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*Schedule of works for damp proofing and stonework repairs at
Marshall's Manor*

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Project №: 21072
Mid Sussex District Council



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2. Introduction

This schedule has been prepared by Elements (previously SHDR) and WA Thompsons, to provide the additional detail requested by the Conservation Officer concerning the nature, extent, materials and methodology of the proposed works at Marshalls Manor.

The proposed works are deliberately limited in scope and are based upon the findings of the Damp and Timber Survey. The intention is to correct identifiable sources of water that is causing damp, restore effective drainage and drying, and retain as much existing historic fabric as possible. The approach is one of *minimum intervention and maximum compatibility with the existing Grade II* listed building*.

3. Stone repairs to the front elevation

3.1. Purpose of the Works

The principal front elevation is constructed in historic sandstone which has subsequently been subject to areas of harder cementitious repair and pointing. These materials are less permeable than the original lime based construction and can restrict the normal movement and evaporation of water through the masonry joints.

The proposed work is not intended as wholesale replacement or resurfacing of the elevation. The objective is to retain sound historic stone wherever possible, carefully remove inappropriate or defective cementitious material where this is contributing to deterioration, and undertake localised repairs using materials compatible with the existing sandstone.

3.2. Proposed Methodology

Before work begins, the front elevation should be inspected at close range and the areas requiring intervention agreed. Sound historic pointing and stonework should remain undisturbed. Where cementitious pointing requires removal, this should be undertaken carefully using hand tools appropriate to the joint width and condition. Mechanical cutting equipment will not be used where there is a risk of damaging the arrises or face of the sandstone.

Joints should be cleared only to the depth necessary to remove the incompatible material and provide an adequate key for the replacement mortar. The masonry should then be gently cleaned of loose material without aggressive washing, abrasive cleaning or chemical treatment.

Repointing should be undertaken using an **NHL 2 lime mortar**, selected following inspection of the existing masonry and surviving original mortar. The mortar should remain softer and more vapour permeable than the adjoining sandstone. Where individual stones are locally deteriorated, the preference should be for conservative repair rather than wholesale replacement.

Replacement stone should only be introduced where the existing stone has deteriorated beyond reasonable repair and should match the existing masonry as closely as practicable in geology, colour, texture, porosity and weathering characteristics.

3.3. Materials

The proposed external materials comprise:

- Compatible natural lime based mortar, with binder, aggregate, colour and texture selected to suit



the existing historic masonry.

- Matching sandstone where individual stone replacement is demonstrated to be necessary.
- Localised lime-based stone repair mortar where appropriate and where this offers greater retention of original fabric than replacement.

No waterproof masonry coatings, cement renders, impermeable sealants or other treatments intended to prevent evaporation through the historic masonry are proposed.

4. *Basement drainage, external french drain and ventilation*

4.1. Existing Basement Water Outlet

Standing water was observed within the basement during inspection. Importantly, an existing outlet for water is already present within the basement, but this is currently blocked or otherwise failing to discharge effectively.

The first intervention should therefore be to investigate and, wherever practicable, restore this existing drainage provision before considering the introduction of any new internal drainage system. The outlet should initially be cleared carefully and its downstream route investigated. A CCTV drainage survey should be undertaken where access permits to establish whether the drainage route is simply obstructed or whether localised collapse, displacement or disconnection has occurred.

Where the existing drainage route remains serviceable, it should be retained and brought back into operation. If localised failure is identified, repair should be confined to the defective section wherever reasonably practicable.

This is considered the most appropriate conservation approach because it seeks to recover an existing function of the building rather than unnecessarily introduce a new system through historic fabric.

4.2. External French Drain

A shallow external French drain is proposed adjacent to the affected basement elevation to improve the management of surface water before it reaches the building. The purpose of the drain is not to waterproof the wall. Its function is to provide a more effective route for surface and near surface water to disperse away from the masonry rather than remaining concentrated against the basement structure.

Excavation should be undertaken carefully and in manageable sections, particularly where historic foundations are encountered. The foundation should not be undermined and excavation depth should respond to the actual construction revealed on site.

The proposed drain should comprise a permeable trench containing clean, washed angular stone or shingle. Where a positive drainage connection is required, a suitable perforated land drain may be incorporated and connected to an approved discharge point, subject to confirmation of existing drainage arrangements.

The finished detail should remain free draining and should not introduce an impermeable barrier against the historic wall. Existing masonry should remain capable of releasing water naturally.

The final depth, width and relationship with the historic foundation should therefore be determined carefully on site rather than imposing a standard modern drainage detail upon unknown historic foundations.



4.3. Basement Ventilation

Once the existing outlet has been restored and standing water is no longer being retained, the basement environment should be allowed to dry through controlled ventilation and air movement.

The basement presently contains a considerable atmospheric water load. Retained water evaporates into the confined space, increasing relative humidity and exposing the existing timber and masonry to prolonged damp conditions. Existing openings should therefore be retained and reused wherever possible to encourage crossflow ventilation. Where natural ventilation cannot provide sufficient air movement, discreet mechanical assistance may be introduced to maintain continuous low level air exchange.

The intention is not rapid or aggressive drying. Historic masonry should be allowed to release retained water gradually. Improving ventilation removes this water vapour from the basement atmosphere and reduces the likelihood of it being reabsorbed by timber and surrounding masonry or migrating into the accommodation above.

No impermeable tanking, waterproof coating or sealed internal lining is proposed as part of these works. The strategy is instead to restore water egress, reduce water reaching the structure and improve evaporation from the existing fabric.

4.4. Sequence of Basement Works

The proposed sequence is therefore:

- Investigate and clear the existing basement water outlet.
- CCTV survey the existing drainage route where practicable and undertake only those repairs demonstrated to be necessary.
- Remove retained standing water once reliable discharge has been restored.
- Form the external French drain carefully, without undermining historic foundations or unnecessarily disturbing original masonry.
- Retain and utilise existing basement ventilation openings wherever possible.
- Introduce discreet mechanical ventilation only where required to achieve reliable air movement.
- Allow the basement masonry and timber to dry progressively under monitored environmental conditions.

This approach avoids unnecessary intervention into the historic structure. It addresses the water at source, restores an existing drainage function wherever possible and provides the basement with the ventilation necessary to recover naturally.

5. Conclusion

The underlying conservation principle is straightforward: retain existing fabric, recover existing functions first, introduce new work only where necessary and ensure that every new material remains compatible with the historic building.

The proposed schedule of works represents a way forward that limits impact on the historic fabric and improves on the existing in some areas.