Conservation Consultation

Proposal:		Location:
Structural repair works		Jolly Sailor PH, 43 Great Whyte, Ramsey.
DC Case Officer:	Conservation Officer:	Application Ref. No:
Robyn Kerrigan	Nick Armour	24/02029/LBC

Application 24/02029/LBC seeks consent for structural repair works to Jolly Sailor PH, 43 Great Whyte, a Grade II listed building located within the Ramsey Conservation Area. These are revised comments following a re-submission of details.

Listed Building Significance

Description:

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.

Jolly Sailor is listed as an Inn held by Isaac Barritt in the 1854 Directory of the County of Huntingdonshire.

The building has many phases of construction but appears to have origins as a timber framed structure of the 17th Century. The northern wall and stack seem to date from the 18th Century with the truncated remnants of a 17th Century timber tie beam located in the brickwork. Above this the gable brickwork turns to 19th Century Gault brick; the building was also re-fronted in Gault brick at this time. We can assume that the original building was a storey and a half in height as it was again extended in the late 19th or early 20th Century in common brick. This brickwork brings the building up to a full two storey height by encapsulating the earlier chimney stack and extending the gable and facade upwards. The later brickwork rests on a steel beam that sits on the earlier frontage and appears to extend fully across the front of the building.

Internally there is a fine moulded bridging beam in the Snug Bar and a long plain chamfered bridging beam in the Lounge Bar. The 17th Century floor joists have been removed and replaced by later timbers cut down to fit into the mortices of the original beams. The floor boards appear to be directly laid onto the joists and then the undersides covered in plasterboard panels, presumably to give some fire protection. Other features of note are the inglenook end stack with re-used stone in the Lounge Bar and a fine early 18th Century door on L-bracket hinges in the doorway leading to the stairs.

Jolly Sailor PH makes a positive contribution to the character and appearance of the Ramsey Conservation Area.

Structural Repairs

I am taking the proposed works from the revised annotated plan - Drawing 3640-02 Rev. C. These works are the same as in Part 5 of the Structural Assessment report which documents on site discussions with the applicant.

Discussion

The principal works of alteration proposed in this application are now the underpinning of the northern gable, rebuilding of the foundations and insertion of Helifix ties. This should consolidate the existing poorly tied-in phases of brickwork and stop the ongoing movement that is causing stresses across the façade. Limited additional helifix ties will be inserted across cracks in the façade and repointed with matching mortar.

Another major change is the assessment and potential repairs to the steel joist running along the front of the building and holding up the first floor brickwork. It will be necessary to uncover the steel to establish its condition. This will require removal of render but otherwise should be of limited impact unless considerable areas of degradation are found. These works can be controlled via condition.

It was decided to leave the floor structures alone but add strength by inserting a plywood deck fixed to the joists. The joists are predominantly modern and this will not unduly affect historic fabric. Replacement of the existing cellar floor is acceptable. The addition of structural tell-tales will not affect the special interest of the listed building.

Conclusion

The proposed works are necessary and proportional to the defects identified on site. The scheme of works should help preserve the special interest of the listed building. I have no objections subject to condition:

- If at any time during the works hereby granted consent hidden defects are revealed in the historic fabric of the listed building that require further repairs or alterations, work shall cease on the effected elements and the applicant shall notify the LPA who shall be invited to review the defects on site. An agreed scheme of work shall then be submitted to the Local Authority for approval in writing and thereafter the works of repair or alteration shall be carried out in accordance with the approved scheme.

Summary: No Objections subject to condition.

Signed Nick Armour Date 04/08/2025 Signed……Date……..