door that will need minor attention prior to redecoration.

The right-hand door and frame are in similar condition with only minor repairs and decoration required.

The sash windows.
This has seen extensive adaptation. It appears to have been reduced in height probably due to decay of the lower section of the frame, followed by a smaller top sash either being made or adapted from the original. This will require extensive repair. The top sash is showing signs of decay in the bottom rail. The lower sash shows signs of extensive decay that is also

evident in the window frame including the cill. The profiles of the window suggest C20 construction.

Exterior render.
The painted pebble dash cement render is in overall good condition. There is some minimal hairline cracking around some of the apertures yet there is no sign of delamination. The painted cement render is not ideal for a building that was designed to breath due to its impervious nature that will induce moisture retention.

The Floor
In this section the floor is a screeded concrete slab.
There is a shallow raised concrete slab where the Bar would have stood.

Ceilings.

The ceilings have been tacked in 15mm fire retarding plasterboard under instruction of the Building regulation advisors. Low energy LED downlighters have been installed. It is reported the previous ceiling covering was 2 layers of 12.5mm plasterboard, that had been covered with a painted anaglypta wallpaper.

A picture taken form the Queens head's previous website of a music night shows the decorated ceiling.

Taken from the now removed Queens Head Facebook page.

Beams.

The tie beams and bridging beam are all in good condition. The major beams have been chamfered indicating they were designed to be seen.

An additional support has previously been added below a tie beam that is only chamfered on one side, this would indicate that is may have been originally intended to be at the end of a room. There is a large metal strap on the underside of this beam from a previous repair. In addition, there is a C20 mild steel bracket/collar atop the support post. The lower post is screwed into the bracket. The base of the post sits on the concrete slab floor. The bracket is fixed to the beam with single screws on either face of the beam.

It is not expected to see two tie beams in such close proximity to each other, neither of which show any signs of mortices associated with previous stud walls. Neither of the beams support walls on the first floor. The beams may have served some other purpose yet in this context it appears they were added to accommodate the first-floor joists.

The positioning of the dog leg in the rear wall resulting in the narrower section of what was the bar area may imply a Hall house with a cross wing. Should this be the case then the idea of an equal cross wing at the other end of the building as is common in Tudor designs may point to this area originally being the site of a fireplace and chimney. This would go some way to explain the beam configuration that they were inserted to retain the structure following the removal of the said fireplace.

Here we see the tie beam to the right at the narrower area of the building with the bridging beam joining it in the middle. There is an old iron bracket beneath the joint.
Above this tie beam is the wall separating bedroom 1 and the kitchen.
Once again these beams are chamfered. There do not appear to be any mortices, yet faint machining marks are visible.

Flat above the Public Bar.

Walls.

Rear wall.

The majority of the rear walls have been boarded over yet there are sections that are still bare, revealing a furrowed Fletton type brick.

Pic 3

This type of brick was used to provide an adhesion key for cement render before the introduction of Aerated concrete blocks in the 1960's. This corresponds with the ground floor and once again there are no traces of a previous timber framed rear wall.

Further along in the Lounge (Pic 4) the rear window reveal is solid and has a depth akin to a 9" or 225mm solid brickwork wall.

It was also reported the timber studwork fixed to the wall was drilled and plugged to secure it. Confirming that this too is a brickwork wall.

The existing window reveal is covered in stipple finish painted aertex, when tapped it sounds solid.

The sash window at the rear of the room has a C20 profile. The top sash is painted closed with the bottom sash opening.
There are no sash cords attached and the sash cord wheels have been painted over. These will need to be replaced and repaired to gain full function of the window.
The glazing is float glass.

The picture also shows the loft hatch that has replaced the poorly made stairs that were used to access the loft room.

Pic 4

Front Wall.

The front wall of the building above the public bar have once again had a secondary softwood studwork walls clad in insulated plasterboard built in front of the originals. Fortunately, the window reveals had not been covered exposing the construction of the existing front wall.

Pic 5

This shows the front of the building is built in a mix of stock and soft red 9" brickwork, confirming the timber frame in this section of the building has been replaced. The brickwork is built with a lime mortar suggesting it is pre, or early C20 construction.

Pic 6

The brick dimensions are consistent with a brick size manufactured from the mid C19 to 1936.
(Practical Building Conservation. Earth Brick & Terracotta. Timeline of brick sizes in England Page 395)
Therefore, it is safe to assume the timber frame, front and side walls were replaced with the brickwork in the Victorian era or early C20.
The visible walls show signs of where the cement render has been removed.

The interior Kitchen wall marked B on drawing number 1511/P/03. I cannot find the pictures, but this wall has rafter feet approximately 3' or 900mm from the floor coming from Bedroom 1. These form the vaulted ceiling in the bedroom. These rafter feet indicate there was previously a gabled roof facing St John's road as construction of a hipped roof does not include a second set of rafters. The hip rafters would be connected to a principal rafter. On the ground floor beneath this wall is the tie beam marked A1

This later picture shows the vaulted ceiling caused by the rafters.

Fenestration.
This picture also shows the C20 sash window. The window is in fair condition with the sash cords still connected. It will require re-decoration.

Pics 7 & 8

Small casement windows to the west elevation.

2020

These windows replaced the C20 oriel windows and reference the casements from the 1903 picture.

1903

The horizontal glazing bar is missing. The overall aesthetic would be improved if the glazing bar were to be reintroduced. Beyond that the profile of the casement and frame appear to be almost identical in size.

The photo comparison also shows the chimney to the rear has been reduced and has additional architectural details added and a 3rd chimney pot. This may have been implemented when the 1st floor extension was added to section 3 of the building.

Tall Sash windows.

Pics 9 & 10

The horns at the bottom of the top sash confirm these windows as Victorian rather than adapted earlier items. The frames and sashes are in good condition. The sash cords have snapped therefore these will need to be repaired. Some of the glass is broken and needs to be replaced. Care should be taken with the thickness of the new glass or the additional weight of thicker modern glass will have an adverse effect on the function of the sash weights.

There appears to be no distortion in the glass suggesting once again this is modern float glass. Current Building regulations would require the glass in the bottom sashes due to their height from the floor to be toughened, this will have an adverse effect on the operation of the window therefore this must be discussed with the advisors.

Floor covering.

At the time of the survey the floor was modern T&G chipboard. It is reported the previous flooring was also chipboard fixed to C20 joists that sat above the beams below.

Ceilings.

At the time of the survey the ceilings had been tacked with fire retardant plaster board between the tie beams and bridging beam. It was reported that the previous ceiling material was also plasterboard. This had been removed to provide access for the re-wiring of the building and at the behest of the Building Regulations consultant.

Later pictures show the existing beams.

Pic 11

The tie beam at the far end of the building, where it joins the taller section is either a replacement or the original building continued further towards North road as there are no signs of previous mortices.

In addition, both sides of the beam have been chamfered. The small section of bridging beam the other side of the main room has also either been reduced or replaced.

The position of the tie beams does not line up with the walls on the ground floor below that form the corridor and separate the taller section of the building. This may suggest the

original building continued toward North Road. The current proportions of the building and the evidence of a previous gable may support a theory that the building was originally a Hall house with crosswings. There is no evidence of a chimney that would have been expected yet the position of the doorway to the corridor is in the correct position for a cross passage.

Pic 12

The position of the reduced bridging beam may indicate a later adaptation following the removal of a previous chimney. Similarly, it may be a low budget fix installed when Section 2 of the building was constructed.

The pegs at the junction of the bridging and tie beams may be a later addition as they appear to have been installed from underneath the beam rather than traditionally from above. This could have been a later repair to secure the joint without lifting the flooring in the loft room as there are no visible pegs at the other end of the bridging beam just indentations further suggesting this was originally fixed from above.

Loft room.

The loft room is currently a non-habitable storage room accessed from the Lounge. The Dorma window and previous access arrangements confirm this was not the original use. It is reported the Building regulations advisor would have required the roof to be stripped and raised to accommodate necessary insulation and fire protection as well as the inclusion of a fire rated staircase. Such an intrusion on the building was deemed unacceptable by the developer, hence it is now non habitable storage accessed via an insulated loft hatch.

The room has been lined in studwork clad in insulated plasterboard forming low level walls at the height of the window cill. It is reported these walls provide additional support for the rafters as well as insulation as there was no roofing felt under the tiles.

The dorma window is another C20 sash in need of repair. The cills are missing and will need replacement with new items made from joinery grade softwood with a minimum of 20 rings to the section inch. A new base rail and staff bead will ned to be fitted to the frame with additional repairs the bottom rail of the lower sash.
The opening formed in the roof for the dorma is inadequate.
The rust marks on the cut rafters suggest a window board was nailed directly onto the rafters offering very little structural support, requiring the tile battens to bear the weight of the roof below and the dorma window.
At the minimum new trimmer will be required, spanning the distance to the nearest full rafters. Ideally additional rafters should be fitted to support the dorma. A trimmer could then be fitted to support the lower section of the window, the 2 hanging original rafters and a new window board.

The plywood ceiling/roof structure shows no sign of any joisting or structural timber above the plywood.

The exterior view confirms the level of decay to the lower section of the window. It also confirms the plywood ceiling is the entire structure of the flat roof with just a mop stick moulding for the jointing of the lead roof covering.

The exterior cheeks are rendered, there appears to be a small area in need of repair.
Comparing the sizes internally and externally the window is the structural element supporting the plywood roof and cheeks of the dorma.
The dorma would clearly benefit from the addition of timber studwork supporting walls behind the plywood sections supported by the additional rafters previously recommended.

The Roof.

The roof is plain tiled, hipped with gablets.

The uniform horizontal lines and flat edge confirm the tiles are manufactured rather than handmade items.
The front valley is in valley tiles whereas to the rear, where the building joins newer sections there are cut tiles and a lead gulley.

The tiles are in overall good condition though the ridge tiles are showing signs of corrosion or Dragon backing. The middle of the tile is wearing yet the ends at the junction with the cement joints are standing taller creating the appearance of a Dragon's back. Should this erosion continue the tile will no longer be fit to withstand moisture ingress. There are currently no reports of moisture ingress, yet this should be monitored.

As expected, there is slight sagging around the Dorma window, the recommended repairs in addition to the new stud walling will stop this from increasing.

The pitch of the roof is shallower than is to be expected being below 45 degrees at the rear and slightly shallower to the front. Traditionally in Essex roofs are taller, reportedly due to the abundance of timber and the improved view of the plain tiles. Historic England or English Heritage as it was at the time of publishing state, *many writers have commented that for most traditional buildings a pitch greater than 47 degrees with a pitch between 55-60 degrees is optimum.*

The front may have been adapted to incorporate the parapet wall as part of a Gentrification project popular in Georgian and Victorian eras.

The width of the roof also is questionable as it does not relate to the size of this section inside the building therefore not correlating with the proposed extent of the original timber frame section of the building. If we take a line from the dog leg in the Bar area the corner post of the timber frame would be in the current doorway.
Another explanation could refer back to the Crosswing hypothesis suggesting the Crosswing had extended beyond the rear of the Hall and once again the gable had been converted to a hip. This hypothesis then raises a question relating to the width of the roof over what would have been the central hall. May be a suggested answer is the design used in a Wealden Hall House (pictured below) could have been adopted. This not to suggest the building may have been a Wealden but design influences could have influenced the roof conversion works. There are many similarities to the roof design, such as the Gablets, Hips and Dorma window.

Oast House Archive.

I have seen this type of roof conversion before in Essex where the gable has been cut back to allow for the hipped roof style, leaving the previous rafters in place. In these buildings it is common for the redundant rafters to terminate at their eaves and where the chimney stack arrives from the first floor. This is usually evident by the hip rafter being a considerably younger timber than the rest of the roof and the use of nails. As the roof structure in the left-hand end of the building was already covered forming the existing ceiling in bedroom 1 confirmation of this is not possible.

Guttering.

The guttering is half round cast iron and has not been altered.
It runs into a combined system into the foul sewer.

Section2.

Ground Floor.

This picture from 1895 shows a part diagonal elevation of the building prior to the current cement render.
Reliefs in the brickwork have been made to look like windows were bricked up to avoid the window tax in England and Wales, yet their proximity to the chimney would make this improbable.
It is assumed the reliefs were painted to imitate the windows further along the building, implying these were Georgian style sashes.

This section is considerably taller than Section 1, suggesting it is a later addition.

Walls.

As the above picture shows this section was originally built in brickwork with the South wall walls facing St John's road either painted or rendered to match the earlier section of the building.
To the far end of the buildings the original brickwork is still visible.

From the brick sizes we can make a conservative estimate of the age of this part of the building.

The 9-inch Imperial face brick built in a Flemish bond with lime mortar suggests C19 construction. The wall is in good condition partly due to the protection of its shielded position protected by the neighbouring building.

The East wall facing North road.

Exterior. In the 1895 picture this wall is brickwork. Later it has been rendered and painted. This smooth render filled in the ground floor false window and introduced the pargetted decorative panels and cornice design currently in place. The sharp lines of the render suggest it is cement.

The current casement windows replaced previous 5 panel casements that were in even less keeping with the building. The current window design is reported to be influenced by Building regulation requirements relating to fire.

The brickwork of the now redundant chimneys was also rendered and has the matching cornice and panelling designs.

The flat cement plinth may cover an older design as the section above the cellar access beer drop door has a more decorative profile.

Interior of the exterior wall.
The earlier picture below shows the solid wall 9" brickwork from the inside.

The picture shows the brickwork with what was reported as cement render removed.
The fireplace to the left was previously bricked up in C20 bricks and cement mortar.
It would be fair to assume this was done when the cement render was applied.
These walls have since been rendered in Anglia Lime company, Therma lime render, then decorated in breathable paint.
The section of dropped ceiling has since been reduced as agreed.
Drawings accompany this report to show the extent of all works carried out.

Towards the front of the room a secondary stud wall has been installed. The extent of which can be seen on drawing P&P/20/160/01. This once again was constructed under the advice of the building regulations consultant. All the modern cabling is contained in the new wall, reducing any intrusion into the original brickwork.

North wall.

The picture above shows the inside face of the previously shown on page 32 north wall as C19 Brickwork.
Remnants of the removed cement render are still visible at the base of the wall.

The Front or South Wall.

This wall is dominated by the Bow windows. Beneath the window is 9" solid brickwork with vents for the suspended floor. The exterior has been pebble-dashed and painted above a cement plinth. Other than the pebble dash this appears to be the same since the 1895 picture.

This picture shows the original plinth with an air brick, there is a second air brick on the other side to vent the floor.

The boot scraper serving the doorway to the corridor between the Section 1 and 2 remains. These were most popular in the late C19 due to the pre-tarmac roads and the widespread use of horses, as is evident in the picture on page 2.
The pebble-dash from section 1 has been extended over the left side and below the bow window but stops short of the right-hand wall that is smooth rendered.
The inside of the bow wall has been lime plastered and decorated in breathable paint.

The East wall and corridor.

The wall to the right of the picture has had additional cladding consisting of a secondary stud wall, insulated and plasterboarded to comply with Building regulations relating to fire and insulation. This resulted from the wall being old, machined timber studwork.
These works are approved under Application number 18/00323/FUL.
The wall was already covered at the time of the survey yet a section of the first floor was still visible.
The timbers were dark and approximately 4" x 3" or 100mm x 75mm rough sawn as would be expected in comparison with the C19 brickwork.
To the left of the picture the wall juts out to accommodate the access to stairs to the floor above.
To the far side of the stairs is what was the original exterior wall of this section. The roof above continues over this section resulting in the eaves of the roof being lower on this side.

A doorway that led to what was the Kitchen in Section 3 across the base of the staircase has been filled in.
Beneath the stairs is the access to the cellar steps. (No works were carried out in the Cellar therefore it is not required for this report.)
There is a slight incline in the floor of the corridor just before the jutting wall rising to the rear/north of the building approximately 2" or 50mm.

Fenestration.

The dominant feature in this section of the building are the Bow sash windows.

The cills have been replaced with shaped softwood due to the failure of previous repairs that had been constructed in plywood that had delaminated.

The sashes are in good condition and broken panes of glass have been carefully replaced.

Evidence suggests these are not the original sliding sashes.

There is no movement in the glass, this would imply the glazing is modern float glass.
The areas where the sash weight boxes are smaller than would be expected.

This is confirmed on the inside of the windows in the picture on the next page.

The picture shows the sash opening mechanism, a Spiral balance.

Invented in America these balances were introduced in the 1930's, but their popularity really took off after WWII.
Spring balances offered a cheaper way to manufacture vertical sliding sash windows. They utilise a spring to offset the weight of the sash. The windows do not glide like a weighted sash; the spring simply stops the sash from dropping.

A check at the top of the window frame confirms there are no signs that these are a later conversion as there is no evidence of a repair from a pulley removal or sash weight boxes. This, the float glass, and the lack of space for weights presents the windows as C20 replacement items.

Tall casement windows in the east wall.

These windows are replacements for decayed C20 items pictured below, once again at the behest of the Building regulations consultant.

This picture is from the 1st floor, the windows on the ground floor were identical.

An odd design of window not in keeping with the building with stick-on imitation leaded lights. The bottom rails show signs of decay.

The picture below shows the current windows soon after installation.

The picture shows previous adaptation of the opening with C20 brickwork reducing the size of the aperture. Judging by the exterior pargetting design this adaptation was carried out at the same time as the rendering. The picture on the previous page shows the original width of the window still present in the relief the sign resides in. The Fletton bricks and clinker blocks with cut nails in, confirm a C20 adaptation.

The current single glazed windows have repeated the profile of the C20 bay window in section 1 facing the car park.

Their design was once again influenced by the intervention of the Building regulations consultant to provide safe exit in case of an emergency.

Double entrance doors.

The fanlight had previously been obscured and as a result covered by the suspended ceiling. The glass is horizontally furrowed rolled glass popular in the mid C20. This has been redecorated and is in good condition

The doors are C20 items in good condition. Once again, the imitation leaded lights are stuck on lead over a single pane of toughened glass.

Floors.

The floor covering is 6" softwood T&G floorboards. Other than some minor repairs these have not been altered. The air bricks below the Bow window allow for venting below the floor and in turn the cellar.
Ventilation bricks are not seen in the flank wall probably due to the beer drop cellar door providing ventilation.

Ceilings.

The existing ceiling at the time of purchase was a suspended ceiling seen in the picture below.

A replacement suspended ceiling has been installed to provide access for services.

Above the new ceiling is the original lath and plaster item with sign of previous damage caused by the installation of the earlier suspended ceiling. Agreement with the TDC's conservation consultant to reduce the ceiling to its current layout has resulted in the configuration in the picture on the next page.

The raised ceiling height matches the full height of the bow window. See drawing number P&P/20/160/01

First Floor of section 2.

Walls.

The exterior walls are the same as the ground floor, Imperial brickwork with C20 painted render.
The inner side of the exterior walls has had secondary insulated studwork wall installed and then plaster-boarded. These have then been finished in a cement skim coat and painted.
These walls are to provide insulation to the flats on the first floor and access for services.

In a change from the ground floor under the bow wall is softwood timber studwork.
This has since been lathed and lime plastered.

The picture shows the bark timber studwork.

The west wall is once again old studwork that has had the secondary wall added by the same reasoning yet without approval. Due to the secondary walling the window reveals in the bedrooms are deeper than those below.

All walls have been cement skim coated and decorated in white matt emulsion paint.

Fenestration.

The windows repeat the positions on the ground floor and have had the same experience.
The Bow window is a replica of the widows below with the same spiral balance operating systems.
The condition of the window is similar to the ground floor with the exception of the exterior

cill which has been more sympathetically repaired.
Similarly there is no movement in the glass suggesting modern glazing. Several panes are cracked and will need replacement, taking care to remove the old putty prior to re-glazing.

Exterior condition shows signs of historic repairs to the lower cheeks between the frames.

Both ground and first floor windows have sectioned Lead dressings over the top edges of the frames, this appears to be in satisfactory condition. On the first floor the lead dressing is a continuation of the flat roof. The lack of a guttering system would explain the levels of decay in the cills below as water makes its way down the building. The cills only have a minimal pitch and previously had no drip groove underneath.

Floors.

At the time of the survey the flooring was T&G chipboard sheets. It is reported that the same 6" softwood T&G floorboards as the ground floor are beneath the chipboard that was installed to appease fire and sound insulation requirements.

Ceilings.

All the rooms on the first floor have had new ceiling built below the earlier lath and plaster. It is reported the original ceilings had failed in areas due to water ingress and the remaining ceilings had been decorated in woodchip wallpaper. Attempts to remove the wallpaper had brought down plaster therefore it was decided a suspended ceiling would be installed. The void between the ceiling would be utilised to run the electrical cabling and ventilation while retaining the original ceilings.
The ceiling heights in the bedrooms are 8'10"$^{1/4}$ or 2.7 metres, originally 9'10"$^{1/2}$ or 3.010m
The ceiling height in the Lounge area in the bow window is 9'10"$^{1/2}$ or 3.010m
The kitchen diner area is 9'10"$^{1/2}$ or 3.010m there is a boxing on the east wall containing the ventilation, extraction and electrical services. See drawing P&P/20/160/03.

All ceilings have been cement skim coated and decorated in white matt emulsion paint.

Guttering.

The guttering is shaped cast iron to the east wall forming a cornice affect, it briefly returns around to the north wall where there is a cast iron downpipe. The North wall has no guttering. The south side of the roof expels water mainly to the roof of section 1 with the roof beyond section 1 expelling water to a section of flat roof above Section 3.

Roof.

The hipped roof is plane tiled once again they are manufactured tiles with the ridge tiles showing signs of Dragon backing.

The ridge is straight as are the hips until their pitch reduces in the lower third of the roof to slow any water as it approaches the guttering.

The eaves of the west wall continue below the height of the east wall to accommodate the stairwell.

Section 3.

This section is a C20 addition with cavity brickwork and flat roofs, the only pitched roof being the slate covered shallow pitched roof over the toilet block.

June 2020

There is a cornice added at first floor level, these are repeated on Section 1's west wall, yet they do not appear in the 1903 photograph suggesting these are a C20 additions as they also match the cornice at the top of Section 2's east wall.

This cornice would have been at the eaves of the original single storey building, a part of which is present in the picture from the 1950's on the next page. It would be fair to assume these were added at the same time as the pargetting on Section 2 to add some cohesion to the buildings.

A further implication would be the pebble-dash finish is a later addition supported by the view on the chimney that (below).

The chimney has had a similar pargetted design to those in Section 2 that has subsequently

been covered in pebbledash prior to painting. The chimney has been reduced in height from the 1903 picture.

The textured finish of the pebble dash first appears in a picture reported to be from the 1930's, prior to which the building is smooth rendered.

Clacton Photos Then & Now www.clactonhistory.co.uk

1950's.

The car in the picture above is a 1954 Wolseley 6/80 which implies the 2nd floor extension was built after this date. This would have required planning permission and could be further researched.

The Chimney.

The current chimney has been reduced in height from the original in the 1903 image.

It has had 2 additional flues added to it. This would require it being rebuilt. This chimney would have originally been built to serve Section 1 on the rear wall of the original building.

This is evident by the 2 chimney pots for ground and first floor. It has later been replaced with the current lower chimney that has the 4 pots to serve both Section 1 & 3. It is now redundant due to central heating installed throughout the building.

Walls.

The walls are cavity brick work covered in decorated pebble-dash cement render on the exterior. The interior is cement render and set plaster decorated.

North wall.
The exterior render extends to ground level. Prior to the installation of the porous block paving this would have been a cause of damp as the cement bridged the damp proof course.

At first floor level there is a bell drip presumably to define the junction between the new 1st floor and ground floor render. The render on this elevation is not as defined pebble dash as the east wall. It appears there has been an attempt to render over it by hand.

The first floor has a single window with a lead dressing below the cill. There is an access door onto the flat roof section that also serves the fire escape ladder attached to the C20 toilet block it is adjoined to.

West wall.

The ground floor is painted pebble dash render, this is dominated by the C20 Bay window with the afore mentioned cornice above. The render has a painted cement plinth installed probably as a result of the original render being down to ground level and causing dampness inside the room. Once again, the hope is the block paving will remove any standing water that could cause a problem.

The second floor is once again painted pebble dash render. In the centre there is a C21 replacement timber casement window with 4 sections containing a top hung fanlight and a side hung casement in each. It too has the lead dressing under the cill.

To the right of the elevation the wall extends at first floor level with a short parapet wall with an opening to take the water from the flat roof that adjoins sections 1 & 3 into a cast iron hopper that feeds to a second cast iron hopper at a 45-degree angle to avoid the flush casement window beneath. Above and behind the parapet is the east wall of the access corridor from the first floor of section one if front of the chimney. This too is cavity wall brickwork and painted pebble dash with the same cornice at the top.

The South walls.

The ground floor wall has either been removed or was never built, either way the first-floor wall is now supported by two posts and a beam near to what was the back of the fireplace to section 1. The dividing wall is now that of section 1. It appears this once a gap that was open due to the differing floor heights, previously this wall was opened up and stairs fitted to access what was the billiards room. At the time of the survey this access had been walled up and the steps removed and filled in.

The first-floor wall has the access from section 1. Once again, this painted pebble dash cement render.

East wall.

First floor is a blank wall with the same render etc. It is abutted to the flat roof over what was the kitchen. The wall was supported by the later chimney wall that separated kitchen and Pool room.
The construction of the single storey kitchen would likely have been the catalyst for the rebuilding of the chimney.

Fenestration.

All the windows and doors in this section are C20 and C21 items.

The windows are all single glazed casements with opening fanlights.

North wall.

First floor. The single casement window has a drip bar beneath the top, top hung casement. The profile in the picture below suggests it was constructed to match the bay window below which is established as an early C20 construction.

To the left of the window is a C21 flush fire door with a fanlight above, the frame of which has a similar profile.

West wall.

The ground floor bay window matches that of the bay to the right in Section 1 suggesting they were installed at the same time.

The window has had extensive repairs to areas of decay in the corner posts and lower sections of the casements. The bottom cills have had new timber scarfed into them following the removal of the decayed timber.
The roof of this bay has previously been replaced with a felt flat roof unlike the lead flat roof in section 1.

The two-bay casement to the right of the bay is another C20 window with opening fanlights and fixed glazed apertures below.
The position of this window suggest it may have been the position of a previous doorway to access the pool room.

First floor window. This is a replacement window. It does not match the window below. The profiles are incorrect, and the window has been constructed as 4 separate units fixed together leaving it unnecessarily bulky. The drip rail below the fanlights in the original is also missing.

There are no other windows or doors in the south and east walls.

Floors.

The ground floors are concrete slab with cement screed.

The first floor is the original softwood T&G floorboards.

Ceilings.

The current ceilings are and were reported to be plasterboard with a flat decorated cement skim coat.

Guttering.

The guttering is the original shaped cast iron with round downpipes. These all appear to be in working order.

Roofs.

All the roofs in Section 3 are felt flat roofs which further supports their construction being mid C20. There is a C20 lantern light above what was the Kitchen. There are no signs of damp internally therefore they are in working order.

Summary.

The evolution of this building has been long and extensive.

The materials present in the building and the signs of adaptation show extensive works during the Victorian era followed by considerable additions in the 20th century.

The listing reports.

Queen's Head Hotel GV II Hotel.
C16/C17 or earlier with C18 or later additions and alterations. Timber framed and rough rendered.

There is no Timber frame. The vast majority of materials in the building do not appear to date beyond the Victorian era.
There is a possibility that the Tie and bridging beams in Section 1 that show signs of mechanised cutting may have been carried over from an earlier timber frame but other than those, the materials are post-industrial. Sadly, the *additions and alterations* are all that is left of the original fabric of this building.

The current proportions of the building are compliant with a building that was always designed to be 2 storeys with additional attic rooms.
It would be expected if the building had a Tudor heritage the roof height to section 1 would be lower and the roof a steeper pitch.
The addition of the rear chimney is also not in keeping with popular Tudor design that would have placed the chimney within the building creating a cross passage yet only vague evidence to support this design is present and could easily be dismissed. There is an argument that the footprint maybe of an older origin.

The earliest record of sale of the building is recorded as, *purchased in 1727 by Daniel Prentice of Yew Trees q.v.* putting it in the early Georgian era. With the circular saw blade only being invented in England in the late C18 it is safe to assume the construction of a modest building such as the Queens Head would not have gone to the expense of having hand cut and planed floorboards to form a first floor at this time therefore, supporting the theory of the current building being a reconstruction and extensions of an earlier structure.

6. Proposals.

The following works have already been carried out some of the works it is agreed require further intervention and in certain cases replacement.

In October 2017, the UK Government produced its **Clean Growth Strategy** that sets out a clear aim to improve homes and buildings to improve their energy efficiency form an average rating of EPC level D to an improved average of Band C. The ambition is stated as,

We want to further reduce emissions from homes while ensuring that everyone has a home that is comfortable, heathy and affordable to run. Our objective is to ensure our policies will encourage people to improve their homes where it is cost effective and affordable for them to do so. One possible pathway to 2032 could involve emissions from homes falling by almost one fifth compared to today, to around 58 Mt by 2032.

To achieve this 2032 pathway, we will need to ensure existing buildings waste even less energy. This pathway could see a further six to nine million properties insulated, especially focusing on those in fuel poverty where we are aiming to have the 2.5 million fuel poor homes in England improved to energy efficiency rating C or better by 2030. More broadly, our aspiration is that as many homes as possible are improved to EPC Band C by 2035, where practical, cost-effective and affordable. The Clean Growth Strategy page 75

Following the works carried out by Earlwood Ltd the building was tested and achieved an EPC rating of C therefore, achieving the future pathway target.

Historic England report,

It is a widely held view that older buildings are not energy-efficient, and must be radically upgraded in order to improve their performance. In reality, the situation is more complicated, and assumptions about poor performance are not always justified. Even so, the energy and carbon performance of most historic buildings can be improved, which will help them remain viable and useful, now and in the future.

In response to this aim of ensuring the building remains *viable and useful* and under advice from a Building regulations consultant it was agreed the most efficient method of insulating the building would be to introduce secondary insulated timber stud walls as this system had already been approved for the First-floor hall wall in application number 18/00323/FUL therefore, setting a precedent.

This system is widely accepted by Historic England (HE) and the Society for the Protection of Ancient Buildings (SPAB). See below references.

Historic England
Energy Efficiency and Historic Buildings
Insulating Solid Walls.
First published by English Heritage March 2012.

This edition (v1.1) published by Historic England April 2016.
4 Internal Wall Insulation. Page 13

For larger thicknesses of insulation, rigid or non-rigid insulating materials can be installed between timber studs or battens fixed to the wall with the new internal finish applied to the timber structure. Occasionally, the structure and insulation may be erected as a separate inner leaf, with a ventilated cavity between the insulation and the original wall.

Old House Eco Handbook. 2nd edition. 2019. M. Suhr & R Hunt
In association with **SPAB** the Society for the Protection of Ancient Buildings.

Section 7. Walls. Page 117.

Insulated studwork systems, creating a dry lining, have been the standard solution for internal retrofits for several decades. While systems vary, they generally consist of timber or lightweight metal studs fixed to the internal wall with mineral wool batts or foil faced foam boards between. Insulated plasterboard is usually fitted over the top with a gypsum plaster skim.

The use of this system allows the brickwork walls to expel moisture into the vented cavity caused by interstitial condensation, rather than trapping the moisture in the wall. This approach also guarantees the maximum amount of historic fabric is undisturbed and retained.
In addition, services including electrical supply and heating are situated in the new stud walls so as to cause minimal harm when they, in time, need to be replaced. In areas of the ground floor where services are not required, Thermalime render and set has been applied to the walls. Thermalime is a breathable lime plaster.

Walls.

Section 1 (See Drawing 1511/P/02)

The exterior solid 9" brickwork walls have had the cement render removed allowing the walls to breath. Additional insulated studwork has been installed to the interior containing all insulation and services without damage to the exterior brickwork. In addition, the new studwork supported by the concrete floor slab adds additional support the first-floor joists. The joists had been built into the brickwork therefore it was not possible to judge their condition. Some decay would be expected due to the cement render on either side of the wall trapping moisture within its structure.

The extent of the insulated studwork is shown on Drawing number P&P/20/160/01

Section 2

The exterior solid 9" brickwork walls have had the majority of the cement render removed allowing the walls to breath. Additional insulated studwork has been installed to the interior containing all insulation and services without damage to the exterior brickwork. In addition, the new studwork supported by the concrete floor slab adds additional support the first-floor joists. The joists had been built into the brickwork therefore it was not possible to

judge their condition. Some decay would be expected due to the cement render on either side of the wall trapping moisture within its structure.

Following the intervention of Place Services Ltd sections of the eastern exterior wall that had not had the additional insulated studwork added were plastered in Thermalime, Lime render/plaster. These sections did not require any services therefore, no damage was caused to the building fabric that would have been required to chase out the walls for cabling etc.

The extent of the studwork is shown on Drawing number P&P/20/160/01

Section 3

The exterior walls of this section are already cavity brickwork therefore no additional works were deemed necessary. New cabling and ventilation utilized existing routes.

Fenestration.

Section 1

Ground floor bay sash window facing St John's road.
Given their previous environment as being within a functioning Pub there are signs of damage to the sashes with 2 missing glazing bars and several broken panes of glass.

The glazing bars are to be replaced with matching items constructed from of new joinery grade softwood with a minimum of 20 rings to the inch in section to ensure the quality and longevity of the repair. Once again these will be planed and sanded to match their surroundings.
The surviving glass is modern float glass, repairs will require the new glass to be the same thickness. The broken panes of glass are to be gently removed, applying heat to the old putty to soften it, aiding its removal without causing damage to the sash. The new glass is to be bedded and finished on fresh linseed oil putty.
Once all repairs are complete, the timber is then to be prepared for decoration, this is to consist of an undercoat and primer on new timber prior to minimum of 2 coats of exterior and interior gloss paint as appropriate.

First floor tall sash windows.
The frames and sashes are in good condition. The sash cords have snapped therefore these will need to be repaired. Some of the glass is broken and needs to be replaced. Care should be taken with the thickness of the new glass as an increase in thickness will cause additional weight that will require the sash weights to have additional lead weights attached for the windows to function correctly. The surviving glass is modern float glass. The broken panes of glass are to be gently removed, applying heat to old putty to soften it, aiding its removal without causing damage to the sash. The new glass is to be bedded and finished on fresh linseed oil putty.

Once all repairs are complete, the timber is then to be prepared for decoration, this is to consist of an undercoat prior to a minimum of 2 coats of exterior and interior gloss paint as appropriate.

First floor 3 section sash window.

This C20 window is good condition with sash weights attached but would benefit from a clean and a fresh coat of paint.

Ground floor sash and a half window.
The lower section of this window requires substantial repair. The exterior cill has almost totally decayed and will need replacement. The bottom rail of the sash shows signs of decay that will be repaired. The glass is all intact. It is proposed these areas are to have the decayed material removed to find healthy timber. This will allow the carpenters to evaluate the extent of decay. In areas of below 1" of missing fabric the repair is to comprise of a two-part specialist wood filler sanded to match the profile of the surrounding fabric. Areas larger than this will require the scarfing in of new joinery grade softwood with a minimum of 20 rings to the inch in section to ensure the quality and longevity of the repair. Once again these will be planed and sanded to match their surroundings.
Once all repairs are complete, the timber is then to be prepared for decoration, this is to consist of an undercoat prior to a minimum of 2 coats of exterior and interior gloss paint as appropriate.

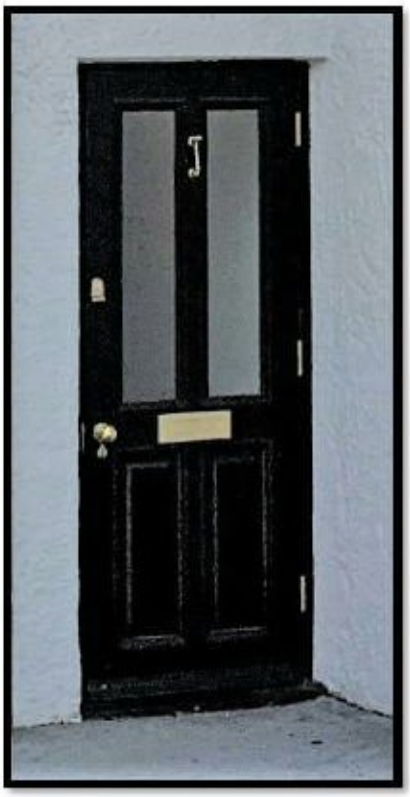
Front doors.
The front doors both show minor decay at the base of each centre mullion and cills that will need to be addressed. It is also proposed the mismatching ironmongery that appears to be 1990's Jewson's Georgian rope door handles amongst others are replaced with matching Victorian style solid brass items to create a uniform appearance to the exterior of the building.

It is proposed these areas are to have the decayed material removed to find healthy timber. This will allow the carpenters to evaluate the extent of decay. In areas of below 1" of missing fabric the repair is to comprise of a two-part specialist wood filler sanded to match the profile of the surrounding fabric. Areas larger than this will require the scarfing in of new joinery grade softwood with a minimum of 20 rings to the inch in section to ensure the quality and longevity of the repair. Once again these will be planed and sanded to match their surroundings.

Once all repairs are complete, the timber is then to be prepared for decoration, this is to consist of an undercoat/primer prior to a minimum of 2 coats of exterior and interior gloss paint as appropriate.

Side door.

It is proposed the new hardwood Victorian style door on the left replaces the failed C20 mock Georgian style door on the right.



Ground floor C20 bay window.
This window has suffered extensive decay. The exterior frame has already benefitted from Like for Like repairs yet the casements being judged as beyond repair have been replaced with ill fitting replacements that have not referenced to original joinery profile.
It is proposed these casements are removed and replaced with new casements with matching profiles to the existing joinery. These are to be single glazed and constructed from joinery grade softwood with 20 rings to the inch section.
The timber is then to be prepared for decoration, this is to consist of a wood primer on the new timber prior to minimum of 2 coats of exterior and interior gloss paint as appropriate.
The original ironmongery s to be re-used if in acceptable condition. Failed ironmongery is to be replaced with matching reproduction items.
These works are to be carried out within a year of permission being granted, this allows for works to be carried out at a time that avoids inclement weather.

First floor casement windows.
The current C21 casements reflect earlier windows in the 1903 picture, yet their quality is beneath the level expected in a listed building. It is proposed these 2 casement windows are replaced within a year of permission being granted, this allows for works to be carried out at a time that avoids inclement weather.

Section 2

Ground and first floor Bow windows.

The overall condition of these C20 replacement windows is fair. Some of the glass is broken and will require replacement. The sashes are in overall good condition with some minor areas of decay.

It is proposed these areas are to have the decayed material removed to healthy timber. This will allow the carpenters to evaluate the extent of decay. In areas of below 1" of missing fabric the repair is to comprise of a two-part specialist wood filler sanded to match the profile of the surrounding fabric. Areas larger than this will require the scarfing in of new joinery grade softwood with a minimum of 20 rings to the inch in section to ensure the quality and longevity of the repair. Once again these will be planed and sanded to match their surroundings.

The ground floor exterior cills have previously been replaced with Plywood this has failed and will require removal and replacement with Joinery grade softwood planed and sanded to match their surroundings.

The timber is then to be prepared for decoration, this is to consist of an undercoat and primer on new timber prior to minimum of 2 coats of exterior and interior gloss paint as appropriate.
Due to the intrusive works required to repair the failed spiral balances on many of the sashes it is proposed to respectfully fix shut the sashes with the failed balances leaving one double sash on each floor operational. This will ensure no further damage to the existing sashes while still providing adequate ventilation and means of escape from the rooms they service.

Ground and First floor replaced casement windows.

June 2017

Current.

The previous windows appeared to be attempting to reference a mullion window yet due to their heavy profile gave the appearance of uPVC items and sat uncomfortably in the elevation. The lower sections of the casements and cills show signs of decay this had resulted in the bottom rail of one of the windows becoming detached (see page 39) exposing the single pane of glass with the stick on imitation leaded lights.

The current windows have referenced the profiles of existing casements and the double doors. The windows were designed with 2 large casements to allow safe exit in case of fire.

The above picture from 1895 shows painted on Georgian style windows that may have imitated sash windows further along the elevation. Since then, the openings have been reduced.

The very basic mock-up above shows how replacement Georgian sash windows would appear and confirms the current previously reduced apertures do not suit this style of window leaving the panes both too narrow on the first floor 4x2 sashes and too wide in the ground floor 3x2 sashes. Both designs also appear at odds with the feature bow window. Therefore, it is proposed for a maximum of five years to keep the current casement windows in contrast to the bow window, whilst being an improvement over the windows they replace.

Double entrance doors.

In the picture on page 57 the fanlight above the doors has been boarded internally, following agreement with the council's heritage consultants the fanlight is now clear and working as originally intended, the doors below have been decorated and matching new brass door handles have been fitted. The stick-on leaded lights now sit uncomfortably and are historically incorrect. It is therefore proposed to remove the faux leaded lights from the doors and retain the uncovered appearance of the fanlight. It is understood the changes to the signage have been previously approved.

Section 3

First floor casement windows

These are to be replaced with windows made to the dimensions and profiles of the front section of the bay window below. See window profile drawing P&P/20/160/04

Ceilings.

Sections 1, 2 & 3

It is proposed to retain the current ceilings, as they do not harm the character of the building and provide additional protection in the event of fire.

Lighting.

The lighting throughout the building has been upgraded to low energy fittings in accordance with HE Energy Efficiency and Historic Buildings

How to Improve Energy Efficiency Increasing efficiency. https://historicengland.org.uk/images-books/publications/eehb-how-to-improve-energy-efficiency/heag094-how-to-improve-energy-efficiency/

Building services such as heating, hot water supply and lighting and other energy-using equipment like computers and appliances should be designed, selected and run to use as little energy as possible.

Section 1

The building has been rewired with separate RCD consumer units for each section or dwelling. New plug sockets and ring mains have been installed.
The outdated lighting has been replaced with flush mounted low energy LED lighting.
In addition separate emergency lighting has been installed at doorways and fire exits.
Heating and Hot water is provided by low energy electric boilers.

All electrical installations have been Part P certified.

Section 2

Once again, the area of the building has been completely rewired.
All new cabling has been confined to the insulated studwork and lowered false ceilings.
Low energy lighting has been utilised throughout. New plug sockets and ring mains have been installed.
Heating and Hot water is provided by low energy electric boilers.

All electrical installations have been Part P certified.

Section 3

Once again, the area of the building has been completely rewired.
Low energy lighting has been utilised throughout. New plug sockets and ring mains have been installed.

Heating and Hot water is provided by low energy electric boilers.

All electrical installations have been Part P certified.

Proposed works within a year of permission being granted.

Section 1

- Ground-floor opening casements to be replaced with correctly profiled items.
- First-floor casement to have central horizontal glazing bar added.

Section 2

- Double doors. Stick on leaded lights to be removed.

Section 3

First-floor casement windows. These windows are to be replaced with items that match the windows below in accordance with the profiles in drawing P&P/20/160/04

Proposed works within 5 years of permission being granted.

Within 5 years the building will require redecoration and will have generated sufficient income to carry out additional improvements to the building.

Section 1, First floor casement windows to be replaced with joinery shop quality, units with central horizontal glazing bars.

Section 2 Windows.

- The mock-up drawing shows the top right window as a Victorian style sash window which sits comfortably in the elevation.

It is proposed that upon redecoration of the exterior of the building the current windows are removed and replaced with the replacement timber Victorian style new box sash windows. The profile of the replacement windows is to be an exact copy of the first-floor tall sash windows in Section One. They are to be glazed in modern float glass with the lower sashes being glazed with toughened glass in accordance with current building regulations due to their height from finished floor level. The windows are to be designed and have sufficient sash weights to accommodate the heavier toughened glass. This will add continuity to the fenestration whilst continuing the commitment to the long-term conservation of the building.

DO NOT SCALE FROM DRAWING.

If you require clarification of any dimension please contact McLean Architectural Limited

NOTE:
When printing from PDF, ensure print setting is set to none.
(No ☐ Print ☐ Page Handling ☐ Page Sizing ☐ None)

A1 SHEET

Section 3

Section 2

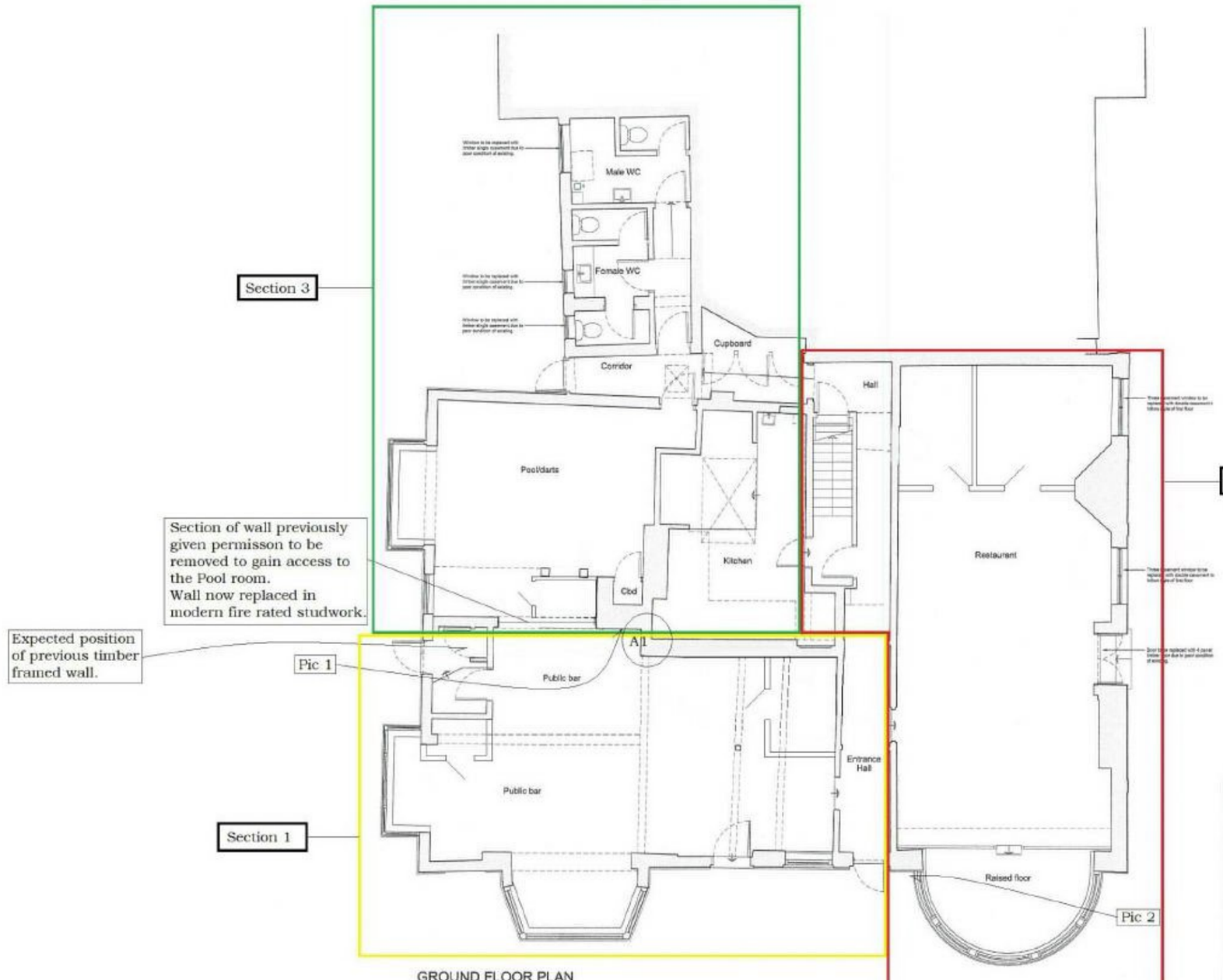
Section 1

Section of wall previously given permisson to be removed to gain access to the Pool room.
Wall now replaced in modern fire rated studwork.

Expected position of previous timber framed wall.

Pic 1

Pic 2



GROUND FLOOR PLAN

Scale Bar 1:50

PLANNING ISSUE

MCLEAN ARCHITECTURAL

Client: Earlwood LTD

Project: The Queens Head
16 St Johns Road, Great Clacton
CO15 4BS

Drawing title: Basement and Ground Floor Plans as Proposed

Scale: 1:50 Drawn by: CJ

Date: July 2019 Checked: SMc

Drawing no: 1511/P/02

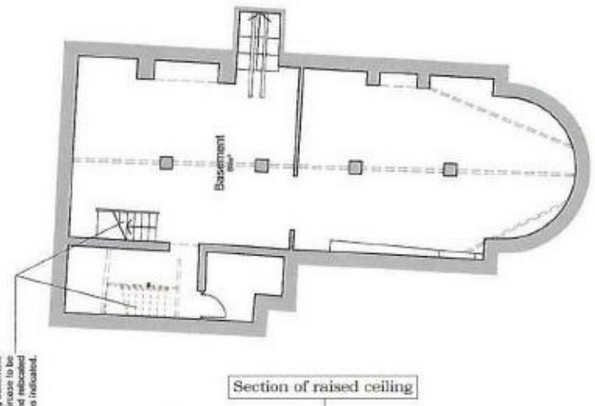
CIAT

Job title	Client
Proposed works at The Queens Head Chambers 16 St Johns Road Clacton	Earlwood Ltd
Drawing title Adapted drawing of Proposed Plans	Scale 1:200 @ A3
Drawing number P&P/20/160/01	Date Winter 2019

	Flush low energy LED lights.
	Low energy Pendant lighting.
	Stud walls added, the majority of which were following instruction from the Building Regulations advisers.
	Windows replaced due to level of percieved decay in previous items.
All doorways have emergency lighting above them	

Items added to approved drawing

Proposed Second Floor Plan

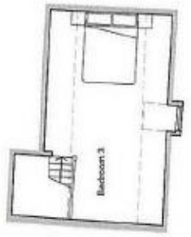


Proposed Basement Floor Plan

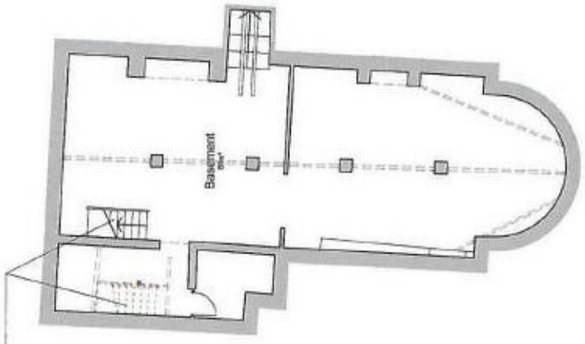
Proposed Ground Floor Plan

Job title	Client
Proposed works at the Queens Head Chambers 16 St Johns Road Clacton	Earlwood Ltd
Drawing title	**Scale**
Plans of items removed	1:200 @ A3
Drawing number	**Date**
P&P/20/160/02	December 2019

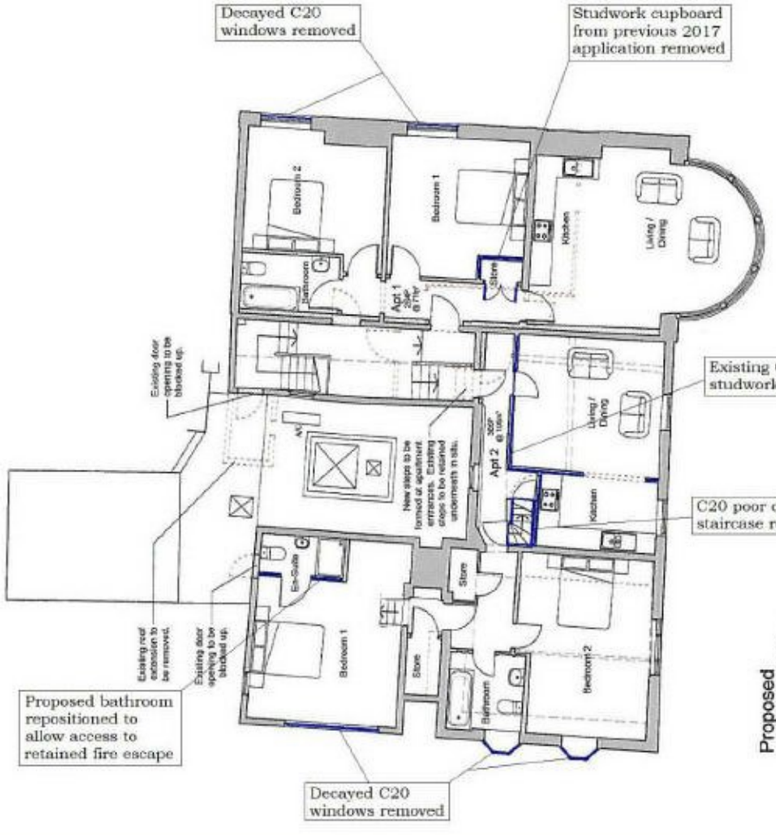
Items removed from approved drawing from 2017 application number 18/00324/LBC in Blue.



Proposed Second Floor Plan



Proposed Basement Floor Plan



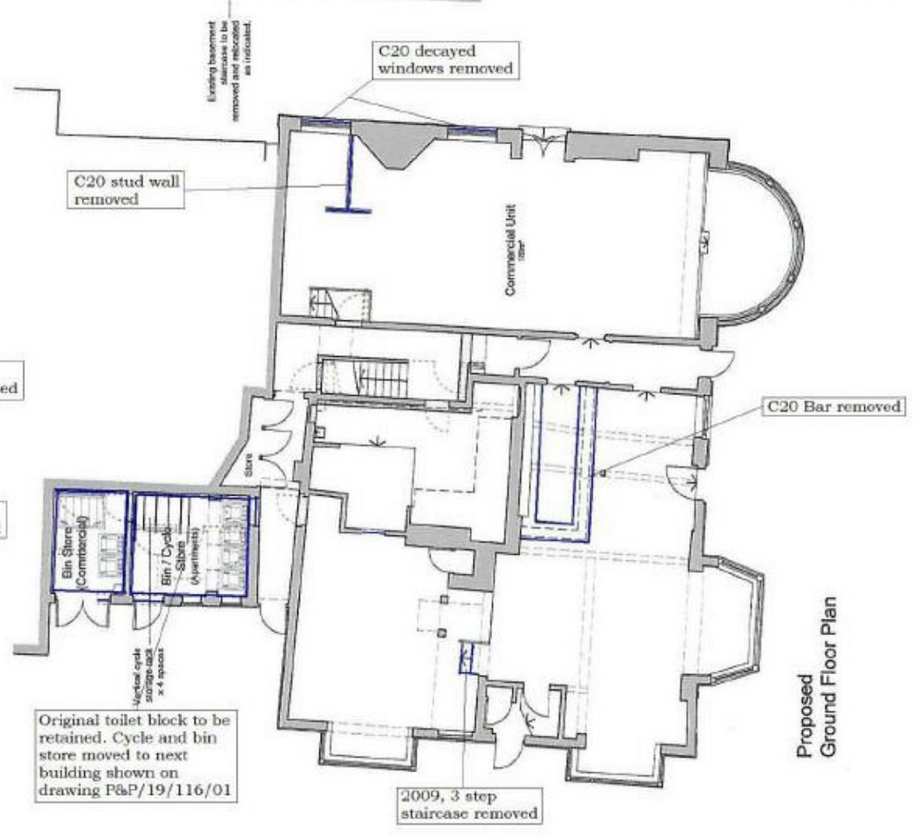
Decayed C20 windows removed

Studwork cupboard from previous 2017 application removed

Proposed bathroom repositioned to allow access to retained fire escape

Decayed C20 windows removed

Proposed First Floor Plan

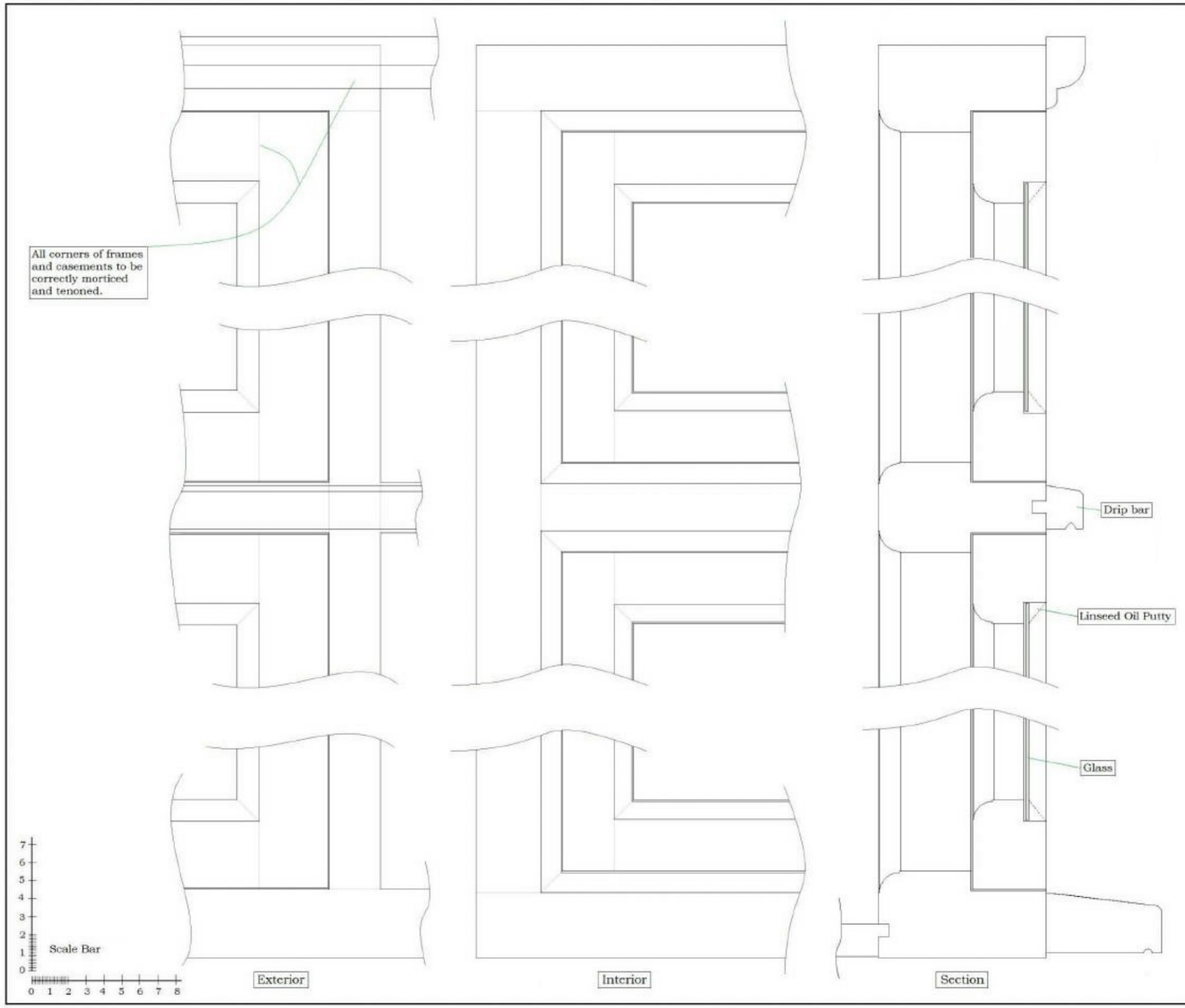


C20 decayed windows removed

Original toilet block to be retained. Cycle and bin store moved to next building shown on drawing P&P/19/116/01

2009, 3 step staircase removed

Proposed Ground Floor Plan



Notes:
All dimensions should be checked on site and not be scaled from this drawing.

Design & Planning
JRP Heritage
Building Conservation

For

P&P Architectural

[redacted]

A		
	Date	Revisions

Client

Earlwood Ltd

Job title

Proposed conservation works at,

The Queens Head Chambers,

St Johns Road,

Clacton.

Drawing title

Proposed replacement and repair profiles for casement windows in sections 1 & 3

Scale 1 : 1 @A3

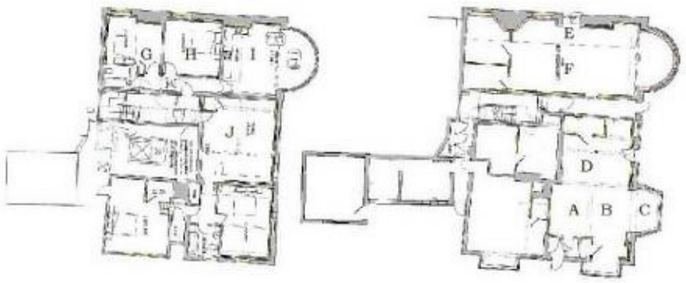
Date Autumn 2020 | Drawn by JRP

Drawing Number P&P/20/160/04 | Rev.

A3

Scale bar

2 1 0 1 2



New ceiling height as recorded in 2020

Previous ceiling height as reported in 2017

All heights vary to a small degree due to the age and resultant movement of the original building materials.

A	B	C	D	E	F	G	H	I	J
2054	2064	2054	2067	2756 / 2701	2460	2700	2700	3010	2025

A, B, C and D in the older section are reported to have had 2 layers of 12.5mm plasterboard covered in painted anaglypa paper (see page 11 of Heritage report B).

This was removed to facilitate new low energy lighting. It is reported the ceiling/1st floor joists were modern regularised timber.

The new ceiling has replaced the 2 layers of plasterboard with a single 15 mm layer of fire rated plasterboard that has been plastered and painted.

The front and side walls are constructed from stock red bricks with lime mortar joints, with cement render and plaster.

Section E varies 55mm over the length of the building being lower at the bow window end of the building.
The comparison heights are based on the previous suspended ceiling that covered the top half of the exterior double door's fanlight.
The lower section F is as agreed on site.

Supporting exterior walls comprise of Georgian soft red 9" brickwork with cement render.

Sections G & H have been lowered in the same way as the ceiling below to allow ventilation and services access while the original ceiling above remains untouched.
The ceilings do not impede the full extent of the tall windows below.

The same construction as E & F

Section I has been returned to full height with the original damaged lath and plaster secured by a single layer of plasterboard that has been skim plastered and decorated.

The same construction as sections E, F, G & H

Section J is reported to have been covered in a single layer of 12.5mm plasterboard. This was removed to allow for re-wiring and replaced with 15mm fire rated plasterboard that has been skim plastered and decorated.

Exterior walls Stock brickworks with cement render.

Notes:
All dimensions should be checked on site and not be scaled from this drawing.

P&P Architectural

[redacted]

A		
	Date	Revisions

Client
Earlwood Ltd

Job title
Conservation and renovation works carried out at,

Queen's Head Chambers
16 St John's Road,
Clacton.

Drawing title
Ceiling heights as reported in 2017
&
Ceiling heights as surveyed in 2020.

Scale 1:50 @ A3

Date Feb 2020 | Drawn by JRP

Drawing Number P&P/20/160/03 | Rev.

A3

7. Conclusion.

Following extensive investigation into the fabric of the building a clearer picture of its evolution has become apparent. Areas formerly thought to be historic timber frame have previously been replaced with C19 and C20 brickwork. Architecturally important Joinery items have also proved to be C20 replacements. This is not to the detriment of the buildings importance though the emphasis has moved from the importance of historic fabric to the importance of architectural merit.

The works carried out without consent have had little or no impact on the architecture or appearance of the exterior of the building other than to repair decay and change the colour scheme. Previous photos of the building show this change of colour scheme to have been a common event in the building's history including different styles of render/pargetting and covering of brickwork. The fenestration in section 2 has seen several changes in the last 100 years from suggested sash windows then the C20 narrowing of the window openings to the odd failed widows of the late C20 early C21.

The proposals for the building will respect the history and architectural design of the building while preparing it for the future with a commitment to continued conservation.

We therefore request List Building Consent for,

- The removal of the cladding around the later support post in the bar area

South elevation.

- The repairs and replacement cills to the South elevation.
- Repairs to the sashes and frames of the Bow windows.
- Repairs to the flush sash windows.
- Repairs to the Bay windows and lead roofs.
- Repairs to the existing exterior door and fitting of new brass ironmongery.

West Elevation

- Replacement of the C20 oriel windows with flush single glazed casement windows.
- Replacement of the C20, 4 bay first floor fanlight and casement window.
- Ground floor Bay window repairs and replacement casements to match existing.
- Replacement of the 2009 flush ply exterior doors with hardwood 4 panel exterior doors.
- Replacement of the failed C20 toilet block windows.

- Retention of the existing toilet block and utilization of the redundant boiler room as a bin and cycle store.

East Elevation

- Replacement of the C20 2 fanlight 3 casement windows Victorian style sliding sash windows as shown on page 61.
- Removal of the stuck-on lead diamond pattern from the glass of the twin entrance doors.
- A return of the black colour painted exterior woodwork.

Interior

- Retention of all low energy lighting.
- Retention of all low energy heating and ventilation systems.
- Retention of the insulated interior stud walls as shown on drawing P&P/20/160/01
- Retention of plasterboard and suspended ceilings.
- Retention of all power supplies.
- Retention of the dividing stud walls in sections 1 & 2 shown on drawing P&P/20/160/01
- Removal of all items shown of drawing P&P/20/160/02

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