























### At Locker & Riley Heritage We Provide:

- Historical plasterwork baseline inspections
- Re-inspection on an Annual, Triennual, Quinnquenial basis
- Periodic monitoring
- Scopes & recommendations for remedial works
- Emergency response/disaster inspections
- Reporting
- Planning support statements
- CAD drawings
- 3D scanning



















## About Us

Locker & Riley Heritage offer a professional consultation service for the inspection, management, repair and conservation of historical plasterwork, for all current custodians and owners of buildings within both public and private sectors, of our historic environment.







## Our Services

Locker and Riley Heritage inspection services include:

- An initial site visit to assess all safety considerations to facilitate an inspection
- A baseline inspection
- Re-inspection on an annual, triennial, or quinquennial basis as deemed appropriate and necessary
- Initial periodic monitoring as deemed appropriate and necessary to assist in the deliberation of remedial intervention
- Assistance and training with the implementation of an in-house robust management systems for the regular visual inspection of the historical plasterwork
- Emergency response/disaster inspection

Our lead period for a baseline inspection is generally 4-6 weeks. Our time for inspection is obviously greatly dependant on the size of your inspection project, the general condition of your historical plasterwork and considered complexity to inspect based upon access arrangements – all of which is discussed with you during the initial site visit. Duration and frequency for re-inspection will be considered as part of the baseline inspection and included as part of the recommendations of our formal report for your consideration.

Locker and Riley Heritage reporting services include:

- A standard report that defines:
  - The composition and considered manufacture techniques used in the con struction of the historical plasterwork
  - Considered adaptions, alterations, or intervention to the historical plasterwork for previous remedial repairs to assist in understanding significance and
  - Overall condition
  - The production of a schedule of works with associated imagery of all defects, damage and considered potential failure modes identified during inspection together with a priority which is assigned to steer an approach to remedial conservation works

#### Additional Services

- Planning Support Statements for the conservation of historical plasterwork for assistance with Listed Building Consent
- Development of detailed conservation scope of works for historical plasterwork
- CAD Drawing
- 3D Scanning

We aim to issue a standard report following our inspection within 7-10 working days, which includes an allocation of time for peer discussion and review of findings, part of our considered organisational competence.

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# Compliance

In 2013, the Appollo Theatre in London's busy West End theatre district suffered a partial collapse of historical plasterwork that formed part of the main auditorium ceiling. Eighty-eight people were injured, seven of whom were seriously injured. Twenty-five ambulance crews and an air ambulance rapid response team attended the scene, together with eight fire engines with more than 50 firefighters, along with hundreds of police officers.

The consequent enquiry, highlighted a need for more robust guidance for historic structures to be preserved in a safe condition, that steered the creation and publication of 'Guidance Note 20: Advice to Theatre Owners and Managers regarding Suspended Fibrous Plaster Ceilings' by the Association of British Theatre Technicians (ABTT).

The ABTT guidance aims to inform operators and employers, as well as plaster inspectors and structural engineers, on how to inspect, certify and record the condition of historical fibrous plaster ceilings, to consider the historical fabric in terms of being susceptible to damage from water ingress, from vibration, impact, overload, and age.

Although ABBT Guidance Note 20 relates to fibrous plaster ceilings and not other forms of historical plasterwork, such as lath & plaster, the narrative of the guidance does provide a reasonable process for inspecting all historical ceilings which are of age and have surpassed their reasonable design service life.



Plaster Inspections

Combining inspection teams of competent plastering craftsperson and conservation professionals, Locker & Riley Heritage work in collaboration with structural engineers, to offer a professional service for the inspection of all forms of historical plasterwork within our historic environment for present owners, custodians, and duty holders, to the best practice guidance produced by the Association of British Theatre Technicians (ABTT), together with other statutory and non-statutory policies, guidance, and references published by British Standards, CITB, English Heritage, FIS & Historic England.

Our inspections begin with an initial site visit, which is arranged to provide an opportunity to meet and to walk through your inspection project. During our visit we aim to discuss our terms of engagement and to identify all matters that relate to management of all health & safety, working at heights, access, and egress and to consider all protections required, in order to facilitate a safe, compliant, considered and professionally managed inspection.

Prior to a site visit Locker & Riley Heritage will require:

- The contact details for the nominated principal contractor to engage with
- A current copy of asbestos management plan that includes an assessment and current status of the all areas that our inspection teams will be required to access/egress to and through
- A copy of all previous historical plasterwork inspection reports (if in known circulation)
- A copy of all previous structural inspection reports (if in known circulation)
- Existing plan drawings for the historical plasterwork and structural layout (if available)

Following our initial visit, recommendations for the inspection, which are discussed and agreed with you, are passed to our estimators who will compile and issue a formal quotation for your perusal.

On receipt of instruction to proceed with the inspection, our Heritage Team Co-ordinator will be in contact to start arrangements and become your single point of contact for support throughout the inspection project to completion.



Our Experience

At Locker & Riley Heritage we invest in the training and the ongoing CPD (Career Professional Development) of our inspection teams. Our operatives hold SSSTS (Site Supervisor Safety Training Scheme) certificates; IPAF Dual Mobile Vertical (3a) + Mobile Boom (3b) Operator licences, PASMA mobile towers certification and are trained in Asbestos Awareness, together with industry recognised plastering qualifications and formal academic qualifications in historic building conservation.

Locker and Riley have been contributors to Historic England's published guidance 'Historic Fibrous Plaster in the UK: Guidance on its Care and Management' and 'Best Practice Guide: Repair of Historic Ceilings' published in the Finishes & Interiors Sector.









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### Contact Us:

- www.lockerandriley.com
- □ heritage@lockerandriley.com
  - © @lockerandriley
  - in Locker & Riley
  - Locker & Riley
  - <u>\$ 01245 322 022</u>

Main Office:

42-50 Capital House, Bancrofts Road, Southwoodham Ferrers, Essex, CM3 5UQ

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