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HERITAGE STATEMENT FOR WORKS AT THE JOLLY SAILOR 43 GREAT WHYTE, RAMSEY, HUNTINGDON PE26 1HH



View of pub frontage

Punch pub co are seeking to carry out external and internal structural repair works at The Jolley Sailor in Ramsey.

The Jolly Sailor is a Historic England Listed Asset, with a Grade II listing, entry number 1301361. It is situated in the Ramsey conservation area.
The main building is of solid stone wall construction, with timber first floor and traditional timber trussed roof construction with a cellar below with a concrete floor.
The outbuilding to the rear is of stone construction with timber trussed roof.
The main building is used as a public house, with the single storey attached building to the east used as the toilets. The outbuilding further east is now used for storage.

There is a walkway through the main building to access the rear garden.
The first floor is used as living managers living accommodation. Comprising of a bedroom, lounge, kitchen and bathroom. There is a timber balcony which is accessed through the window of the lounge area, that overlooks the beer garden.
The first floor is supported via timber joists, spanning onto supporting timber beams, that span full width across the structure. The beams are exposed; however, it was not possible to identify whether the full depth of the members were visible or if part of the members were hidden behind the ceiling and within the floor structure zone.

TL 2886-2986 RAMSEY GREAT WHYTE 11/10 (east side)7.4.83 No 43 - (Jolly Sailor Public House) GV II

Early C17 with C19 alterations. Timber-framed with brick casing, rendered at first floor. Plain tiled. Two storeys. Segmental-headed arches to 2 hung sashes at first floor. Three similar windows at ground floor. Moulded architrave to doorway to south.
Interior: early C17 moulded beam to ground floor room.

Listing NGR: TL2872085248

The Jolly Sailor Ramsey has been a regular meeting place for over 400 years. It dates back to the time when Ramsey had a river running along its spine, transporting goods across the fens and beyond. The Jolly Sailor has always been at the heart of the community, something that is reflected in its unique rich & warm hospitality. It’s central local offers off and on street parking with easy access to public transport. A friendly and welcoming pub which attracts a varied clientele of all ages. It hosts occasional charity nights plus theme and quiz nights.



View of pub Interior

HERITAGE SIGNIFICANCE.

The National Planning Policy Framework ('NPPF') defines heritage 'significance' as "the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

The NPPF does not provide a definition for archaeological, architectural, artistic or historic interest in terms of heritage significance. However, Paragraph 16 of the *Principles for Selection of Listed Buildings* (DDCM 2018) Provides the following definitions ;

Architectural interest - "to be of special architectural interest a building must be of importance in its design, decoration or craftsmanship. Special interest may also apply to particularly significant plan forms. For more recent buildings in particular, the functioning of the building… will also be a consideration. Artistic distinction can also be a factor relevant to the architectural interest of buildings and objects and structures fixed to them".

Historic interest – "to be able to justify special historic interest a building must illustrate important aspects of the nation's history and/or have a closely substantiated historical associations with nationally important individuals, groups or events; and the building itself in its current form will afford a strong connection with the valued aspect of history".

Historic England's *Conservation Principles, Policies and Guidance* (2008) also offers useful definitions which underpin a value orientated approach to

assessing heritage significance. In this document, heritage values fall into four categories:

Evidential value – The potential of a place to yield evidence about past human activity.

Historical value – The ways in which past people, events and aspects of life can be connected through a place to the present. This can be illustrative or associative.

Aesthetic value – The ways in which people draw sensory and intellectual stimulation from a place.

Communal value – The meaning of a place for the people who relate to it or for whom it figures in their collective experience or memory.

IMPACT OF PROPOSED DEVELOPMENT

In this case the general form and character of The Jolly Sailor will not be affected by any works proposed. The following below are the conditions and defects the structural engineer found on survey following proposed works/conclusions to improve/repair the structure. The repairs proposed are to restore the Jolly Sailors structure to its original form.

3 EXISTING CONDITION / DEFECTS

3.1 The main area for concern with regards to the integrity of the building, is the current stability of the first floor. The timber joists and beams appeared to be a good condition, however, when assessing the areas at first floor level, there was an excessive deflection noticed within the floor when walking around. The main movement was in the bedroom and lounge, but it was evident throughout the entire first floor. As well as having movement, the whole floor had severe undulation, with the difference in levels exceeding 100mm over a few metres in some locations.

Refer to photos 20,21,23,

3.2 There are numerous cracks that are located internally at first floor level as well, mainly running along the ceiling over and above doorways and windows. The majority of the cracks look artificial; however, it was not possible to see if these cracks run through the masonry below the finishes.

Refer to photos 19,24

3.3 The terrace area appeared in a sound condition with no major defects noted.

3.4 The cellar floor had large cracks running through the concrete. This is likely down to the lack of reinforcement within the concrete, which is required to protect the edges of the concrete and reduce cracks. Towards the rear of the cellar near the rear doorway, there was a large area of ponding water. This could be a mixture of rainwater and general spillage from the beer kegs. The concrete within this had completely broken away causing the water to pond.

Refer to photos 15,16

3.5 Internally at ground floor, there were no major issues noted. It was noted that adjacent the front section of the building that protrudes out, there was damp observed down the walls indicating that there is a leak within the lean-too roof structure over.

Refer to photos 13,14 for internal views of pub

3.6 Externally, on the northern gable end, the wall was bowing outwards substantially. This side of the building looks to have originally been a party wall, with a historic building been demolished to create the access road past the building. The wall bows out towards the front of the building, with cracks forming within the mortar joints where the movement has occurred.

Refer to photos 7,8,9

3.7 On the same elevation, there is a historic steel beam protruding out of the brickwork. This beam appears to be supporting the front wall, where the front section extends out. This beam also gives the impression that this wall was originally a party wall, as it is highly unlikely this beam was intended to be visible externally.

Refer to photo 10

3.8 On the front elevation, there are several areas of cracks forming adjacent all the openings. The outer brickwork is bowing outwards, which indicates a lack of restraint between the inner and outer skin of masonry and the structure in general. The movement was also visible near the lintels, with cracks between the brickwork headers.

Refer to photo 3,4,5,6,8,

3.9 The eastern outbuilding has considerable movement to the northern wall. It’s clear that historical remedial measures have been attempted to restraint the building. There were numerous ties that have beeninstalled in an attempt to tie the two side walls together. However, towards the eastern gable end, the northern side wall is showing severe movement, with the wall appearing to slump vertically, causing cracks to appear within the brickwork and at eaves level. Previous remedial measures have been undertaken, with visible areas of repointing work below the wall plate and adjacent the ties.

Refer to photo 12

3.10 On the rear elevation, above a first-floor window, a large crack has appeared from the top of the brick header to the eaves level, indicating a failure to the lintel support.

4 CONCLUSION & RECOMMENATIONS

4.1 Having carefully considered the findings of our visual inspection, it is our opinion that the defects noted are substantial and require remedial measures prior to any future works commencing.

4.2 With regards to the timber first floor, the ceiling requires stripping back to identify the size and depth of the timber members, specifically the joists and beams. Once the sizes have been confirmed, a calculation
can be undertaken on all these members to determine their capacity to support domestic loading from the first floor. Following this check, we can confirm whether any strengthening measures are required.

4.3 Should these members be acceptable for domestic loading, then the floor needs to be stripped back to determine the main cause of the excessive deflection. Due to the age of the building, it is highly unlikely that there are noggins present between the joists, as well as strapping to the walls and a ply-board flooring fixed to the top of the joists, therefore, the movement in floor could be occurring due to the lack of these requirements. Following the exposing of the floor construction, we can review the remedial measures required.

4.4 In the case of the floors, while excessive deflection is evident, should there be no structural issue to the timbers themselves (ie. Any rot, woodworm or cracking) then the deflection may be deemed as part of the character of the property and expected to be left alone by a Conservation Officer. Should this be the case, then ongoing monitoring would be required, and any fixtures, fittings and furniture to be installed should be carefully considered.

4.5 The bowing in the northern gable end is likely due to the lack of fixity between the inner and outer leaf and restraint to the building. Therefore, we would recommend the following remedial works:
i. Helifix CemTie installed on the corner of the building at max. 450mm vertical centres with 600mm
embedment.
ii. Helifix crack stitching installed at max. 250mm centres along any cracks across the brickwork.
iii. Helifix RetroTie installed at max. 450mm vertical and horizontal centres across the area of movement.

iv. A minimum of 1No. masonry crack monitor (tell tales) to be installed on each crack following the remedial works and monitored at 4month intervals to confirm if further movement is taking place.

4.6 All lintels with cracking / movement located adjacent to be exposed and inspected to determine their current structural integrity and condition. Any lintels showing defects are to be inspected individually and a remedial plan put in place; this could include localised repairs, strengthening or replacement.

4.7 The outbuilding wall panels require monitoring to determine if the movement has occurred post historical remedial works. Therefore, masonry crack monitor (tell tales) to be installed at 1m centres across the main area of movement and monitored at 2 month intervals to determine if the previous remedial measures have prevented any further movement.

4.8 All external major cracks to be remediated with Helifix crack stitching ties at 250mm centres across the cracks. All minor cracks within mortar joints to be re-pointed as necessary and finished to match the existing.

4.9 All internal cracks to be checked to determine if the crack is evident on the internal face of the masonry. Should the crack be cosmetic only, no structural works required. If the cracking is evident on the masonry, JBL to be informed and the areas will be reviewed.

4.10 The concrete slab in the cellar requires re-laying. All areas of water to be drained and the area of slab to the rear of the cellar to be broken out and re-laid with minimum A252 mesh laid at the top with 50mm 600mm H12 bars (300mm embedment both sides).

The relatively high level of surviving historic fabric means that it is possible to understand the appearance and function of the building throughout its history. For this reason, the building is considered to have high value

Some elements of the building are considered to be of high or medium significance. This includes all fabric and other elements which contribute positively to the character or appearance of the building.

ASSESSMENT

The Jolly Sailor is located in Ramsey. Ramsey is a market town and civil parish in the Huntingdonshire district of Cambridgeshire, England. The town is about 9 miles north of Huntingdon. The immediate area is made up of residential properties, a junior school, golf club, church and some businesses.

EVALUATION

The site is owned by Punch pubs and co and the immediate information on the site is that it is central to the local community and plays a part in the daily lives of locals. The opportunities for our client are that they wish to provide a welcoming experience to all visitors and provide improved facilities for all.

DESIGN

The works will be carried out to our client's usual very high standards to improve the facilities for both local residents and travelling clientele.

ACCESS

All access and egress points have remained the same.

CONCLUSION

The Jolly Sailor is a grade II listed building and is situated in the Ramsey conservation area. The areas for intended development will not detract from the beauty of the area, nor change the aesthetic of the historic fabric of the building. All the works will be finished to a high quality standard of quality and workmanship and will be keeping with the current stye of the public house and will blend in sympathetically to its surroundings.

APPENDIX B: SITE PHOTOS



Photo 1:
Front elevation on Jolly Sailor



Photo 2:
View on walkway entrance



Photo 3:
View on movement adjacent lintel



Photo 4:
View on gap adjacent window



Photo 5:
View on movement adjacent lintel



Photo 6:
Cracking below window cill



Photo 7:
View on side elevation



Photo 8:
View on movement to gable wall



Photo 9:
View on cracking to gable end



Photo 10:
View on existing steel beam protruding out



Photo 11:
View on gable end



Photo 12:
View on outbuilding wall with movement adjacent ties



Photo 13:
Internal view



Photo 14:
Internal view



Photo 15:
Internal view on cellar



Photo 16:
View on broken up concrete



Photo 17:
Internal view on first floor



Photo 18:
View on internal ceiling at first floor



Photo 19:
Internal view on crack in ceiling



Photo 20:
View on slope in flooring



Photo 21:
View showing change in level of floor



Photo 22:
View on defected flooring



Photo 23:
View on flooring level change



Photo 24:
View on crack above doorway