Condition Survey Photo Record Schedule of Repairs – Karslake Exterior

ClientWaterfall Planning LtdProjectHampton Water Works

Subject Karslake Condition Survey Photo Record – Schedule of Repairs

Date 26.05.2023

Revision A Job no. 1685

Reference 1685-A-P614 Karslake Condition Survey – Schedule of Repairs

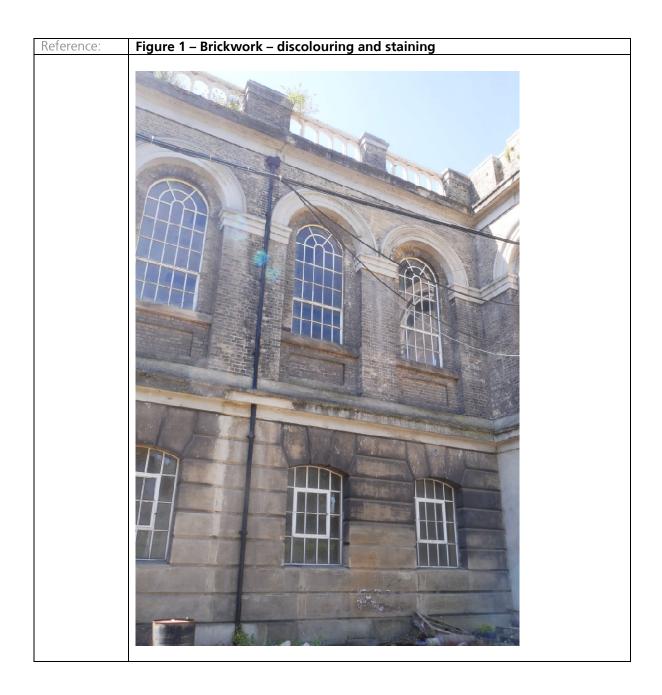


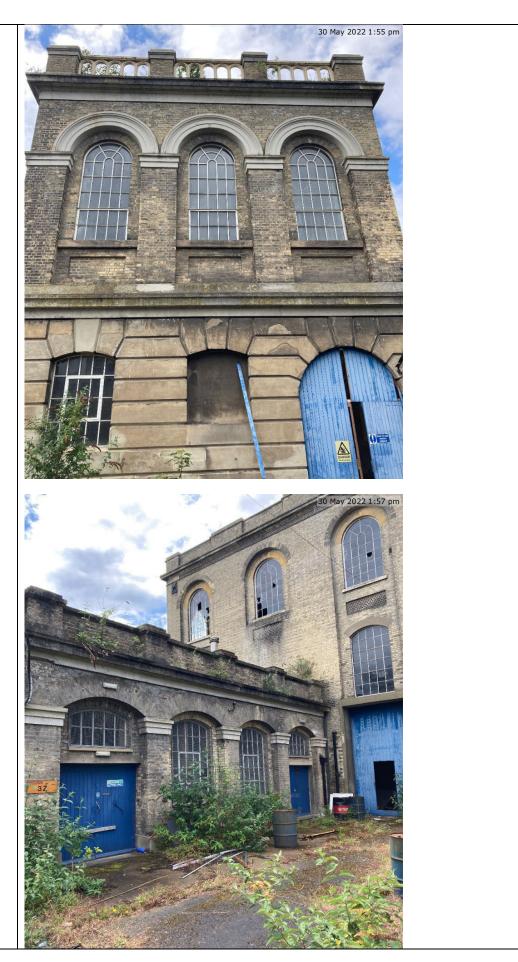
This document is a condition, photographic survey and intended to assist in identifying the condition of the items for repair and restoration of Ruston & Ward, prepared with Planning Heritage Consultant RPS Group to establish the significance and special interest categorising by the heritage value and 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

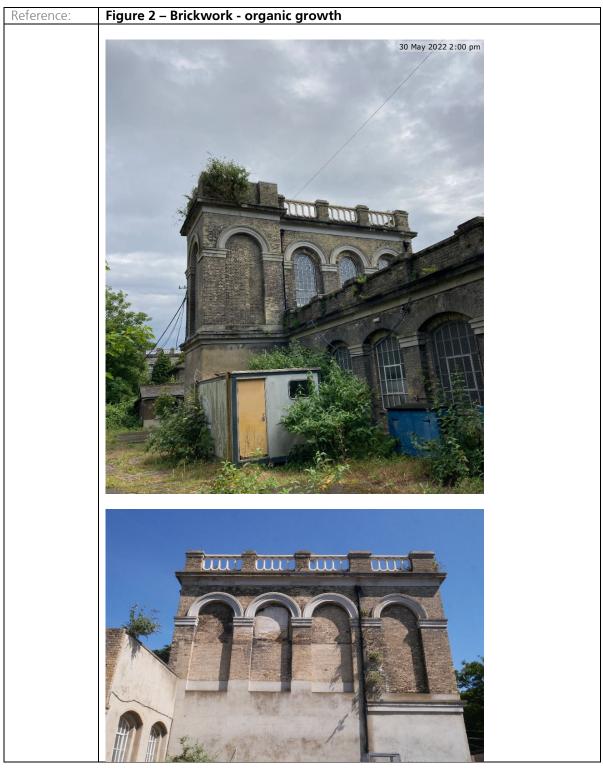
CATE	CATEGORY OF SIGNIFICANCE		
CODE REF.		CATEGORY OF SIGNIFICANCE	
HS	High significance	A designated asset important at national level, including Grade II listed buildings. Also includes elements that have substantial age or a clear relationship to designated elements or that make a substantial contribution 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	Elements that do not contribute or detract from the significance of the building/s.
	significance	Careful consideration should be made for the either removal or retention and
		refurbishment.
ı	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	This category includes structures or features of very limited heritage interest and not
	significance	necessarily defined as a heritage asset.





Location:	Karslake - Bull Engine House / Boiler House / Beam Engine House
Description:	Brickwork discoloring and staining over time
Condition:	3
Damage:	Unknown
Proposal:	Retain in situ and renovate. Undertaking cleaning of any brickwork with associated
	defects restored as required.
Methodology:	Tbc by condition.
Heritage	MS Medium significance
Comments:	



Location:	Karslake - Bull Engine House / Boiler House / Beam Engine House
Description:	Brickwork with organic growth over time
Condition:	3
Damage:	Unknown
Proposal:	Retain in situ and renovate. Remove any plant growth within finish material and
	restore any associated damage/defects
Methodology:	Tbc by condition.
Heritage	MS Medium significance
Comments:	

Reference:	Figure 3 – Brickwork – minor material failure



Location:	Karslake - Bull Engine House / Boiler House / Beam Engine House
Description:	Brickwork minor material failure over time
Condition:	3
Damage:	Unknown
Proposal:	Retain in situ and renovate. Undertaking re-pointing areas of mortar failure with
	associated defects restored as required.
Methodology:	Tbc by condition.
Heritage	MS Medium significance
Comments:	

Reference. Figure 4 – Brickwork – exstensive material failure	Reference:	Figure 4 – Brickwork – exstensive material failure
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Location:	Karslake - Bull Engine House / Boiler House / Beam Engine House
Description:	Brickwork extensive material failure over time
Condition:	4
Damage:	Unknown
Proposal:	Retain in situ and renovate. Undertaking substantial restoration works required such
	as replacing or repairing any decayed bricks and re-pointing.
Methodology:	Tbc by condition.
Heritage	MS Medium significance
Comments:	

Reference:	Figure 5 – Brickwork – incorrect material from historic works







Location:

Karslake - Boiler House

Description:	Incorrect material form historic works
Condition:	3
Damage:	Unknown
Proposal:	Retain in situ and renovate. Any areas of brickwork that varies from the predominant
	finish type should be re-finished or replaced as required
Methodology:	Tbc by condition.
Heritage	LS/MS Low-Medium significance
Comments:	

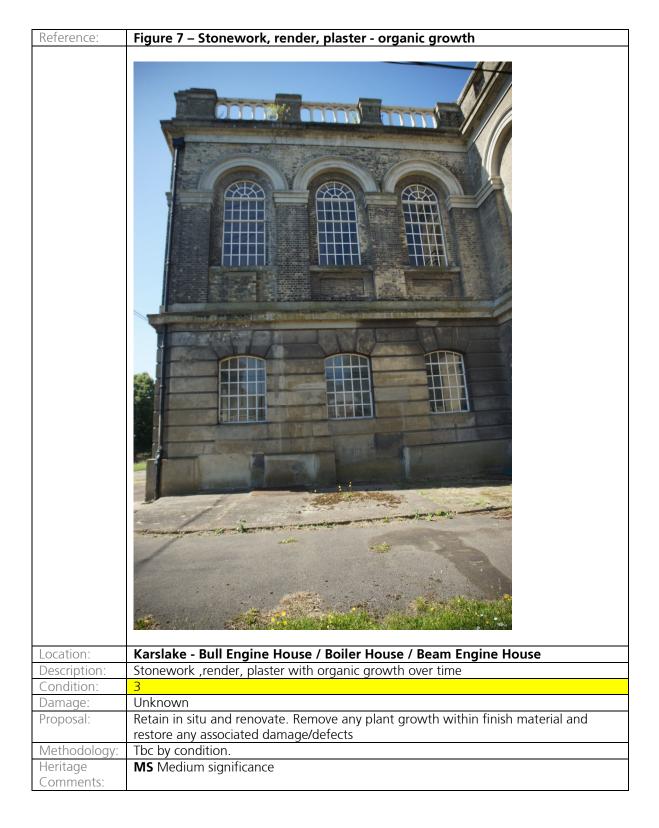






Location:	Karslake - Bull Engine House / Boiler House / Beam Engine House
Description:	Stonework, render, plaster discoloring and staining over time
Condition:	3
Damage:	Unknown
Proposal:	Retain in situ and renovate. Undertaking cleaning of any stonework, render, plaster
	with associated defects restored as required.
Methodology:	Tbc by condition.

Heritage	MS Medium significance
Comments:	



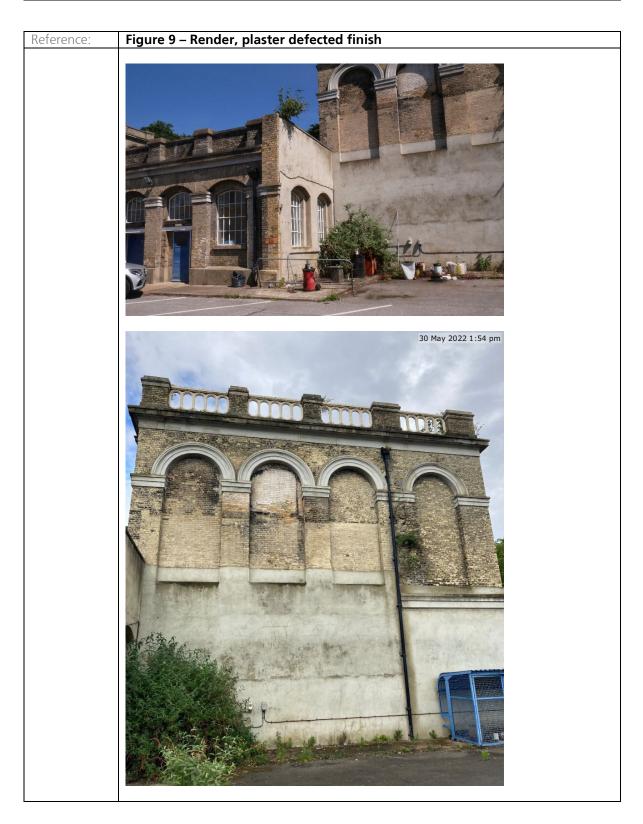
Reference:	Figure 8 – Stonework – minor material failure	
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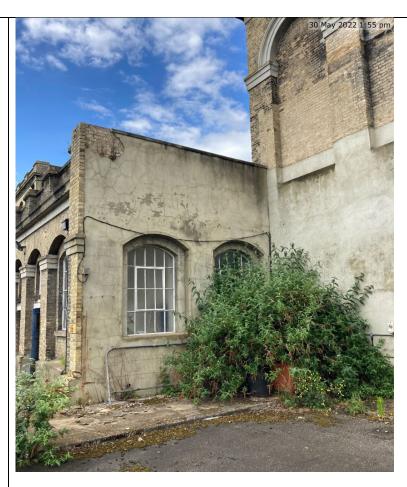




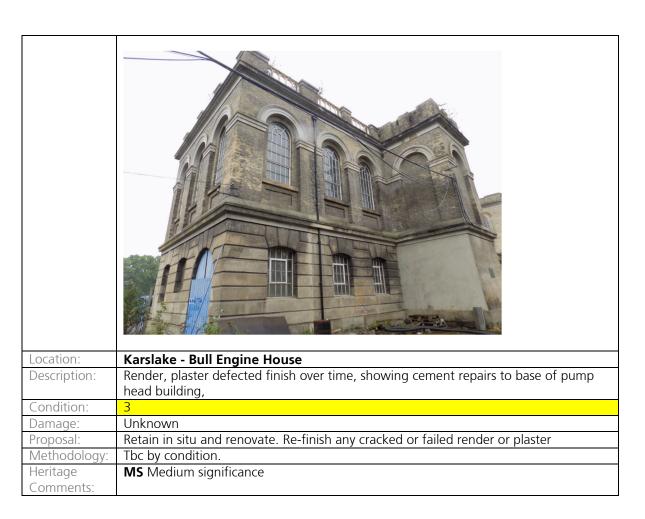
Location:	Karslake - Bull Engine House / Boiler House / Beam Engine House
Description:	Stonework extensive material failure over time
Condition:	3
Damage:	Unknown

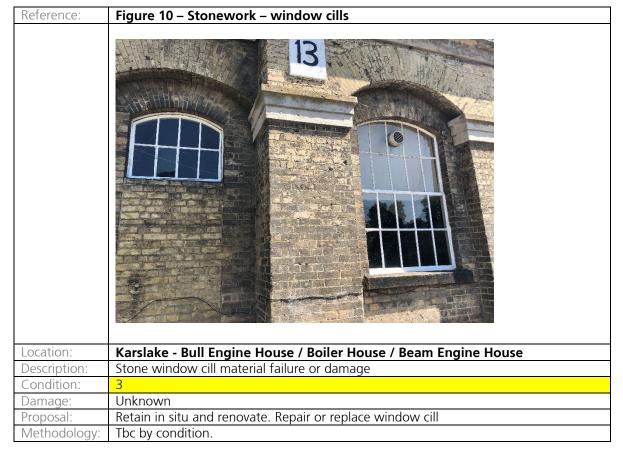
Proposal:	Retain in situ and renovate. Re-finish any dilapidated areas of stonework, render and
	plaster
Methodology:	Tbc by condition.
Heritage	MS Medium significance
Comments:	









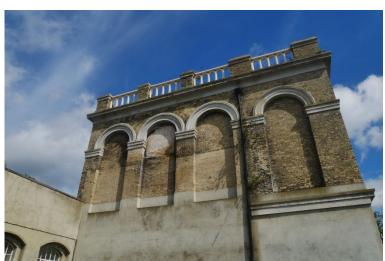


Heritage	MS Medium significance
Comments:	

Reference: Figure 11 – Metalwork – defective rainwater goods

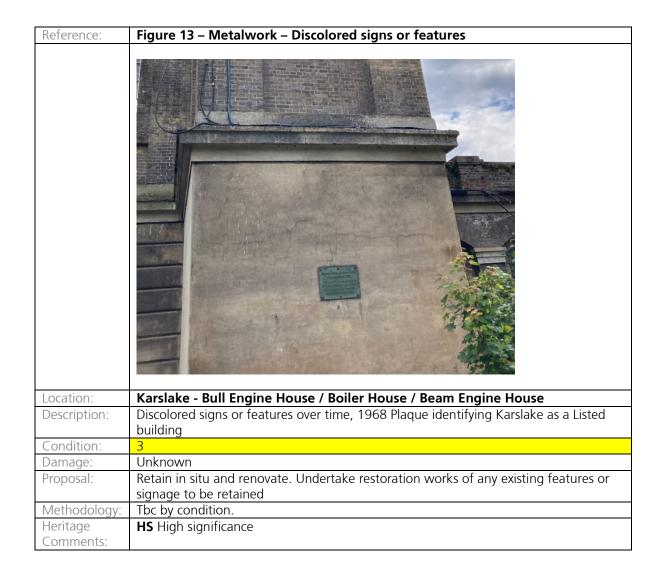


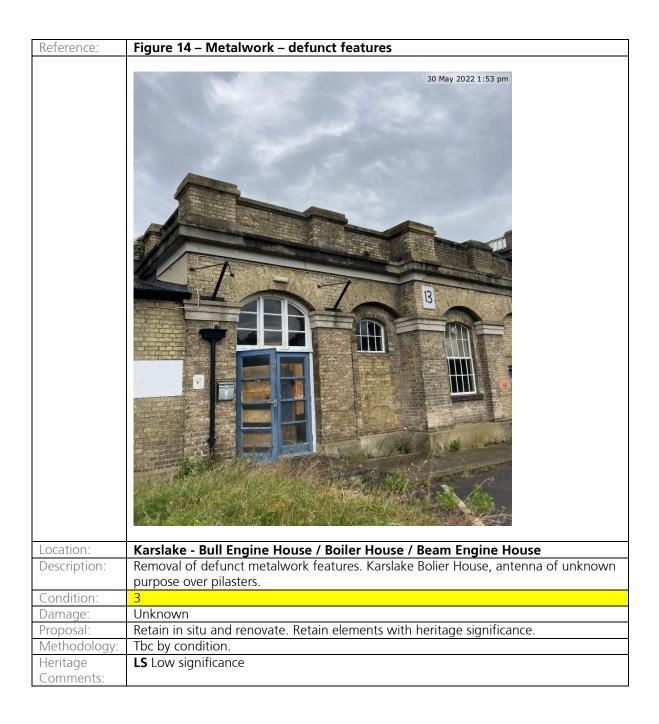


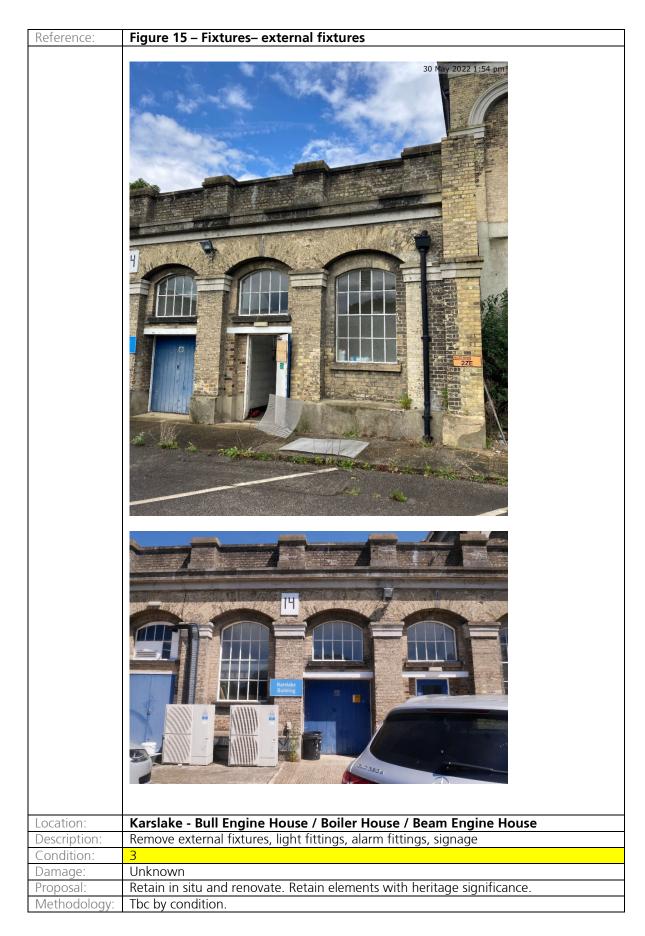


Location:	Karslake - Bull Engine House / Boiler House / Beam Engine House
Description:	Defective rainwater goods over time
Condition:	3
Damage:	Unknown
Proposal:	Retain in situ and renovate. Replace rainwater goods with new conservation grade or
	restore if defect is only minimal such as organic growth blockages
Methodology:	Tbc by condition.
Heritage	MS Medium significance
Comments:	

Reference:	Figure 12 – Metalwork – flashing failure
Location:	Karslake - Bull Engine House / Boiler House / Beam Engine House
Description:	Defective rainwater goods over time
Condition:	3
Damage:	Unknown
Proposal:	Retain in situ and renovate. Replace rainwater goods with new conservation grade or restore if defect is only minimal
Methodology:	Tbc by condition.
Heritage	MS Medium significance
Comments:	







Heritage	LS Low significance
Comments:	