

Condition Survey Photo Record Schedule of Repairs – Karslake Interior

Client Waterfall Planning Ltd
Project Hampton Water Works
Subject Karslake Condition Survey Photo Record – Schedule of Repairs
Date 26.05.2023
Revision A
Job no. 1685
Reference 1685-A-P612 Karslake 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.

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

CATEGORY OF SIGNIFICANCE		
CODE REF.		CATEGORY OF SIGNIFICANCE
HS	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.
MS	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.
LS	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.
NS	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.
I	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.
N	No significance	This category includes structures or features of very limited heritage interest and not necessarily defined as a heritage asset.

Reference:

Figure 1 – Intermediate floor



Location: **Karslake – Former Bean Engine House**


Description: Intermediate floor of York slabs on rolled iron or steel joists (high significance)

Condition: **3**

Damage: Unknown

Proposal:	Retain in situ and renovate.
Methodology:	Tbc by condition.
Heritage Comments:	HS High significance

Reference:	Figure 2 – Intermediate floor
	


	
Location:	Ruston & Ward - Bull Engine House
Description:	Middle mezzanine (cylinder) floor, with cast-iron columns and staircase (high significance – steel wall panels of no significance)
Condition:	3
Damage:	Unknown
Proposal:	Retain in situ and renovate. Strengthen, acoustic and fire treatment.
Methodology:	Tbc by condition.
Heritage Comments:	HS High significance

Reference:	Figure 3 – Intermediate floor – metal staircases
	





Location:	Karslake – Former Bean Engine House
Description:	Cast-iron columns, (medium significance)
Condition:	3
Damage:	Unknown
Proposal:	Retain and relocate. Relocate within apartment.
Methodology:	Tbc by condition.
Heritage Comments:	MS Medium significance


Reference:	Figure 4 – Door recesses
	
Location:	Karslake – Former Bean Engine House
Description:	One of two recesses on the middle mezzanine (cylinder) floor, with door frame (high significance) Re-located primary door on middle mezzanine (cylinder) floor
Condition:	3
Damage:	Unknown
Proposal:	Retain in situ and renovate.
Methodology:	Tbc by condition.
Heritage Comments:	HS High significance

Reference:

Figure 5 – Intermediate floor



Location:	Karslake – Former Bean Engine House
Description:	Surviving beam support structures (cast-iron columns and entablature), staircases and handrails, mezzanine and beam floor (spring beams and flooring) (all of high significance).
Condition:	3
Damage:	Unknown
Proposal:	Retain in situ and renovate. Acoustic and fire treatment.
Methodology:	Tbc by condition.
Heritage Comments:	HS High significance

Reference:	Figure 6 – Intermediate floor - columns
	
Location:	Karslake – Former Bean Engine House
Description:	Cast-iron columns, (medium significance)
Condition:	3
Damage:	Unknown
Proposal:	Retain in situ and renovate. Fire treatment.
Methodology:	Tbc by condition.
Heritage Comments:	MS Medium significance

Reference:	Figure 7 – Beam loft floor
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Location: **Karslake – Former Bean Engine House**

Description:	Beam loft floor (all high significance) Beam loft floor showing spring beams and trunnion bearing support (high significance) and later infill to beam openings (no significance)
Condition:	3
Damage:	Unknown
Proposal:	Retain in situ and renovate. Acoustic and fire treatment.
Methodology:	Tbc by condition.
Heritage Comments:	HS High significance

Reference:	Figure 8 – Level indicators
	 <p>The figure consists of two photographs. The top photograph shows a wide view of a concrete floor in a large industrial building. In the center, there is a cylindrical concrete level indicator with a metal plate on top. The floor is made of large concrete slabs with some debris. The background shows large windows and structural beams. The bottom photograph is a close-up of the level indicator. It shows a metal plate with a vertical slot and the text 'BEAM LOFT FLOOR' embossed on it. The indicator is mounted on a concrete base.</p>





Location:	Karslake – Former Bean Engine House
Description:	Cast-iron Blakesborough level indicators (two of, ex-situ) (high significance)
Condition:	3
Damage:	Unknown
Proposal:	Retain and relocate.
Methodology:	Tbc by condition.
Heritage Comments:	HS High significance

Reference:	Figure 9 – Header tank
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Location:	Karslake – Former Bean Engine House
Description:	Header tank on welded steel supports (no significance)
Condition:	3
Damage:	Unknown
Proposal:	Remove.
Methodology:	Tbc by condition.
Heritage Comments:	N No significance

Reference:	Figure 10 - Stencilled "Large Condenser Tubes"
	
Location:	Karslake – Former Bean Engine House
Description:	Stencilled "Large Condenser Tubes" (one of two) (high significance)
Condition:	3
Damage:	Unknown
Proposal:	Retain in situ and renovate. Apartment feature.
Methodology:	Tbc by condition.
Heritage	HS High significance
Comments:	

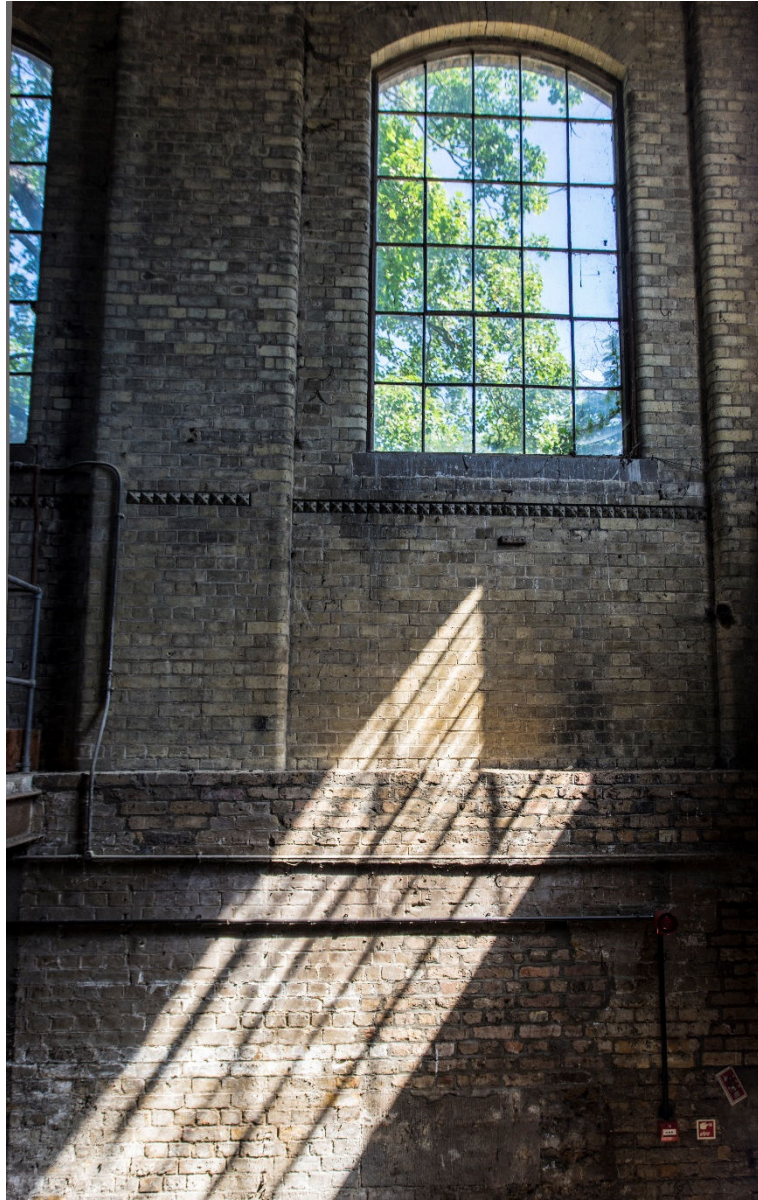
Reference:	Figure 11 – Stencilled “Small Condenser Tubes”
	
Location:	Karslake – Former Bean Engine House
Description:	Stencilled “Small Condenser Tubes” (one of two) (high significance)
Condition:	3
Damage:	Unknown
Proposal:	Retain in situ and renovate. Apartment feature.
Methodology:	Tbc by condition.
Heritage Comments:	HS High significance

Reference:

Figure 12 – Brickwork motif linear detail











Location: **Karslake – Former Bean Engine House**
Description: General view of interior brick work detailing

Condition:	3
Damage:	Unknown
Proposal:	Retain in situ and renovate. Apartment feature.
Methodology:	Tbc by condition.
Heritage Comments:	HS High significance

Reference:	Figure 13 – Spring Beams
	 <p>The figure consists of two photographs. The top photograph shows a wide-angle view of a large, open interior space, likely a hall or a large room, with a high, vaulted wooden ceiling. A prominent curved wooden beam, known as a spring beam, runs across the width of the room. The walls are made of brick, and there are several large windows along the back wall. The floor is made of wooden planks. The bottom photograph is a closer view of the intricate wooden truss system that supports the roof, showing the complex arrangement of beams and joists.</p>

	
Location:	Karslake – Former Bean Engine House
Description:	Gantry and roof
Condition:	3
Damage:	Unknown
Proposal:	Retain in situ and renovate. Apartment feature. Roof structure to be retained and repaired, retain and repair underside of boarding to match existing
Methodology:	Tbc by condition.
Heritage Comments:	HS High significance

Reference:	Figure 14 – Gantry traveller
	



Location:	Karslake – Former Bean Engine House
Description:	Hand-cranked gantry traveller (high significance)
Condition:	3
Damage:	Unknown
Proposal:	Retain in situ and renovate. Apartment feature. Gantry to be retained and repaired.
Methodology:	Tbc by condition.
Heritage Comments:	HS High significance

Reference:


Figure 15 – Cast Iron windows



Location:

Karslake – Former Bean Engine House

Description:	Cast-iron windows,
Condition:	3
Damage:	Unknown
Proposal:	Retain in situ and renovate.
Methodology:	Tbc by condition.
Heritage Comments:	HS High significance

Reference:	Figure 16 – Electrical conduits
	
Location:	Karslake – Former Bean Engine House
Description:	1930s electrical conduits, switches and sockets (low significance)
Condition:	3
Damage:	Unknown
Proposal:	Remove.
Methodology:	Tbc by condition.
Heritage Comments:	LS Low significance

Reference:

Figure 17 – Interior







Location:	Karslake – Former Boiler House
Description:	Much altered interior (low significance)
Condition:	3
Damage:	Unknown
Proposal:	Remove. Interior alterations, walls, floors, ceilings to be stripped out back to substrate
Methodology:	Tbc by condition.


Heritage Comments:	LS Low significance
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Reference: **Figure 18 – Primary wrought iron roof structure**



	
Location:	Karslake – Former Boiler House
Description:	General view of primary wrought-iron boiler house roof with radial ties and modern suspended ceiling (medium significance) Boss of primary wrought-iron roof (radial ties) (medium significance) Detail of primary wrought-iron roof elements.
Condition:	3
Damage:	Unknown
Proposal:	Remove.
Methodology:	Tbc by condition.
Heritage Comments:	MS Medium significance

Reference:	Figure 19 – Intermediate floor
	

		
Location:	Karslake – Former Boiler House	
Description:	Much-altered interior and inserted stair Mezzanine floor enclosure, Karslake Former Boiler House	
Condition:	3	
Damage:	Unknown	
Proposal:	Remove. Interior alterations, stair, mezzanine floor to be stripped out.	
Methodology:	Tbc by condition.	
Heritage Comments:	LS Low significance	

Reference:	Figure 20 – Interior
	 <p>The photograph shows the interior of a room in poor condition. The walls are heavily peeling, revealing a yellowish-brown substrate. Three arched windows with metal grates are set into the wall. The ceiling is damaged, with missing panels and exposed wooden beams. The floor is dark and appears to be covered in a layer of mold or debris. The overall appearance is one of significant neglect and decay.</p>
Location:	Karslake – Former Bull Engine House
Description:	Interior detail showing full height of wall adjacent to boiler house.
Condition:	3
Damage:	Unknown
Proposal:	Remove. Refinish overclad.
Methodology:	Tbc by condition.
Heritage Comments:	LS Low significance

Reference:


Figure 21 – Interior




Location:

Karslake – Former Bull Engine House

Description:	Interior detail showing later, inserted ceiling under sarked roof.,
Condition:	3
Damage:	Unknown
Proposal:	Remove.
Methodology:	Tbc by condition.
Heritage Comments:	LS Low significance

Reference:	Figure 22 – Interior
	
Location:	Karslake – Former Bull Engine House
Description:	Interior detail showing corbels for engine lifting beams. These are the last remnants of the Buill Engine and therefore have relatively high level of interest.
Condition:	3
Damage:	Unknown
Proposal:	Retain in situ and renovate. Apartment feature.
Methodology:	Tbc by condition.
Heritage Comments:	HS High significance

Reference:	Figure 23 – Interior
	
Location:	Karslake – Former Bull Engine House
Description:	Interior showing original windows at upper level and 1930s windows at ground floor level.
Condition:	3
Damage:	Unknown
Proposal:	Retain in situ and renovate. Ground level to be replaced, upper level retained and restored.
Methodology:	Tbc by condition.
Heritage Comments:	MS Medium significance