

Mompesson House

Condition Report

October 2025



Condition survey of North East Bedroom Ceiling

Report prepared for:
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Trust**

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CONDITION REPORT

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Job No.	Issue No.	Description	Issue Date	Reviewed with
25479	1	Condition report	October 2025	

PROJECT SUMMARY

PROPERTY: Mompesson House

REGION: Salisbury

LOCATION: North east bedroom

OBJECT: Ceiling

MATERIALS: Painted lath and plaster

SURVEYED BY: René Rice

WRITTEN BY: René Rice

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Mompesson House NE Bedroom is located on the first floor in the area of the house shown above. The second-floor room beneath the NE bedroom and the roof void is presently functioning as a kitchen in staff accommodation

1.0 INTRODUCTION

Cliveden Conservation Workshop Limited (CCW) were invited to survey the ceiling of the NE Bedroom at Mompesson House, Salisbury. The report is prepared at the request of Josephine Flye, Experience & Visitor Programming Manager for the National Trust at Mompesson House

The aim of the survey was to assess the current condition and structural stability of the North East bedroom ceiling

1.1 Summary of report

A description of the site access is explained in Section 1.2 and historical background is described in 1.3. The condition of the ceiling is described in Section 2.0. Treatment recommendations for the ceiling can be found in Section 3.0.

A description of the condition code system can be found in Appendix A and a photographic survey can be found in Appendix B.

1.2 Site inspection

The survey was conducted from aluminium stepladder on Friday 28th September 2025. The ceiling was subjected to close visual observation, photography and 'push testing' to establish stability.

1.3 Historical context

The historical context of the NE bedroom has been adequately described within the FB Heritage report 'The North East bedroom at Mompesson House' provided to the current surveyor in advance of the ceiling survey. Relevant to this report is the following passage from the report:

'Although much of the main house has been open to the public since 1977, the NE bedroom was not included in this. In the mid-20th century, the original panelling and fireplace in the room was hidden by inserted modern partition walls and turned into a bathroom. In more recent times, these modern additions have been removed and the room was used for exhibitions as well as storage.'

Modern battens attached to the panelling, present when the earlier survey was undertaken have now been removed.

As may be gleaned from the above, the room in its current state presents floor to ceiling wooden panelling which is topped by a moulded wooden perimeter cornice. The fire

surround and overmantle have been temporarily removed. The floor is boarded, some of which is modern replacement and the ceiling is of plain lath and plaster which shows evidence of having two light fittings, now removed, and a current smoke alarm. At the time of inspection there was no means of examining the rear of the ceiling as this fell within the kitchen area of the occupied second floor apartment. Information regarding the structure was gleaned from an earlier (2012) report on surveys conducted by Douglas Carpenter of CCW and Jon Avent of Mann Williams Structural Engineers.



Fig 1: Mompesson 2nd Floor- Floorboards lifted and exposed structure from CCW 2012 Survey Report.

From the above it may be seen that main beams (according to the report some 350x350mm in size) run from north to south with 50mm wide joists spaced at approximately 39cm centres running from east to west between beams the upper floor and the ceiling utilise the same timber structure for support with the effect that all floor loads are transferred to ceilings and any flexing of structural timbers affects ceilings immediately below.

The ceiling has been overlaid with lining paper which is thinly painted. At some time, as evidenced by water staining there have been leaks either from the roof or from the kitchen above. This water ingress has ceased but has left the ceiling stained and with peeling lining paper.

2.0 CONDITION

The ceiling is intact albeit with cracking running from north to south along the western edge co-incident with the position of a main north to south beam. There is another minor area of cracking to the north east. Areas adjacent to this cracking exhibit minor flexing but not serious detachment. The cornice, which is of modular wooden construction exhibits cracking at junctions of wall and cornice and one some joints between constituent elements most noticeably at mitre joints.

Overall, the surface is water stained and the remnants of lining paper is loosely bonded. There are several areas of what appears to be lime mortar repair undertaken presumably to replace losses caused by water ingress and by stresses caused by flexing of the main beam. In general, these repairs are satisfactory although a couple of the smaller fills within the cracking pattern to the west edge are loose and will need removal prior to any conservation of the ceiling.

Other elements of damage creating small lacunae within the ceiling plaster have been caused by the removal of fittings and associated fixings. These are minor in nature and can be easily filled over.

3.1 Structure

It was not possible to examine the structure from within the 2nd floor void at the time of inspection but information contained within this survey has been extrapolated from previous surveys.

3.2 Surface

Water stained and pitted with minor lacunae and larger historic repairs with failing lining paper.

Condition Code Summary

Stability	ii	(i – stable; iv – highly unstable)
Condition	C	(A – excellent; D – poor):
Treatment priority	3	(1– no treatment; 4 – urgent)



Fig 2: Mompesson House: NE Bedroom ceiling as found September 2025 (CCW/RR)

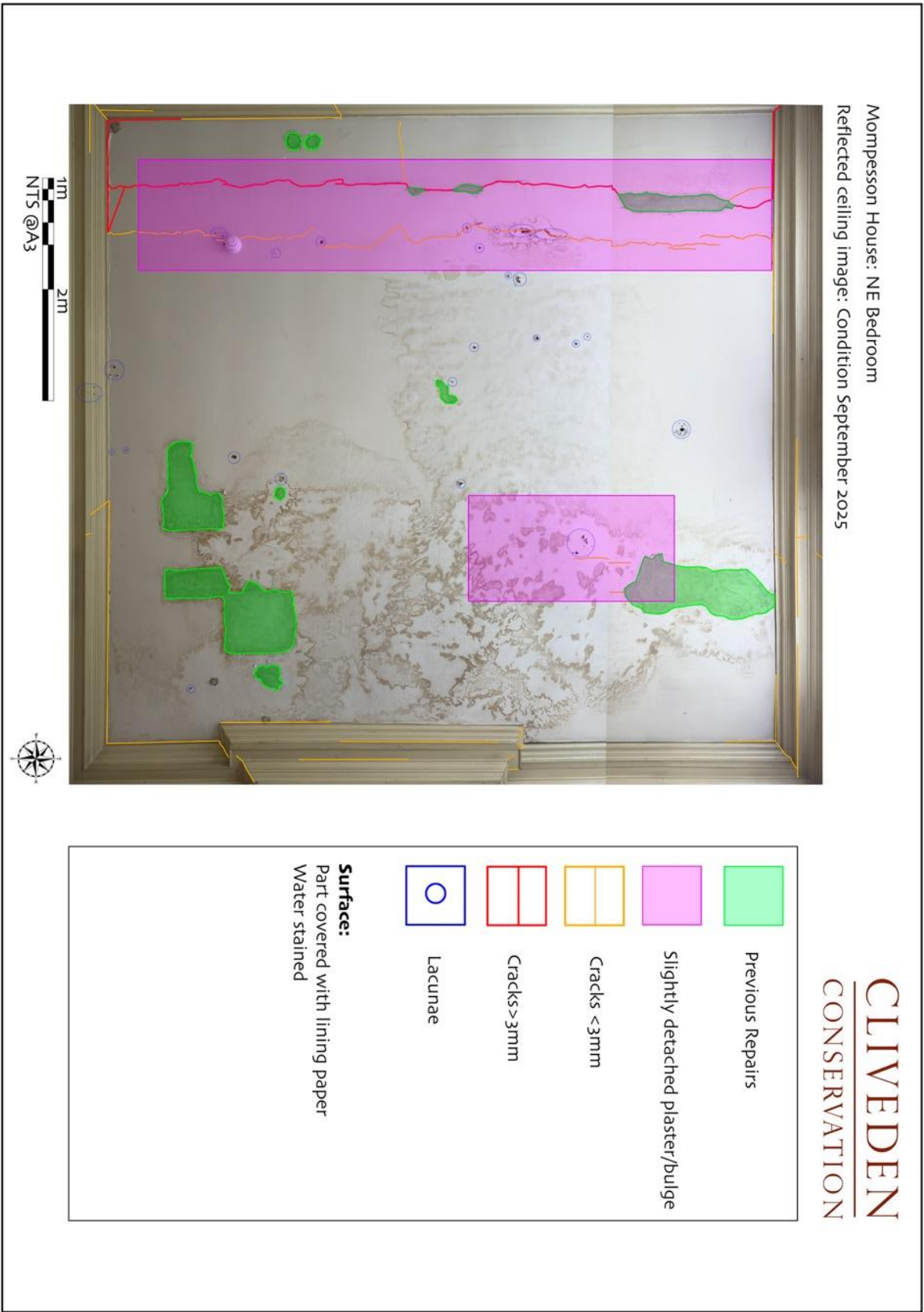


Fig 3: Mompesson House NE Bedroom: Condition September 2025 (CCW/RR)

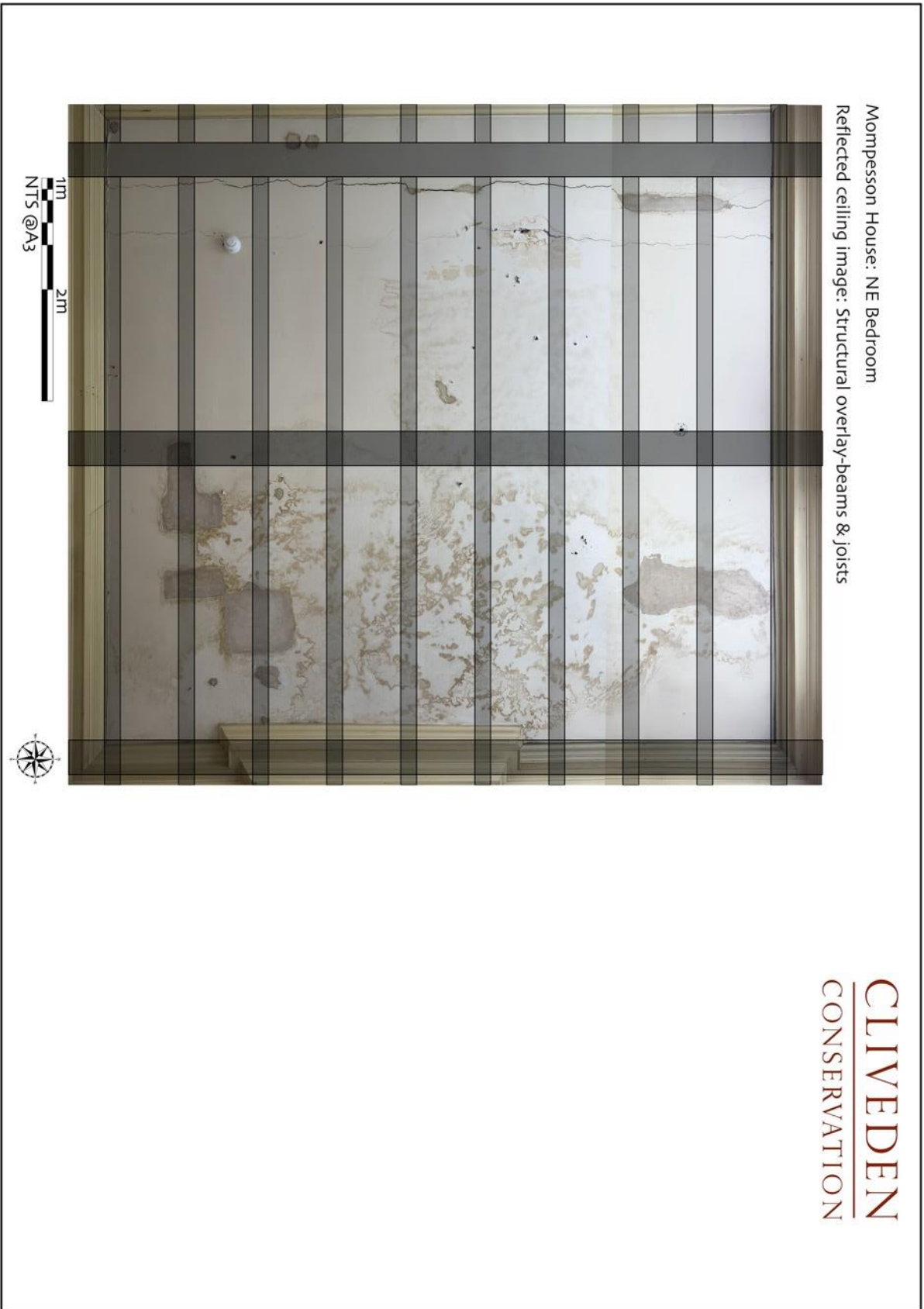


Fig 4: Mompesson House NE Bedroom Ceiling: Structural overlay (Part conjectural) (CCW/RR)



Fig 5: Mompesson House NE Bedroom: Treatment Recommendations 2025 (CCW/RR)

Item	Activity	Methodology	Quantity
1	Remove wallpaper and loose paint from ceiling	Use steam cleaner to soften wallpaper with wide-bladed scraper.	34.5m2
2.	Insert screw and washer fixings to stabilise plaster	Countersink stainless penny washers into plaster surface after cutting socket with 25mm spade bit. Fix washers to joists using suitably lengthed stainless steel screws. Fill over with Toupret Expert filler and sand to match surrounding plaster depth.	30no
3	Cut out and fill cracks in plaster ceiling	Remove loose material (old fills etc.) and vacuum clean. Prewet and fill with Toupret Expert Filler. Sand down to match surrounding plaster levels.	15 lm
4	Fill all lacunae in ceiling	Use Toupret Expert filler or Sieved lime putty/fine silver sand/casting plaster gauge.	30no
5	Optional: Apply lining paper to ceiling		34.5m2
6	Optional: Apply Zinsser stainblock undercoat to ceiling		34.5m2
7	Apply Claircolle undercoat		34.5m2

8	Apply two coats of soft distemper to client's colour requirements.		34.5m2
9	Fill cracks in timber cornice	Use injected flexible filler	15lm
10	Sand down and prepare cornice to receive paint		24lm
11	Undercoat cornice	Use matt oil-based paint	24lm
12	Top coat cornice	Matt oil-based paint to client's colour requirements informed by paint analysis of historic paint stratigraphy,	24lm

Table 1: Treatment Recommendations (CCW)

4.1 Ongoing maintenance

Restricted to light de-dusting

4.2 Environmental recommendations

Maintenance of constant humidity and temperature and avoidance of extreme fluctuations is desirable.

LIST OF APPENDICIES

A **Condition code summary**

APPENDIX A- CONDITION CODE SUMMARY

CONDITION (A–D)		
A	Excellent	Little or no damage evident
B	Good	Minor amount of damage and/or loss of original and added material, or with light discoloration or accretions
C	Fair	Noticeable damage and loss and appears disfigured with visible accretions
D	Poor	Considerable and/or significant loss of original or added material or major damage/breakage or disfigurement. May be endangering other objects and surfaces
STABILITY (i–iv)		
i	Stable	Condition not expected to deteriorate within the next 10+ years
ii	Potentially unstable	Condition not expected to deteriorate within next 5-10 years
iii	Unstable/Steady deterioration	Change in condition likely to be evident between 1 –5 years
iv	Highly unstable	Change in condition likely to be evident within 1 year
TREATMENT PRIORITY (1-4)		
1	No treatment	Conservation treatment not required beyond routine maintenance
2	Desirable	Conservation treatment desirable but not necessary to ensure the long-term stability of the object, for instance, conservation treatment may be required for curatorial reasons
3	Necessary	Conservation treatment necessary to avoid further deterioration, loss or undesirable strain on an object and/or loss of significance (evidential or artistic value)
4	Urgent	Conservation treatment required to prevent significant deterioration in condition of object and/or loss of significance (evidential or artistic value). This may include structural vulnerability, risk of total loss of entire object or part of object, or risk of accident to visitors/users

