



**HERITAGE, DESIGN AND ACCESS STATEMENT  
FOR RENDER REMOVAL AND REPLACEMENT, AND  
FRONT PORCH REPLACEMENT  
AT**

**JOLLYBOYS  
BAKERS LANE,  
FELSTED, DUNMOW,  
CM6 3LP**



**February 2024**



**THE Green REGISTER**  
OF CONSTRUCTION PROFESSIONALS

ARCHITECT ACCREDITED IN BUILDING CONSERVATION

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## **1. Understanding Jollyboys**

The house became Grade II listed on the 6<sup>th</sup> August 1984. Listing reads as follows:

*'House. C17 or earlier with later alterations. 2 storeys and attic. Plain red tile roof, hipped to left. Timber framed and plastered with modern pargetting. 4 range square leaded casement windows. Plank and muntin door with C20 red plain tiled hipped porch. 1 off centre, and one red brick chimney stack to left. Wing to rear'*. RCHM 36 Listing NGR: TL6831219920'

The house itself has origins in C17th and was built as a farmhouse. It has been much altered in the 1970s. It's layout originally was a lobby entrance house, albeit the door has now moved from its original positing opposite the chimney stack. It has a large inglenook chimney which faces the first room on the South-East end and was likely a sunny Siting room / Parlour.

The central room, which also has the other side of the fireplace, is now a staircase Entrance Hall, with a modern stair. This was likely the Dining Hall and was probably double the length including the bay to the left.

The far bay to the North-West, with the end chimney, was likely the Kitchen, with a Service room, projecting to the rear on the cool end of the house.

The first floor has bedrooms and bathrooms. There is a rear projection, which looks to have been a tower for an earlier staircase, but now contains bathrooms. The original stair would have likely been behind the chimney stack and been an oak winder, as was the norm for lobby entrance houses.

The Kitchen is now in a C19th rear addition, and the bay attached to this to the North is a C21st addition. The house has a range of attached outbuildings to the South. With a C19th thatched barn which is now the boot room/utility and a C21st garage and late C20th 1970s square thatched gym.

The farmyard used to be to the East of the House and part of the flint wall still survives behind the gym 1970s building. There was then a large Essex threshing barn, perpendicular to the house. Part of the barn was demolished in the C20th and the large barn around wartime. In the 1950s, there was a run of farm buildings roughly where the gym, garage etc are now.

The house underwent a renovation in the 1970s when all the windows were changed to modern casements, the soleplate remove and the plinth raised, apart from on the service bay to the rear. The old floors were removed, and concrete floors added throughout with timber battens in, which have since rotted. The lime render was removed and thick cement render on mesh applied all the way down to the ground.

On Heritage gateway there are 24 listed buildings within 500m of the house, but none in close proximity. There are 3 archaeological records within 500m and 1 excavation record within 500m of the house.

The property is not located within a Conservation area. The site is in Flood zone 1, which is a low probability of flooding from rivers and seas.

## **2. Significance:**

The whole house frame envelope is significant externally, but as identified on the elevations; the render is damaging 1970s cement on metal mesh and this is considered to be of low significance and negative contribution to the property. The front porch is also 1970s and cantilevers off the historic frame with a heavy construction, this is again of low significance. The concrete floor again are 1970s and of low significance. These three aspects are all damaging to the house.

## **3. The Approach & Proposed works:**

The approach is to carefully remove the existing 1970s damaging cementitious and non-breathable render and cut the panels of metal lath and removing is small area, ensuring the frame behind is cared for.

The works will allow the exposure of existing timber frame and to be able carry out important localised repairs if necessary to any rotten or damage frame members. The study room plate shows signs of rot, which will be repaired. These will be in line with the conservation splice timber repairs techniques, as per submitted drawing ref: "2331 PD 253 Conservation frame repairs" depict and will ensure as much of the original fabric is maintained as possible. We are extremely experienced in this type of work. There doesn't look to be any old daub, but if there is, this will be retained in situ and repaired with new daub if a panel requires it. The frame will then be insulated with breathable insulation and a breathable woodwool board. 2 coats of Lime hair putty plaster will then be applied and a final putty top-coat, then a breathable paint.

The interior will also have the gypsum replaced with Limeplaster.

This will remove the damaging cement, allow the frame to be carefully repaired, insulated and replaced with a breathable lime plaster. Due to the completely breathable nature of the wall build up, there is no risk of condensation, but there are also background ventilation to the rooms via cast iron grilles to ensure there is no condensation risk.

At the same time as the above works would be carried out, the C20th windows would be replaced under the live extant LBC (UTT/13/0193 LB) permission to single glazed traditional integral bar flush timber casements. It is proposed to use a slim line double glazing unit to the new rear windows only.

The floor will be carefully excavated by hand to remove the cement slab and then the floor will be replaced with a breathable lime slab floor, with Glapor permeable insulation, which is racked up at the edges to avoid disturbing the walls at the perimeter.

The floor has rotting timbers in it and the cement is damaging to the old frame. This will allow it to be removed and replaced with a breathable floor to conserve the building.

The central chimney top three brick courses present outward bowing. It is proposed to rebuilt these using salvage bricks if in good conditions or to use reclaimed brickwork that matches the existing.

The porch will be supported and removed. It will then be replaced by a lightweight ground bearing oak open structure which is smaller, with a peg-tile roof and brick plinths to the oak posts.

The porch that is there is very heavy and cantilevers off the old frame, its replacement with a lighter, oak smaller structure that is ground bearing will ensure the longevity and conservation of the building.

#### 4. Impact table for the proposals

<b>Impact table for the proposals:</b>				
	Proposal	Significance of affect material	Impact	Reason, approach and Mitigation
1)	Careful removal of the cement render on mesh It will carefully be removed by hand. The frame looks to be in good order but if it needs minor repairs these will be done to retain as much old timber as possible, using best practice splice conservation techniques. If there is no old infill daub between the frame, some sheepswool insulation can be introduced between the studs. The frame will then have breathable insulation and wood/wool board to the exterior with and non-hydraulic putty lime plaster with a top coat (3 in total). It will be painted with a breathable traditional paint. Introduction of a cast iron background vent to each room to ensure no condensation.	High significance wall/ frame but low C20th cement render and mesh being removed.	Positive conservation impact	The cement is non-breathable and causing damp to the frame. Its removal and replacement with lime plaster will reinstate the correct conservation materials. The breathable insulation will also improve the thermal performance of the house.
2)	Removal of late C20th concrete floor with inserted rotten wooden strips. Replacement with conservation breather lime slab floor with timber/stone on top on permeable glapour with racking at edges to ensure the exterior is not undermined, although the building was largely underpinned in the 1970s.	High significance wall/ frame but low C20th plasterboard finish.	Positive conservation impact.	The floor has rotten wooden battens and the concrete floor is damaging to the structure. This will allow the floor wall to breathe again and protect the building.
3)	Rebuild of the top three brick courses of the central chimney.	Low significance. C20th addition.	Positive conservation impact.	The show signs of bowing. The rebuilt will prevent water/damp ingress down the chimney.
4)	Cantilever porch to front removed and replaced with a lightweight open, oak posts structure on brick plinth with lime mortar and a red clay peg tile roof.	Low significance. C20th addition.	Positive conservation impact.	Existing canopy is not in keeping in style and scale with the host building, and it is heavy cantilevering structure which is damaging to the building. The replacement open oak frame structure is smaller, and supported off its posts, so not damaging to the building.

5. Photos:



Image 1: Front/side elevation (cement render). South-East.



Image 2: Front/side elevation (cement render). South-West



Image 3: Rear elevation (cement render). North-West



Image 4: Rear Elevation (cement render and pargetting). North-East



Image 5: Entrance Hall - Example of the concrete and modern floors throughout the ground floor and the cement to the interior plinth and gypsum on the internal walls- all done during the 1970s.



Image 6: Sitting Room – Example for the modern concrete floors throughout the ground floor and the cement to the plinth and gypsum to the interior walls – all done during the 1970s.