

Old Poor House

*Deconstruction of garden building &
associated repairs to Brack Mount wall*

January 2024



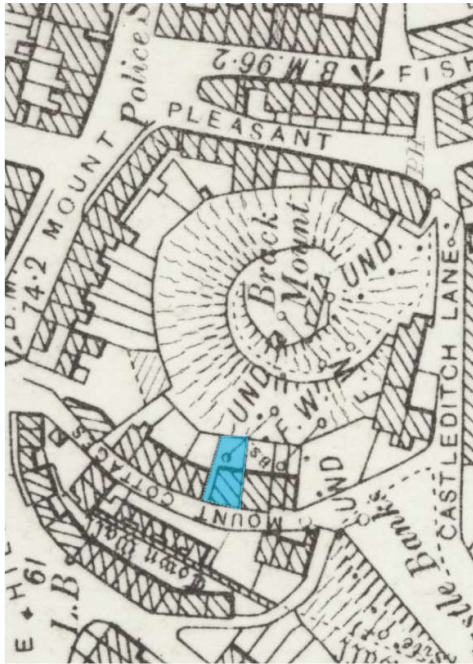
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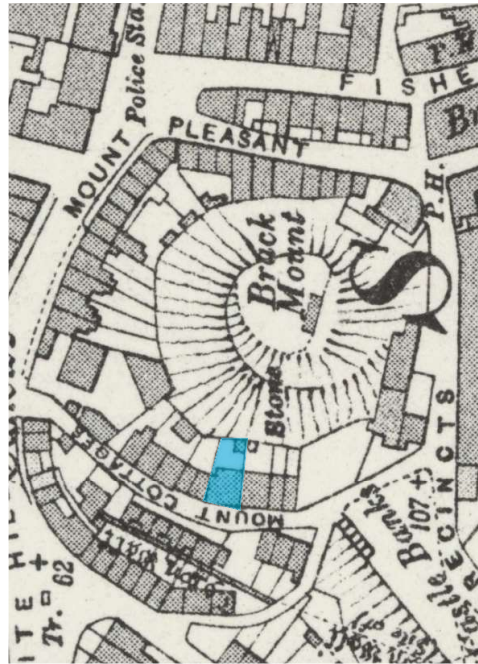
1.0 Introduction



- 1.1 The Old Poor House is located at: No. 7, Castle Banks, Lewes BN7 1UZ
- 1.2 The Old Poor House is a Grade II listed building (Listing NGR: TQ41410231). English Heritage describes the property as dating from 1734, and linked as a pair to No. 8.
- 1.3 There is also a description from 1928. Originally being the Poor house of St. John's Parish the earliest record dates the building to 1633. "The Lords of Barony granted a parcel of land latterly part of the lord's waste, called Castle Banks, for the use of the poor" The Sussex County Magazine Vol. 2.
- 1.4 This document describes proposed works to the rear garden of the property. Specifically the deconstruction of the small garden building, and associated repairs to the historic Brack Mount wall.
- 1.5 Brack Mount is the oldest part of Lewes Castle. William de Warenne built a motte and bailey castle here in the late 11th century. When the Castle was enlarged in around 1100, a second motte was built and over time Brack Mount was less used.
- 1.6 Brack Mount is about 40-50 feet high depending on where you're viewing it from and is built on a slope slightly North East of the castle and is now completely surrounded by houses and a pub, the Lewes Arms, which back onto it.
- 1.7 This photo shows the right hand side of the garden building, and the perimeter flint wall that retains Brack Mount.

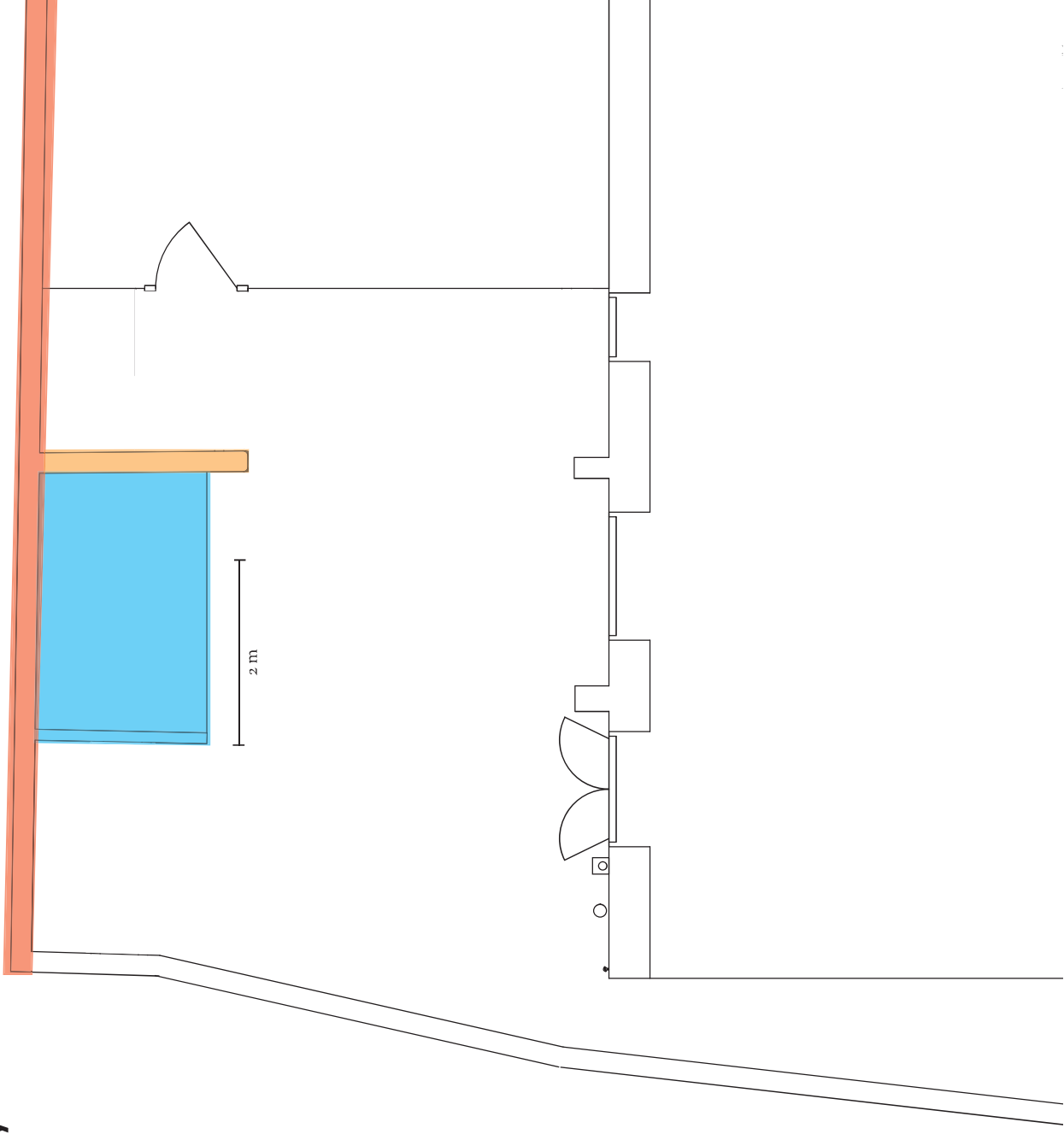


1.8 Map from 1898 of Brack Mount and the Old poor House (in blue).
There are no signs of a building in the rear garden.



1.9 Map from 1930, showing an outline of a small building in the garden against the perimeter wall of Brack Mount.

2.0 Site survey



2.1 The drawing on the left shows a plan view of the rear garden.

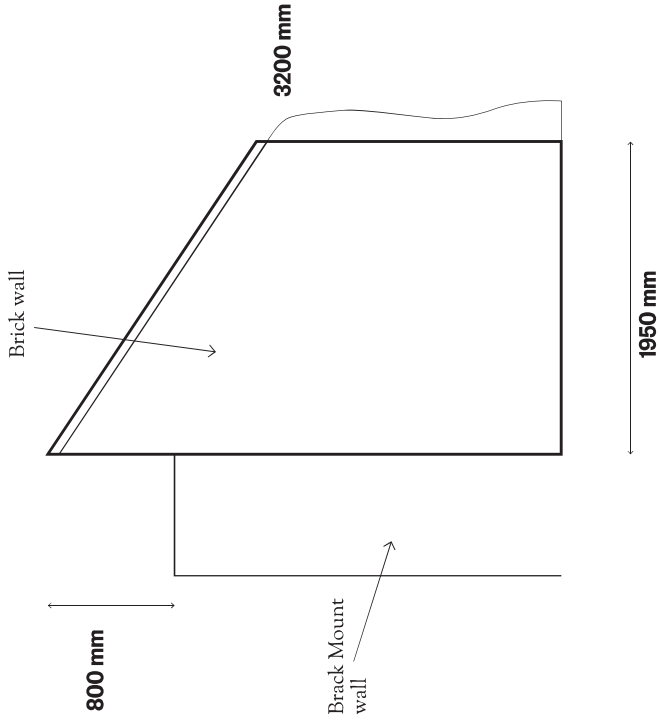
2.2 The wall marked in red is the perimeter of Brack Mount, and will not be removed. It will be protected during the deconstruction work, and repaired where required using appropriate historic materials and techniques, as outlined later in this document.

2.3 The wall marked in orange is not part of Brack Mount, but is an historic flint and lime wall. This section of wall will be retained.

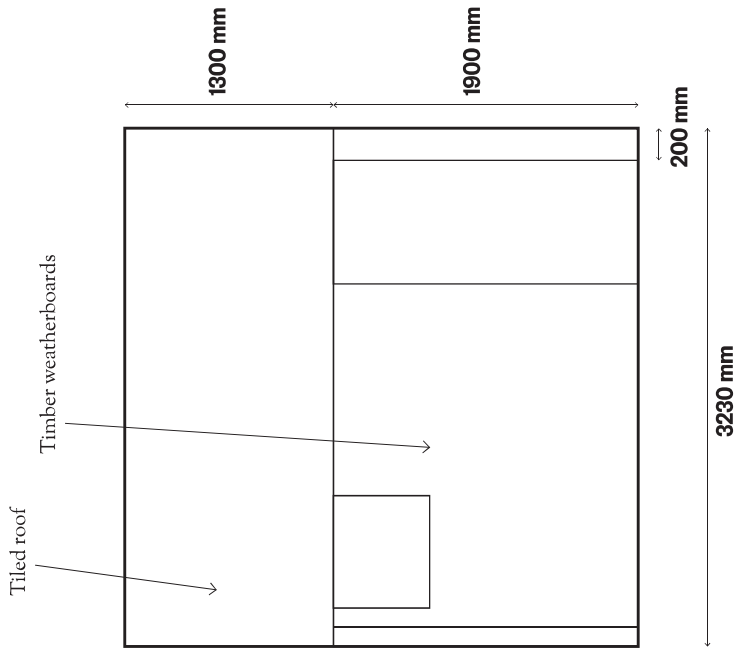
2.4 The building marked in blue will be carefully deconstructed, and the majority of the masonry materials can be reused within the garden.

2.0 Site survey

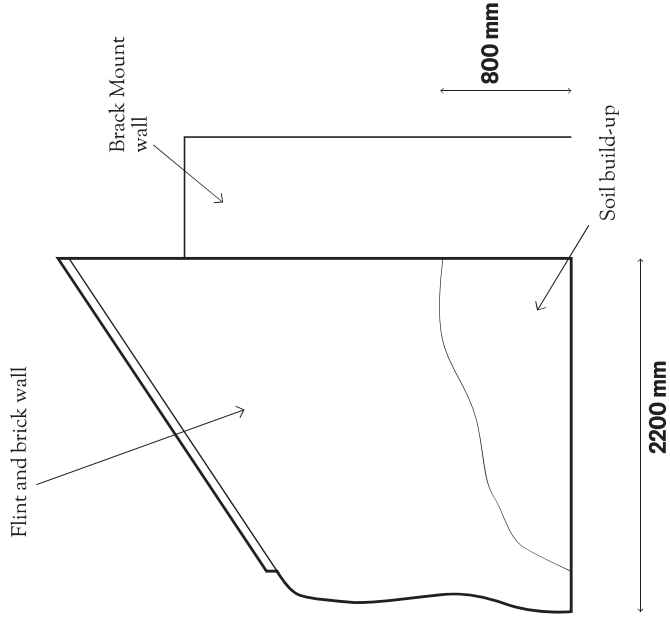
Side elevation



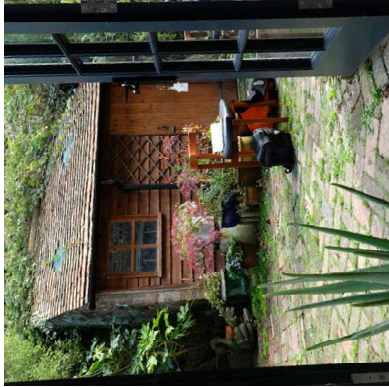
Front elevation



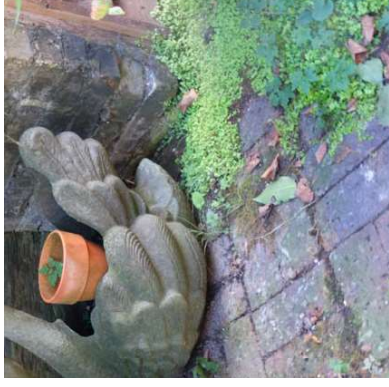
Side elevation



2.0 Site survey



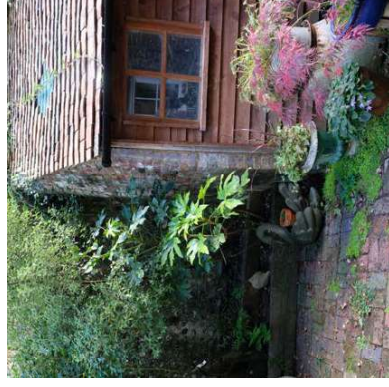
2.5 View from the rear door of the house to the garden building.



2.8 Image showing the brick paving of the rear garden, and the corner of the garden building.



2.6 View from the garden of the garden building, showing the historic flint wall that forms one side of the building.



2.9 View of the left-hand side of the garden building.



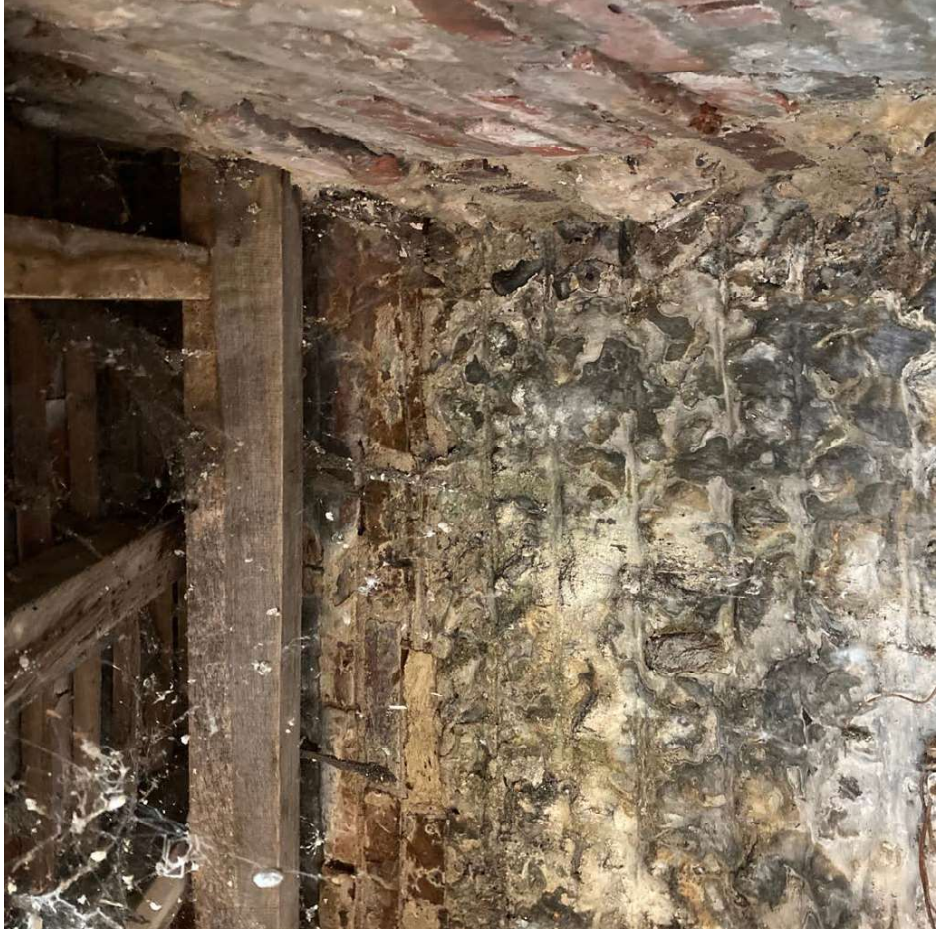
2.7 View from the first floor of the house, showing the roof of the garden building.



2.10 View of the end of the historic flint wall, that forms one side of the building.

3.0 Deconstruction of garden building

- 3.1 A small scaffold tower will be required for the deconstruction.
- 3.2 A current condition survey of Brack Mount wall and the perpendicular flint wall will need to be undertaken within the full rear garden of The Old Poor House. This will document the current condition of the walls, and highlight any areas that require repair.
- 3.3 If any part of the walls look unstable or liable to become unstable as an outcome of the deconstruction works, they will need to be repaired or supported prior to the deconstruction works.
- 3.4 Protect Brack Mount wall and the perpendicular flint wall, to prevent damage.
- 3.5 Carefully start to deconstruct the garden building, starting with removal of the roof tiles.



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- 3.6 The image on the left shows the inside of the garden building. The horizontal timber forms the ridge of the roof, which is supporting the timber rafters.
- 3.7 Brack Mount wall is the rear wall of the building. It is flint construction, with some top-courses of brick. These may have been added when the building was constructed.
- 3.8 The right-hand wall is to remain, and is a mix of brick and flint masonry.
- 3.9 The image below shows a horizontal timber purlin supporting the rafters, timber tile battens and the underside of the roof tiles. There are 2 'lights' in the roof, made with glass roof tiles.
- 3.10 Once the timber roof structure has been removed, the brick side wall is to be carefully deconstructed brick-by-brick. This is possible due to the lime soft lime mortar.



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3.0 Deconstruction of garden building

- 3.11 The front of the building is made of softwood timber, and can be carefully taken down and removed.
- 3.12 The image below shows the end of the historic flint wall. This currently has a cement-based mortar finish covering the front broken surface. This could be replaced with a lime mortar detail if required.
- 3.13 All masonry materials: bricks; flint; roof tiles should be cleaned and stored on-site for reuse within the garden. Timber materials: door; weatherboarding should be removed from the site.



4.0 Repair of historic fabric

- 4.1 Once the building is removed, repairs should be done to Brack Mount wall and the perpendicular side wall.
- 4.2 The image below shows Brack Mount wall. It is coursed field flint, laid in lime mortar, with incised horizontal coursing. The flints also tend to be laid leaning to the top-left.
- 4.3 Small areas of re-pointing can be filled using lime mortar. Larger cracks in the masonry may require a 'stitch' repair with embedded stainless-steel helifix. The design of these repairs can be made as the wall is surveyed.
- 4.4 The capping of the historic walls is very important to reduce water ingress. Once the building is removed, wall capping should be repaired or added to match the existing detail.



4.0 Repair of historic fabric

Lime mortar

- 4.5 The new lime mortar should be designed to match the original in colour, aggregate size, thickness and style of application and finish.
- 4.6 We would recommend that 2 or 3 trial mixes are made to assess the performance and aesthetics of the mortar, prior to starting the repair.
- 4.7 The following mortar is based on a ratio of 1 : 2.5 (binder:aggregate).

<i>Flint mortar</i>	Volume
St Astier Hydraulic lime NHL 3.5	1
Washed sharp sand	2
Flint grit (6mm)	0.5

- 4.8 The lime mortar should be finished with exposed aggregates to match the existing material.
- 4.9 Whilst the repair work is being completed the walls should be protected with hessian and waterproof covers. These will also be required for 1-2 weeks after the repair is completed to further protect the lime mortar whilst it cures. Possibly longer if frost is forecast.
- 4.10 Lime is designated as a 'hazardous' material, but is not 'dangerous', and can be used on site providing appropriate health and safety procedures are followed. It is a highly caustic, reactive material, and can cause irritation or burns if it is blown into the eyes or comes into contact with skin during mixing. Personal Protective Equipment (PPE) including gloves, goggles and a dust mask must be used at all times when handling lime. Eyewash should always be available on site wherever mortars are being prepared. Other materials used as binders are similarly hazardous; the same safety precautions are required when mixing cement or other types of lime.

5.0 Reuse of masonry materials

- 5.1 The current plan is to reuse all the bricks from the deconstruction of the shed as paving within the garden. This will be completed to match the existing hard landscaping in the garden.
- 5.2 The bricks will be laid as porous paving to the areas of the current garden building footprint, and also to the left of the garden building.
- 5.3 The paving detail will include a compacted sharp sand sub-base and loose sand pointing.
- 5.4 If appropriate, the roof tiles could also be used (on-edge) as decorative paving.
- 5.5 Keeping the materials on-site and un-bound in hard mortar allows for ease of future deconstruction and reuse. It also helps to reduce surface water run off as the paving will be free draining.

6.0 Appendix

6.1 Drawing of the rear garden of The Old Poor House, showing Brack Mount wall (in blue) as the rear wall of the garden building

