LOCKER & RILEY

ARTISANS IN PLASTER

8 GLOUCESTER GATE

8 Gloucester Gate|London|NW1 4HG

HISTORICAL PLASTERWORK CEILING INSPECTIONS TO THE 8 GLOUCESTER GATE, LONDON, NW1 4HG

LOCKER & RILEY (HERITAGE) LTD

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Date of Works:
01/06/2024

Project Title:
Locker & Riley Photographic Survey and Material Characterisation of Existing Decorative Cornices and Provenance in conjunction with John Nash Regency Period

Site and Location:
8 Gloucester Gate, London, NW1 4HG

L&R Contract Number
H24511

Distribution:

Sam Goddard	Goddard & Design	Managing Director

Date: ....11/06/2024.....

Signed: .....Gary Buckley.....

Mr Gary Buckley MICWCI

on behalf of

LOCKER & RILEY (HERITAGE) LTD

Contents

1. Executive Summary

Goddard & Design requested Locker & Riley(L&R) review the decorative plaster cornices installed at 8 Gloucester Gate to provide guidance to the provenance and a record of the plasterwork as a guide to authenticity and quality.

The classical Nash Grade 1 residence has impressive uninterrupted views across Regent's Park which can be enjoyed from the balcony leading off from the grand double volume drawing room. This grand residence has historic features, high ceilings, expansive volumes and existing replacement fireplaces. The property has six floors.

Gloucester Gate was named after the Duke of Gloucester, husband of King George IV's younger sister. The Gate was designed by John Nash and was completed in 1826 by Richard Mott with the design assistance of JJ Scoles. Gloucester Gate serves as one of four gates to Regent's Park, namely the east gate.

To assess the solid & decorative plasterwork provenance, Locker & Riley requested temporary inspection openings, which were formed at various floor levels, to enable visual inspections to be carried, out to assess the back of the ceiling and cornices for construction methodologies and material characterisation.

The Georgian period internal styles and internal fabric designs were influenced by Thomas Chippendale, George Hepplewhite and Interior designers Thomas Sheraton (1751-1806) who designed the most elegant furniture and interiors of the Georgian period. Sheraton's designs were often incorporated into late Regency early Victorian buildings of high quality.

L&R can confirm from close visual inspection to the back of the ceiling, a large majority of the original plain face lath & lime plaster and original cornices were removed and replaced with modern plastering products, upon discussions with the client, they advised a major building refurbishment was completed as part of a 1960 construction campaign.

The only original ceilings and cornices to remain are to the ground floor entrance hall.

Our inspection has confirmed all ceilings are modern gypsum carlite plasters applied onto a galvanised expanded metal lathing (eml). L&R have noted the use of polythene sheeting fixed behind the eml and cannot verify the use of such an installation.

It may have been installed to provide a vapour barrier which would require confirmation from a building environmental consultant. We have discussed this construction method with Locker & Riley senior plasterers and they have advised it could have been installed to reduce amount of plasterwork being pushed through the eml to save on costs.

L&R have concerns on the use of polythene sheeting behind eml, as it has restricted, in certain areas the full development of gypsum nibs & mushroom keys to provide a satisfactory mechanical connection to the eml.

As part of the 1950 refurbishment all assumed original lime plaster cornices would have been removed to facilitate the removal of the lime plaster ceilings. From our investigation and records of plaster cornices the assumed current replacement cornices have not followed the original design and we believe no site squeezes, profiles, template were taken and like for like cornice profiles reinstalled to maintain the architectural integrity of 8 Gloucester Gate.

The current plaster cornices throughout the building are all modern fibrous plaster manufactured from silicone reverse moulds. Most of the cornice are plain simple moulding which could be viewed as appropriate for the room use.

The Principal Rooms to the ground and first floor have decorative fibrous plaster cornices as detailed with the L&R photographic site survey. These cornices consist of Atheneum decorative leaf band with egg & dart and smaller bead & reel mouldings.

Owing to the fixed modular nature of precast fibrous plaster, the corner mitre junctions are poorly fitted with no attempt to either balance or mirror the internal and external mitre angles.

Locker & Riley have recorded numerous cracking at joints lines and mitres to the modern C1960 fibrous plaster

The decision to retain the cornices is subjective and would be compliant with Listed Building Consents as per the history & significance of the property. L&R have advised the ground floor entrance hall ceilings and cornices are original lath & plaster and one could assume original to the 1826 construction.

Locker & Riley would advise the fibrous plaster cornices to the master bathroom, master bedroom,on suite and 3rd floor do not reflect the Regency period and would advise a more sympathetic Regency style ceiling cornice is introduced to reflect the Grade 1 listing.

The modern fibrous plaster cornices to the Basement, also do not reflect period Regency cornice mouldings and should be replaced with a more traditional moulding.

Areas of evidential dampness were recorded to various rooms as part of the L&R survey, our general observation is this is related to historical water ingress from annual precipitation and or external drainage goods.

We have attached photos (photo 1 & photo 2,2a) of a current cornice restoration project C1820 for non-hydraulic lime putty with sand on timber lath, the decorative plaster ornamentation which would have been cast off site and dressed onto the run insitu lime plaster plain moulding. Cornice styles for this period predominantly have embedded lime cast components secured in place with animal glue C1820 mixed with resins and bonding materials relevant to the period.
In photo 1 the paint stripping works are in progress; photo 2/2a completed conservation works.

Photo 1 Typical lime plaster cornice C1820

Photo 2-after paint stripping the decorative atheneum leaves de-bonded, which were carefully reconnected.

1.1 Introduction to the report

1.2 About the ceiling inspection

1.2.1 Sam Goddard sent instruction to Locker & Riley Heritage Ltd to carry out an inspection of the historical plasterwork to 8 Gloucester Gate, London, NW1 4HG

1.2.2 Visual Inspection of the historical plasterwork to the ceilings and cornices commenced may 2024 and was completed in 1 day period on site.

1.2.3 Visual only inspection to all ceiling areas from nearest floor level were carried out.

1.2.4 Standard dimensions of length, width and height of all rooms were taken through use of a Distometer.

1.2.5 Photographs were taken of the describe ceilings where defects and/or a cause for concern were noted for use in the addendum site report.

1.2.6 No Protimeter readings (that provides a measurement of the theoretical percentage of moisture content contained within building fabric), moisture readings were not taken as part of the ceiling survey.

1.1 Aim of the historical ceiling inspection

1.1.1 The aim of the plaster ceiling survey is to investigate the current condition and provenance of the plaster cornice and ceilings. L&R are carrying out the ceiling inspections in conjunction with the following Guidance, Codes and BS EN documentation: -

- BS 7913. Guide to the Conservation of Historic Buildings
- BS8000 1989-Part 10-codes of practice for plastering and rendering
- English Heritage. Practical Building Conservation. Mortars, Renders & Plasters 2011
- HEAG269 – Historic Fibrous Plaster in the UK

2.1.2 Minor defects were briefly recorded in the schedule of works addendum

1.3 Limitations of the ceiling inspection

1.3.1 This report is the property of L&R and is confidential to the client designated in the report. Whilst it may be shown to their professional advisers, the contents are not to be disclosed to, or made use of, by any third party, without express written consent. Without such consent we cannot accept no responsibility to any third party.

1.3.2 L&R certify that they have carried out the works contained herein with due care and diligence to their best belief and knowledge based on the time and information available.

1.3.3 This report is made on behalf of L&R. By receiving it and acting on it, the client-or third parties relying on it-accepts that no individual is personally liable in contract, tort, or breach of statutory duty (including negligence).

1.3.4 The report is not a structural survey and it is not intended to convey any impression of the adequacy or otherwise of the building. ABBT Guidance Note 20 1.2.1 states that:

1.3.5 *'So far as is reasonably practicable: The structural parts supporting suspended solid and fibrous plaster ceilings should be inspected by and a report confirming their satisfactory condition be provided by a competent structural engineer'*

1.3.6 Any changes in the built environment which may affect the integrity of the ceiling should be informed to the duty holder and external ceiling consultants.

1.3.7 Old plasterwork ceilings represent a hazard and collapses are not uncommon, all structures degrade with time and ceilings are a cause of particular concern. Cascade failure modes can result from minor initiating events

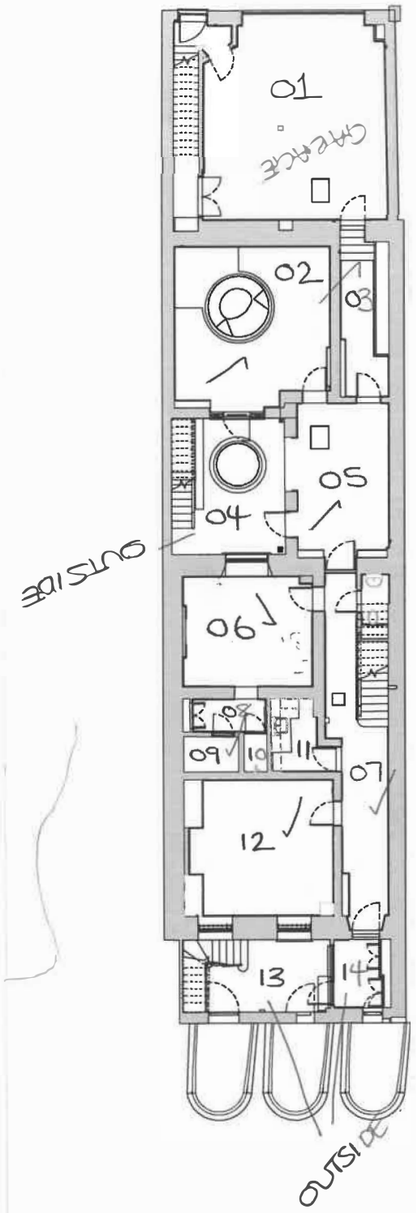
1.3.8 Any physical damage or water damage sustained to the plasterwork will invalidate certificates, reports, or recommendations.

1.4 Plaster Ceiling inspectors/Plaster Consultant

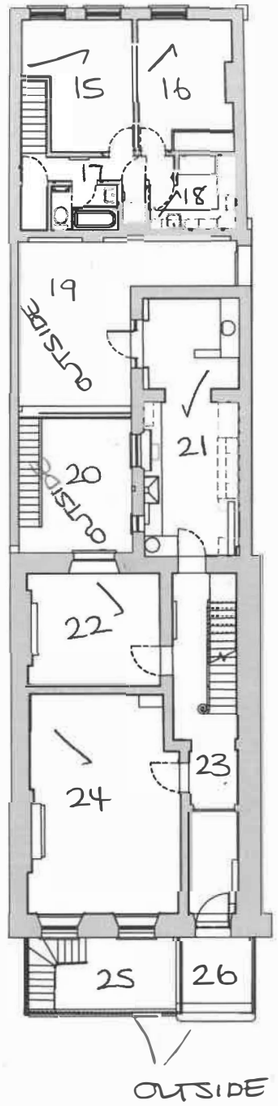
Gary Buckley Plaster Consultant Basic & Advanced City & Guilds in Plastering-MICWCI

2. Drawings

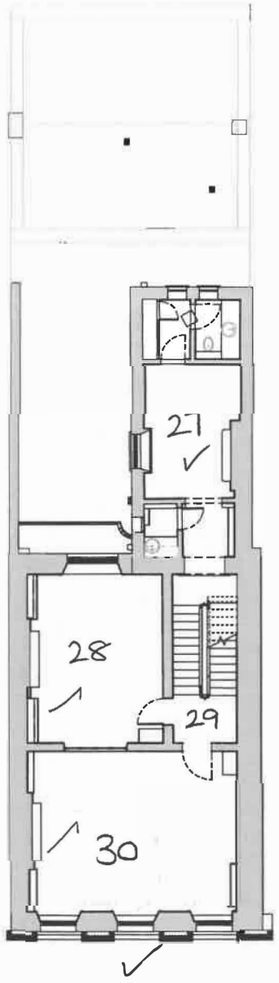
4.0 THE SCHEME
EXISTING PLANS



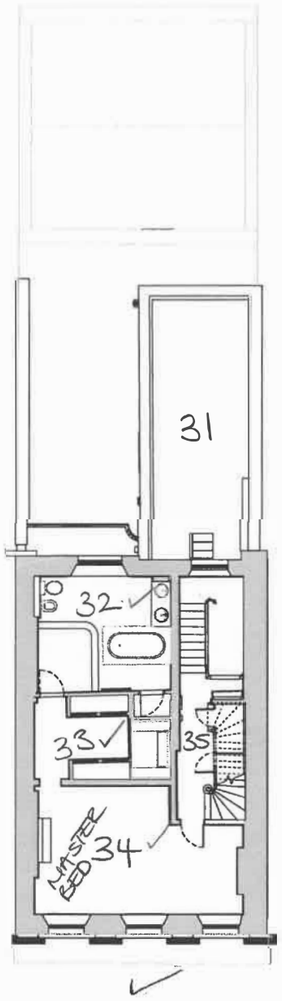
Lower Ground Floor



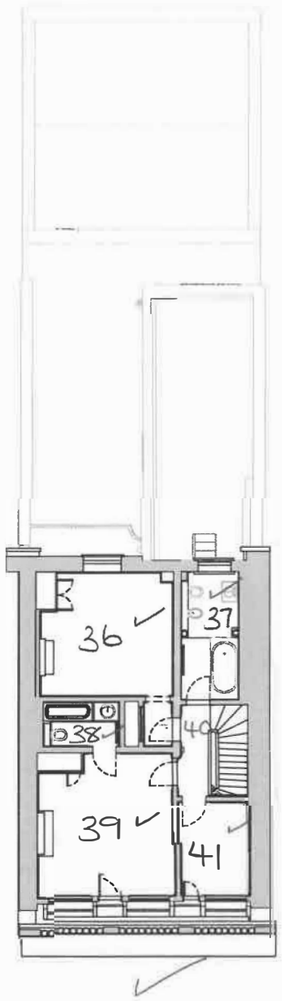
Ground Floor



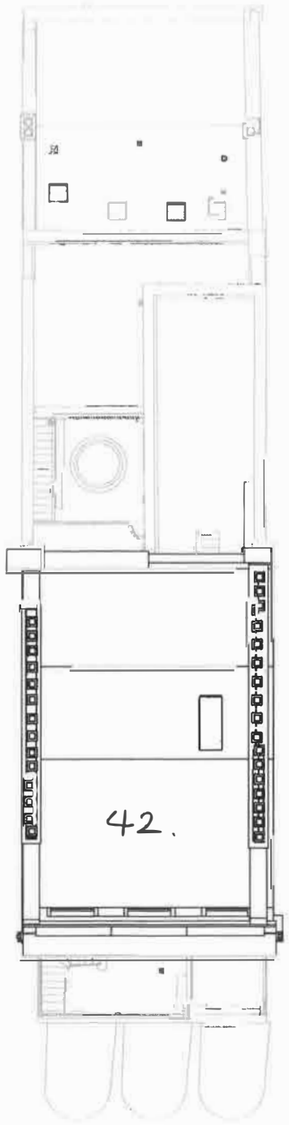
First Floor



Second Floor



Third Floor



Roof

3. Schedule of works defects

Minor cracking to cornice joint lines at approx. 3.0m centres.
Minor cracking to cornice mitre junction.
Cornice wall & ceiling lines cracking out
Poorly balanced internal and external mitres to all decorative cornices
Poor making good & stopping in at certain junctions in cornice finish
Polythene backing used between eml and ceiling joists which could cause poor mechanical bonding

Room Number (L&R Ref)	Floor	Room Name	Measurements	Compostion	Concerns
2	LGF	Jacuzzi Room	5160MMX5319MM CH 2720MM	Fibrous cornice, EML ceiling	Localised areas of water ingress
3	LGF	Hallway Running From Garage	5700MMX1600MM CH 3000MM	No Cornice, assume EML ceiling due to downlights	
5	LGF		5125MMX3069MM CH 2763MM	No Cornice, EML ceilings, assume gypsum walls	
6	LGF	TV Room	4362MMX3662MM CH 2991MM	Fibrous Cornice, EML ceiling	
7/11	LGF	Corridor	914MMX1546MM CH 2991MM	No Cornice, EML ceiling	
8/9/10	LGF	Steam room/Sauna/Lobby area		No Cornice/EML Ceiling	
12	LGF	Bed 05	4537MMX4810MM CH 2991	Fibrous Cornice/EML Ceiling	
15	GF	Mews Living Room	2755MMX4367MM CH 2305MM	Fibrous Cornice/EML Ceiling	
16	GF	Mews Bedroom	4342MMX3177MM CH 2305MM	Fibrous Cornice/EML Ceiling	
17	GF	Mews Bathroom	1474MMX2211MM CH 2305MM	Fibrous Cornice/EML Ceiling	
18	GF	Mews Kitchen	2876MMX2412MM CH 2305MM	No Cornice/EML Ceiling	
21	GF	Kitchen	8519MMX3112MM CH 2468MM	Fibrous Cornice/EML Ceiling	Water ingress in back area of kitchen and NW corner of main kitchen
22	GF	Bar/Library	4398MMX3717MM CH 2468MM	Fibrous Cornice/EML polythene ceilings/EML walls	
23	GF	Entrance Lobby	6177MMX1623MM CH 3533MM	Original cornice & dentil block detail	
24	GF	Formal Dining	4984MMX 7305MM CH 3800MM	Fibrous Cornice/SW corner of ceiling original Lathe & Plaster EML visable through downlight	
27	1ST		4511MMX3203MM CH 2914MM	Fibrous Cornice Inc Lobbys and Toilet/EML ceiling	
28	1ST	Sitting Room	4400MMX5543MM CH 3883MM	Fibrous Cornice/Fitting with Regancy Style/EML ceiling	Joint lines visable/Mitres cracking/Misaligned joint lines/Water ingress present/Overall poor install

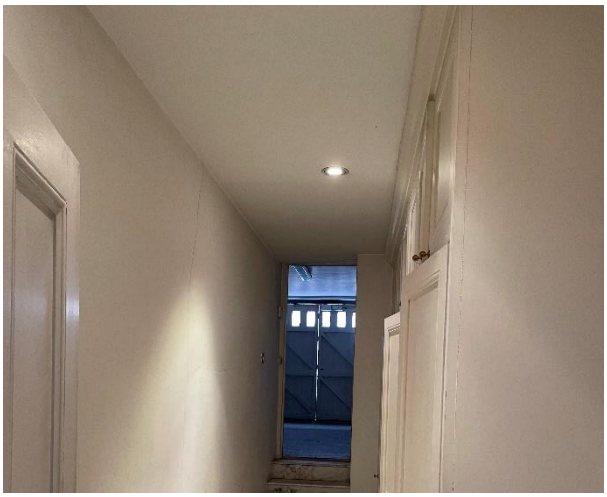
30	1ST	Reception Room	5392MMX6914MM CH 3863MM	Fibrous Cornice/Fitting with Regancy Style/EML ceiling	Joint lines visable/Mitres cracking/Misaligned joint lines/Water ingress present/Overall poor install/Unsure of transition between new and old ceiling between rooms 28 & 30 visable due to floorboard removal
32	2ND	Master Bathroom	3855MMX4401MM CH 3204MM	Fibrous Cornice/EML ceiling	
33	2ND	Master Dressing Room	3160MMX2688MM CH 2994MM	Fibrous Cornice/EML ceiling	
34	2ND	Master Bedroom	4306MMX6599MM CH 3190MM	Fibrous Cornice/EML ceiling	2no areas of water ingress to ceiling
36	3RD	Bedroom 02	4156MMX4388MM CH 2510MM	Fibrous cornice (Inc. lobby area)	N/A
37	3RD	Bathroom	1919MMX4194MM CH 2546MM	Fibrous Cornice/Assume EML ceiling	Ceiling coated with lining paper
38	3RD	Bedroom 04 Ensuite	CH 2558MM	Fibrous cornice	Water ingress to ceiling 500mm2
39	3RD	Bedroom 04	4572MMX4836MM CH 2558MM	No Cornice, EML/Carlite plaster	Evidence of water ingress
41	3RD	Bedroom 03	2291MMX3211MM CH 2557MM	No cornice, gypsum plaster/EML	Evidence of water ingress
		1st Floor & 2nd Floor Landings	(STAIRCASE MEASUREMENTS) 5572MMX2105MM CH 3533	Fibrous Cornice	
		GF half landing & 3rd Floor Landings	(STAIRCASE MEASUREMENTS) 5572MMX2105MM CH 3533	No Cornice	
		Mews Stairs	MEWS STAIRS 800MMX5400MM	Fibrous Cornice	
		Mews Landing	MEWS LANDING 6000MMX1000MM	Fibrous Cornice	

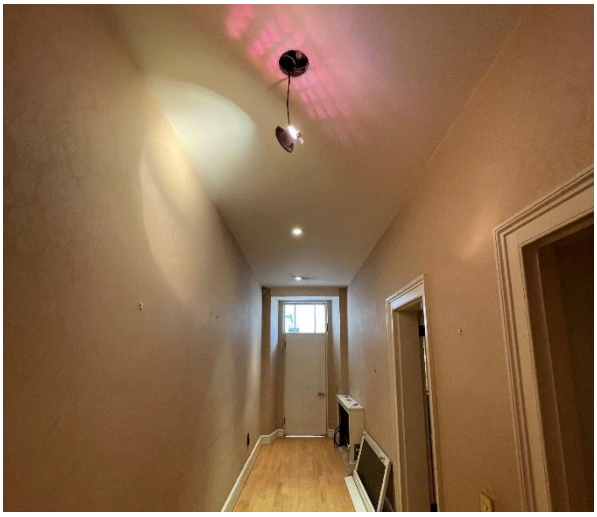
4. Schedule of cornice images

Site Recce & Photograph Survey

LOCKER & RILEY

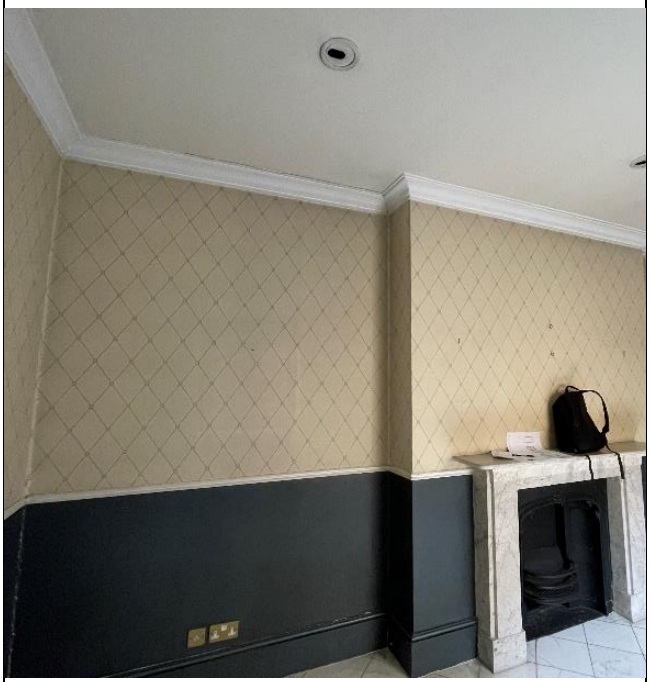
Project:	8 GLOUCESTER GATE		
Location:	LONDON, NW1 4HG		
Prepared by:	EMILY ALDERSON/GARY BUCKLEY	**Date:**	01.06.24

Lower Ground Floor Room 02 – Jacuzzi Room • Fibrous Cornice • 5160MMX5319MM CH 2720MM	
Lower Ground Floor Room 03 – Hallway Running from Garage • No Cornice • 5700MMX1600MM CH 3000MM	
Lower Ground Floor Room 05 • No Cornice • 5125MMX3069MM CH 2763MM	

Lower Ground Floor Room 06 – TV Room • Fibrous Cornice • 4362MMX3662MM CH 2991MM Rooms 08,09,10 – Lobby, Sauna & Steam Room • No Cornice	
Lower Ground Floor Room 07 & 11 – Lower Ground Corridor/Utility • No Cornice • 914MMX1546MM CH 2991MM	
Lower Ground Floor Room 12 - Bedroom 05 • Fibrous Cornice • 4537MMX4810MM CH 2991	

Ground Floor Room 15 – Mews Living Room • Fibrous Cornice • 2755MMX4367MM CH 2305MM • Common CH in mews area	
Ground Floor Room 16 – Mews Bedroom • Fibrous Cornice • 4342MMX3177MM CH 2305MM	
Ground Floor Room 17 – Mews Bathroom • Fibrous Cornice • 1474MMX2211MM CH 2305MM	

Ground Floor Room 18 – Mews Kitchen • No Cornice • 2876MMX2412MM CH 2305MM	
Ground Floor Room 21 – Kitchen • Fibrous Cornice • 8519MMX3112MM CH 2468MM	
Ground Floor Room 22 – Bar/Library • Fibrous Cornice • 4398MMX3717MM CH 2468MM	

Ground Floor Room 23 – Entrance Lobby • Original Cornice & Dentil Block • 6177MMX1623MM CH 3533MM (Entrance Lobby) • 5572MMX2105MM CH 3533 (Staircase)	
Ground Floor Room 24 – Formal Dining • Fibrous Cornice • 4984MMX 7305MM CH 3800MM	
First Floor Room 27 • Fibrous Cornice • 4511MMX3203MM CH 2914MM	

First Floor
Room 28 – Sitting Room

- Fibrous Cornice
- 4400MMX5543MM CH 3883MM

First Floor
Room 30 – Reception Room

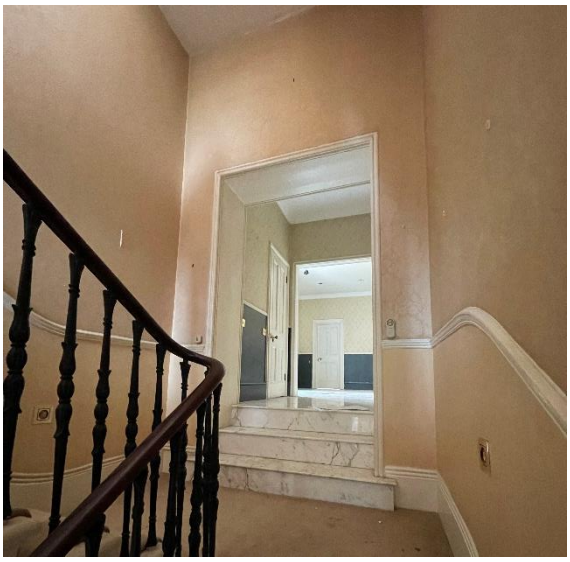
- Fibrous Cornice
- 5392MMX6914MM CH 3863MM

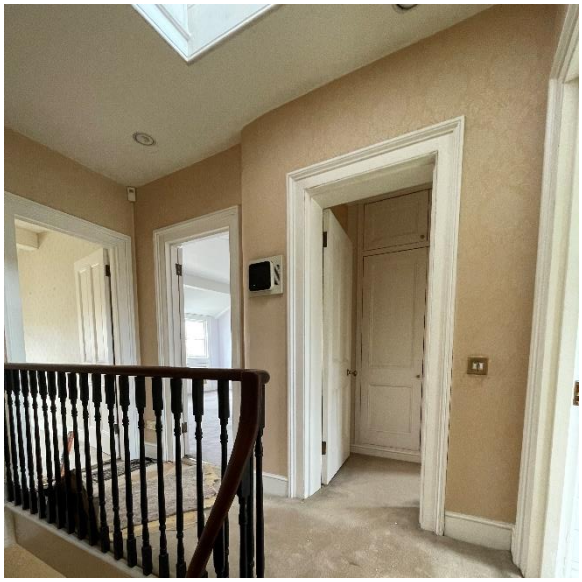
Second Floor
Room 32 – Master Bathroom

- Fibrous Cornice
- 3855MMX4401MM CH 3204MM

Second Floor Room 33 - Master Dressing Room • Fibrous Cornice • 3160MMX2688MM CH 2994MM	
Second Floor Room 34 – Master Bedroom • Fibrous Cornice • 4306MMX6599MM CH 3190MM	
Third Floor Room 36 – Bedroom 02 • Fibrous Cornice, inc. Lobby Area • 4156MMX4388MM CH 2510MM	

Third Floor Room 37 – Bathroom • Fibrous Cornice • 1919MMX4194MM CH 2546MM • Ceiling covered with lining paper assume EML ceiling	
Third Floor Room 38 – Bedroom 04 Ensuite • Fibrous Cornice • CH 2558MM	
Third Floor Room 39 – Bedroom 04 • No Cornice • 4572MMX4836MM CH 2558MM	

Third Floor Room 41 – Bedroom 03 • No Cornice • 2291MMX3211MM CH 2557MM	
Ground Floor Half Landing • No Cornice	
First Floor Landing • Fibrous Cornice	

First Floor Half Landing • Fibrous Cornice	
Second Floor Landing • Fibrous Cornice	
Third Floor Landing • No Cornice	

Appendix A – National Heritage List for England (NHLE) Entry

Historic England

Official list entry

Heritage Category: **Listed Building**
Grade: **I**
List Entry Number:**1379319**
Date first listed:**23-Oct-1951**
List Entry Name: **NUMBERS 8-11 AND ATTACHED RAILINGS AND GATES**
Statutory Address 1: **NUMBERS 8-11 AND ATTACHED RAILINGS AND GATES, 8-11, STONE BUILDINGS**

Location

Statutory Address: **NUMBERS 8-11 AND ATTACHED RAILINGS AND GATES, 8-11, STONE BUILDINGS**
 The building or site itself may lie within the boundary of more than one authority.
County:**Greater London Authority**
District:**Camden (London Borough)**
Parish:**Non Civil Parish**
National Grid Reference:**TQ 30987 81531**

Details

CAMDENTQ3081NE LINCOLN'S INN 798-1/101/1028 (North side) 24/10/51 Nos.8-11 (consec) Stone Buildings & attachedrailings & gatesGV ITerraced chambers and Inns of Court Territorial HQ (No.10). 1775-1780. By Sir Robert Taylor. No.10, rusticatedstone ground floor, ashlar 1st floor & attic. Nos 8, 9 & 11, yellow stock brick with stone basements and dressings.EXTERIOR: No.10: 2 storeys, basement and attic. 7 windows. Round-headed entrance and round-headed windowsto ground and 1st floor, those on ground floor being in shallow round-headed ashlar recesses. Recessedrectangular attic windows, horizontally pivoted. Plain impost bands to ground floor windows, plain band at 1stfloor level and fluted springing bands to 1st floor windows which are flanked by shallow niches. Dentil corniceand blocking course. No.11: flanking No.10 to the le**ft**. 3 storeys and basement. 7 windows. Square-headed doorwith elaborate Nico lantern bracketed over and round-headed fanlight, in shallow round-headed recess. Gaugedflat arches to recessed sash windows, those on the ground floor in shallow round-headed recesses with plainimpost bands. Plain stone band at 2nd floor level. Stone mutule cornice and blocking course. No.9: flanking No.10to the right. 3 storeys and basement. 7 windows. Similar to No.11 but the entrance door has a pilastered andpedimented case under a plain stone band with fanlight over. No.8: formed by a 1-window projection to No.9 witha right-hand return of 5 windows. Similar to Nos 9 & 11. East elevation to Chantry Lane is similar in character. Nos8, 9 and 11 with good, original lead rainwater pipes and heads with lion masks and dated 1775. INTERIORS: notinspected. SUBSIDIARY FEATURES: cast-iron railings in front of Nos 9 and 11. Cast-iron railings with torch flambefinials along Chancery Lane frontage with cast-iron entrance gates at south end dating to 1845. No.10 was listedon 14/05/74. Listing NGR: TQ3098781531

Legacy

The contents of this record have been generated from a legacy data system.
Legacy System number:**478697**
Legacy System:**LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Appendix B - Material characterisation testing

Identification of the historical plasterwork has been through a visual and tactile inspection only. To fully understand composition of the historical plasterwork material characterisation analysis should be considered.

Material characterisation can be achieved by the removal of samples of historical plaster, usually a core sample, approximately 30-40mm in diameter, taken with use of a tungsten carbide tipped core drill bit, to be sent for petrographic analysis

Through analysis, mix constituents used in the historical plaster and mix proportions (by weight and by volume) can be discovered. Approximate compressive strength of lime mortars can be estimated from historical codes of practice, for consideration in assessment of plaster keys to the rear of ceilings and sulphate content can also be confirmed if required.

Common analytical investigations with use of optical microscopy can identify:

- Plaster strength
- Age of plaster
- Plaster moisture content
- Type of soluble salts present

All the information captured through analysis provides important fact-based evidence for the considered assessment of possible future service life and any potential failure modes that may occur of the historical plasterwork.