



HYBRID ECOLOGY LTD
joined up thinking

46 Hullbridge Road
South Woodham Ferrers
Chelmsford
Essex
CM3 5NG

c/o Kay Pilsbury Thomas Architects
Honeylands
Radwinter
Saffron Walden
Cb10 2tj

4th April 2024

Dear Ms. Thomas,

Re: Proposed rendering of listed building at Jollyboys, Felsted, Essex

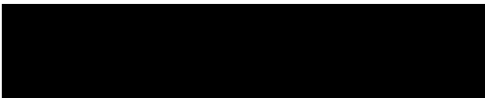
- 1.1 Hybrid Ecology Ltd. was instructed by Kay Pilsbury Thomas Architects to provide a site visit and letter in respect of proposed work at Jollyboys. We understand the work relates to the external rendering of a listed house, minor works to a porch and minor works to a chimney. This report is intended to support a listed building application. The site plan is provided in Appendix 1.
- 1.2 This letter has been written by Gemma Holmes who is a qualified ecologist (BSc, Hons), Associate member of the Chartered Institute of Ecology and Environmental Management (ACIEEM) and is licensed to carry out surveys for great crested newt and bats (Licence references: 2016-27305-CLS-CLS and 2015-19096-CLS-CLS). Gemma has been providing ecological reports in a professional capacity for 17 years.
- 1.3 The site visit was undertaken on 8th March 2024 by Anthony Owers (BSc, Hons) in respect of wider proposals on the site, including alteration of outbuildings. This survey included the house, outbuildings and garden area including pond. A separate Preliminary Ecological Appraisal was subsequently provided. This letter relates to the minor works illustrated in Appendix 1 only.
- 1.4 The property has a timber frame, brick and render walls, and a peg-tiled roof with brick chimneys. See Appendix 2. The house has potential access points for bats and nesting birds between the old peg tiles on the roof, but no areas on the chimney stack, walls, porch or around windows/doors or external cladding were identified as providing suitable crevices for roosting bats. We understand that the roof will be unaffected.
- 1.5 Consequently, we do not consider that there is a reasonable likelihood of bats being present and affected, and further bat surveys are not required. If work was proposed to the roof, this would require separate consideration.

- 1.6 As the work will be confined to the house and immediate areas, there will be no impacts to habitats on the wider garden, including pond.
- 1.7 Bats are strictly protected from direct harm as well as disturbance. In the unlikely event that bats are unexpectedly encountered at any point during the work, work must cease until ecological advice has been sought.
- 1.8 This letter addresses all potential ecological implications of the listed building application and confirms that no further ecological surveys are required.

If you have any queries or require further information, please do not hesitate to contact me.

Yours sincerely,

Gemma Holmes BSc (Hons) ACIEEM



HYBRID ECOLOGY LTD
joined up thinking

Appendix 1. Site plan



Replace circa 1970s cement render and mesh. Carefully remove mesh, repair frame if required using conservation splice techniques. Insulate with breathable insulation, savolite and lime hair plaster

ELEVATION SOUTHWEST

Replace circa 1970s heavy cantilevering physically damaging porch and door with a lightweight open oak structure on oak posts with peg tile roof and painted timber door style more in-keeping.

FRONT ELEVATION WINDOWS NOTE: C20th windows on main house have a fire extant LBC permission UT17130193A/B (as part of built out rear extension) to be single glazed timber flush casements with cross integral glazing bars. There were no window conditions that needed discharging.

CENTRAL CHIMNEY: Top three brickwork courses (C20th construction) which are bowed, are to be rebuilt.

NOTES

1. THESE ARE PLANNING DRAWING & SHOULD ONLY BE USED FOR THAT PURPOSE
2. THESE ARE NOT CONSTRUCTION DRAWINGS



ELEVATION NORTH-WEST

SIDE ELEVATION WINDOWS NOTE: C20th windows have a fire extant LBC permission UT17130193A/B (as part of built out rear extension) to be single glazed timber flush casements on the old (pre 1948) house with cross integral glazing bars. There were no window conditions that needed discharging.

Replace circa 1970s cement render and mesh. Carefully remove mesh, repair frame if required using conservation splice techniques. Insulate with breathable insulation, savolite and lime hair plaster

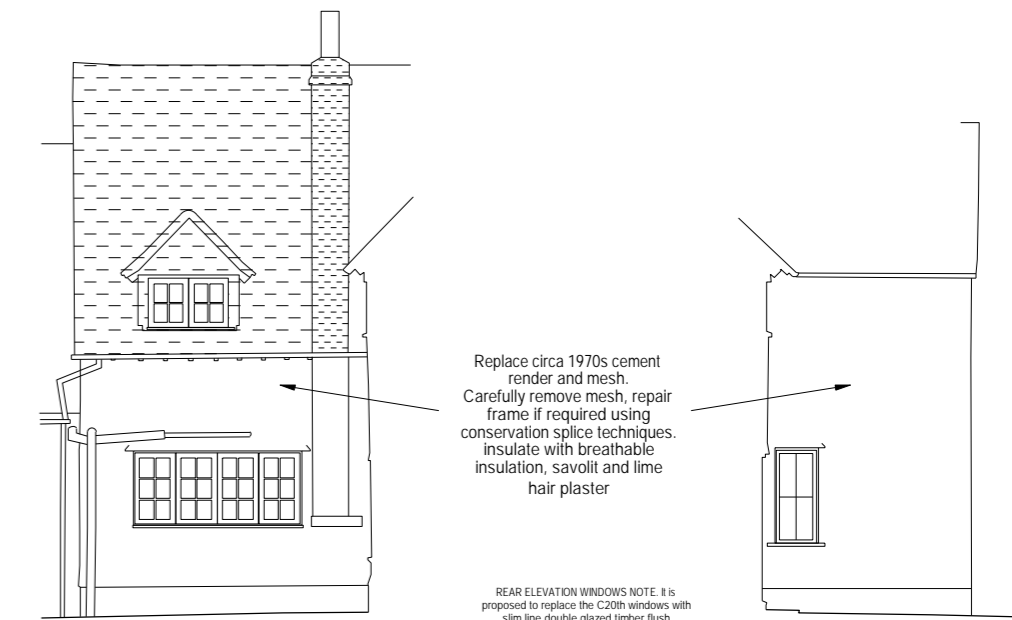


ELEVATION NORTH-EAST

Replace circa 1970s cement render and mesh. Carefully remove mesh, repair frame if required using conservation splice techniques. Insulate with breathable insulation, savolite and lime hair plaster

REAR ELEVATION WINDOWS NOTE: It is proposed to replace the C20th windows with slim line double glazed timber flush casements on the base of the old (pre 1948) house with cross integral glazing bars. Refer to detailed joinery drawing ref: 2331-PD-256 Window details.

CENTRAL CHIMNEY: Top three brickwork courses (C20th construction) which are bowed, are to be rebuilt.



ELEVATION VIEW A-A

Replace circa 1970s cement render and mesh. Carefully remove mesh, repair frame if required using conservation splice techniques. Insulate with breathable insulation, savolite and lime hair plaster

REAR ELEVATION WINDOWS NOTE: It is proposed to replace the C20th windows with slim line double glazed timber flush casements on the base of the old (pre 1948) house with cross integral glazing bars. Refer to detailed joinery drawing ref: 2331-PD-256 Window details.

ELEVATION VIEW B-B



ELEVATION SOUTH-EAST

Replace circa 1970s cement render and mesh. Carefully remove mesh, repair frame if required using conservation splice techniques. Insulate with breathable insulation, savolite and lime hair plaster

SIDE ELEVATION WINDOW NOTE: C20th windows have a fire extant LBC permission UT17130193A/B (as part of built out rear extension) to be single glazed timber flush casements on the old (pre 1948) house with cross integral glazing bars. There were no window conditions that needed discharging.

CENTRAL CHIMNEY: Top three brickwork courses (C20th construction) which are bowed, are to be rebuilt.



| | | | | | | | | |
|-----|---------------|------|----------|---------------------|---|-----------------|-------|----------|
| REV | BRIEF DETAILS | DATE | 26/03/21 | PROPOSED ELEVATIONS | NO | 2331 / PD / 251 | REV | CHECKED |
| | | | | for | SCALE | 1:100 @ A2 | DATE | SEPT '23 |
| | | | | JOLLY BOYS | | | DRAWN | OZ |
| | | | | BAKERS LANE | KAY PILSBURY THOMAS ARCHITECTS TEL 01799 599208 FAX: 01799 599665 www.kpt.co.uk info@kpt.co.uk HONEYLANDS, RADWINTER, SAFFRON WALDEN, ESSEX, CB10 2T. | | | |
| | | | | FELSTED | | | | |
| | | | | DUNMOW | © The copyright of this drawing belongs to Kay Pilsbury Thomas | | | |
| | | | | CM6 3LP | | | | |

Appendix 2. Photographs of house in context

