

# Condition Survey Photo Record Schedule of Repairs – Ruston & Ward Interior

**Client** Waterfall Planning Ltd  
**Project** Hampton Water Works  
**Subject** Ruston & Ward Condition Survey Photo Record – Schedule of Repairs  
**Date** 26.05.2023  
**Revision** A  
**Job no.** 1685  
**Reference** 1685-A-P611 Ruston & Ward Condition Survey – Schedule of Repairs



This document is a condition, photographic survey and intended to assist in identifying the condition of the items for repair and restoration of Ruston & Ward, prepared with Planning Heritage Consultant RPS Group to establish the significance and special interest categorising by the heritage value and required action to take. This document is to be read in conjunction with the drawing packages for completeness.

<b>CONDITION LEGEND</b>		
<b>CODE REF.</b>	<b>CONDITION</b>	<b>REQUIRED ACTION</b>
<b>1</b>	VERY GOOD	Minimal defects, preventative maintenance, little / no work required
<b>2</b>	GOOD	Minor deterioration, condition-based maintenance, and repair in-situ possible
<b>3</b>	FAIR	Fair deterioration, material function impaired, repair in-situ possible or offsite unit repairs
<b>4</b>	POOR	Critical deterioration over large portion of components, part replacement required
<b>5</b>	URGENT	Extreme failure has occurred throughout, replacement replicated to match
<b>6</b>	N/A	No restoration works required as new intervention proposed

<b>CATEGORY OF SIGNIFICANCE</b>		
<b>CODE REF.</b>		<b>CATEGORY OF SIGNIFICANCE</b>
<b>HS</b>	High significance	A designated asset important at national level, including Grade II listed buildings. Also includes elements that have substantial age or a clear relationship to designated elements or that make a substantial contribution to their significance as part of their setting. Elements in this category should be retained wherever possible. There may also be opportunities to improve or enhance these elements to better reveal or enhance the significance of the Site.
<b>MS</b>	Medium significance	This category includes elements on the Site that make a positive contribution to understanding the history of development on the Site. May also include less significant parts of listed buildings or highly modified elements of substantial age. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation or removal where warranted.


<b>LS</b>	Low significance	This category includes structures or features of very limited historic interest. Includes later additions to listed buildings that are of less historic or architectural interest or have been substantially modified. The removal or adaptation of such elements can usually be readily carried out sympathetically to maintain the overall condition of the building. Changes or demolition must be carefully considered to ensure high quality replacement that enhances or improve understanding of the history of the Site.
<b>NS</b>	Neutral significance	Elements that do not contribute or detract from the significance of the building/s. Careful consideration should be made for the either removal or retention and refurbishment.
<b>I</b>	Intrusive	Includes structures or features that harm the architectural or historic interest of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.
<b>N</b>	No significance	This category includes structures or features of very limited heritage interest and not necessarily defined as a heritage asset.

Reference:


**Figure 1 – Wall tiles / Floor tiles**







	
Location:	<b>Ruston &amp; Ward - Bull Engine House</b>
Description:	Ruston Ward former Bull engine house with electric pumps installed ca. 1936, with associated flooring and ceramic wall tiles. (Low-medium significance). It is considered that the machinery has a low-medium level of interest and would tolerate relocation and preservation ex situ for interpretation purposes.
Condition:	3
Damage:	Ceramic glazed wall & floor tile defects
Proposal:	Retain in situ and relocate. Retain part in situ and part relocated, replace broken tiles to match existing ceramic wall tiles. Retain and reuse ceramic floor tiles to new location.
Methodology:	Tbc by condition.
Heritage Comments:	<b>LS/MS</b> Low-Medium significance

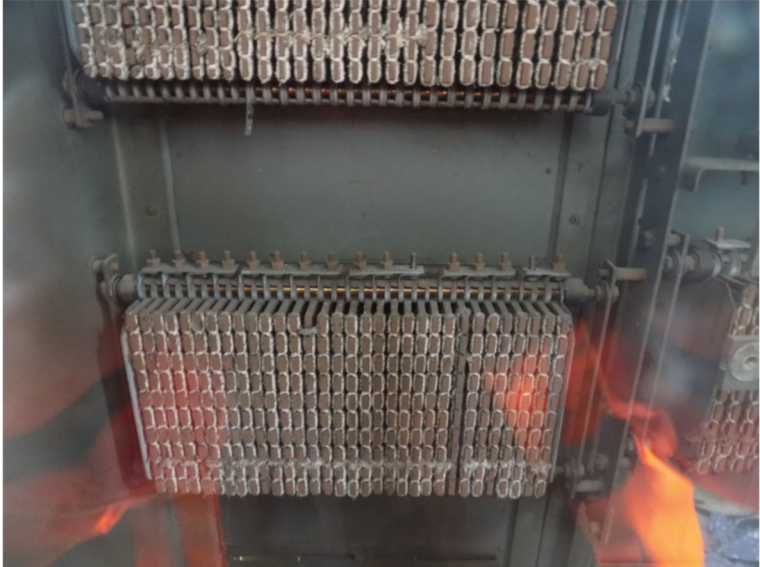
Reference:	<b>Figure 2 – Centrifugal pumps</b>
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Location:	<b>Ruston &amp; Ward - Bull Engine House</b>
Description:	Pipework for 1932 Harland electric centrifugal pumps below ground floor level, accessed below ground floor level, Ruston & Ward Engine House.
Condition:	<b>3</b>
Damage:	Unknown
Proposal:	Retain and relocate on site. Relocate electric centrifugal pumps with associated machinery and control cabinets
Methodology:	Tbc by condition.
Heritage Comments:	<b>LS/MS</b> Low-Medium significance

Reference:	<b>Figure 3 - Centrifugal pumps</b>
	
Location:	<b>Ruston &amp; Ward - Bull Engine House</b>
Description:	Pipework for 1932 Harland electric centrifugal pumps below ground floor level, accessed below ground floor level, Ruston & Ward Engine House.
Condition:	<b>3</b>
Damage:	Unknown


Proposal:	Retain and relocate on site. Relocate electric centrifugal pumps with associated machinery and control cabinets
Methodology:	Tbc by condition.
Heritage Comments:	<b>LS/MS</b> Low-Medium significance

Reference:	<b>Figure 4 – Control cabinet</b>
	
Location:	<b>Ruston &amp; Ward - Bull Engine House</b>
Description:	Control Cabinet for 1932 Harland electric centrifugal pumps, Ruston & Ward Engine House
Condition:	<b>3</b>
Damage:	Unknown
Proposal:	Retain and relocate on site in work space. Relocate electric centrifugal pumps with associated machinery and control cabinets
Methodology:	Tbc by condition.
Heritage Comments:	<b>LS/MS</b> Low-Medium significance

Reference:	<b>Figure 5 – Control cabinet</b>
	
Location:	<b>Ruston &amp; Ward - Bull Engine House</b>
Description:	Detail of Harland control cabinet for 1932 electric centrifugal pumps, Ruston & Ward Engine House
Condition:	<b>3</b>
Damage:	Unknown
Proposal:	Retain and relocate on site in work space. Relocate electric centrifugal pumps with associated machinery and control cabinets
Methodology:	Tbc by condition.
Heritage Comments:	<b>LS/MS</b> Low-Medium significance



Reference:	<b>Figure 6 – Control cabinet</b>
	
Location:	<b>Ruston &amp; Ward - Bull Engine House</b>
Description:	Double Leaf control cabinet for 1932 Harland electric centrifugal pumps, Ruston & Ward Engine House
Condition:	<b>3</b>
Damage:	Unknown
Proposal:	Retain and relocate on site in work space. Relocate electric centrifugal pumps with associated machinery and control cabinets
Methodology:	Tbc by condition.
Heritage Comments:	<b>LS/MS</b> Low-Medium significance

Reference:	<b>Figure 7 – Cast iron radiator</b>
	
Location:	<b>Ruston &amp; Ward - Bull Engine House</b>
Description:	1932 cast-iron radiator, Ruston & Ward Engine House
Condition:	<b>3</b>
Damage:	Unknown
Proposal:	Remove. Cast-iron radiator to be stripped out, not reused
Methodology:	Tbc by condition.
Heritage Comments:	<b>LS</b> Low significance


Reference:	<b>Figure 8 - Centrifugal pumps</b>
	
Location:	<b>Ruston &amp; Ward - Bull Engine House</b>
Description:	Three DC motors (two 1932 Harland plus one W H Allen replacement) driving centrifugal pumps down the historic Bull wells, Ruston & Ward Engine House
Condition:	<b>3</b>
Damage:	Unknown
Proposal:	Relocate electric centrifugal pumps with associated machinery and control cabinets
Methodology:	Tbc by condition.

Heritage Comments:	<b>LS/MS</b> Low-Medium significance
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Reference:	<b>Figure 9 - Centrifugal pumps</b>
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Location:	<b>Ruston &amp; Ward - Bull Engine House</b>
Description:	1932 Harland DC motor, Ruston & Ward Engine House
Condition:	3
Damage:	Unknown
Proposal:	Retain and relocate on site as external feature. Relocate electric centrifugal pumps with associated machinery and control cabinets
Methodology:	Tbc by condition.
Heritage Comments:	<b>LS/MS</b> Low-Medium significance

Reference:	<b>Figure 10 - Centrifugal pumps</b>
	
Location:	<b>Ruston &amp; Ward - Bull Engine House</b>
Description:	Replacement W H Allen DC motor, Ruston & Ward Engine House
Condition:	<b>3</b>
Damage:	Unknown
Proposal:	Retain and relocate on site as external feature. Relocate electric centrifugal pumps with associated machinery and control cabinets
Methodology:	Tbc by condition.
Heritage Comments:	<b>LS/MS</b> Low-Medium significance


Reference:	<b>Figure 11 – Control cabinet</b>
	
Location:	<b>Ruston &amp; Ward - Bull Engine House</b>
Description:	One of three 1932 Harland control cabinets for 1932 electric centrifugal pumps, Ruston & Ward Engine House
Condition:	<b>3</b>


Damage:	Unknown
Proposal:	Retain and relocate on site in work space. Relocate electric centrifugal pumps with associated machinery and control cabinets
Methodology:	
Heritage Comments:	<b>LS/MS</b> Low-Medium significance


Reference:	<b>Figure 12 - Lifting beam</b>
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Location:	<b>Ruston &amp; Ward - Bull Engine House</b>
Description:	General view of interior of former Bull Engine House, showing 1932 Harland electrical pumping equipment and 1932 lifting beam, Ruston & Ward Engine House
Condition:	<b>3</b>
Damage:	Unknown
Proposal:	Remove.
Methodology:	Tbc by condition.
Heritage Comments:	<b>LS/MS</b> Low-Medium significance


Reference:	<b>Figure 13 – Steps and handrails</b>
	
Location:	<b>Ruston &amp; Ward - Bull Engine House</b>
Description:	1932 steps and handrails to basement, Ruston & Ward Engine House
Condition:	<b>3</b>
Damage:	Unknown
Proposal:	Remove. Steps and handrails to be stripped out, not reused.
Methodology:	Tbc by condition.
Heritage Comments:	<b>LS</b> Low significance

Reference:	<b>Figure 14 – Ground floor cast iron beam</b>
	
Location:	<b>Ruston &amp; Ward - Bull Engine House</b>
Description:	Reused cast iron beam incorporated in ground floor slab of Ruston & Ward Engine House
Condition:	<b>3</b>
Damage:	Unknown
Proposal:	Retain and relocate. Cast iron beam to remain in-situ.
Methodology:	Tbc by condition.
Heritage Comments:	<b>LS</b> Low significance


Reference:	<b>Figure 15 – Pumping equipment</b>
	
Location:	<b>Ruston &amp; Ward - Bull Engine House</b>
Description:	1932 Harland electrical pumping equipment & 1932 lifting beam
Condition:	<b>3</b>
Damage:	Unknown
Proposal:	Retain and relocate on site as external feature. Relocate electric centrifugal pumps with associated machinery and control cabinets
Methodology:	Tbc by condition.
Heritage Comments:	<b>LS/MS</b> Low-Medium significance





Reference:	<b>Figure 16 – DC motor</b>
	
Location:	<b>Ruston &amp; Ward - Bull Engine House</b>
Description:	1932 Harland DC motor, Ruston & Ward Engine House
Condition:	<b>3</b>
Damage:	Unknown
Proposal:	Retain and relocate on site as external feature. Relocate electric centrifugal pumps with associated machinery and control cabinets.
Methodology:	Tbc by condition.
Heritage Comments:	<b>LS/MS</b> Low-Medium significance

Reference:	<b>Figure 17 – DC motor</b>
	
Location:	<b>Ruston &amp; Ward - Bull Engine House</b>
Description:	1932 Harland DC motor, Ruston & Ward Engine House
Condition:	<b>3</b>
Damage:	Unknown
Proposal:	Retain and relocate on site. Relocate electric centrifugal pumps with associated machinery and control cabinets.


Methodology:	Tbc by condition.
Heritage Comments:	<b>LS/MS</b> Low-Medium significance

Reference:	<b>Figure 18 – Pumping equipment</b>
	
Location:	<b>Ruston &amp; Ward - Bull Engine House</b>
Description:	1932 Harland twin impeller electric centrifugal pump set, Ruston & Ward Engine House
Condition:	<b>3</b>
Damage:	Unknown
Proposal:	Retain and relocate on site as external feature. Relocate electric centrifugal pumps with associated machinery and control cabinets.
Methodology:	Tbc by condition.
Heritage Comments:	<b>LS/MS</b> Low-Medium significance

Reference:	<b>Figure 19 – Pumping equipment</b>
	
Location:	<b>Ruston &amp; Ward - Bull Engine House</b>
Description:	1932 Harland twin impeller electric centrifugal pump set, Ruston & Ward Engine House
Condition:	<b>3</b>
Damage:	Unknown
Proposal:	Retain and relocate on site as external feature. Relocate electric centrifugal pumps with associated machinery and control cabinets.
Methodology:	Tbc by condition.
Heritage Comments:	<b>LS/MS</b> Low-Medium significance


Reference:	<b>Figure 20 – Pumping equipment bedplate detail</b>
	
Location:	<b>Ruston &amp; Ward - Bull Engine House</b>
Description:	Bedplate detail: 1932 Harland twin impeller electric centrifugal pump set, Ruston & Ward Engine House
Condition:	<b>3</b>
Damage:	Unknown

Proposal:	Retain and relocate on site as external feature. Relocate electric centrifugal pumps with associated machinery and control cabinets.
Comments:	
Heritage Comments:	<b>LS/MS</b> Low-Medium significance


Reference:	<b>Figure 21 – Pumping equipment removed brass plate</b>
	
Location:	<b>Ruston &amp; Ward - Bull Engine House</b>
Description:	Detail of removed brass plate, 1932 Harland twin impeller electric centrifugal pump set, Ruston & Ward Engine House
Condition:	<b>3</b>
Damage:	Unknown
Proposal:	Retain and relocate on site as external feature. Relocate electric centrifugal pumps with associated machinery and control cabinets.
Methodology:	Tbc by condition.
Heritage Comments:	<b>LS/MS</b> Low-Medium significance


Reference:	<b>Figure 22 – Valve control standard</b>
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Location:	<b>Ruston &amp; Ward - Bull Engine House</b>
Description:	Valve control standard, 1932 Harland twin impeller electric centrifugal pump set, Ruston & Ward Engine House
Condition:	<b>3</b>
Damage:	Unknown
Proposal:	Retain and relocate on site as external feature. Relocate electric centrifugal pumps with associated machinery and control cabinets.
Methodology:	Tbc by condition.
Heritage Comments:	<b>LS/MS</b> Low-Medium significance

Reference:	<b>Figure 23 – Harland cover plate</b>
	
Location:	<b>Ruston &amp; Ward - Bull Engine House</b>
Description:	1932 Harland cover plate, Ruston & Ward Engine House
Condition:	<b>3</b>
Damage:	Unknown
Proposal:	Retain and relocate. Retain and repair cover plate.

Methodology:	Tbc by condition.
Heritage Comments:	<b>LS/MS</b> Low-Medium significance

Reference:	<b>Figure 24 – Primary lifting beams</b>
	
Location:	<b>Ruston &amp; Ward - Bull Engine House</b>
Description:	Primary lifting beams (3 of, for three Bull engines and later DC motors), Ruston & Ward Engine House
Condition:	<b>3</b>
Damage:	Unknown
Proposal:	Retain in situ and renovate. Retain and repair lifting beams
Methodology:	Tbc by condition.
Heritage Comments:	<b>HS</b> High significance

Reference:	<b>Figure 25 – Primary wrought iron roof structure</b>
	
Location:	<b>Ruston &amp; Ward - Bull Engine House</b>
Description:	Primary wrought-iron roof, Ruston & Ward Engine House
Condition:	<b>3</b>
Damage:	Unknown
Proposal:	Retain in situ and renovate. Retain and repair wrought iron roof structure, retain and repair underside of boarding to match existing,
Methodology:	Tbc by condition.
Heritage Comments:	<b>MS</b> Medium significance

Reference:	<b>Figure 26 – Primary roof radial ties</b>
	
Location:	<b>Ruston &amp; Ward - Bull Engine House</b>
Description:	Detail of boss of primary wrought-iron roof (radial ties), Ruston & Ward Engine House
Condition:	<b>3</b>
Damage:	Unknown
Proposal:	Retain in situ and renovate. Retain and repair radial ties
Methodology:	Tbc by condition.
Heritage Comments:	<b>MS</b> Medium significance




Reference:

**Figure 27 – Wall tiles**







Location:	<b>Ruston &amp; Ward – Former Engine House (Workshop)</b>
Description:	Ruston & Ward Building, general view of interior of former Ruston engine house (originally Sheffield's Boiler House)
Condition:	<b>3</b>
Damage:	Ceramic glazed wall tile defects
Proposal:	Retain in situ and renovate. Retain, repair, and replace broken tiles to match existing ceramic wall tiles.
Methodology:	Tbc by condition.
Heritage Comments:	<b>MS</b> Medium significance

Reference:	<b>Figure 28 – Steps and handrail to basement</b>
	
Location:	<b>Ruston &amp; Ward – Former Engine House (Workshop)</b>
Description:	Ruston & Ward Building, 1932 steps and handrail to basement in former Ruston engine house (originally Sheffield's Boiler House)
Condition:	<b>3</b>
Damage:	Unknown
Proposal:	Remove. Steps to be retained and repaired, handrail to be stripped out. Replace or upgrade to comply with building regulations.
Methodology:	Tbc by condition.
Heritage Comments:	<b>LS</b> Low significance


Reference:	<b>Figure 29 – Electrical control panel</b>
	
Location:	<b>Ruston &amp; Ward – Former Engine House (Workshop)</b>
Description:	Ruston & Ward Building, damaged electrical control panel informer Ruston engine house (originally Sheffield’s Boiler House)
Condition:	<b>3</b>
Damage:	Unknown
Proposal:	Retaine and relocate on site in work space. Control panel to be retained and repaired, enclosure to be stripped out.
Methodology:	Tbc by condition.
Heritage	<b>LS/MS</b> Low-Medium significance
Comments:	

Reference:	<b>Figure 30 – Cast iron radiator</b>
	
Location:	<b>Ruston &amp; Ward – Former Engine House (Workshop)</b>
Description:	1932 cast-iron radiator, former Ruston engine house (originally Sheffield's Boiler House)
Condition:	<b>3</b>
Damage:	Unknown
Proposal:	Remove. Cast iron radiator to be stripped out.
Methodology:	Tbc by condition.
Heritage Comments:	<b>LS</b> Low significance

Reference:	<b>Figure 31 – Door and wall tiles</b>
	
Location:	<b>Ruston &amp; Ward – Former Engine House (Workshop)</b>
Description:	1932 door and wall tiles, former Ruston engine house (originally Sheffield's Boiler House)
Condition:	<b>3</b>
Damage:	Unknown

Proposal:	Retain in situ and renovate. Retain, repair, and replace broken tiles to match existing ceramic wall tiles. Door to be retained and repaired.
Methodology:	Tbc by condition.
Heritage Comments:	<b>MS</b> Medium significance

Reference:	<b>Figure 32 – Stair and brick enclosure</b>
	
Location:	<b>Ruston &amp; Ward – Former Engine House (Workshop)</b>
Description:	Brick-built later 20th-century enclosure in former Ruston engine house (originally Sheffield's Boiler House)
Condition:	<b>3</b>
Damage:	Unknown
Proposal:	Remove. Stair and brick enclosure to be stripped out.
Methodology:	Tbc by condition.
Heritage Comments:	<b>N</b> No significance

Reference:	<b>Figure 33 – Gantry</b>
	
Location:	<b>Ruston &amp; Ward – Former Engine House (Workshop)</b>
Description:	Maker's name on 1932 Vaughan gantry, former Ruston engine house (originally Sheffield's Boiler House)
Condition:	<b>3</b>
Damage:	Unknown
Proposal:	Retain in situ and renovate. Gantry to be retained and repaired.
Methodology:	Tbc by condition.
Heritage Comments:	<b>MS/HS</b> Medium-High significance

Reference:	<b>Figure 34 – Primary wrought iron roof structure</b>
	
Location:	<b>Ruston &amp; Ward – Former Engine House (Workshop)</b>
Description:	1932 roof structure, former Ruston engine house
Condition:	<b>3</b>
Damage:	Unknown
Proposal:	Retain in situ and renovate. Roof structure to be retained and repaired, retain and repair underside of boarding to match existing,
Methodology:	Tbc by condition.



Heritage Comments:	<b>MS</b> Medium significance
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Reference:	<b>Figure 35 – Doors / Wall tiles / Floor tiles</b>
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Location:	<b>Ruston &amp; Ward – Former Engine House (Ancillary Spaces)</b>
Description:	1932 tiles and doors
Condition:	<b>3</b>
Damage:	Unknown
Proposal:	Retain in situ and renovate. Doors, ceramic wall / floor tiles to be retained, repair and or replace broken tiles to match existing.
Methodology:	Tbc by condition.
Heritage Comments:	<b>MS</b> Medium significance

Reference:

**Figure 36 – Doors**



Location:

**Ruston & Ward – Former Engine House (Ancillary Spaces)**

Description:

1932 doors

Condition:


3


Damage:	Unknown
Proposal:	Retain in situ and renovate. Doors to be repaired and or replaced to match existing. Refurbished in line with fire requirements.
Methodology:	Tbc by condition.
Heritage Comments:	<b>MS</b> Medium significance

Reference:	<b>Figure 37 – Interior</b>
	
Location:	<b>Ruston &amp; Ward – Former Boiler House</b>

Description:	Much-altered interior and inserted 1932 north windows, Ruston & Ward Former Boiler House
Condition:	3
Damage:	Unknown
Proposal:	Retain in situ and renovate. Interior alterations, walls, floors, ceilings to be stripped out back to substrate.
Methodology:	Tbc by condition.
Heritage Comments:	<b>N/LS</b> No-Low significance


Reference:	<b>Figure 38 – Interior</b>
	 <p>The figure consists of two photographs. The top photograph shows a modern office environment with cubicles, glass partitions, and a blue carpet. A red and white striped safety vest is draped over a cubicle wall. The bottom photograph shows a room in a state of disrepair, featuring a large window, a desk with a black office chair, and a grey filing cabinet. The floor is covered with papers and debris, and the walls show signs of peeling paint and damage.</p>

	
Location:	<b>Ruston &amp; Ward – Former Boiler House</b>
Description:	Much-altered interior and inserted 1932 north windows, Ruston & Ward Former Boiler House
Condition:	<b>3</b>
Damage:	Unknown
Proposal:	Retain in situ and renovate. Interior alterations, walls, floors, ceilings to be stripped out back to substrate.
Methodology:	Tbc by condition.
Heritage Comments:	<b>N/LS</b> No-Low significance

Reference:	<b>Figure 39 – Primary wrought iron roof structure</b>
	



Location:	<b>Ruston &amp; Ward – Former Boiler House</b>
Description:	Primary wrought-iron roof (radial ties), Ruston & Ward Former Boiler House
Condition:	<b>3</b>
Damage:	Unknown
Proposal:	Remove. Roof structure to be stripped out.
Methodology:	Tbc by condition.
Heritage Comments:	<b>MS</b> Medium significance

Reference:	<b>Figure 40 – Interior</b>
	
Location:	<b>Ruston &amp; Ward – Former Boiler House</b>
Description:	Much-altered interior and inserted stair Mezzanine floor enclosure, Ruston & Ward Former Boiler House
Condition:	<b>3</b>
Damage:	Unknown
Proposal:	Retain in situ and renovate. Interior alterations, stair, mezzanine floor to be stripped out.
Methodology:	Tbc by condition.
Heritage Comments:	<b>N/LS</b> No-Low significance