



Historic England

Mr Edward Hawkins

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RPS Group

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26 June 2023

Dear Mr Hawkins

Pre-application Advice

HAMPTON WATERWORKS , RICHMOND

Background

Thank you for arranging our recent meeting where we discussed your latest proposals for Hampton Waterworks.

This letter follows on from our previous letters of pre-application advice dated 19 April 2018 and 1 April 2020, our letter of 24 August 2020 sent in response to planning and listed building consent applications references 20/1744/FUL and 20/1742/LBC, which were later refused by the local authority, and pre-application advice dated 21 April 2022.

In those letters, we raised concerns about a number of elements of the proposed conversion of the buildings to residential and commercial use, which were considered to cause a high degree of harm to the significance of the Grade II listed Victorian waterworks buildings. Those concerns related to the impact of the proposals on the significance of the buildings, namely the proposed roof extensions, mezzanine floors, treatment of window and door openings, and visual impact of the extension to the Karslake Building. We also raised concerns over the lack of detail relating to the proposed works, such as servicing, installation of mezzanines, methods of insulation and other works necessary to meet building relations relating to proposed new uses.



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Our current advice relates to a presentation documents received in May 2023 by LOM Architecture and Design.

In summary, you have done much to address our previous concerns. Should the proposals come forward for planning permission and listed building consent, we would be unlikely to raise any objections.

Current proposals

The current pre-application proposals comprise conversion of the existing buildings to residential and commercial uses and are similar in nature to the recent application scheme. The revisions seek to address some of the comments made in relation to the application scheme and comprise:

- 1 Remodelling of proposed roof extensions over single storey sections of buildings;
- 2 Further design proposals for the rear extension to Karlake building;
- 3 Further details of proposed impacts on heritage fabric, including a full gazetteer of heritage features with indicative proposals for those features;

Historic England's Advice

We will deal with the revised proposals in turn, as follows:

Proposed roof extensions

The proposals include roof extensions over the single storey parts of the buildings. The proposals have been reduced in scale and height in order to minimise their visual impact. We still consider the proposed roof extensions to cause some harm to the significance of the listed buildings and the conservation area by reason of the loss of historic fabric and impact on the architectural composition of the host buildings

If these proposals were to be submitted for planning permission and listed building consent, it is likely that we would recommend that the local authority balance this proposed harm against any public benefits that you are proposing. We reiterate that the harm would need to be clearly and convincingly justified, in accordance with policy 202 of the National Planning Policy Framework.

Further design proposals for the rear extension to Karlake Building

The proposed extension is proposed to be clad in brickwork that would match the adjacent brickwork of the historic buildings. We welcome this proposed change to the design of the extension and would recommend that the proposed window reveals are



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deeper in order to reflect the solidity and brickwork massing of the host building.

Revised designs for treatment of new door and window openings

The proposals appear to be well considered. The main exception is the windows/doors providing access to the roof terrace over the rear extension to the Karslake Buildings. We would recommend that these windows reflect the metal treatment and general arrangement of the surrounding fenestration.

Proposed conversion works

The submitted documents provide much greater clarity on the proposals and their impact on the significance of the listed buildings.

If these proposals were to come forward for listed building consent, we would recommend that any grant of listed building consent be subject to conditions, including a salvage strategy relating to any elements of the buildings that are proposed to be replaced, indicating their reuse within the site. To note, we welcome the reuse and display of a number of items relating to the original pumping station, including cabinets and equipment, and would encourage you to start considering how these items may be displayed and interpreted in order to tell the story of the past operation of the building.

Next Steps

During our site visit in 2022, we noted the relatively poor and deteriorating condition of the buildings. We understand that your client has carried out works to avoid further deterioration. Could you please confirm which works have been carried to date and those works that are likely to be carried out in the future in order to safeguard the building.

Yours sincerely

Claire Brady
Inspector of Historic Buildings and Areas
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Information Provided

Detailed information received in May 2023



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