

WEALD HOUSE, WEALD ROAD, BRENTWOOD
Proposed new cellar windows
HERITAGE DESIGN AND ACCESS STATEMENT

Introduction.

Weald House is a grade II listed C18 brick built house with C19 rear extensions and a late C20 UPVC conservatory added onto the south side. It is a tall two storeys high at the front, with cellar and attics under a peg tiled mansard roof. At the back, the roof catslides down to single storey where a small, pitched roof extension has been added to enlarge the dining/sitting room.

The house faces Weald Road and sits on a steeply sloping site, with considerable fall between the road and the ditch on the south western boundary of the garden.

Last September the owner, Ruth McCarthy, contacted Hilary Brightman Conservation Architect seeking advice on problems of damp, especially in the cellar and at low level in some of the ground floor rooms. A preliminary report was prepared, setting out the main issues and what might be done to reduce or mitigate the effects of damp on the existing building fabric. Most of the work consists of minor works of maintenance, such as ensuring that existing underfloor vents are kept clear, and that cracks in the brickwork and render are properly repointed in lime mortar.



However, one of the proposed measures to improve ventilation into the cellar is to insert new windows with integral trickle ventilation into the existing front elevation openings. The north cellar has a modern Upvc window, and the south cellar an old coal chute that has been blocked and the opening enclosed with a felt covered plywood lid.

This application for listed building consent is for the replacement of the cellar window and coal chute with new, painted timber sash windows which incorporate trickle ventilation in the window head.

Planning History

- **09/00022/LBC** Demolition of existing conservatory and erection of new conservatory at the side. Refused 03 August 2009.
- **09/00048/LBC** Demolition of existing conservatory and erection of replacement conservatory. Approved 25 January 2010.
- **09/00048/COND/1** Discharge of Condition 2 glazing details and Condition 3 sample of brick. Approved July 2012.
- **17/00790/LBC** Replacement of Upvc windows with wooden windows. Approved 28 July 2017.

History of Weald House

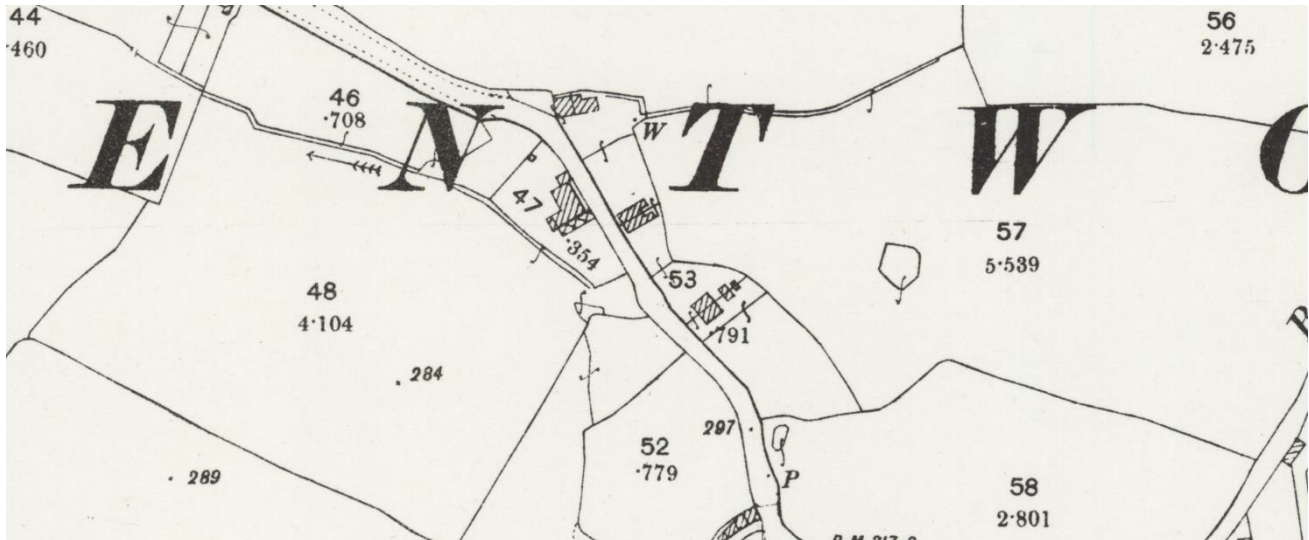
Weald Road runs east west from Brentwood to South Weald and leads to what remains of the Weald Hall estate. Weald Hall was an important 16th century mansion surrounded by parkland, and Weald House was one of the smaller houses amongst a number built during the 18th and 19th centuries for the gentry, who were probably attracted by the pleasant scenery, easy access to London, and the proximity of Weald Hall and its park.

There is a very detailed list description of the house, which is appended to this statement. It describes the house as having some evidence of earlier interior studding, perhaps dating back to the 17th century, but essentially Weald House is a classical 18th century two storey house, with cellars and attics. It has a symmetrical frontage onto Weald Road, and is built in soft red brickwork, showing off its high status on the front elevation through fine details such as reddened and penny struck pointing, and tuck pointing to the brick voussoirs over tri-partite sash windows. The aspect to the rear is plainer, with windows and doors placed where needed rather than in a formal pattern, and simple detailing to brickwork around openings.



Elevation to garden

The catslide roof to the rear appears to have been extended further during the 19th century, with the single storey extension added on later. Apart from the replacement of the side greenhouse, and the addition of a flat roof garage/store on the north side, very little has been added to Weald House after the end of the 19th century.



1896 OS map 25 inch

The map above shows Weald House in 1896. The footprint is very similar to today, except that the house had a greenhouse attached all along its south side. This has now gone, and there is a small, modern conservatory in its place. The list description indicates that windows and doors have been replaced a number of times during the 20th century. Those that were installed in 2017 are well made painted timber sash windows, much more appropriate to the listed house than the Upvc windows they replaced.

Proposed new cellar windows

The cellar has brick walls and a flag stone floor, with a timber floor over, which is ceiled with a mixture of plasterboard, softboard and lime plaster. Some of the floor joists can be seen. It is really a half basement, only partly submerged, as the building steps down with the slope of the site, so that the two main front rooms above the cellars are a half storey above the rooms at the rear. The basement floor is split into two main cellars with a pantry between. In one cellar is a small UPVC window to the road side, and in the other is a coal chute with a small felt covered roof over the opening.

Interior view of the north cellar window (right).

The window looks out to a cellar lightwell at the front of the house. There is no grating, so the bottom of the lightwell fills with debris and security is poor.

The window is double glazed Upvc, and although it is mostly below ground level it is still visible from the front of the house, letting down the other fine quality details of the classical frontage.





Exterior view of the north cellar window



Coal chute in south cellar

The photograph above shows an interior view of the coal chute. It has been lined with a hard sand/cement render and is no longer in use.



Exterior view of coal chute

The proposed new windows will be painted timber horizontally pivoted sash windows, with lamb's tongue ovolo moulded joinery and Slimlite double glazing, as detailed on drawing 23/004/01. They will fit within the existing openings, and the lightwell in front will be protected with cast iron grating set into a stone kerb, with a woven mesh fitted below to stop debris falling into the well. Trickle ventilation will be installed into the window head, protected with a timber drip on the exterior. Although trickle vents are not a traditional detail, in this situation they are the best solution, as the alternative would be cutting new airbricks into the existing 450mm thick brick retaining wall, which would cause unacceptable damage to the historic fabric.

The new windows will provide daylight and ventilation into both cellars. Part of the other maintenance works will be to ensure that the existing airbricks on the west side of the cellars are kept clear, so that through ventilation is achieved. These measures will help to increase flow of air through the cellar, so reducing moisture levels.

Impact on Listed Building

The proposals will benefit the historic building by removing an inappropriate Upvc window and felt covered lid over the coal chute, and by introducing more ventilation into the damp cellars. The new windows are designed to match the sash windows of the upper floors, which will improve the appearance of the front elevation of Weald House.

Access

The proposals have no impact on existing access arrangements to the house.

Hilary Brightman 4th March 2024

Weald House BRENTWOOD**LIST DESCRIPTION****TQ5893 WEALD ROAD 723-1/12/125 (West side) 20/02/76 Weald House****II**

House. C18, C19, C20. Red brick with peg-tiled mansard roof behind parapet, gable end chimney-stacks. Plan L-shaped, principal range and contemporary rear out-shut with C19 service block built on to rear at S end. EXTERIOR: 2 storey basement and attic. Front E elevation, facade brickwork reddened with white tuck pointing. 3 window range with slight segment heads, good voussoirs, ground and first-floor outer windows of triple sash form with glazing bars, 1x4, 3x4, 1x4 panes, sashes horned but with C20 profile. First-floor central window similar but smaller 3x4 panes. Ground-floor central doorway approached by steps, round-headed, voussoirs with 'cobweb' fanlight and door frame recessed into brickwork with bead moulding. Door has 4 recessed panes. Basement had 2 windows in rendered plinth, S one now bricked round (apparently once turned into a coal shoot), N one now has a C20 PVC 2-light casement window. Attic lit by 2 outer flat-roofed dormer windows lead covered each with 2-light casements with glazing bars, 4x2 panes. Also central plain skylight in front roof pitch. Rear W elevation, plain mansard roof and roof of 2-storey out-shut additional stack at N end through out-shut. C19 ground-floor service addition at S end has minor gable end chimney to W. Out-shut has three C20 casement windows on each floor, somewhat irregular and all in PVC with glazing bars. These replace early C20 iron casements. Ground floor, two 2-light, 4x4 panes, one 1-light 2x2 panes (central 2-light window on site of blocked backdoor to house). First floor, one 3-light 6x3 panes, one 2-light 4x3 panes, central one single light 2x2 panes. Service addition has 2-light casement window with glazing bars, 4x3 panes. S end elevation, mansard roof gable with central stack and out-shut prominent, similar brickwork (with dispersed burnt headers) continuous through both areas, side of C19 addition to W. Ground floor, E-W, original doorway (good voussoirs) with door having upper glazing with glazing bars, 3x4 panes and single lower beaded flush panel. Inserted doorway in differing brick, splayed jambs, voussoirs well made, door early C20 iron-framed French window with fanlight, iron glazing bars, large panes. C20 PVC 3-light casement window with glazing bars, 6x3 panes. Large early C20 fully glazed French window with side lights occupying whole side wall of C19 addition. First floor, PVC 2-light casement window in old opening (good voussoirs) with glazing bars 4x5 panes. N end elevation, old block similar to S central stack and rear stack through out-shut. Ground floor E-W, lean-to garage, not of special interest and not included in this listing, (in yellow brick and weatherboard with corrugated asbestos roof) 2-light casement window with beaded frame. Casements have glazing bars, 4x3 panes, door with 4 flush beaded panels. First floor, PVC 2-light casement window in original opening (good voussoirs), glazing bars, 4x5 panes. The house underwent extensive repairs after war damage, at which time a number of windows were replaced by those with iron frames. These have been systematically replaced by PVC casements with glazing bars. INTERIOR: essentially plain. Staircase has slender shaped handrail. 2 lamb's tongue chamfer stopped binding joists in the cellar and the existence of interior studding to the front wall imply an earlier timber-framed origin in the C17, only fragments now remaining.

Listing NGR: TQ5896293872