

# Heritage Statement



**Proposal:** Extension of existing mezzanine floor, alteration to internal layout, and insertion of new second floor mezzanine level containing new bedroom. and bathroom.

**Site Address:** 1 Pump House Close, London SE16 7HS

## 1. Introduction

### 1.1. General information

The proposal consists of internal alterations to the dwelling at 1 Pump House Close, a converted apartment at southern end of the Gateway building which is part of the London Hydraulic Power Company Pumping Station development.

The original works were completed in 1902 and the conversion into dwellings was completed in 2001 and no substantial alterations have been made ever since.

The project aims at improving the living condition of the flat by changing the layout and extending the existing mezzanine and creating an additional mezzanine floor to enclose a new bedroom, adding an en-suite bathroom, and adding storage/wardrobe space.

More information about the proposal is provided with the enclosed **Design & Access statement**.



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## 2. The Heritage Asset and its setting

### 2.1. Listing

The property is Grade II listed. Statutory address is LONDON HYDRAULIC POWER COMPANY FORMER PUMPING STATION, RENFORTH STREET, List Entry Number 1385816, Listed on the 1st of July 1983, National Grid Reference TQ 35378 79581, described as follows:

*"Pumping station, later engineering works. Dated 1902. For London Hydraulic Power Company (with company name on plaque). Local stock and Suffolk brick with red brick dressings to semicircular window arches. Main block of pump room ranged east-west has a lofty series of arched windows and oculi in the gable ends which have stepped brick detailing and parapet gables to clerestory. Tall tapering octagonal chimney stack on tall square base with engineering brick plinth at north-west corner of pump room. Accumulator tower with blind arcading, panelled frieze, cornice and parapet raised in gable over short sides. Lower north blocks support large panelled cast-iron settling tanks, carried on steel frame internally. Was in its original use until 1977; pumps and engines since removed. More recent use as engineering works. Following the company's Wapping Station, this one established the design type for the company's subsequent stations."*<sup>1</sup>

### 2.2. The Original building: Rotherhithe Hydraulic Pumping Station

The Greater London Industrial Archaeology Society<sup>2</sup> offers a quite complete description of the complex of buildings constituting the Pumping Station as shown in the map below.

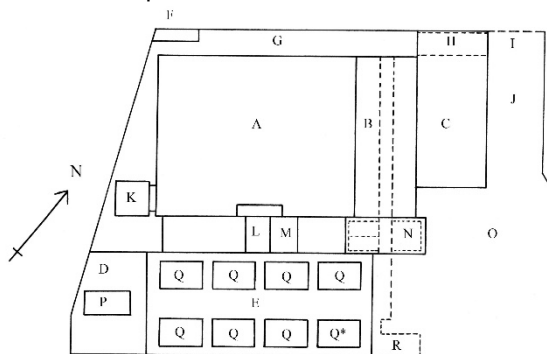


Figure 1

Plan of the main buildings: A Boiler House, B Filter House, C Coal Store, D Workshop, E Engine House, F LEB Sub-station, G Lower ground level yard, H Passageway under coal store, I Gate, J Roadway up to upper ground level yard, K Chimney, L Passage, M WCs, N Accumulator Tower, O Upper ground level yard, P Site of Parson's steam turbine, Q Engine bed, R Access to lower ground level and engine house basement.

<sup>1</sup> See <https://historicengland.org.uk/listing/the-list/list-entry/1385816?section=official-list-entry>

<sup>2</sup> <http://www.glias.org.uk/journals/15-c.html>

The project is in the former Coal store (now “Gateway Building”) that hosts 5 residential units (1-5 Pump House Close), next to the gate entrance in Renforth Street:

*The Station Coal Store was a three-storey building, built into the spoil bank, so it had only two storeys on the south side. It was located at the north-eastern end of the boiler house range and had a roadway running past, to a gate on Renforth Street. It was rectangular in plan and had five semi-circular, giant arches on the roadway side, with windows at first floor level and blind below. Another roadway passed under the end bay to the boiler house.*

*The building had undergone several alterations since it ceased to be used as a coal store. At the lower end there was a room under the upper ground floor, with an inserted door and window. At the south-east end steps had been built to a new door at upper ground level. A first floor had been inserted with stairs up to it. On this floor were the remains of a bathroom. The coal store was possibly the site of the offices after their removal from Grosvenor Road. Later it was converted to a dwelling, hence the bathroom. There was a large tank on the roof.*

*A beam along the south-east wall under the passageway, at upper ground floor level, suggested that there had been an opening to allow coal to fall down into the passageway. Along the outer wall, both in the passageway and along to the boiler house, there were remains of brackets, which could have supported a conveyor.*



Figure 2

(Left) In the red square it is visible the opening at the upper level before it was bricked up at the time of the most recent conversion in 1999. (Right) The water tank built on the top of the Coal store.

### 2.3. Assessment of significance

The site is of a typical late-Victorian industrial buildings complex and the Gateway building has conserved some of the original features to the external walls (brickworks, 5.3 meters arched openings).

The most peculiar feature is the top roof which is characterised by the original red cast iron water tank on top, supported by wrought iron 'I' beams, spaced at 1.4 m (centre to centre), stiffening plates at 1.3 m, and extra rivetted plates at top and bottom. "A simple rolled wrought iron 'I' beam or a simple plated girder was generally assumed to have a span capability of about 20 times its depth"<sup>3</sup>: in that case the ratio between depth and span is 1/10. All these features testify about the great load capacity of those beams which were built to support a load of 3 tons per square meter (the water in the tank above it).



Figure 3 The giant "I" beams supporting the roof and the water tank above it.

<sup>3</sup> <https://fet.uwe.ac.uk/conweb/commercial/ironandsteel/section5.htm>



Originally, as a coal storage, the whole building was probably just an open void volume, even though some marks on the walls and the brick columns at the corners, suggest the presence of a mezzanine level. With the conversion in 2001, the building has been divided in 5 floor-to-ceiling units, all with the same or mirrored layout.

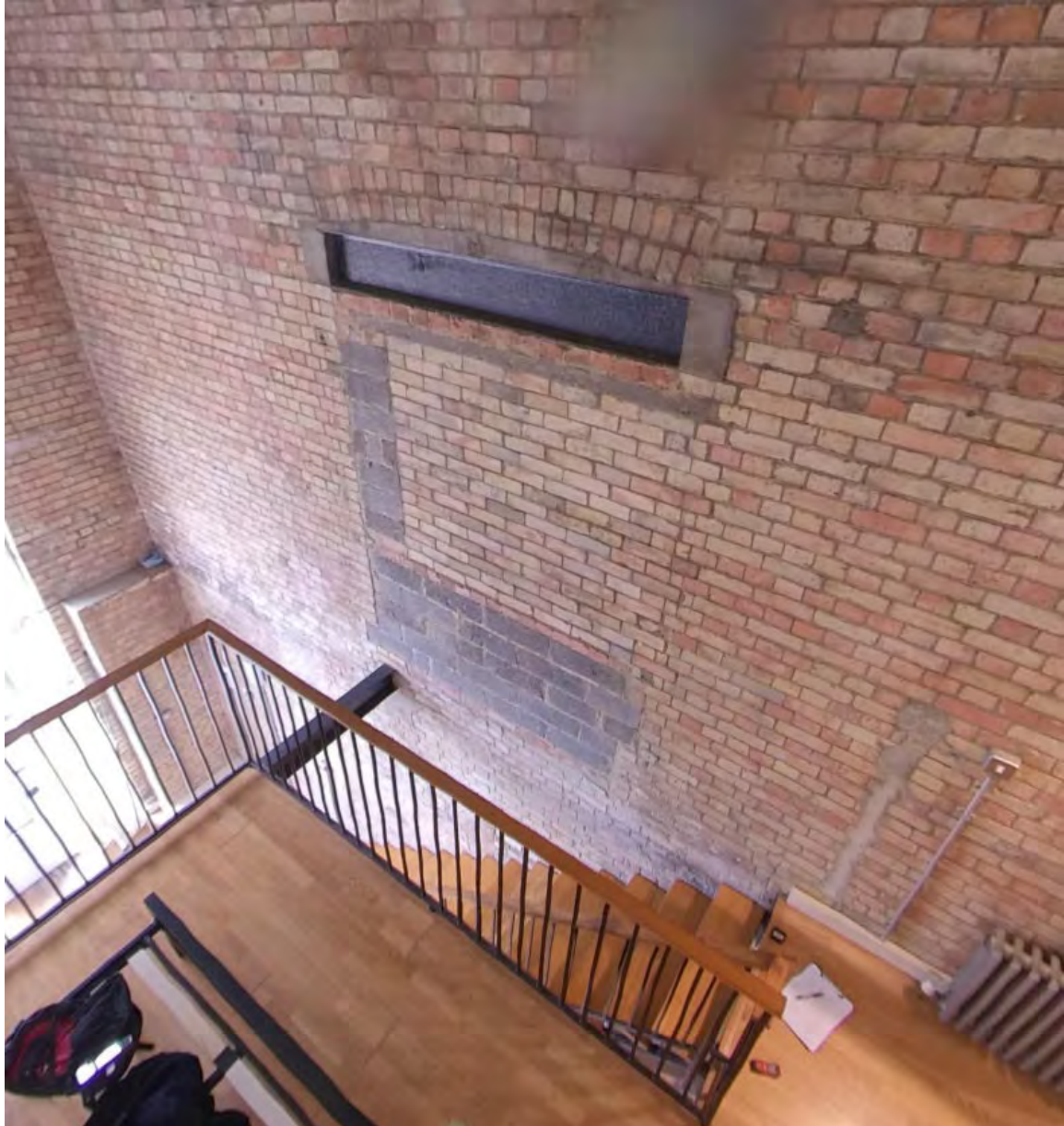


*Figure 4: corner of the building with a brick pillar and marks on the wall which seems suggesting the presence of a mezzanine level.*

The unit at 1 Pump House Close has original brick walls on three sides (just the party wall dividing from nr 2 is an addition from 2001, year of completion of the

conversion works). Except the main wall with the 5.3 m arched opening, the other original walls show sign of openings (door, windows) which have been bricked up (probably at different times during the use of the building).

The biggest of those opening is the large one on the south-east wall that has been closed using a mix of bricks and, for some reason, concrete blocks.



*Figure 5: the large opening bricked up. The steel lintel on top seems suggesting that this opening was closed at the time of the conversion in 2001.*

To preserve the integrity of the original brickworks, all pipes and wiring run in boxes at skirting levels with wall-mounted switches and sockets, even though there are traces of previous grooves now filled with cement.

Besides the external brick wall and the roof, any other internal historic feature has been removed as part of the development of the site and the conversion into residential units in 2001.

#### 2.4. Planning precedent

There is a significant precedent with substantially the same proposal (extension of existing mezzanine, second floor mezzanine, new bedroom, and bathroom) at 3 Pump House Close (see LBS Registered Number 14/AP/0560).

In that occasion, the Officer's report stated:

*(16) [...] The significance of the Listed Building lies in its external appearance, the arrangement and detailing of the wider complex. The particular part of the building occupied by 3, Pump House Court (sic) has little in the way of internal historic features, other than a bearing box, visible at ground floor level and the massive iron beams supporting the tank above the roof. The flat, number three, has been formed along with its neighbours from a greater volume with lateral division against each window to the exterior. As such other than the bearing box and the beams in the ceiling of the space there is little significance to the interior, The proposal will enable the space to be read as an insertion into an original, greater volume, as such it does not impact upon the significance of the building.*

*(17) [...] The proposal will not impact upon the conservation of the heritage assets, but will enable a more flexible use to be made of the space.*

*(18) Due to the inherent character of this part of the listed building the proposal will not result in any loss of fabric within the listed building or any change to its external appearance.*

*(19) [...] Given the type and location of the works proposed it is considered that they will not compromise the historic/architectural integrity of the listed building.*

Listed Building Consent was given on the 29/04/2014.



### 3. Impact /Justification

The proposed alterations will be exclusively internal and not visible from the outside. No neighbouring property will be affected.

There will be no loss of or alteration to any of the original and historical features and the development will have no impact upon the overall appearance, the setting, or the character of the property.

The proposed alterations will considerably improve the usability of the property bringing the level of comfort to contemporary standard (acoustically and thermally), enhancing the use of the space with a flexible layout (which will make the unit potentially suitable for family living as well), and at the same time, emphasising the industrial vibe of the building.

Great attention has been given to develop the design aiming at leaving totally unaltered the historical features of the building.

Keeping the proposal at 3 Pump House Close mentioned above (LBC 14/AP/0560) as a reference, it is possible to conclude that there will be no impact upon the architectural and historical significance of the property and its listing should be unaffected.

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