

Condition Survey Photo Record

Schedule of Repairs –Site

Client Waterfall Planning Ltd
Project Hampton Water Works
Subject Site Condition Survey Photo Record – Schedule of Repairs
Date 26.05.2023
Revision A
Job no. 1685
Reference 1685-A-P616 Site 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.

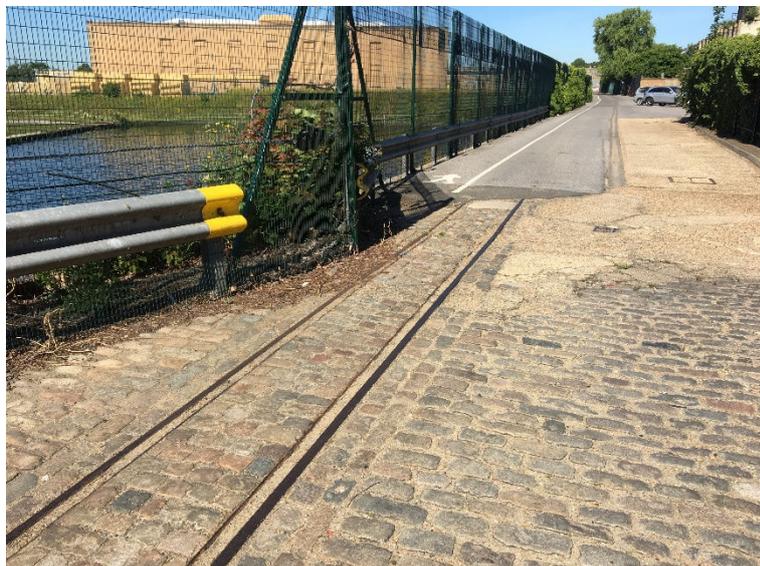
CONDITION LEGEND		
CODE REF.	CONDITION	REQUIRED ACTION
1	VERY GOOD	Minimal defects, preventative maintenance, little / no work required
2	GOOD	Minor deterioration, condition-based maintenance, and repair in-situ possible
3	FAIR	Fair deterioration, material function impaired, repair in-situ possible or 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 – Fragment of railway for coal supply



Location:	West elevation of Former Ruston Engine House
Description:	West elevation of Former Ruston Engine House (originally part Sheffield's Boiler House) showing fragment of railway for coal supply
Condition:	3
Damage:	Unknown
Proposal:	Retain in situ and renovate. Undertake cleaning of railway with associated defects restored as required.
Methodology:	Tbc by condition.
Heritage Comments:	HS High significance

Reference:	Figure 2 – Historic stone setts
	



Location:	Ruston & Ward. South side of the Former Boiler House, West end of the Former Boiler House, North & East boundary of Karslake.
Description:	Historic stone setts
Condition:	3
Damage:	Unknown
Proposal:	Retain in situ and renovate. Undertaking cleaning of stone setts with associated defects.
Methodology:	Tbc by condition.
Heritage Comments:	HS High significance

Reference:	Figure 3 – Brick piers
	
Location:	Entrance adjacent to Cottages and Ruston Boiler House
Description:	Brick piers showing principal vehicle and pedestrian entrance adjacent to Cottages and Ruston Boiler House
Condition:	3
Damage:	Unknown
Proposal:	Retain and relocate piers. Existing pillar to be relocated.
Methodology:	Tbc by condition.
Heritage	HS High significance
Comments:	

Reference:

Figure 4 – Painted cast iron piers



Location:

Cast iron piers adjacent to Cottages and Karlsake Engine House

Description:

Painted, cast iron piers of medium - high heritage interest.

Condition:	3
Damage:	Unknown
Proposal:	Retain and relocate piers. Existing pillars to be relocated.
Methodology:	Tbc by condition.
Heritage Comments:	MS/HS Medium-High significance

Reference:	Figure 5 – Railings
	



Location:	Upper & Lower Sunbury Road
Description:	Detail of listed railings on Upper Sunbury
Condition:	3
Damage:	Unknown
Proposal:	Retain in situ and renovate railings.
Methodology:	Tbc by condition.
Heritage Comments:	HS High significance