

TOTTENHAM HOUSE & ESTATE

Plain Plaster Condition Record PH 1
LOWER GROUND FLOOR

B01 - ARCADE STAIR

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



CEILING



SOUTH ELEVATION



WEST ELEVATION

NOTES

Walls – modern concrete skim on historic masonry. General approach to the applied concrete finishes on the project is to leave in situ if they are not causing harm to the historic fabric as removal works can cause significant damage to the soft brick face. No damage caused by the concrete skim has been identified, therefore work consists of making good, stripping the modern paint and redecorating the existing finish.

Ceiling – cantilever stone soffit. Modern flaking paint to be cleaned as part of the stair cleaning consented works. No proposed changes, minimal repointing to any damage or open joints.

B02 - STORE

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



CEILING



SOUTH ELEVATION



WEST ELEVATION

NOTES

Walls – north, east and west wall exposed brickwork, carefully cleaned of modern harmful paint. To be retained as unfinished brickwork. South wall of ashlar stone with a masonry arch. It is assumed that the arch might be part of the 18th century basement vaulting and ashlar infill is of 19th century. Stone to be carefully cleaned of any harmful modern finishes and retained undecorated.

Ceiling – underside of cantilever stone landing. Sensitive cleaned as part of paint stripping works and minimal repointing to any open joints.

B03 - WEST CORRIDOR

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



CEILING



SOUTH ELEVATION



WEST ELEVATION

NOTES

Walls – generally a mix of modern concrete and lime plaster, both in poor condition and significantly altered. Surface to be cleaned to remove harmful modern paints and substrate made good. Generally retained like for like, however if large sections of concrete render have delaminated and require replacement preference will be given to replacing in lime render. Similarly, if there is visible damp in an area with cement render this will be carefully removed and replaced with traditional lime plaster. To be redecorated in breathable paint throughout.

Ceiling – generally masonry barrel vault ceiling with a mix of lime and concrete render in poor condition. Finish to be cleaned of harmful modern paints and made good. Generally retained like for like, however if large sections of concrete render have delaminated and require replacement preference will be given to replacing in lime render. Redecorated in breathable paint throughout.

Northernmost section historically a lath and plaster ceiling but currently no surviving historic fabric. New dropped ceiling consented for essential MEP distribution.

B04 - STAFF KITCHENETTE AND LOUNGE

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



CEILING



SOUTH ELEVATION



WEST ELEVATION

NOTES

Walls – one of the rare areas on LGF with lath and plaster finish with a cornice and timber skirtings. Generally in very poor condition due to severe water ingress from adjacent west portico and embedded RWP in south west corner. All areas to be either reinstated in traditional lime lath and plaster or retained and repaired where reasonable. South wall built out to house essential MEP services. New wall scribed around existing fabric and any sound fabric consolidated and retained in situ behind new. New partition formed in breathable wood wool board with lime plaster finish.

Ceiling – lath and plaster ceiling in very poor condition and sections removed as consented due to severe decay. Any sound areas to be repaired like for like and missing sections replicated like for like.

B05 - STAFF BATHROOM

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



CEILING



SOUTH ELEVATION



WEST ELEVATION

NOTES

Walls – masonry brickwork with remnants of paint and plaster. To be cleaned of all finishes and masonry consolidated. Consented area of waterproofing due to required hygienic finishes in a bathroom setting. West wall built out with masonry to create a void for MEP distribution without affecting the original masonry and to avoid any chasing.

Ceiling – masonry barrel vault with remnants of paint and plaster. To be cleaned of all finishes and masonry consolidated. Consented area of waterproofing due to required hygienic finishes in a bathroom setting.

B06b - STORE

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



CEILING

NOTES

Walls – masonry brickwork cleaned as consented from residual modern paint. To be consolidated and any areas of missing pointing to be made good with traditional lime mortar to match adjacent.

Ceiling – masonry barrel vault cleaned from residual modern paint as consented. To be consolidated and any areas of missing pointing to be made good with traditional lime mortar to match adjacent.

B07 - STORE

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



CEILING



SOUTH ELEVATION



WEST ELEVATION

NOTES

Walls – masonry brickwork cleaned as consented from residual modern paint. To be consolidated and any areas of missing pointing to be made good with traditional lime mortar to match adjacent. Integrated masonry partitions and shelving retained in situ.

Ceiling – masonry barrel vault cleaned as consented from residual modern paint. To be consolidated and any areas of missing pointing to be made good with traditional lime mortar to match adjacent.

B07a - LOBBY

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



CEILING

NOTES

Walls – generally a mix of modern concrete and lime plaster, both in poor condition and significantly altered. Surface to be cleaned to remove harmful modern paints and substrate made good. Generally retained like for like, however if large sections of concrete render have delaminated and require replacement preference will be given to replacing in lime render. Similarly if there is visible damp in an area with cement render this will be carefully removed and replaced with traditional lime plaster. Redecorated in breathable paint throughout.

Ceiling – masonry barrel vault ceiling with a mix of lime and concrete render in poor condition. Finish to be cleaned of harmful modern paints and made good. Generally retained like for like, however if large sections of concrete render have delaminated and require replacement preference will be given to replacing in lime render. Redecorated in breathable paint throughout.

B08 - STORE

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



CEILING



SOUTH ELEVATION



WEST ELEVATION

NOTES

Walls – masonry brickwork cleaned from residual modern paint as consented. To be consolidated, and any areas of missing pointing to be made good with traditional lime mortar to match adjacent. Integrated stone partitions and shelving retained in situ.

Ceiling – masonry barrel vault cleaned from residual modern paint as consented. To be consolidated, and any areas of missing pointing to be made good with traditional lime mortar to match adjacent.

B10 - PLANT

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



CEILING



SOUTH ELEVATION



WEST ELEVATION

NOTES

Walls – masonry brickwork cleaned from residual modern paint as consented. To be consolidated, and any areas of missing pointing to be made good with traditional lime mortar to match adjacent. Visible areas of different building periods present themselves in variations of brickwork.

Ceiling – masonry barrel vault with cross sections of stone ductwork cleaned from residual modern paint as consented. To be consolidated, and any areas of missing pointing to be made good with traditional lime mortar to match adjacent.

B11 - LOBBY BREAKOUT

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



CEILING



SOUTH ELEVATION



WEST ELEVATION

NOTES

Walls – generally a mix of modern concrete and lime plaster, both in poor condition and significantly altered. Surface to be cleaned to remove harmful modern paints and substrate made good. Generally retained like for like, however if large sections of concrete render have delaminated and require replacement preference will be given to replacing in lime render. Similarly, if there is visible damp in an area with cement render this will be carefully removed and replaced with traditional lime plaster. Redecorated in breathable paint throughout.

Ceiling – originally lath and plaster. Some remnants remain in very poor condition. Allow for like for like replacement. Original cornice in some sections can be retained and consolidated, missing sections to be replicated like for like.

B12 - HOUSE MANAGER'S OFFICE

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



CEILING



SOUTH ELEVATION



WEST ELEVATION

NOTES

Walls – one of the rare areas on LGF with lath and plaster finish with a cornice and timber skirtings. Generally in very poor condition due to severe water ingress from adjacent west portico and embedded RWP in north west corner. All areas to be either reinstated in traditional lime lath and plaster or retained and repaired where reasonable.

Ceiling – lath and plaster ceiling in very poor condition and sections removed as consented due to severe decay. Any sound areas to be repaired like for like, and missing sections also replicated like for like.

B14-15 - SOUTH CORRIDOR (EASTERN SECTION)

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



CEILING



SOUTH ELEVATION



WEST ELEVATION

NOTES

Walls – historically plaster to masonry with stone skirtings. To be reinstated like for like with traditional lime plaster and salvaged/replicated stone skirtings.

Ceiling – historically lath and plaster ceiling. Absent due to severe decay. Consented to be replaced with new floor structure and dropped ceiling as part of MEP and floor works. No cornices historically.

B14-15 - SOUTH CORRIDOR (WESTERN SECTION)

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



CEILING



SOUTH ELEVATION



WEST ELEVATION

NOTES

Walls – historically plaster to masonry with stone skirtings. To be reinstated like for like with traditional lime plaster and salvaged/replicated stone skirtings.

Ceiling – lath and plaster ceiling in very poor condition. Consented to be removed and replaced as part of MEP and floor works as B15 is located below G4 where decorative floor retained in situ and MEP installation carried out from below. No cornices historically.

B17 - CHEF'S OFFICE

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



CEILING



SOUTH ELEVATION



WEST ELEVATION

NOTES

Walls – plaster to masonry with stone skirtings. Generally in very poor condition. All areas to be either reinstated in traditional lime plaster or retained and repaired where reasonable.

Ceiling – lath and plaster ceiling in poor condition. Consented to be removed and replicated as part of MEP and floor works. B17 is located below G4 where decorative floor retained in situ and MEP installation carried out from below. Simple cornice retained in situ and repaired.

B18a - LOBBY

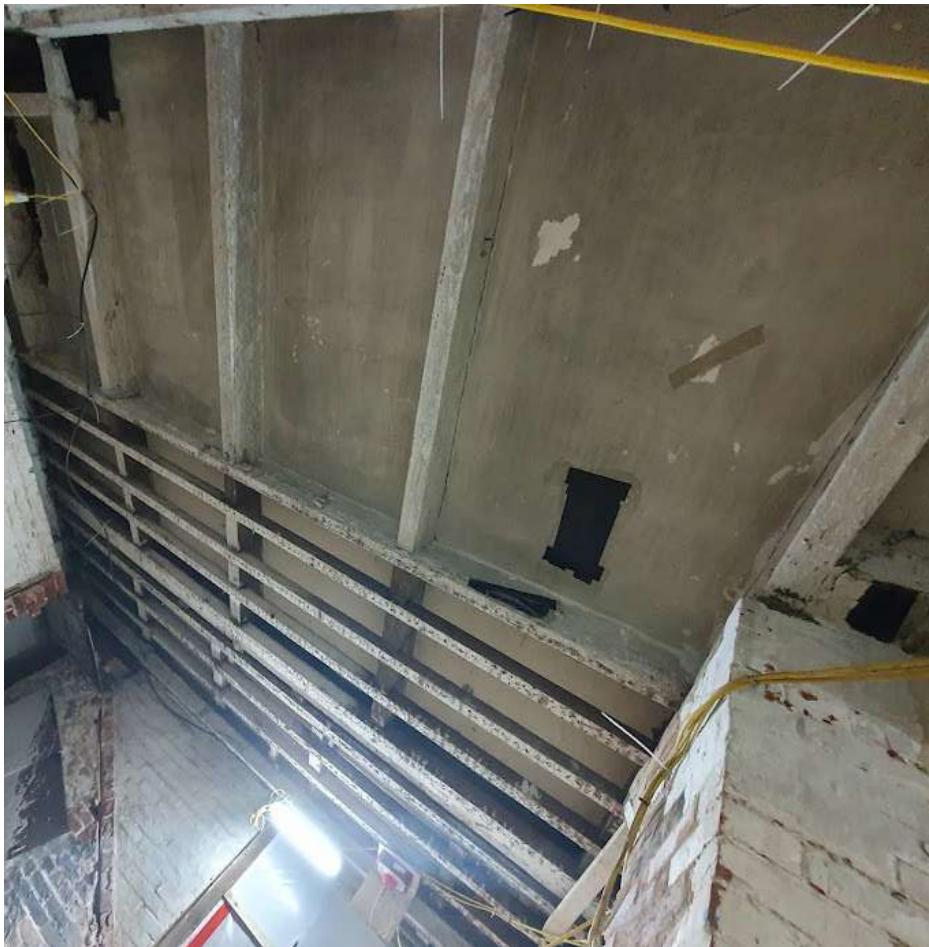
Condition June 2025



NORTH ELEVATION



EAST ELEVATION



CEILING



SOUTH ELEVATION



WEST ELEVATION

NOTES

Walls – masonry formed of various infills and ducts. To be cleaned of any modern paint and decoration residue and consolidated. Repointed as required in traditional lime mortar to match adjacent and retained as exposed brickwork.

Ceiling – historically lath and plaster ceiling. Currently no ceiling in situ. Lath and plaster ceiling reinstated post completion of MEP works as room above G7 decorative floor is retained in situ. No cornice historically and none to be introduced.

B18b - WINE CELLAR

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



CEILING



SOUTH ELEVATION



WEST ELEVATION

NOTES

Walls – masonry formed of various infills and ducts. To be cleaned of any modern paint and decoration residue and consolidated. Repointed as required in traditional lime mortar to match adjacent and retained as exposed brickwork.

Ceiling – historically lath and plaster ceiling. Currently no ceiling in situ. Lath and plaster ceiling reinstated post completion of MEP works as room above G7 decorative floor is retained in situ. No cornice historically and none to be introduced.

B19 - LOBBY & B20 - WINE CELLAR

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



CEILING



SOUTH ELEVATION



WEST ELEVATION

NOTES

B20 Walls – south wall masonry, to be cleaned and consolidated behind new breathable wood wool wall to house FCU units for G6 above and B20 discreetly. East and west wall rendered in concrete, very poor condition. To be carefully investigated and consolidated or removed with minimal damage to brickwork below to be replaced with lime render. Skirting formed in concrete. To be replaced with stone in matching profile to adjacent areas. North wall new partition in masonry and to be plastered in traditional lime to match adjacent.

B19 Walls – brick masonry. To be cleaned and consolidated and retained as exposed brickwork. Repointed as required in traditional lime mortar to match.

Ceiling – lath and plaster ceiling in good condition. To be repaired like for like and consolidated. No cornice historically and none to be introduced.

B21a - CHANGING ROOM & B21b - WC

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



CEILING

NOTES

B21a Walls – masonry walls with various modern paint finishes. To be cleaned and consolidated, repointed in traditional lime mortar as required. Joinery to conceal FCU unit for G6 above and provide storage for changing room. Walls clad in timber panelling with 50mm gap for breathability and ventilation slots.

B21b Walls – masonry walls with various modern paint finishes. To be cleaned and consolidated, repointed in traditional lime mortar as required. Walls overlaid with metal panelling with 50mm gap for free air circulation and breathability.

Ceiling – historically lath and plaster ceiling. None present currently. To be reinstated like for like in traditional lath and plaster. No cornice historically and none to be introduced. B21b WC ceiling overlaid with metal panelling with 50mm gap for free air circulation and breathability.

B22 - STONE BATH

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



CEILING



SOUTH ELEVATION



WEST ELEVATION

NOTES

Walls – masonry formed of various infills. To be cleaned of any modern paint and decoration residue and consolidated. Repointed as required in traditional lime mortar to match adjacent. Due to severe damp issues in the area it is proposed to introduce a cavity drain wall system to this area. This also aligns with the need for washable hygienic finishes of bathroom use.

Ceiling – historically lath and plaster ceiling. Currently no ceiling in situ. New modern ceiling reinstated post completion of MEP works to provide moisture separation between the bathroom and sensitive historic fabric above of G5 Rotunda. No cornice historically and none to be introduced.

B23a LOBBY & B23b PLANT

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



CEILING



SOUTH ELEVATION



WEST ELEVATION

NOTES

Walls – painted brickwork to be cleaned and retained as exposed brickwork. Consolidate and repaint in lime mortar to match adjacent.

Ceiling – lath and plaster ceiling in poor condition to be replaced with modern acoustic ceiling to maintain acoustic separation between plant and G8 library above. Alternative dropped ceiling would clash with existing door openings and would not be feasible.

B24 - PLANT

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



CEILING

NOTES

Walls – masonry formed of various infills and fragments of stone rustication. Stone remnants from C18th pavilions. To be cleaned of any modern paint and decoration residue and consolidated. Repointed as required in traditional lime mortar to match adjacent and retained as exposed brickwork or stone.

Ceiling – historically lath and plaster. Currently no ceiling in situ. Modern acoustic ceiling to be introduced to meet acoustic requirements to separate G8 library above from plantroom.

B25 - PLANT

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



CEILING

NOTES

Walls – masonry walls with shelving marks and plaster fragments. To be cleaned of any modern paint and decoration residue and consolidated. Repointed as required in traditional lime mortar to match adjacent and retained as exposed brickwork. Plaster corner to be retained and consolidated in plaster.

Ceiling – lath and plaster ceiling. Ceiling to be removed and replaced with modern acoustic ceiling to comply with acoustic requirements of plant and G8 environment separation. An option to retain the existing ceiling and introduce independent sub ceiling was explored but this would either clash with door openings or if mechanically fixed to existing ceiling would negate the acoustic separation properties.

B26 - LOBBY

Condition June 2025



NORTH ELEVATION



EAST ELEVATION



CEILING



SOUTH ELEVATION



WEST ELEVATION

NOTES

Walls – masonry walls with plaster to masonry. To be cleaned of any modern paint and decoration residue and consolidated. To be repaired like for like and stone air duct reinstated as consented.

Ceiling – lath and plaster ceiling in fair condition. To be repaired like for like in traditional lath and plaster.