

Masonry Survey Report

External Façades



Property: **Whyehurst Place, Bolney**

Listing Status: **Grade II***

Survey Undertaken By: **Traditional Stone**

Date of Survey: **Jul-Aug'2025**

1.Introduction

This masonry survey has been undertaken at Whyehurst Place, Bolney, a Grade II* listed property of considerable architectural and historic importance. We have focused on the main house external facades and exclude the internal stonework (including windows internally) and garden walls.

As a heritage stonemasonry company, we specialise in the conservation, repair, and maintenance of listed and historic buildings. Our work is guided by traditional craftsmanship, the use of appropriate materials, and an informed understanding of historic building techniques.

The purpose of this survey is to:

- Assess the condition of the existing stonework.
- Identify any defects, deterioration, or previous inappropriate repairs.
- Provide conservation-led recommendations for remedial works.
- Support the ongoing care and management of this nationally significant building.

All findings and recommendations are made with full regard to the property's listed status and the principles of minimal intervention, reversibility, and material compatibility.

2.Historical Context

Whyehurst Place is recognised as a Grade II* listed building, reflecting its special architectural and historic interest. The property represents Gothic Revival and resembles more a chateau of the Loire than an English manor house. It retains many original features.

The masonry is an integral part of the building's character and significance and therefore requires sensitive and informed conservation to safeguard its longevity.

3.Survey Methodology

A visual inspection of all external stonework to the Main House was undertaken from the existing full masonry scaffolding.

Digital photography was used to assist assessment in all areas, and these photos have been carefully organised into house elevations (north, east, south, west and chimneys) and further split into existing scaffold lifts. Photography on each lift works right to left or clockwise around the building.

Key work items have been marked with more generic works such as isolated pointing not marked but referenced in the accompanying cost report.

The survey was non-invasive and did not include opening up works.

Weather conditions at the time of inspection were dry throughout and averaged 18-24degC

4. Observations & Condition Assessment

- General condition of Wealden stonework.
- Evidence of surface erosion, scaling, or delamination.
- Presence of biological growths (algae, lichen, moss).
- Weathering patterns on exposed façades.
- Condition of mortar joints, including presence of hard cementitious pointing.
- Any evidence of cracking, settlement, or displacement.
- Signs of previous inappropriate repairs.
- Any visible structural movement or cracking affecting masonry stability.
- Localised areas of concern requiring further structural assessment.

5. Recommendations

All proposed works are to be undertaken in accordance with heritage best practice and with due consultation with the Local Authority Conservation Officer and Historic England. *Proposed works located in separate costing report.*

Stone Replacement/Indent (marked red): Use of like-for-like natural Wealden stone, matching existing in geological type, colour, and texture.

Lime mortar repairs (marked green): Use of best match lime mortar to match the Wealden stone, samples will be required.

Defrassing/shelter coating (marked blue): Localised defrassing of friable stone. Only undertaken where consolidation cannot preserve material but there is enough sound material beneath. Addition of lime-based shelter coat or small mortar repair to further preserve existing stone.

Stainless steel pinning of cracks (marked yellow): Using slender stainless-steel rods (often 6–10mm) to secure cracked or displaced masonry. Inserted into small angled drilled holes, usually resin-fixed or bedded in lime grout with drill holes filled with matching stone mortar.

Repointing (not marked on photos): Removal of failed repointing and re-point with appropriate lime-based mortar.

Cleaning (not marked on photos): Only if necessary, using the least invasive DOFF method– no abrasive or chemical cleaning.

Monitoring: Ongoing monitoring of vulnerable areas to track weathering and deterioration.

6. Photographic Record

Located in separate WeTransfer link.

- A. North elevation (lifts 0 to 7). To be issued and costed
- B. East elevation (lifts 0-6). To be issued and costed
- C. South elevation (lifts 0-7). **Issued and costed 30.08.2025**
- D. West elevation (lifts 0-6). To be issued and costed
- E. Chimneys. To be issued and costed

7. Conclusion

The masonry survey at Whyehurst Place has confirmed that the building's Wealden stonework, while of outstanding historic and architectural significance, is exhibiting a range of age-related deterioration including surface erosion, biological growth, cementitious pointing, and localised cracking.

There is also evidence of previous inappropriate or historic repairs, such as hard cementitious mortars and poor stitch repairs, which have in some cases accelerated localised decay or obscured the original fabric.

Although no immediate structural failures were identified, these historic interventions, combined with ongoing weathering, indicate that targeted conservation-led works are necessary to stabilise and protect the masonry. The recommended programme of stone replacement, lime mortar repairs, repointing, pinning, selective defrassing, and careful cleaning is designed to respect the building's original materials and craftsmanship, following minimal intervention and reversible techniques.

By addressing both natural deterioration and the legacy of past repairs, and through continued monitoring and routine maintenance, the long-term preservation of Whyehurst Place's masonry can be secured, ensuring that the building's historic character and significance are protected for future generations.