

Heritage Statement

The Narrowboat, Blakes Lock, Reading,
RG1 3EQ

Fuller Smith and Turner PLC

JANUARY 2025

Walsingham Planning

Bourne House
Cores End Road
Bourne End
Buckinghamshire
SL8 5AR

Telephone
01628 532244



bourne.end@walsingplan.co.uk
www.walsinghamplanning.co.uk

CONTENTS

1	INTRODUCTION.....	1
2	ASSESSMENT OF SIGNIFICANCE.....	3
3	IMPACT ASSESSMENT.....	6
4	ASSESSMENT AGAINST PLANNING POLICY.....	13
5	CONCLUSION	15

APPENDICES

APPENDIX 1: HISTORIC MAPPING

APPENDIX 2: PLATES

I INTRODUCTION

I.1 This Heritage Statement has been prepared by Walsingham Planning, Planning and Heritage Consultants, to support an application for listed building consent for temporary works to The Narrowboat (formerly Bel and Dragon) located at Blakes Lock, Reading.

I.2 The Narrowboat incorporates part of the Grade II listed former engine house of the Blakes Lock Sewage Pumping Station (NHLE: 1248683) within its footprint.

I.3 The description of the development is: as follows

Temporary installation of 2No. extract louvres to the southeast and southwest elevations through modification of 2no overlights; temporary installation of 4No. air condensers to an existing flat roof; temporary installation of steelwork frame to support kitchen extract ductwork serving delegate stations; temporary installation of 2.5 timber partition screens to separate meeting area from training kitchen; insertion of new double doors within existing opening in the southwest elevation; and replacement of existing pipework to the interior space of the southwest wall.

I.4 The works are proposed following the recent grant of full planning permission (Reference PL/24/0619) for the temporary change of use of the public house to a kitchen training facility (Chefs Academy) for Fullers staff for a period of up to 5 years. All works set out within this application are temporary in nature and will be removed from the building upon cease of the temporary use and the reinstatement of brickwork and the overlights undertaken. In addition, all loose fittings and furniture and AC units associated with the use will also be removed and re-used by Fullers within their pub portfolio.

I.5 In accordance with paragraph 209 of the NPPF (2024) and to comply with the validation requirements of Reading Borough Council, this Heritage Statement provides a proportionate description of the significance of the listed building to enable an assessment of the potential impact of the proposed temporary works to the building upon this significance.

Location and Site Description

I.6 The Narrowboat is located to the south of Gas Works Road, on the north bank of the River Kennet to the northeast of the centre of Reading.

I.7 The public house incorporates the southwest range of the former engine house within its accommodation. The main trading area of the public house is accommodated within a later

addition adjoining the engine house to the southwest and is linked to the listed building by a low, two-storey range which is gabled to the southeast and which has the existing kitchen extract and intake equipment fitted to the northwest. The main range of the later addition is taller but also extends to two-storeys in height and has red brick and timber clad external elevations and metal sheet roof covering.

- 1.8 The listed building is easily distinct from the later addition; to the southeast frontage facing the river, the building presents a tall gabled elevation of red brick with contrasting dark grey work dressing and banding. To the ground floor is an arcade of three bays with each defined by plain brick piers carrying segmental arches. To the centre bay are double-leaf doors with the outer bays containing modern timber casement windows. The doors and flanking windows are set under cast iron top lights with radial bars. Positioned centrally above within the gable apex is a large sexfoil window with coloured lights, stone frame and decorative red and grey brick dressings. The gable is defined with decorative red brick corbel tables to the eaves with saw tooth brick cogging to the verges.
- 1.9 The adjoining block to the right to the gable does not form part of the Narrowboat accommodation and is not included within the red line boundary of the application. This block is of matching gothic style with matching corbel table and decorative brickwork to the eaves and verges and smaller, cinquefoil window.
- 1.10 To the east and northeast are the Grade II listed Screens House (NHLE: 1113618) and pump and turbine house (NHLE: 1321867) both of which formed part of the Blakes Lock Sewage Pumping works, and which are contemporary in origin and design aesthetic as the former engine house.
- 1.11 To the southwest and west of the Narrowboat is a large car park area which serves the public house and restaurant and the museum.
- 1.12 Land uses within the immediate vicinity of the pub are typically residential and comprise multi-storey apartment blocks.

2 ASSESSMENT OF SIGNIFICANCE

Heritage Assets

- 2.1 As above, the Narrowboat incorporates part of the Grade II listed former Blakes Lock Sewage Pumping Works engine house within its footprint with the internal space most recently used as seating with an office at mezzanine level.
- 2.2 Designated heritage assets within the vicinity of the Narrowboat include the following:
- The Pump and Turbine House (NHLE: 1321867) – A Grade II listed building formerly associated with the Blake Lock Sewage Pumping Works.
 - Screens House (NHLE: 11113618) – A Grade II listed building formerly associated with the Blake Lock Sewage Pumping Works.
- 2.3 In view of the limited extent of proposed external works and temporary nature of the proposed works and in view of the existing established use and physical arrangement of the buildings, it is considered that the pump and turbine house and the Screens House would not experience any changes to their settings as a consequence of the works such that their significance would not be impacted upon by the proposals. Therefore, this assessment only considers the former engine house only.

Assessment Methodology

- 2.4 The NPPF stipulates that a description of the significance of an asset potentially affected by the proposed development should be provided in order to satisfy the requirements of the NPPF.
- 2.5 The significance of a heritage asset is defined within the NPPF as *‘the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic, or historic.’* The NPPF also notes that *‘Elements of setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’* (DLUHC 2023, Annex 2).

Grade II listed Former Engine House (1248683)

Historic Interest

- 2.6 The former engine house holds historic interest as part of the former Blakes Lock Sewage Pumping Works and is illustrative of the type of buildings being designed and constructed in the mid to late 19th century to address public health problems as the result of rapidly growing populations in urban areas and the rise of poor housing driven by the Industrial Revolution.
- 2.7 Built in 1870, the engine house formed part of a large complex of purpose designed buildings to assist in transferring sewage away from the town. The buildings were intentionally sited adjacent to the river where the pumps used in the works were powered by the flow of the water over the Blakes Lock Weir.
- 2.8 The original engine house was 'T' shape in plan with the left block, where the training kitchen is to be located and now incorporated into the footprint of the public house, originally housing the boilers, whilst the adjacent right block accommodated the steam engines; the original footprint is shown on Map I included within Appendix I.
- 2.9 The building was subject to extension in the late 19th century with an addition added to the northeast. A chimney, now demolished, was added to the northwest. This is visible in aerial images of the pumping station from the mid-20th century¹.
- 2.10 The separately listed Turbine House was built over a weir and contains the water turbines which would have once powered the engines to pump sewage, upstream to the treatment works. In the 1920s the water turbines were replaced with electric powered turbines.
- 2.11 The Screen House originally contained large screens to filter rubbish from the sewage before it was pumped upstream.
- 2.12 The building in its typology offers evidence of the innovative engineering solutions being developed and employed to manage sewerage and water quality within 19th century urban centres and which remained in use into the 20th century.

¹ <https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/EPW022682>

Architectural Interest

- 2.13 The engine house derives architectural interest from its free gothic architectural style and from its form. Whilst the building was a functional, purpose-built structure the detailing and decoration employed within the external appearance is elaborate and high-quality which is reflective of the civic pride which Victorian society placed upon such municipal buildings.
- 2.14 The pump house is constructed from local bricks that were made by Colliers at their Grovelands brick and tile works (Reading Museum²).
- 2.15 The gothic style is expressed through the combined use of multi-coloured brickwork dressings and banding, the gabled elevations enhanced with brick corbel tables and saw tooth cogging, sexfoil and cinquefoil windows, lancet windows and the gothic style doorway to the right block which has steeply pitched surround.
- 2.16 Internally, the left range of the building within the ownership of Fullers retains a senses of the intended industrial character expressed through the sense of openness and scale of space, through the exposed metal trusses to the underside of the roof, through painted brickwork finishes to the internal walls and through the presence of tall metal columns and high beams which support a historic, moveable hoist.

Setting

- 2.17 The engine house is judged to derive significance from the following aspects of its setting:
- Positioning in respect to the River Kennet – The position adjacent to the river was historically important in powering the works. Today, this position adds to the aesthetic quality of the building and its experience as part of a distinct group.
 - Grouping with the adjacent Grade II listed Screens House and pump and turbine houses – The shared architectural language and physical positioning of the three buildings evidences their shared historic function and contemporaneous construction and ownership. The distinctive architectural style of the buildings imparts a deliberate aesthetic quality illustrating the historic pride given to such buildings and their innovative purpose.

² <https://www.readingmuseum.org.uk/abbey-wharf#:~:text=There%20has%20been%20a%20weir.and%20injurious%20to%20public%20health'>.

3 IMPACT ASSESSMENT

Explanation and justification for the Works

- 3.1 The public house is currently closed to the public. This closure follows a prolonged period of decline in trading. Use of the building at present limited to the existing kitchen area which is used by Fullers staff on an ad-hoc basis to test menus.
- 3.2 To ensure the property remains in an active and viable use in the short term, planning permission (Reference PL/24/0619) was sought for a temporary change of use of the building as a chef's training facility for Fuller Smith and Turner staff members. This change of use was granted in September 2024.
- 3.3 The proposals form part of a significant economic investment by Fuller Smith and Turner totalling over £0.5 million within the building to create a national training facility for members of their staff. The works to the building are required to ensure the implementation of the approved change of use to provide modern kitchen training facilities for the attending staff members and will guarantee the building remains in an active use in the interim period which in turn will support the long-term conservation of the part of the listed building within Fullers ownership.
- 3.4 In addition, the proposals in supporting the continued occupation and use of the building will protect the contribution that the existing public house makes to the vitality of this part of Reading, and the viability of the town centre as a whole.

The proposals

- 3.5 The proposed works for which listed building consent is sought comprise of the following:

Internal Works

- Installation of independent steel frame comprising of 6no vertical steel struts mounted into the modern floor slab and connected by horizontal steel beams to carry necessary extract and air intake ventilation kit below. Steel frame is to be entirely independent of all remaining existing historic fittings, metal posts and beams and is accommodated below the exposed roof structure.

- New timber frame and glazed panel doors to existing opening in the southwest internal wall between training kitchen area and bar.
- Replacement of existing pipework along the interior face of the southwest wall with any new fixing to secure pipework to made in mortar joints.
- Installation of 2.5m high timber partition screens to northwest of space to form corridor between training kitchen area and raised platform area which will be secured via fixing to the existing, modern flooring.

External Works:

- Temporary removal of 1No. overlight on the southeast, canal facing elevation and 1No. overlight on the northeast side elevation to accommodate external louvres associated with the air intake and extract system. The overlights are to be removed by Craft Glass, a Crittall window glazing expert, and stored carefully on site for reinstatement when the temporary works are removed from this part of the building. The overlight opening is to be fitted with a ply screen cut to fit the aperture and sealed and decorated internally and externally to have an Anthracite coloured finish to match the existing painted finishes to the window frames. The ply screen will then be cut to accommodate the louvred grill which will have a matching coloured finish applied internally and externally.
- Installation of 4No. external air condenser units to flat roof of modern extension.
- Formation of small 200mm by 200mm opening at high level on the southwest side elevation to allow new ductwork and cabling from new AC units to connect internally. The opening is to be formed by carefully removing existing bricks which are to be stored on site for reinstatement upon removal of the temporary equipment.
- Repair of existing guttering to the junction between the southwest elevation of the later addition and the rear face of the former pumping house.

3.6 In addition to the above works, the following works to modern fittings and fixtures which would not affect the character of the building as being of special architectural and historic interest are to be undertaken:

- Removal of modern fixed seating, partition screens and raised deck from ground floor interior.
- Replacement of modern platform and steps at northwest end of the spaces with a new raised platform accessed by new timber steps to form meeting area and maintain access to first floor office area.
- New ply and vinyl floor finish to be laid on top of existing modern floor.
- Installation of freestanding sink and storage furniture units and freestanding centrally located work benches.

Assessment

3.7 The NPPF (2024) stipulates two levels of potential adverse impact to the significance of designated heritage assets. The NPPF references these as:

- Substantial harm.
- Less than substantial harm.

3.8 It should also be noted that some works will result in no harm to heritage significance, having a neutral effect or could benefit heritage significance helping to better reveal or understanding special interest.

3.9 Each element of the proposed works is discussed and assessed individually below:

Installation of independent steel frame comprising of 6no vertical steel struts mounted into the modern floor slab – refer to drawings 24-101-02-04, 24-101-02-02 & 24-101-02-05.	
Objective	To provide a reversible means of support for necessary kitchen ductwork.
Significance of Fabric Affected	The space forms part of the original building and is of historic and architectural interest in evidencing the original industrial use of the building.
Assessment of Impact	The works would introduce a new steel structure and kitchen ductwork to the interior of the space which would partially and intermittently interrupt views of the roof structure. The frame has been designed to be entirely independent of the existing structure so that no physical intervention to historic fabric or alteration to historic fittings is needed. Whilst the vertical steel struts are to be mounted into the floor slab, this is modern having been previously renewed.

	In addition, the frame has been designed to have a simple, utilitarian appearance reflecting its function. This respects the original intended use of the building. In addition, the frame has been physical designed so that the vertical struts align largely with the existing vertical metal columns and the horizontal beams positioned alongside the existing beams. The height of the frame is also consistent with the existing metal columns and beams. This approach reflects the existing exposed structural features of the space which contribute towards an understanding of the original. Intended industrial function. The works preserve the features which contribute to the industrial character of the space with the original fixtures and fittings, scale of the room, the exposed brickwork all conserved and unaffected.
--	---

New timber frame and glazed panel doors to existing opening in the southwest elevation – refer to drawing 24-10102-05.

Objective	To provide separation between the training kitchen area and the main bar in terms of noise and hygiene.
Significance of Fabric Affected	The opening is an original feature however it has been altered previously when the modern extension to the southwest was added.
Assessment	The works would introduce modern doors within an original opening. The doors has been designed to replicate the general character and appearance of existing modern doors within the building to ensure sensitive integration to the building. The works preserve the features which contribute to the industrial character of the space with the original fixtures and fittings, scale of the room, the exposed brickwork all conserved and unaffected.

Replacement of existing pipework to the interior face of the southwest wall with new pipework.

Objective	To provide suitable water supply to the freestanding sink units to enable hygienic and effective operation of the kitchen training area.
Significance of Fabric Affected	The southwest wall forms part of the original structure and retains a brickwork finish, albeit painted white. The brickwork finish adds to the industrial character and evidences the construction method of the original building.
Assessment	The replacement pipework is replicate the existing method of installation of the existing which is simply surface mounted pipe, painted white to match the white finish of the painted brickwork. Replacement pipes will be secured by small brackets fixed into the mortar joints of the brickwork.

Installation of 2.5m high timber partition screens to the northwest end of the space.	
Objective	To provide separate and enclosed corridor between training kitchen area and raised platform area which is to be from the modern extension via the existing door opening in the southwest elevation.
Significance of Fabric Affected	The space forms part of the original building and is of historic and architectural interest in evidencing the original industrial use of the building.
Assessment	The partition will be secured via fixings into the existing, modern flooring and via a series of straps connecting the top of the partition to the adjacent partition to the raised platform and would not be physically secured to any historic fabric. The resulting change would not affect an appreciation of the original industrial character with original fixtures and fittings, scale of the room, the exposed brickwork all conserved and unaffected

Alteration of 2no existing windows comprising temporary removal of metal framed multi-glazed overlights and insertion of ply screen and steel grill within aperture.	
Objective	To provide required air intake and extract outputs for the kitchen ductwork.
Significance of Fabric Affected	The overlights are of architectural interest contributing to the overall aesthetic intention whilst having a functional role in offering natural light to the interior. The overlights comprise of metal frames with small, single glazed multi-panes. The southeast opening to which the southeast overlight forms part has been subject to previous alteration with the height of the opening reduced and a modern casement window inserted. The glazing to each light has been renewed.
Assessment	The proposals would result in the temporary alteration to the appearance of the building through removal of the two overlights and insertion of a ply screen and louvred grill to the aperture. In designing the scheme of works, alternative solutions to accommodate the necessary air intake and extract vents have been explored. These options have included venting through the roof, venting through the northwest gable end and venting through the southwest elevation at high level. In each case, the level of physical intervention to historic fabric is greater. In respect to the southwest elevation, the vents would need to be installed at high level however due to the junction of the modern southwest elevation, there is insufficient depth below the eaves and the roof the modern addition to accommodate vents. In respect to the northwest gable end, access for installation and maintenance to this elevation is inhibited by the presence of the existing electricity sub-station. Lastly in respect to terminating via the roof, this would necessitate disturbance to the interior finishes to the underside of the roof and external tile covering and additional ductwork projecting from the roof slope. Whilst the works would result in physical impact through the removal of the overlights, the impact would be temporary with the overlight reinstated upon cease of the temporary use. In reinstating the overlight, this would be

	a relatively straightforward process with each light to be carefully removed as a single piece by a specialist Crittall window contractor (Craft Glass). This would allow for the overlight to be reinstated as a single piece minimising potential damage and loss of detail. The overlights also appear to have subject to previous works and the glass, if not part of the frames, have been renewed. A method statement for reinstatement could be secured by condition to ensure the process of reinstatement. The temporary ply screen will be installed and sealed within the opening to replicate the position of the existing overlight within the window reveal. This will ensure that the decorative brickwork reveals and heads are conserved as existing. The finish of both the ply screen and the louvred grills is to be Anthracite grey to match the existing colour of the modern casements and the timber panel doors.
--	---

Installation of 4no external air condenser units to the flat roof of modern extension to the southwest – refer to drawing 24-101-02-03.	
Objective	To provide a comfortable internal environment for those using the training kitchen.
Significance of Fabric Affected	The units are to set on an independent 'big foot' frame placed on the flat roof of a modern extension which adjoins the southwest elevation of the listed building. The extension and its roof are not of special interest.
Assessment	The roof is flat in form and currently accommodates existing air condenser units and kitchen extract equipment. The proposed new units would be set independently of the roof structure on a 'big foot' frame and would be concealed behind the existing parapet to the roof and consolidated against existing equipment. As such the units would not be visible from within views towards the listed building from pedestrian level. Whilst the equipment may be visible in high level views from nearby flats, the units would be consolidated as part of an existing array of similar equipment. The units would neither directly affect the significance of the building nor would they affect the key features of its setting from which it derives significance.

Formation of small opening on the southwest elevation at high level – refer to drawing xx.	
Objective	To provide necessary route for cabling and duct to connect the external air condenser units to the internal system.
Significance of Fabric Affected	The southwest elevation forms part of the original building and contributes to the special historic and architectural interest in terms of the materials and detail. However much of the southwest elevation has been obscured and / or altered through the addition of the modern southwest extension this has included infilling of original openings and concealment of brickwork detail.

Assessment	The opening is to be formed through careful cutting out of whole bricks by specialist contractor before being waterproof dressed to protect fabric from weather and water ingress. The proposed area of the opening has been selected to avoid the cutting cut of decorative blue brickwork with only red bricks to be removed. The removed bricks are to be cleaned and stored on site for reinstatement following cease of the temporary use and will be bed and pointed in a lime and sand mortar with the mix and finish to the joints to match the existing pointing. Any bricks damaged during the removal shall be replaced with bricks selected to match the size, colour and texture of the existing. The aesthetic value of the southeast elevation has been diluted previously through the addition of the southwest extension such that undertaking of further, very minor, temporary works which would be visible from ground level, would not affect the existing experience and appreciation of the special interest of this elevation.
------------	--

Summary

- 3.10 The majority of the works required to accommodate the training kitchen would cause no harm to the significance of the building affecting only limited areas of historic fabric and then on a temporary basis. The internal works would be in keeping the inherent industrial character of space with the remaining key features and fittings from which the building derives significance conserved. Also conserved would be the riverside setting and distinctive visual and physical relationship with the contemporary and architecturally coherent Screens House and pump and turbine house building, such that the value of the buildings collectively is preserved.
- 3.11 Any harm to the significance of the building would be modest in nature, temporary in nature and at the low end of the less than substantial harm scale. Harm would be reversed upon removal of the works when the overlights and brickwork removed would be reinstated.

4 ASSESSMENT AGAINST PLANNING POLICY

National Policy

- 4.1 Relevant national planning policy is presented within chapter 16 of the NPPF.
- 4.2 In accordance with paragraph 207 this assessment has provided a proportionate description of the significance of the Engine House at the former Blake Lock Sewage Pumping Works, a designated heritage asset.
- 4.3 Paragraphs 214 – 215 of the NPPF concern potential effects to the significance of designated heritage assets.
- 4.4 In causing even modest, less than substantial harm, para 215 of the NPPF requires that less than substantial harm to the significance of a designated heritage asset should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Public benefits which should be weighed against the harm include the creation of national training facility which will support the creation of a full-time trainer / management position responsible for the management and operation of the training kitchen alongside the creation of other part time work opportunities ancillary to the temporary use such as cleaning jobs. In addition, the works would support investment in Fullers staff helping them to develop new skills.
- 4.5 The works should also be considered in the context of heritage benefits where the proposals support the viable use of the Narrowboat in the interim period with the facility operating from the building on a minimum basis of 5 days a week.

Local Planning Policy

- 4.6 Relevant local planning policy is presented within the Reading Borough Local Plan (2019).
- 4.7 Policy EN1 – Protection and Enhancement of the Historic Environment is relevant in considering the proposal. This policy states that historic features, areas of historic importance and other elements of the historic environment, including their settings will be protected and where possible enhanced. The policy continues advising that proposals which affect listed buildings will not have an adverse impact on those elements which contribute to their special architectural or historic interest, including their setting. The proposals have been carefully designed to minimise potential adverse effects to the significance of the building with no

adverse effects to the key features of special interest identified, significantly the remaining historic fixtures and fitting to the interior which express the industrial character are conserved. Additionally, the design approach to the temporary works is simple with the supporting structure and equipment exposed in keeping with the existing arrangement and the original use. The works are therefore judged to be compliance with Policy EN1.

5 CONCLUSION

- 5.1 This Heritage Statement has been prepared with due respect to the NPPF and has considered potential effects upon the significance of the Narrowboat public house, which incorporates part of the Grade II listed former engine house of the Blakes Lock Sewage Pumping Works within its footprint, from a series of works proposed to enable the implementation of a recent change of use to kitchen training facility for Fullers staff.
- 5.2 The proposals presented within this application represent the works required to accommodate the approved change of use. All works are temporary in nature and will be removed from the building upon cease of the temporary use.
- 5.3 The proposals form part of a significant economic investment by Fuller Smith and Turner totalling over £0.5 million within the building to create a national training facility for their providing modern kitchen training facilities whilst making the best use of this site, which is currently close to the public, for an interim and temporary period.
- 5.4 it is anticipated that less than substantial harm would result to the significance of the building from limited aspects of the proposed works. In accordance with the NPPF, the harm identified should be weighed against the public benefits of the works overall which include the creation of national training facility which will support the creation of a full-time trainer / management position responsible for the management and operation of the training kitchen alongside the creation of other part time work opportunities ancillary to the temporary use such as cleaning jobs. In addition, the works would support investment in Fullers staff helping them to develop new skills.
- 5.5 The works should also be considered in the context of heritage benefits where the proposals support the viable use of the Narrowboat in the interim period with the facility operating from the building on a minimum basis of 5 days a week.
- 5.6 Whilst limited less than substantial harm is judged to result from limited elements of the temporary works, the key features which are of most interest and which contribute expressly to the significance of the listed building and its group value as part a larger historic sewage works complex would be conserved within the works. In additional resulting harm would be temporary only with those elements physically impacted repaired and reinstated to replicate the existing detail following cease of the temporary use. It is considered that harm would be outweighed by the benefits offered by the proposals.

- 5.7 The proposals are judged to be in compliance with national and local heritage planning policy requirements.

APPENDICES

Appendix 1: Historic Mapping

Appendix 2: Plates

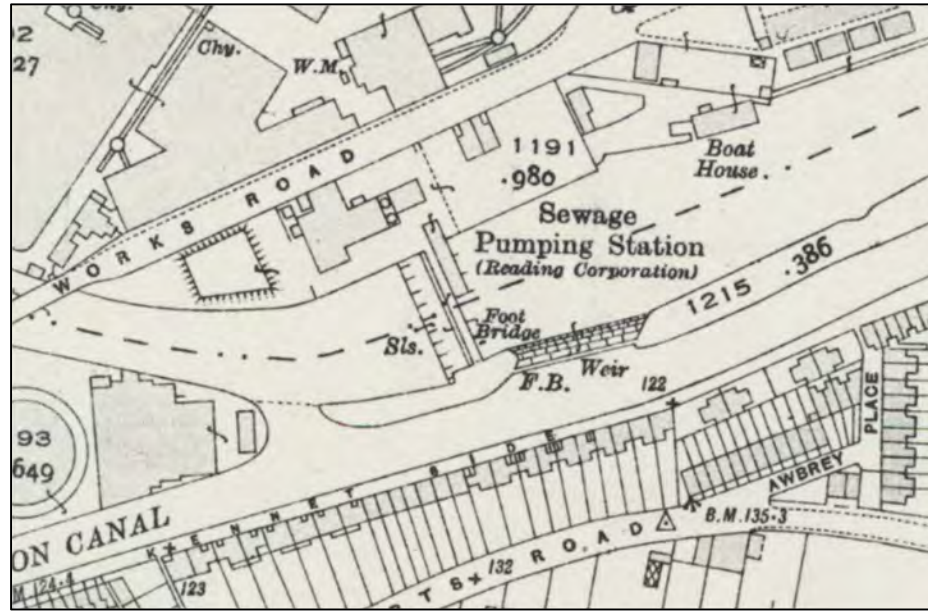
APPENDIX I: HISTORIC MAPPING



Map 1 – Extract of the 1877 (published 1879) Ordnance Survey Town Plan for Reading (Berkshire XXXVII.3.10) (Reproduced with the permission of the National Library of Scotland).



Map 2 – Extract of the 1898 (published 1900) Ordnance Survey Map (Berkshire XXXVII.3) (Reproduced with the permission of the National Library of Scotland).



Map 3 – Extract of the 1931 (published 1934) Ordnance Survey Map (Berkshire XXXVII.3) (Reproduced with the permission of the National Library of Scotland).

APPENDIX 2: PLATES



Plate 1 – Left (southwest) block of the Grade II listed former engine house.



Plate 2 – Right (northeast) block of the Grade II listed former engine house.



Plate 3 – Later, additions to the southwest which accommodate the majority of the pub and restaurant.



Plate 4 – Adjacent Grade II listed Screens House (left) and pump and turbine house (right).



Plate 5 – Metal roof trusses and mechanism retained to the interior.



Plate 6 – View through the interior of the building.



Plate 7 – Mezzanine enclosure to northeast wall of the building.



Plate 8 – Rear, northwest elevation onto Gas Works Road; gable end of the former engine house visible to the left of the image.



Plate 9 – Southwest elevation of former engine house viewed from modern flat roof with corbel table and decorative brickwork to high level



Plate 10 – Southwest elevation of original building and junction with extension; area of proposed opening identified by red circle.



Plate 11 – Southeast frontage onto Canal.



Plate 12 – Overlight to be temporarily altered on the southeast frontage.



Plate 13 – Overlight to be temporarily altered on the southeast frontage.



Plate 14 – View through the interior space with existing metal columns and beams and roof trusses.



Plate 15 – Existing metal work to interior of the space with painted, exposed brickwork wall and surface mounted pipework and cabling to the southwest elevation.



Plate 16 – Southwest elevation looking towards area where new opening is to be formed at high level with existing metal beams and pipework present.