

Condition Survey Photo Record

Schedule of Repairs – Karslake Exterior

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-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

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 – Brickwork – discolouring and staining





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 Comments:	MS Medium significance

Reference:	Figure 2 – Brickwork - organic growth
	 <p>The figure consists of two photographs. The top photograph shows a large, multi-story brick building with a prominent corner tower. The tower has three arched windows and a balcony with a white railing. The brickwork is dark and shows signs of weathering and organic growth. A timestamp in the top right corner reads '30 May 2022 2:00 pm'. The bottom photograph is a close-up of the brickwork, showing the texture and the white balcony railing. The brickwork is dark and shows signs of weathering and organic growth.</p>

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 Comments:	MS Medium significance

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 Comments:	MS Medium significance

Reference:	Figure 4 – Brickwork – extensive 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 Comments:	MS Medium significance

Reference:	Figure 5 – Brickwork – incorrect material from historic works
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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 Comments:	LS/MS Low-Medium significance

Reference:	Figure 6 – Stonework, render, plaster – discolouring and staining
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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 Comments:	MS Medium significance
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Reference:	Figure 7 – Stonework, render, plaster - organic growth
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Location:	Karslake - Bull Engine House / Boiler House / Beam Engine House
Description:	Stonework ,render, plaster 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 Comments:	MS Medium significance

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 Comments:	MS Medium significance

Reference:	Figure 9 – Render, plaster defected finish
	 <p>30 May 2022 1:54 pm</p>



	
Location:	Karslake - Bull Engine House
Description:	Render, plaster defected finish over time, showing cement repairs to base of pump head building,
Condition:	3
Damage:	Unknown
Proposal:	Retain in situ and renovate. Re-finish any cracked or failed render or plaster
Methodology:	Tbc by condition.
Heritage Comments:	MS Medium significance

Reference:	Figure 10 – Stonework – window cills
	
Location:	Karslake - Bull Engine House / Boiler House / Beam Engine House
Description:	Stone window cill material failure or damage
Condition:	3
Damage:	Unknown
Proposal:	Retain in situ and renovate. Repair or replace window cill
Methodology:	Tbc by condition.


Heritage Comments:	MS Medium significance
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Reference:	Figure 11 – Metalwork – defective rainwater goods
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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 Comments:	MS Medium significance

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 Comments:	MS Medium significance

Reference:	Figure 13 – Metalwork – Discolored signs or features
	
Location:	Karslake - Bull Engine House / Boiler House / Beam Engine House
Description:	Discolored signs or features over time, 1968 Plaque identifying Karslake as a Listed building
Condition:	3
Damage:	Unknown
Proposal:	Retain in situ and renovate. Undertake restoration works of any existing features or signage to be retained
Methodology:	Tbc by condition.
Heritage Comments:	HS High significance

Reference:	Figure 14 – Metalwork – defunct features
	
Location:	Karslake - Bull Engine House / Boiler House / Beam Engine House
Description:	Removal of defunct metalwork features. Karslake Bolier House, antenna of unknown purpose over pilasters.
Condition:	3
Damage:	Unknown
Proposal:	Retain in situ and renovate. Retain elements with heritage significance.
Methodology:	Tbc by condition.
Heritage Comments:	LS Low significance

Reference:	Figure 15 – Fixtures– external fixtures
	 <p>The top photograph shows a close-up of the brick facade of the Karlslake Building. It features three arched windows with white frames and a blue door on the left. A black downspout is visible on the right side. A timestamp in the top right corner reads '30 May 2022 1:54 pm'. A small sign with the number '14' is visible on the left wall.</p> <p>The bottom photograph shows a wider view of the building. A sign above the central blue door reads 'Karlslake Building'. A white car is parked in front of the building, and a black trash bin is visible near the door. The building number '14' is mounted above the door.</p>
Location:	Karlslake - Bull Engine House / Boiler House / Beam Engine House
Description:	Remove external fixtures, light fittings, alarm fittings, signage
Condition:	3
Damage:	Unknown
Proposal:	Retain in situ and renovate. Retain elements with heritage significance.
Methodology:	Tbc by condition.

Heritage Comments:	LS Low significance
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