

HISTORIC BUILDING GAZETTEER

Hampton Waterworks
Ruston & Karlake

JCH01486
Hampton Waterworks
KHB Associates Ltd
May 2022

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This document has been prepared as a supplementary inventory of machinery, equipment, building fabric and other elements of interest on the Site. It should be read in conjunction with the Built Heritage Impact Statement that is submitted in support of the Full Planning and Listed Building Consent Application.

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The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record.

Legislation

Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving listed buildings and their setting.

The meaning and effect of these duties have been considered by the courts in recent cases, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.

The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give 'considerable importance and weight' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.

Section 69(1) of the Act requires LPAs to 'determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas 'from time to time'.

For development within a conservation area section 72 of the Act requires the decision maker to pay 'special attention [...] to the desirability of preserving or enhancing the character or appearance of that area'. The duty to give special attention is

considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, July 2021)

The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.

It defines a heritage asset as a: 'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'. This includes both designated and non-designated heritage assets.

Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are 'an irreplaceable resource, and should be conserved in a manner appropriate to their significance'.

For proposals that have the potential to affect the significance of a heritage asset, paragraph 194 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 195, which requires LPAs to take this assessment into account when considering applications.

Under 'Considering potential impacts' paragraph 199 states that 'great weight' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.

Paragraph 201 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused,

unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 202 requires this harm to be weighed against the public benefits of the proposed development

National Guidance

Planning Practice Guidance (MHCLG)

The Planning Practice Guidance (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.

Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

Historic Environment Good Practice Advice in Planning

The PPS5 Practice Guide was withdrawn in March 2015 and replaced with three Good Practice Advice in Planning Notes (GPAs) published by Historic England.

GPA1: The Historic Environment in Local Plans provides guidance to local planning authorities to help them make well informed and effective local plans.

GPA2: Managing Significance in Decision-Making includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners, practitioners and other interested parties.

GPA 3: The Setting of Heritage Assets replaces guidance published in 2011. These are complemented by the Historic England Advice Notes in Planning which include HEAN1: Understanding Place: Conservation Area Designation, Appraisal and Management (February 2019, 2nd Edition), HEAN2: Making Changes to Heritage Assets (February 2016), HEAN3: The Historic Environment and Site Allocations

in Local Plans (October 2015), and HEAN4: Tall Buildings (December 2015).

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged.

The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

- 1) Understand the significance of the affected assets;
- 2) Understand the impact of the proposal on that significance;
- 3) Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- 4) Look for opportunities to better reveal or enhance significance;
- 5) Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
- 6) Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.

As with the NPPF the document defines setting as ‘the

surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve’. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset’s setting, which can inform or enhance the significance of a heritage asset.

This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.

The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis. Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:

- 1) Identify which heritage assets and their settings are affected;
- 2) Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow

significance to be appreciated;

- 3) Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
- 4) Explore ways to maximise enhancement and avoid or minimise harm; and
- 5) Make and document the decision and monitor outcomes.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

The purpose of this advice note is to provide information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).

Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset. To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest. Historic England state that it is necessary to understand if there will be impacts to built fabric or the setting of a heritage asset and how these contribute to the heritage asset’s overall significance. Where the proposal affects the setting, and related views, of a heritage asset, or assets, it is necessary to clarify the contribution of the setting to the significance of the asset, or the way that the setting allows the significance to be appreciated.

This enables an assessment of how proposals will affect significance, whether beneficial or harmful. It also states that efforts should be made to minimise harm to significance through the design process, with justification given to any residual harm.

Strategic & Local Planning Policy

In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations. The London Plan: Spatial Development Strategy for London Consolidated with Alterations since 2011 (March 2016)

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Many local planning policies (not only those for design and conservation) can affect development with regard to heritage assets. For instance policies on sustainable development, meeting housing needs, affordable housing, landscape, biodiversity, energy efficiency, transport, people with disabilities, employment and town centres can all have an influence on development and the quality of the environment. However, policies concerned with design quality and character generally take greater importance in areas concerning heritage assets. As aforementioned these policies, along with other matters, will figure in the on-going management of development in the given area.

The Site falls within the administrative boundary of the **London Borough of Richmond upon Thames**. Hence, the Local Plan for this borough and the overarching strategic planning policies for London apply.

Local Strategic Policy

The London Plan: The Spatial Development Strategy for London (March 2021)

Policy SD1 Opportunity Areas

[...] B Boroughs, through Development Plans and decisions, should:

- 1) clearly set out how they will encourage and deliver the growth potential of Opportunity Areas
- 2) support development which creates employment opportunities and housing choice for Londoners
- 3) plan for and provide the necessary social and other infrastructure to sustain growth and create mixed and inclusive communities, working with infrastructure providers where necessary
- 4) recognise the role of heritage in place-making [...]

Policy D1 London's form, character and capacity for growth

Defining an area's character to understand its capacity for growth

A Boroughs should undertake area assessments to define the characteristics, qualities and value of different places within the plan area to develop an understanding of different areas' capacity for growth. Area assessments should cover the elements listed below:

- 1) demographic make-up and socio-economic data (such as

Indices of Multiple Deprivation, health and wellbeing indicators, population density, employment data, educational qualifications, crime statistics)

2) housing types and tenure

3) urban form and structure (for example townscape, block pattern, urban grain, extent of frontages, building heights and density) of London's heritage in regenerative change by:

4) existing and planned transport networks (particularly walking and cycling networks) and public transport connectivity

5) air quality and noise levels

6) open space networks, green infrastructure, and water bodies

7) historical evolution and heritage assets (including an assessment of their significance and contribution to local character)

8) topography and hydrology

9) land availability

10) existing and emerging Development Plan designations

11) land uses

12) views and landmarks

Policy D3 Optimising site capacity through the design-led approach

The design-led approach

A All development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth, and existing and planned supporting infrastructure capacity (as set out in Policy D2 Infrastructure requirements for sustainable densities), and that best delivers

the requirements set out in Part D.

B Higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling, in accordance with Policy D2 Infrastructure requirements for sustainable densities. Where these locations have existing areas of high density buildings, expansion of the areas should be positively considered by Boroughs where appropriate. This could also include expanding Opportunity Area boundaries where appropriate.

C In other areas, incremental densification should be actively encouraged by Boroughs to achieve a change in densities in the most appropriate way. This should be interpreted in the context of Policy H2 Small sites.

D Development proposals should:

Form and layout

1) enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions

2) encourage and facilitate active travel with convenient and inclusive pedestrian and cycling routes, crossing points, cycle parking, and legible entrances to buildings, that are aligned with peoples' movement patterns and desire lines in the area

3) be street-based with clearly defined public and private environments

4) facilitate efficient servicing and maintenance of buildings and the public realm, as well as deliveries, that minimise negative impacts on the environment, public realm and vulnerable road users experience

5) achieve safe, secure and inclusive environments

6) provide active frontages and positive reciprocal relationships between what happens inside the buildings and outside in the public realm to generate liveliness and interest

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7) deliver appropriate outlook, privacy and amenity

8) provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity

9) help prevent or mitigate the impacts of noise and poor air quality

10) achieve indoor and outdoor environments that are comfortable and inviting for people to use Quality and character

11) respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character

12) be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well

13) aim for high sustainability standards (with reference to the policies within London Plan Chapters 8 and 9) and take into account the principles of the circular economy

Policy HC1 Heritage conservation and growth

A Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.

B Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings.

This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:

1) setting out a clear vision that recognises and embeds the role

of heritage in place-making

2) utilising the heritage significance of a site or area in the planning and design process

3) integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place

4) delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.

C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

D Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

E Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and reuse.

Local Planning Policy

Local Plan (adopted July 2018)

Policy LP 1 Local Character and Design Quality

A. The Council will require all development to be of high architectural and urban design quality. The high quality character and heritage of the borough and its villages will need to be maintained and enhanced where opportunities arise. Development proposals will have to demonstrate a thorough understanding of the site and how it relates to its existing context, including character and appearance and take opportunities to improve the quality and character of buildings, spaces and the local area. To ensure development respects, contributes to and enhances the local environment and character, the following will be considered when assessing proposals:

1. compatibility with local character including the relationship to existing townscape, development patterns, views, local grain and frontages as well as scale, height, massing, density, landscaping, proportions, form, materials and detailing;

2. sustainable design and construction, including adaptability, subject to aesthetic considerations;

3. layout, siting and access, including making best use of land;

4. space between buildings, relationship of heights to widths and relationship to the public realm, heritage assets and natural features;

5. inclusive design, connectivity, permeability (as such gated developments will not be permitted), natural surveillance and orientation; and

6. suitability and compatibility of uses, taking account of any potential adverse impacts of the collocation of uses through the layout, design and management of the site. All proposals, including extensions, alterations and shopfronts, will be assessed against the policies contained within a neighbourhood plan where applicable, and the advice set out in the relevant Village Planning Guidance and other SPDs relating to character and design.

Shopfronts

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B. The Council will resist the removal of shopfronts of architectural or historic interest. Shopfronts, including signage and illumination, should complement the proportions, character, materials and detailing, surrounding streetscene and the building of which it forms part. Blinds, canopies or shutters, where acceptable in principle, must be appropriate to the character of the shopfront and the context within which it is located. External security grilles and large illuminated fascias will only be allowed in exceptional circumstances. In sensitive areas, such as Conservation Areas and relevant Character Areas as identified in the Village Planning Guidance SPDs, rigid and gloss finish blinds will generally be unacceptable. Advertisements and hoardings

C. The Council will exercise strict control over the design and siting of advertisements and hoardings to ensure the character of individual buildings and streets are not materially harmed, having regard to the interests of amenity and public safety (including highway safety).

Policy LP 3 Designated Heritage Asset

A. The Council will require development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal. The significance (including the settings) of the borough's designated heritage assets, encompassing Conservation Areas, listed buildings, Scheduled Monuments as well as the Registered Historic Parks and Gardens, will be conserved and enhanced by the following means:

1. Give great weight to the conservation of the heritage asset when considering the impact of a proposed development on the significance of the asset.

2. Resist the demolition in whole, or in part, of listed building. Consent for demolition of Grade II listed buildings will only be granted in exceptional circumstances and for Grade II* and Grade I listed buildings in wholly exceptional circumstances following a thorough assessment of the justification for the proposal and the significance of the asset.

3. Resist the change of use of listed buildings where their

significance would be harmed, particularly where the current use contributes to the character of the surrounding area and to its sense of place.

4. Require the retention and preservation of the original structure, layout, architectural features, materials as well as later features of interest within listed buildings, and resist the removal or modification of features that are both internally and externally of architectural importance or that contribute to the significance of the asset.

5. Demolitions (in whole or in part), alterations, extensions and any other modifications to listed buildings should be based on an accurate understanding of the significance of the heritage asset.

6. Require, where appropriate, the reinstatement of internal and external features of special architectural or historic significance within listed buildings, and the removal of internal and external features that harm the significance of the asset, commensurate with the extent of proposed development.

7. Require the use of appropriate materials and techniques and strongly encourage any works or repairs to a designated heritage asset to be carried out in a correct, scholarly manner by appropriate specialists.

8. Protect and enhance the borough's registered Historic Parks and Gardens by ensuring that proposals do not have an adverse effect on their significance, including their setting and/or views to and from the registered landscape.

9. Protect Scheduled Monuments by ensuring proposals do not have an adverse impact on their significance.

B. Resist substantial demolition in Conservation Areas and any changes that could harm heritage assets, unless it can be demonstrated that:

1. in the case of substantial harm or loss to the significance of the heritage asset, it is necessary to achieve substantial public benefits that outweigh that harm or loss;

2. in the case of less than substantial harm to the significance of the heritage asset, that the public benefits, including securing the optimum viable use, outweigh that harm; or

3. the building or part of the building or structure makes no positive contribution to the character or distinctiveness of the area.

C. All proposals in Conservation Areas are required to preserve and, where possible, enhance the character or the appearance of the Conservation Area.

D. Where there is evidence of intentional damage or deliberate neglect to a designated heritage asset, its current condition will not be taken into account in the decision-making process.

E. Outline planning applications will not be accepted in Conservation Areas. The Council's Conservation Area Statements, and where available Conservation Area Studies, and/or Management Plans, will be used as a basis for assessing development proposals within, or where it would affect the setting of, Conservation Areas, together with other policy guidance, such as Village Planning Guidance SPDs.

Policy LP 4 Non-Designated Heritage Assets

The Council will seek to preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets, including Buildings of Townscape Merit, memorials, particularly war memorials, and other local historic features. There will be a presumption against the demolition of Buildings of Townscape Merit.

Supplementary Planning Documents and Guidance (SPDs)

A number of Supplementary Planning Guidance (SPGs) and Supplementary Planning Documents (SPDs) have been produced by the Council in order to aid interpretation of local planning policy. The following are the relevant SPGs and SPDs.

Buildings of Townscape Merit (May 2015)

This Supplementary Planning Document provides guidance on what the Council describes as 'Buildings of Townscape Merit'. These are buildings and structures that due to their historical associations, architectural style and visual interest, as well as possibly their siting within an area, are of significance to the history and character of the environment. However, they may not possess sufficient interest to warrant statutory listing as being of 'special architectural or historic interest' by the Secretary of State for Culture, Media and Sport.

The SPD details the Council's approach to such buildings. It highlights that, although the Council recognises that Buildings of Townscape Merit do not enjoy the same legal protection as listed buildings, the Council will endeavour to protect the character and setting of all such buildings through negotiation of a sympathetic scheme, as far as possible treating proposals for works to or close to them as if they were listed buildings.

Design Quality (February 2006)

This Supplementary Planning Document promotes the general principle of high quality inclusive design throughout the Borough in line with National Policy. The document is structured in order to: aid in the understanding of the planning process and the importance that design has in the determination of planning applications; guide in the creation of quality design by providing guiding principles whilst allowing room for creativity and innovation; and highlight the importance of the Borough's character in order to produce developments that reflect a well-designed, informed response to context.

Hampton Village Planning Guidance (March 2017)

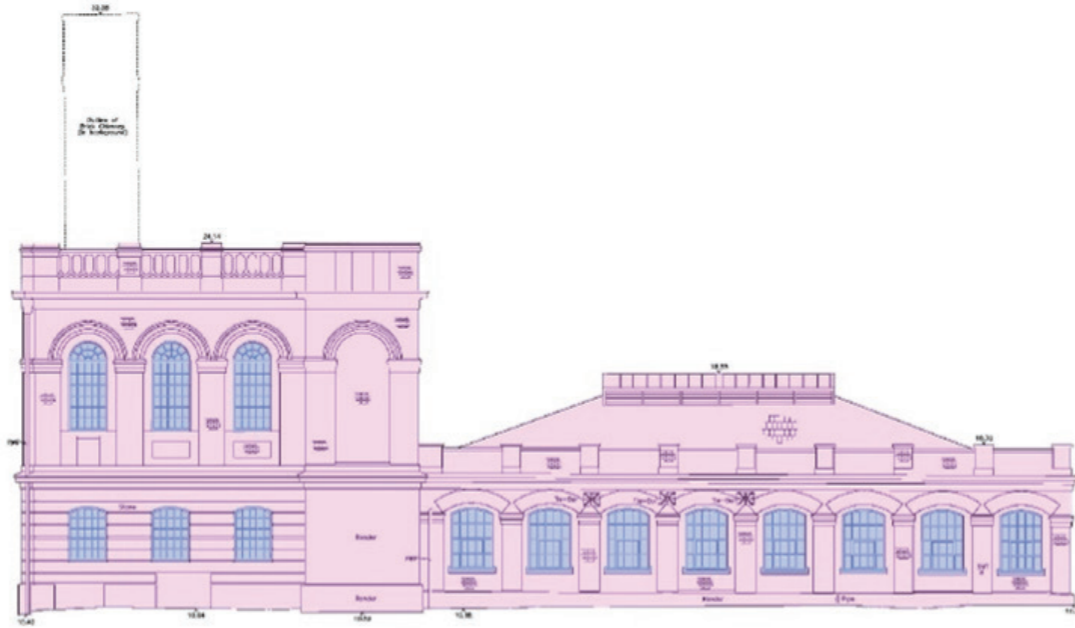
The purpose of this Village Planning Guidance Supplementary Planning Document is primarily to establish a vision and planning policy aims for maintaining and enhancing the character of Hampton Village and to provide guidance in this regard. By identifying key features of Hampton Village, this SPD clarifies the most important aspects and features that contribute to local character to guide those seeking to make changes to their properties or to develop new properties in the area, as well as being a material consideration in determining planning applications. The Guidance identifies Hampton Waterworks as Character Area 8. It highlights the threats from development and opportunities within the area.

Hampton Village Conservation Area Study

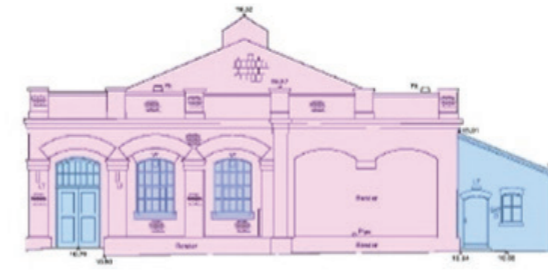
This study defines the character, appearance and special interest of Hampton Village Conservation Area. It explains the problems and pressures that exist within the conservation area and presents a set of proposals to enhance or preserve its character.

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- Mid-Nineteenth Century (1853-55)
- Late-Nineteenth Century (1881-82)
- Early-Twentieth Century



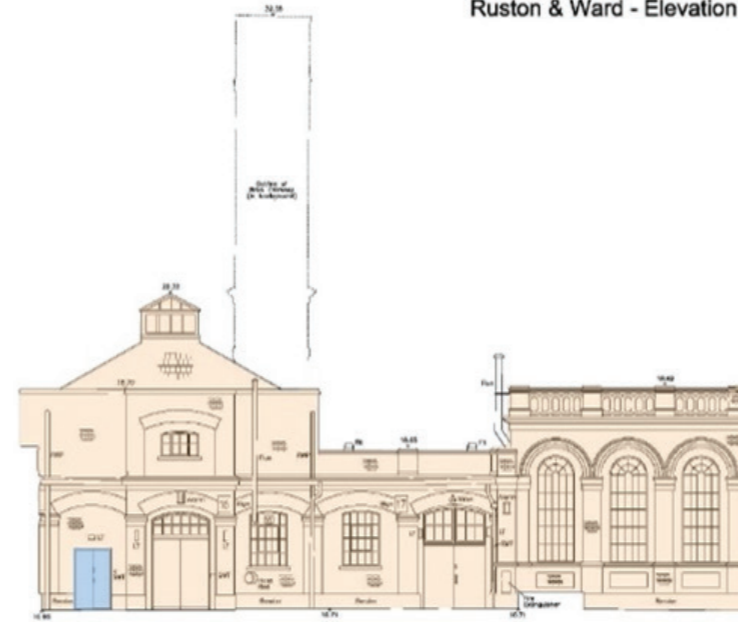
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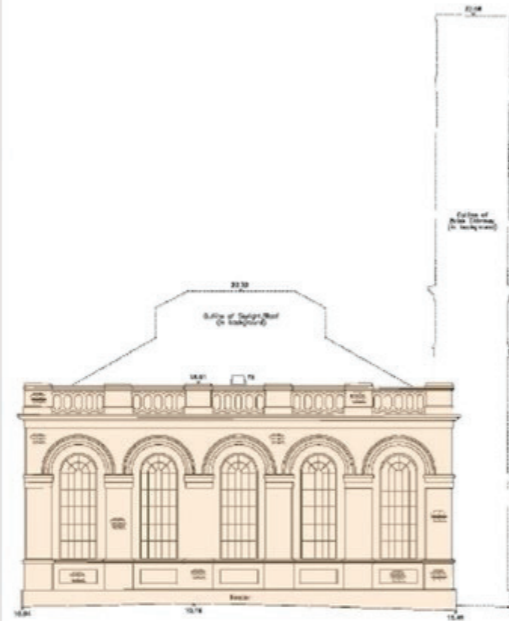
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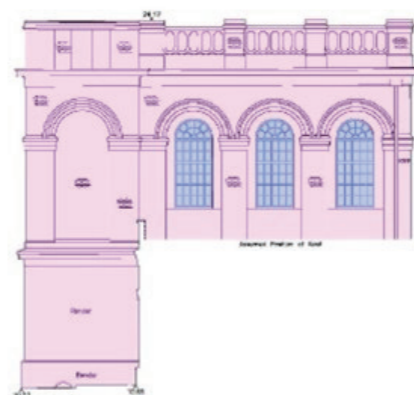
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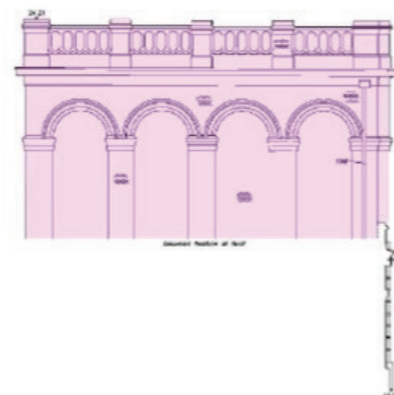
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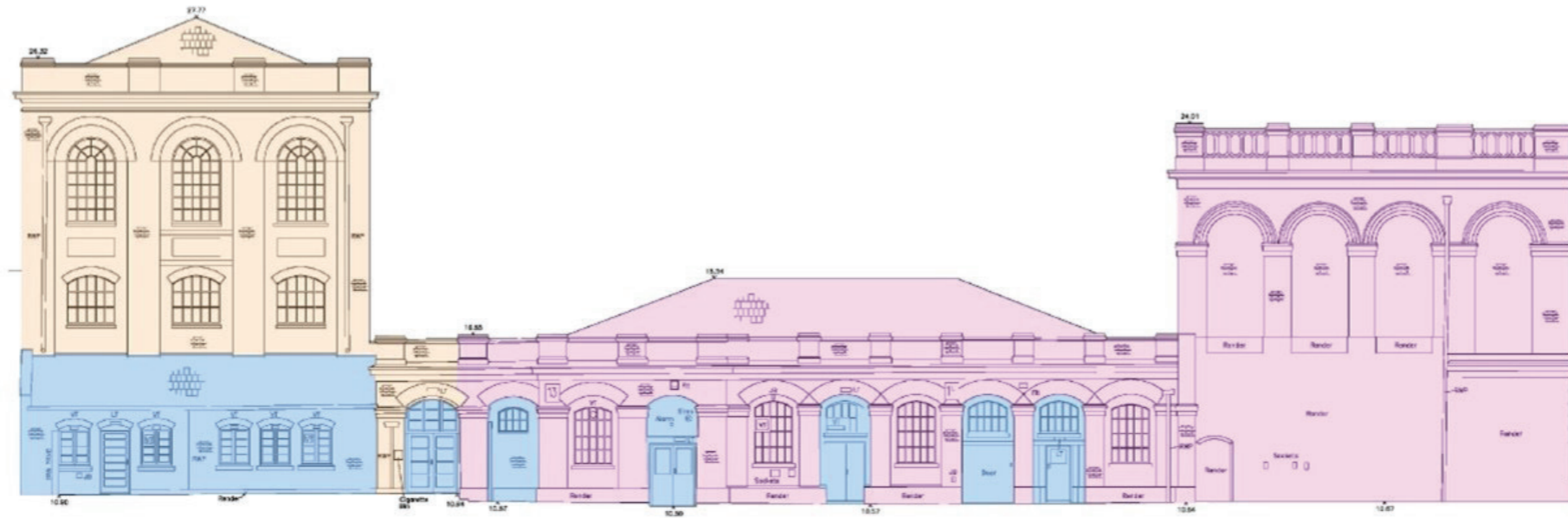
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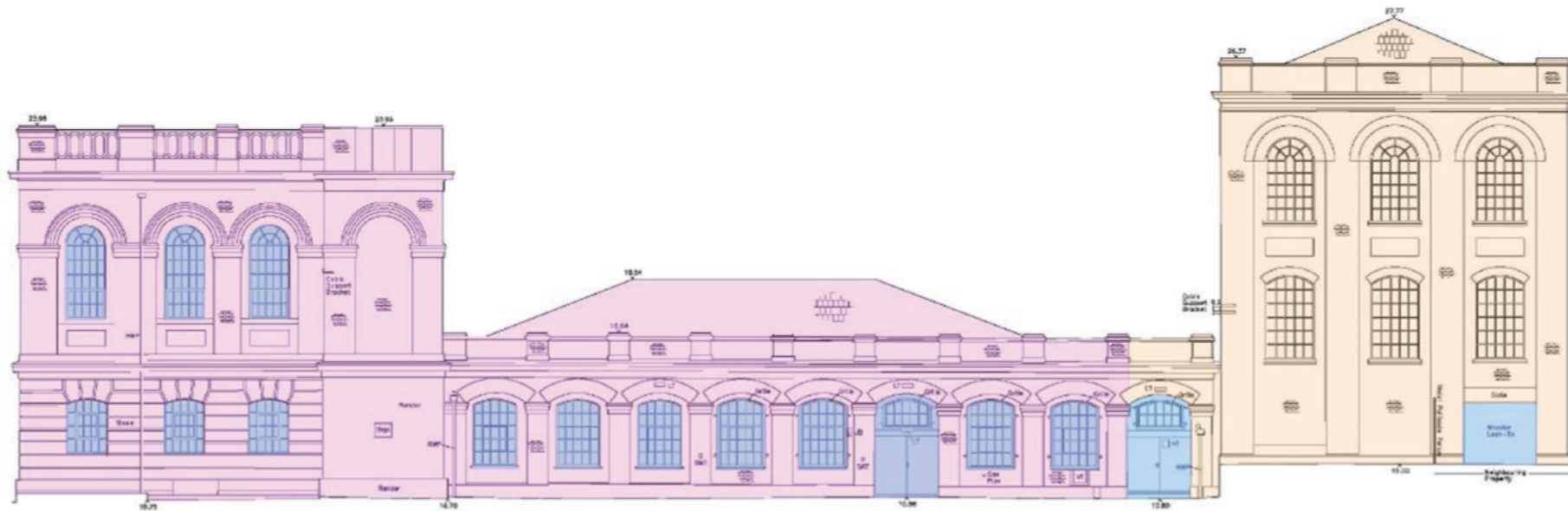
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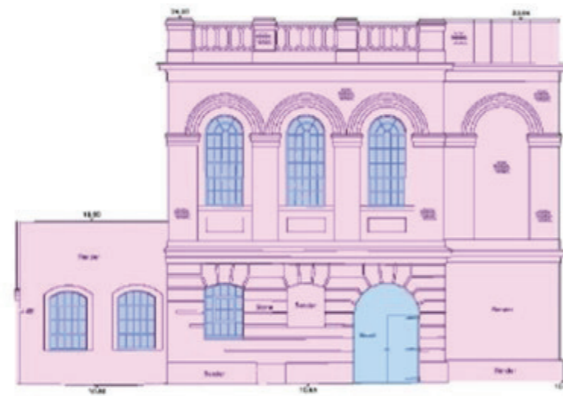
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- Mid-Nineteenth Century (1853-55)
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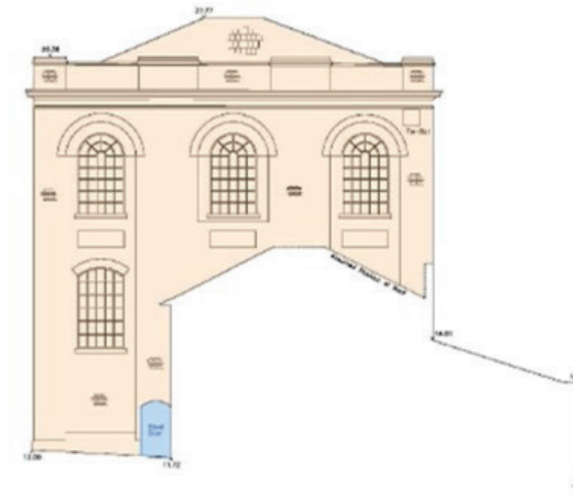


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KARSLAKE - Elevation 1 - Existing

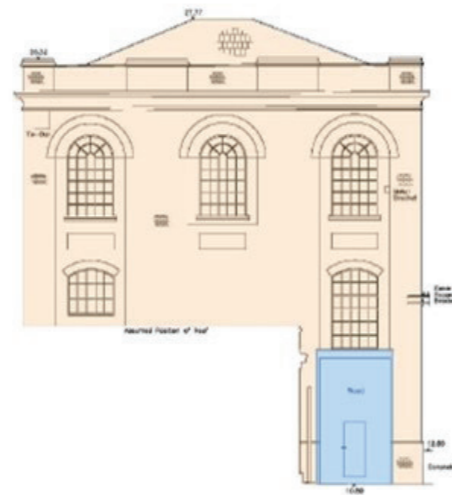




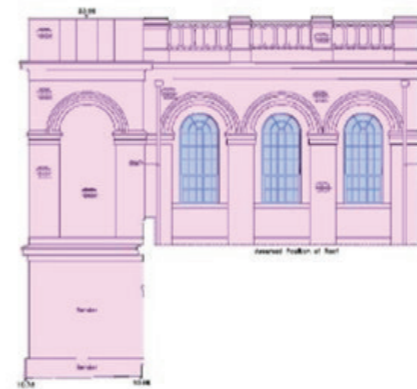
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KARSLAKE - Elevation 2 - Existing



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KARSLAKE - Elevation 4 - Existing

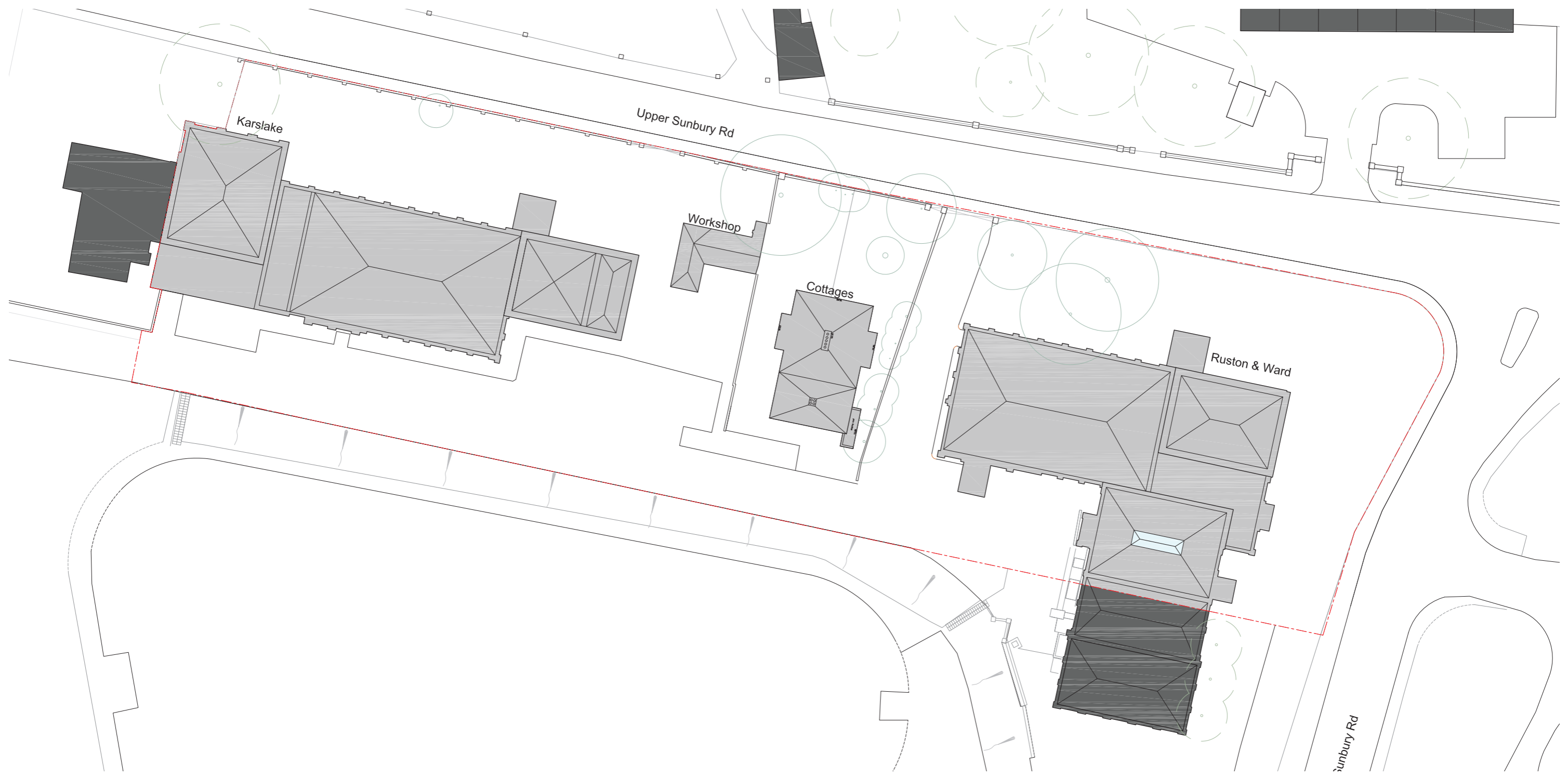


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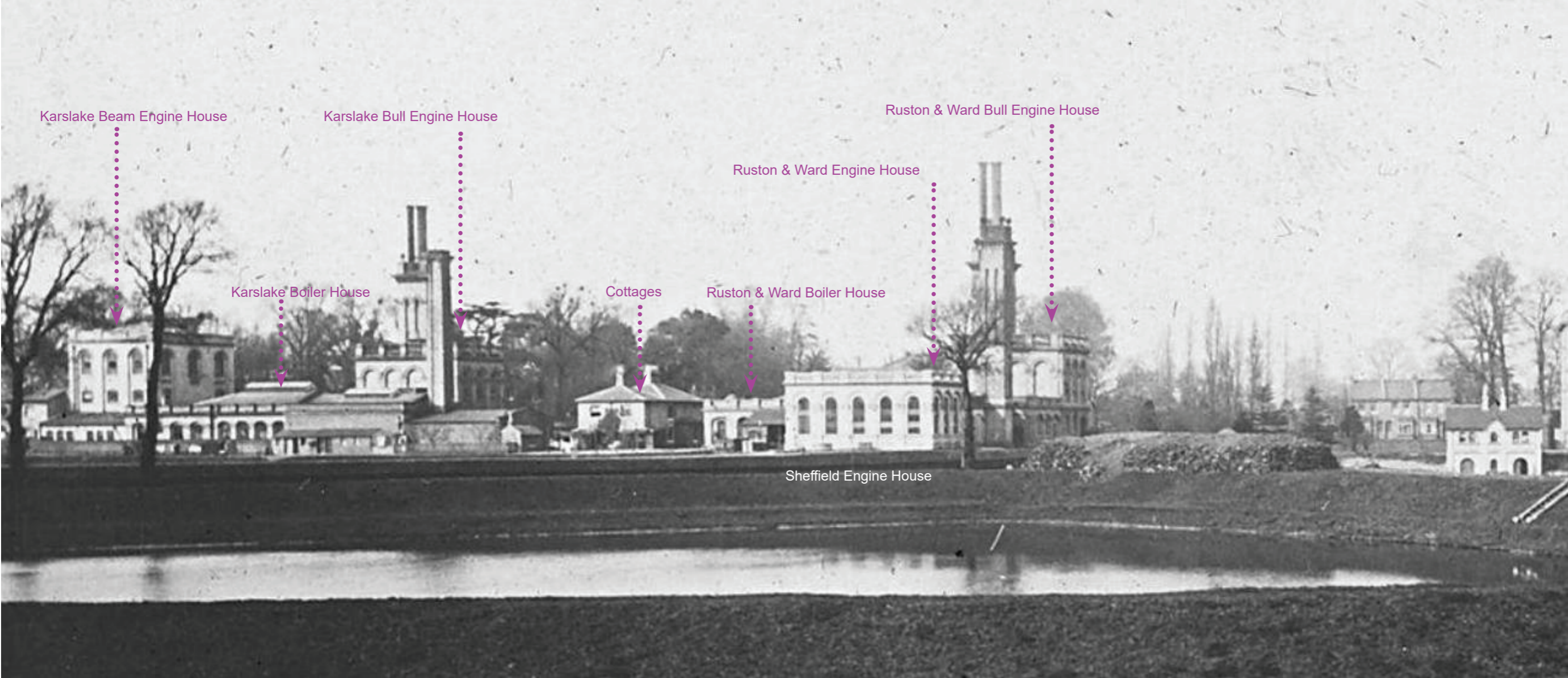


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KARSLAKE - Elevation 6 - Existing

Existing Site Plan 2022



Site Photo ca.1931



HISTORIC BUILDING GAZETTEER

This document has been prepared as a supplementary inventory of machinery, equipment, building fabric and other elements of interest on the Site. It should be read in conjunction with the Built Heritage Impact Statement that is submitted in support of the Full Planning and Listed Building Consent Application.

ASSESSING SIGNIFICANCE

Understanding the Significance is a key principle for managing change to heritage assets, and is embedded within current government policy in the NPPF. A key objective in the NPPF is the 'desirability of sustaining and enhancing the significance of heritage assets...' (NPPF para.185). The NPPF advises that the more significant the heritage asset, the greater weight should be given to its conservation (para 193). Historic England guidance (GPA2) explains the importance of understanding what is significant before making changes to a historic building. This document set out four main aspects of significance: evidential (or archaeological), historical, aesthetic and communal, which, together, comprise a family of heritage values.

Measuring significance is not an exact science;; it relies on a combination of comparative analysis, an understanding of the building's development and architectural history and the importance or contribution made by its setting. Assessments depend on the exercise of professional judgement in relation to the quality of the original design and fabric and the extent or degree of alteration.

This Historic Building Gazetteer considered the four main categories of heritage value and identifies elements of the whole within the following hierarchy of significance across the Site:

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 through setting. Elements in this category should be retained wherever possible. There may also be opportunities to improve or enhance these elements to increase understanding of the Site.

MEDIUM SIGNIFICANCE

This category includes element 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.

LOW SIGNIFICANCE

This category includes structures or features of very limited heritage value and not necessarily defined as a heritage asset. Includes later additions to listed buildings that are of less historic or architectural value or have been substantially modified. The removal or adaptation of such elements is usually acceptable where the work will enhance a related heritage asset. Changes or demolition must be carefully considered to ensure high quality replacement that enhances or improve understanding of the history of the Site.

NEUTRAL SIGNIFICANCE

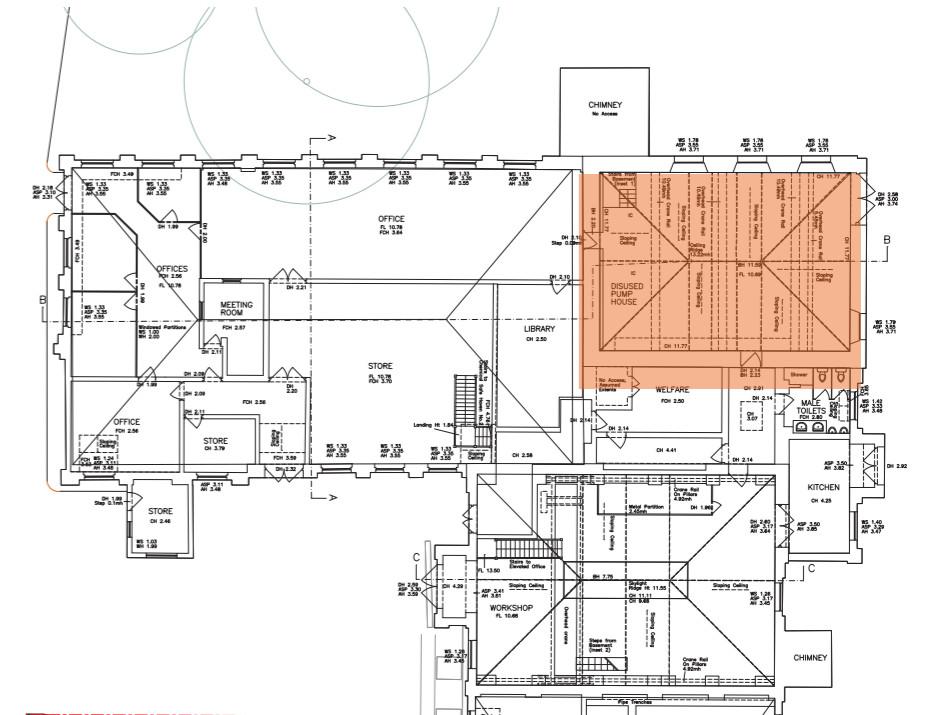
Elements that would not affect understanding of the Site if they were to be adapted or removed. Careful consideration should be made for the replacement would optimise any opportunity to enhance or improve the understanding of the Site.

INTRUSIVE

Includes structures or features that harm the architectural or historic value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.



Figure 1: 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.



Vauxhall & Southwark Water Company (Ruston & Ward) 1853-55.

Designed by engineer Joseph Quick for the Southwark and Vauxhall Water Company. Originally comprised an Italianate two storey Bull engine house (3 bays by 3 bays) in gault brick with rusticated lower storey with segmental headed windows, and taller first floor with arcaded windows and pilasters. Decorative stone balustrade. Square tower on north side with two stages of arcading is surviving lower storeys of tall 'belvedere'-style standpipe tower. Single-storey former boiler house to west, originally blind (no windows) on north side. Interior of Bull engine house repurposed for electric centrifugal pumps 1931-33. Originally built with cast-iron fenestration throughout.

South-eastern part added 1881-82 by JW, later Sir James, Restler (as boiler house for adjacent Sheffields Engine House (excluded)). This part much rebuilt in 1932 to house large Ruston & Hornsby diesel generator set (now lost) at the same time is the former Bull engine house (q.v.) was repurposed for Harland centrifugal electric pumps. These electric pumps still extant.

In 1852 the Southwark & Vauxhall Water company installed two Bull engines by Harveys of Hayle (66" x 120" with 38" pump). These were scrapped in 1931.

In 1860 additional Bull engine installed in same engine house (70" x 120" with 42" pump). Presumed also scrapped in 1931.



Figure 2 & 3: Pipework for 1932 Harland electric centrifugal pumps below ground floor level, accessed below ground floor level, Ruston & Ward Engine House. This is considered to be of low-medium significance.



Figure 4: Control Cabinet for 1932 Harland electric centrifugal pumps, Ruston & Ward Engine House (low to medium significance)

SIGNIFICANCE

The extant machinery and cabinets are of varying degrees of significance, not exceeding a medium level of interest. The machinery was installed in 1932 into the space that was specifically designed for a bull engine.

There are a number of similar engines around the country which are of equal or higher interest. Some are preserved in situ and some are retained ex situ. Some of the more significant machinery is preserved in purposed built spaces.

The machinery makes a small contribution to the significance of the Ruston & Ward Former Bull Engine House, as it provides evidence of how the original building has been adapted to keep abreast of changing technology.

The medium interest of the extant machinery does not rely on its setting to be understood. There is some aesthetic value associated to the 1930s modifications, that offers a low level of significance, again related to the adaptation of the purpose built buildings and the typical treatment of industrial spaces of the time.

The extant volume would have, originally, been experienced as a smaller space. A full width floor would have been inserted at first floor level and the engines would have been elevated on robust brick foundations (Figure 29B).

The current sense of open volumes would have been substantially different due to the arrangement of the original Bull Engine components, which would have filled the space and been accessed with narrow circulation routes (Figure 29A).

The three remnant lifting beams in the ceiling are the only elements that are representative of the original engines, therefore they are of high significance.

The principal significance of the Ruston & Ward Engine House building is as being purpose-built for a rare type of Bull Steam Engine. The evidential value has been almost thoroughly lost through the removal of the original engines and the concomitant changes to the interior layout, however the aesthetic value of the original building remains high. Consequently it has a high tolerance for changes to be made on the interior.

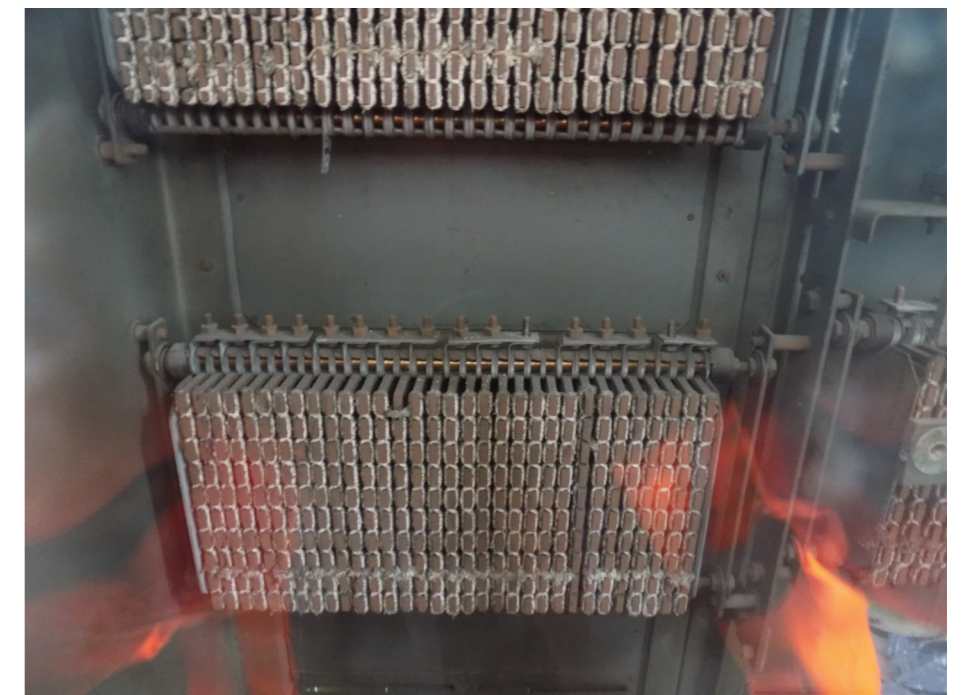


Figure 6: Detail of Harland control cabinet for 1932 electric centrifugal pumps, Ruston & Ward Engine House (low to medium significance)



Figure 6: Double Leaf control cabinet for 1932 Harland electric centrifugal pumps, Ruston & Ward Engine House (low to medium significance)



Figure 7: 1932 cast-iron radiator, Ruston & Ward Engine House (low significance)



Figure 8: Three DC motors (two 1932 Harland plus one W H Allen replacement) driving centrifugal pumps down the historic Bull wells, Ruston & Ward Engine House (low to medium significance)



Figure 11: One of three 1932 Harland control cabinets for 1932 electric centrifugal pumps, Ruston & Ward Engine House (low to medium significance)



Figure 10: Replacement W H Allen DC motor, Ruston & Ward Engine House (low to medium significance)



Figure 9: 1932 Harland DC motor, Ruston & Ward Engine House (low to medium significance)