

CE 229 Fibrous report WDC 01

The Globe Theatre
Willmott Dixon Site office
Cordell building
159-160 High St
Stockton-on-Tees
TS18 1PL

F.A.O Mr. Andy Dea.

RE: The Globe Theatre – Stockton -on-Tees

Plasterwork Survey

Dear Sir,

Further to my site survey over the days of Wednesday 25th July to Tuesday 31st July to view the plasterworks & ceilings at The Globe Theatre & to carry out a full survey of the condition of the existing ceilings & mouldings I would confirm the following in the report attached here too.

Please feel free to contact me should you wish to discuss any aspects in more detail.

I await your further instructions,

Regards

Tim Snaith

Tim Snaith
07924350047

Plasterwork Survey.

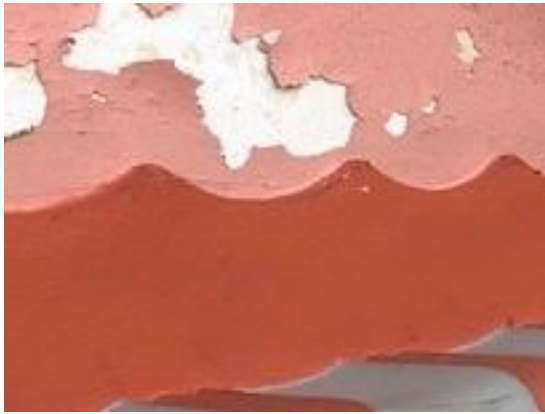
The Globe Theatre – Stockton-on -Tees

Main Entrance – DWG L(0)051

Entrance Lobby



Timber Lath & Plaster Ceiling fixed to timber joists with nails. Approx 12mm thick. 2 number light fixing points removed & 1 number access hole. Condition of plaster inspected via the access hole good & stable. Localised making good where redundant services removed.



Horizontal Ceiling Moulding – Wave – Approx 150mm projection. Manufactured off site & applied to the face of lath & plaster ceiling at perimeter of entrance lobby ceiling. Good stable condition, very minor repairs. Small chips.



Vertical down stand Moulding – 230mm. Fixed on cantilever timber frame work. Manufactured off site. Slight damage to one section , repairable on site. General good condition in other places.



Plasterboard soffit below above moulding, abutting bottom edge of the above moulding. No scrim cloth apparent. Cut back / knife out fill & make good.



Downstand / Bulkhead between entrance lobby & Foyer. Approx; 1100mm girth. Poor condition as it appears that a screen or partition which was previously attached to it has been removed. Majority of the bulkhead is in 9mm plasterboard with a skim finish. Fixed to timber. One section (as shown above) is constructed with timber laths. It would appear that a moulding of some sort has been previously attached in this location. The overall condition of the bulkhead would suggest it need removing & replacing.

Entrance Foyer



Main Lath & Plaster ceiling, view from Foyer.



Main Lath & plaster ceiling – view from behind

The ceiling is in generally good condition & Face of the ceiling is sound. Viewed from behind the ceiling has a large amount of debris on it which will need clearing away. The key is in general good condition. However, there are a few areas where the key has been damaged & this ill need attending too.

Intermediate level ceiling



The ceiling running around the four sides of the higher-level foyer ceiling. Lath & plaster construction. The key viewed from above is solid – refer to comment above. The face has a small amount of damage & there are a small number of lateral cracks, these are not superficial & local repairs will be needed. There is cracking between the mouldings & the lath & plaster ceiling. This can be repaired locally.



Foyer Mouldings



Rear view of Foyer mouldings – Wad.



Damage to moulding

The mouldings to the Foyer area are in general good stable condition. The wads were check from behind & are in good stable condition. There is minor chipping to the mouldings & in one corner (above pic) the moulding has a hole which appears to have been caused by service penetration. This can be repaired locally as can the other minor damage.

Curved / radius mouldings bottom of staircases in Foyer.



Top photo shows moulding which is severely damaged & needs replacing. A section from this can be used to replace as original. The bottom moulding is missing in its entirety. This can be made new & fixed on site to match the opposite side.

Small Lobbies either side of main Foyer.



Lath & Plaster ceilings. Overall stable condition. One ceiling has damage where plaster has come away, more than likely due to the removal of the light fixture. The moulding that surround the flat ceiling are in a good condition generally with only minor repairs required.

Lobby to Circle entrances off Foyer.



Lath & Plaster flat ceiling. Fibrous plaster plain radius cornice to four sides. There are a few minor chips & damage where items have been fixed to it in the past. Localised repairs.



Cornice with minor damage.



Damaged grille. Can be reproduced off site & replaced.



The traditional , Lime putty plaster to the walls is missing in all locations except the small amount shown. This loose & crumbling. It should be removed. It can however, be replaced to match existing with the panel mouldings reproduced off site.

Main Auditorium Ceiling

DWG L(0)054 c

The main ceiling in the Auditorium is split up into sections. It is constructed with metal lathing sheets fixed to the timber joists with plaster applied in three coats. Pricking up coat, base coat & skim. Having checked the whole of the ceiling there is differing conditions to various parts of the ceiling.

The main flat ceiling area is in a good condition. The key to the back was examined & found to be very stable & when the plaster was tested it was very strong & would not break under pressure. There was evidence on the face of minor amounts of damage in place's, but this would not be detrimental to the whole ceiling. There is also evidence of previous making good. Most likely to redundant services. These areas could be made good locally. This, flat ceiling can be retained up to approx. Gridline 8.5.



Rear of Main Flat Bed Ceiling – Sound Plaster Key.



Face of Main flat bed ceiling – Localised damage.

The flat ceiling to the **rear of the upper circle** from approx. gridline 8.5 is in a very poor condition. Water ingress has caused “Ponding” & over time this has lead to corrosion of the metal lathing. This rear section needs removing along with the fluted moulding at the perimeter.



Ceiling to rear of stalls

There are **sloping ceilings, in 3 sections, to both Stage right & left flank walls** as well as running parallel with the stage. Both sides have sections of ceilings that have already collapsed / been removed. This has been caused by the ingress of water & corrosion over time. The sections that are still remaining are in poor condition. Excessive corrosion & timber rot would lead to a recommendation to remove all the sloping sections & replace along with the fluted moulding that are also rotten & damaged beyond repair.



Missing Sloping Sections



Close up section of badly damaged sloping ceiling. Rotten timber & corrosion to metal lath.
Stage right GL4



Rotten timber & corroded metal lath.



Rotten & corroded section, stage left GL 7-8

Beneath the lower of the three sloping soffits of the main ceiling a **large cornice moulding** runs around the perimeter. In a lot of areas this moulding has already been removed. Checking the remaining sections still in situ it was found that water ingress has caused the timber laths that make up the structure of the moulding have decayed & are severely damaged. Also, the hessian cloth that again form the basis of the moulding has also rotted. The moulding running parallel to the stage has a section missing to stage right corner. This allowed access to view behind the remaining section. On inspection it was found that the “Wads “are failing. The hessian has rotted & the wire has corroded. On a whole it would be recommended that the large cornice moulding be removed & replaced.



Cornice showing exposed timber lath



Wad holding cornice rotten & wire corroded.

To the back of the main flat ceiling is an open area to allow lighting /projector access. This is surrounded by a **large bead & reel moulding** which has also acted as a light trough in the past. The bead & reel is in itself in a good condition. There is minor damage & chips to the faces which can be repaired locally. There is a lot of debris in the trough which need cleaning out. The wads were checked & there is evidence of the hessian rotting. These wads will need replacing with new.



Bead & Reel- Minor chips to faces.



Bea & Reel light trough – Wads rotting



Hessian degradation of wads



Debris in bead & reel trough

There are **Four feature Grilles** in the main flat ceiling. Only three are still in situ & have over time suffered minor damage, which can be repaired locally. There is one missing, this can be reproduced off site & replaced.



Chipping to grilles

Barrel Vaulted Ceiling, between gridlines 2 – 3 running parallel to the stage. Metal lathing & plater construction. On a whole this ceiling is in good condition. Inspecting the ceiling from behind the plaster key is firm & solid when tested. There is little evidence of water ingress apart from the corner area stage right. A localized repair to this, minor cracking & other areas that have had services penetrating in the past will suffice.



Face of vaulted ceiling – Minor localized repairs



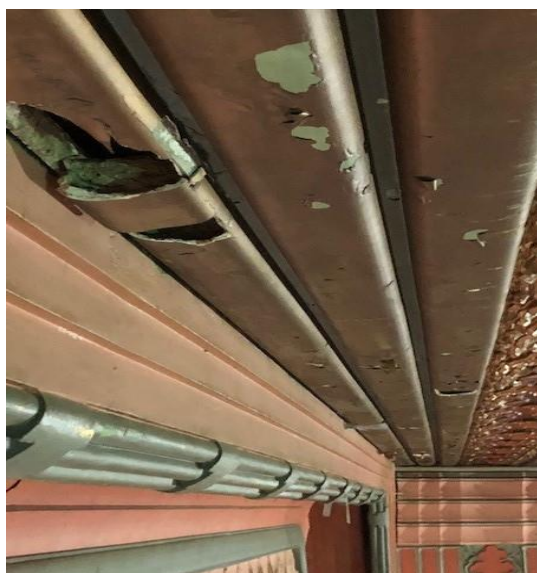
Rear of vaulted ceiling – Key in sound condition.

Running around the Barrel-vaulted ceiling is a **lighting trough moulding feature**. In general, this is in a good solid condition. There is minor chipping to the face which can be repaired locally. The inside of the trough need cleaning out & there is evidence of degradation of the wads, with the hessian rotting. It is recommended that new “Wads “are added to replace the existing ones.



“Wad” rotting in lighting trough

The other mouldings running around the Barrel-vault & parallel to the stage, apart from the section to the corner, stage right (which we will address separately) are in good condition & are stable. The wads were viewed from behind & appear stable. There are a few holes present in the 3 Ribbed moulding & Freize mouldings, these appear to have been caused more recently & can be repaired locally on site.



Local repair required.



Damage to Freize.



Wad to stage moulding – sound condition.

Stage **“Drape”**. Above the stage there are 4 sections of horizontal hessian that have been dipped into fine casting plaster & then nailed with clout nails back to the structure & “swaged” across the front of the stage horizontally at high level to give the effect of draped/swaged curtains. Whilst this detail is very dusty it appears to be in a stable condition. It needs a careful clean to clear the dust.



Stage Left Plasterwork Mouldings to the flank wall.

Ribbed panels.

- 1) Panel number 1 has been removed. It is an area of severe water ingress so most likely the conditions were so poor it was removed due to its condition.
- 2) Panel number 2 is in poor condition, there has been excessive water ingress, the hessian & timbers forming the moulding have rotted beyond repair. It is recommended that they be removed & replaced.
- 3) Panel number 3 is in a solid condition, whilst there is localized damage to the hessian on inspection does not appear to have rotted. There is a crack on the joint, this can be repaired locally.
- 4) Panel number 4a, appears solid & stable, there is a crack across the joint but, again this can be repaired locally.
Panel number 4b – Ditto above.



Panel 1 – missing, Panel 2 – rotten, Panel 3 – Minor damage.



Panel 2, water has got into the back of the ribs & caused the hessian & timber to rot.



Panel 3 – Crack along casting joint



Panel 4a & 4b have minor damage repairable on site.

The freize detail & paneling around, as well as the capital to the flank wall have minor superficial damage which can be easily repaired on sight. There appears to be no damaged caused by water ingress. There are metal intrusions within the ribbed section which have been poorly made good in the past. These can be attended to onsite, along with the other minor damage in this area & made good.



Panel & Freize



Metal intrusions in panel. 4nr each side of auditorium



Minor damage to ribs.

The Orante Entablature to the stage left flank wall at high level has had a grille added to it overtime which occupies majority of the panel. There is damage to the edges holes & the panel itself is loose.



Grille in the Entablature



Damage to Entablature Panel

Stage Left Fountain feature.

The fountain itself is made from cast fibrous plaster with a number of sections on top of each other over a timber frame. And although it looks in a poor condition, mainly because it is covered in dirty & bird mess a good careful clean & repair of the slight damage to the mouldings should get the feature looking something like it was when first installed. There is minor chipping to the edges of the feature, but these are superficial & repairable on site. The Fountain is fixed back to the solid wall back ground. In places it is loose & would benefit from a few more fixings, however, it is not likely to come away from the wall. The wall itself has a textured coating applied which is flaking & loose, this will need to be removed. It does not currently provide any danger.



Fountain cover in dirt.



View inside of the Fountain, chipped edges, dirt.



Background wall Fountain fixed to. Textured coating de-bonding.

Panels surrounding the Fountain.

This panel which runs around the Fountain is in a stable condition. There are a few minor pieces of damage & a bit of cracking. This can be repaired locally on site.



Panel with minor damage



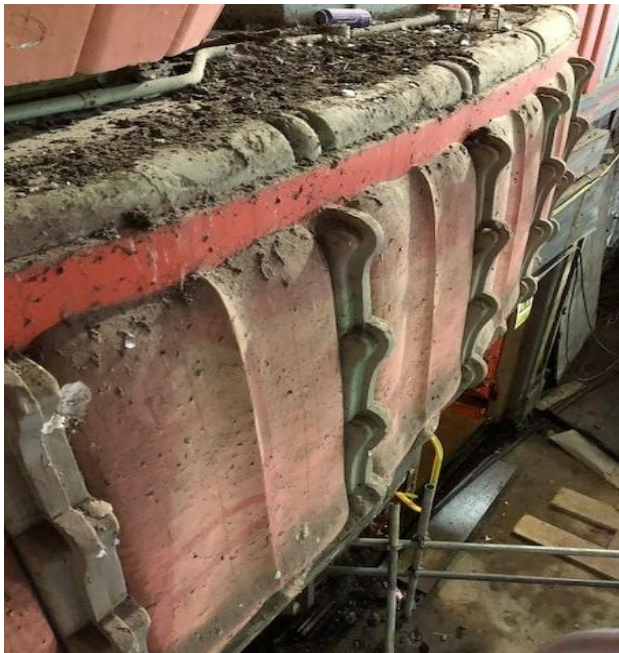
Panel damage

Base detail the Fountain sat on top.

Fibrous plaster mouldings fixed on a cantilever timber frame. An inspection hole was made in the front of the detail & the wads inspected. They appeared to be in good stable order. The timber also seems in good condition. The mouldings themselves had server damage to the top edge, most likely as a result of people standing on it over the years. This is poor but can be repaired on site. There is also damage to the front of the detail & a piece missing from the bottom left hand corner, this can also be repaired on site.



Chipped corner to base moulding



Damage to bead & reel detail on top edge & chipping of face mouldings.

Stage Right Plasterwork Mouldings to the flank wall.

Ribbed panels.

- 1) Panel number 1 although it has minor damage does not appear to have suffered the water ingress & damage that the rest of this elevation has witnessed. This is the only panel that can be saved on this elevation.



- 2) Panel number 2 is in a very poor condition, there has been excessive water ingress, the hessian & timbers forming the mouldings have rotted beyond repair. It's recommended that they be removed & replaced.



- 3) Panel number 3 there has been excessive water ingress, with water running down the back of the mouldings. This has caused the hessian & timber laths to rot beyond repair.



- 4) Panel number 4a & 4b, frieze mouldings & panels either side of the fountain, as well as the base to the fountain.

Having cut out a number of inspection holes to all of the above areas it was evident on inspection that water ingress over the years has caused the hessian & timbers to rot to a condition that the mouldings are not repairable. It would also appear that the main timbers which hold the cast in place are also rotten beyond repair. The timer report need to confirm this.



Inspection holes.



Rotten timber caused by water running down the back.



Decayed hessian in back of cast caused by water ingress.



Rotten wad viewed through inspection hole.

Proscenium Feature

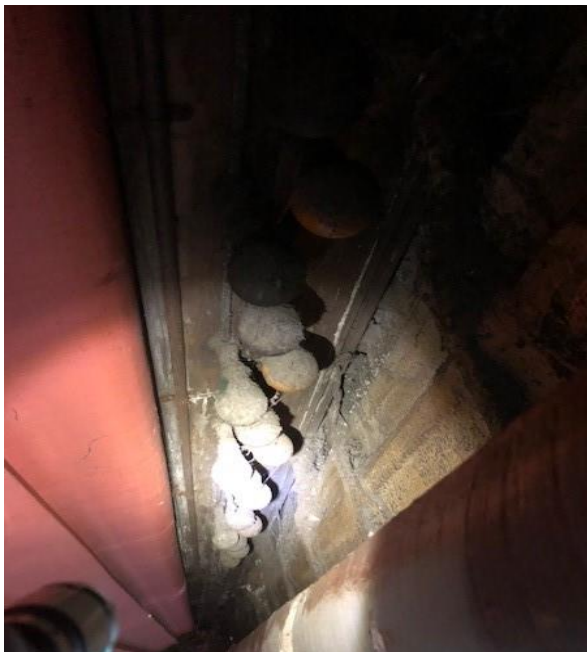
The mouldings framing the Proscenium Arch are generally in good condition with the exception of the top corner Stage Right which has seen water ingress, thus effecting the condition of the back of the casts causing degradation to the hessian & timber which makes up the mouldings. The sections of mouldings in this location will need cutting out & replacing. It also appears that the timber bearers carrying the cast are rotten & need replacing (Timber specialist to confirm). The arch has lighting strips behind it & as such is cantilevered to accommodate the lights. The feature moulding flexes & having checked the wads a majority have rotted on both sides & will need replacing. It is also recommended that the back of the casts are cleaned to remove the dirt & dust. There are also small amounts of minor cracking & chips. As well as damage to the bottom sections with large hold apparent. This can be repair locally on site.



Evidence of timber degradation & failure. Rotting wads & hessian.



Rotting timber joists.



A view down the vertical arch lighting feature. Evidence of water running down it & damage to wads.



Wads inspected on the mouldings running across the front the Proscenium check & in good condition.



Front Pic. Good condition.



Damage to base of Arch Stage Left



Damage to sides of Proscenium Arch stage left.

Circle Front



Minor chipping to the front which can be repaired on site. Three sections missing which can be manufactured & replaced.

Ventilation Grilles

The majority of these have been damaged beyond effective repair , a number are also missing. These which are stable can be repaired on site, whilst those missing & damaged beyond repair can be made as new & fixed in situ.



Missing Grille



Grille damaged beyond repair

Summary

It is well known that the building has been unoccupied for a long period of time & over this period the building has suffered greatly from water ingress. The areas that are badly affected, in terms of plasterwork are the stage right flank wall where 90% of the plasterwork is beyond repair due to the degradation of the components that make up the mouldings, namely the hessian & timber laths. This is also the case for the upper circle stage left. All these areas of fibrous plasterwork will need to be removed, if still in situ, & replaced with new. The main ceiling itself is stable, however, again, water ingress on to the sloping sections has seen the corrosion of the metal lath to a point where it will need removing & replacing. This is also the case with the flat ceiling to the rear of the upper circle. The front of house areas have only minor damage & can be restored on site. Areas that are currently missing will be able to be reproduced as there is sufficient detailing in the building to be able to obtain sections, squeezes & samples to re-make them off site in the workshop.

Recommendations

- 1) **Front of House**, localized repairs, reproduce curved moulding to staircase areas. Clean back of ceiling where accessible.
- 2) **Stalls ground floor**, repair to central band still in situ, reproduce mouldings missing as necessary from samples taken on site. Construct new flat bed ceiling in modern materials. remake oval ceiling feature.
- 3) **Main flat ceiling**, localized repairs to old service penetrations & minor damage. Remove damaged ceiling to the rear of the upper circle & replace with new. Add new wads to the projection void area & clean thoroughly. Repair minor damage to bead & reel lighting trough moulding.
- 4) **Sloping ceiling sections, fluted moulding detail & large cornice detail at perimeter**, remove all taking a section / squeeze of the fluted moulding & the large cornice section for reproduction off site. Construct new ceiling with modern materials.
- 5) **Barrel vault ceiling**, localized repairs, clean out back of lighting trough cornice, add new plaster wads to replace rotting ones.
- 6) **Stage Right**, remove all damaged & rotten mouldings, take sample/ squeezes & sections for reproduction off site. Remove fountain feature & repair & re-install.
- 7) **Stage Left**, remove any remaining damaged mouldings & ditto item 5. Repair minor moulding damage in-situ.
- 8) **Proscenium Arch**, Stage right top corner cut back damaged section to a distance where stable taking the relevant sections/ samples & squeezes & replace as new. Clean back of all moulding of all debris, Repair localized damage on site. Add extra wads to the moulding on the side of the arch to give further strength due to current wads age & flexibility. Thoroughly clean the drapery effect swag & drop false curtain & repair locally.
- 9) **Circle Front**, minor repairs to chips once main ceiling install. Take squeeze of missing sections & replace.
- 10) **Grilles**, repair damaged one on site, replace others that are beyond repair.

