



**Former Flowserve Pump Division Site,
Hawton Lane, Balderton, Newark On Trent,
Nottinghamshire**

Historic Building Recording

Harris Lamp Property Consultancy

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Report to: **Harris Lamb Property Consultancy**

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Newark-on-Trent – Historic Building Recording**

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Executive Summary

Ecus Ltd were commissioned in March 2019 by Harris Lamb Property Consultancy to undertake historic building recording of the former Flowserve Pump Division Buildings, off Hawton Lane, Balderton, Newark-on-Trent (hereafter ‘the site’) located at National Grid Reference SK 79823, 50817.

The programme of historic building had been requested prior to the demolition of the buildings and remediation of the site. The historic building recording was carried out in accordance with a Written Scheme of Investigation (WSI) produced by Ecus Ltd in response to planning condition number 6 of planning application 18/01235/FULM. The WSI was produced in discussion with and agreed by the Historic Environment Officer for Newark and Sherwood Council.

The site is situated on the south-western outskirts of Balderton and is surrounded by agricultural land. The site comprises a group of buildings which formed part of the former Flowserve Pump Division. There are four buildings in total, including a large workshop and associated office blocks. Further buildings associated with the works are located to the north but have been excluded from the planning application and from this historic building recording programme.

The surveyed buildings included:

- *Building 1: a Cafeteria, dating to between 1966 & 1970*
- *Building 2: an office block primarily dating to between 1966 & 1970 incorporating part of an early twentieth century block.*
- *Building 3: an early twentieth century, single storey transformer block; and*
- *Building 4: a multiphase warehouse, with ranges dating from 1899 (western range) to 1966-1970 (eastern range).*

The later buildings (Building 1, Building 2 eastern L-shape extension and Building 4 eastern range) are of no historic value due to their recent date of construction.

The earlier buildings (the western end of Building 2 and the western ranges of Building 4) hold some historic value as they contribute towards an understanding of the early history of the works. This contribution is limited as these buildings have been substantially altered and their contribution to the early site is difficult to discern as a result of the loss of many of the works original buildings with which these buildings would have been associated. As such it is considered that these buildings are of low heritage significance.

Contents

1.	Introduction	6	
1.1	Project Background	6	
1.2	Site Location.....	6	
2.	Methodology	7	
2.1	Aims	7	
2.2	Standards.....	7	
3.	Historical Background	9	
3.1	Development of the Flowserve Works	9	
4.	Building Description	10	
4.1	Introduction	10	
4.2	Building 1 (the Simpson Building)	10	
4.3	Building 2 (the Worthington Building).....	10	
4.4	Building 3	11	
4.5	Building 4	11	
5.	Discussion	13	
6.	Archive	14	
6.1	Location and Deposition	14	
6.2	OASIS	14	
7.	References.....	15	
	<i>Cartographic Sources</i>	<i>15</i>	
 Plates 16			
 Figures.....			34
 Appendix 1: Photographic Registers			35
 Appendix 2: OASIS form			41
 Appendix 3: Written Scheme of Investigation			42

Plates

Plate 1: General view of west facing elevation of Building 1, from across the yard (image 0036).	16
Plate 2: General view of north facing elevation of Building 1 (image0060).	16
Plate 3: General view of the north facing elevation of Building 1 (image 0061).	17
Plate 4: General view of south facing elevation of Building 1 (image 0064).....	17
Plate 5: General view of the interior of Building 1 facing north west (image 0071). .	18
Plate 6: General view of the interior of Building 1 (image 0072).	18
Plate 7: General view of the interior of Building 1, facing south west (image 0073).	19
Plate 8: Detail of toilets in north-eastern corner of Building 1 (image 0070).	19
Plate 9: general view of the west facing elevation of Building 2 (image 0078).....	20
Plate 10: General view of west elevation of Building 2 (image 0045).	20
Plate 11: General view of the south facing elevation of Building 2 (image 0094).....	21
Plate 12: General view of the west facing elevation of the western block of Building 2 (image 0095).....	21
Plate 13: General view of the south facing elevation of the western block of Building 2 (image 0093).....	22
Plate 14: General view of the northern elevation of Building 2 (image 0083).....	22
Plate 15: General view of partitioned office space in Building 2 (image 0096).....	23
Plate 16: General view of office space in Building 2 (image 0109).	23
Plate 17: General view of original stairs and timber doors (image 0097).	24
Plate 18: Detail of roof structure eastern block of Building 2 (image 0110).....	24
Plate 19: General view of the east facing elevation of Building 3 (image 0074).....	25
Plate 20: General view of the south facing elevation of Building 3 (image 0075).....	25
Plate 21: General view of the west facing elevation of Building 3 (image 0076).	26
Plate 22: General view of Building 4 (image 0051).....	26
Plate 23: Western range of Building 4, facing south (image 0002).	27
Plate 24: Detail of arch above northern doorway in western range of Building 4 (image 0003).	27
Plate 25: Detail of eastern wall of western range of Building 4 (image 0008).	28
Plate 26: Detail of modern UPVC window (image 0005).	28
Plate 27: Detail of heavy vice stand, western range of Building 4 (image 0025).....	29
Plate 28: Detail of precision square, Building 4 (image 0024).	29
Plate 29: Detail of machine base, western range of Building 4 (image 0026).	30
Plate 30: Detail of paint spraying station, Western range of Building 4 (image 0030).....	30
Plate 31: Detail of handwashing station, Western range of Building 4 (image 0028).....	31
Plate 32: View facing south along the north-light range, adjacent to the western range of Building 4 (image 0011).....	31
Plate 33: Range to the south of the north-light range and east of the western most range of Building 4 (image 0013).	32
Plate 34: General view of one range of double pitched roof leading into the eastern range of Building 4 (image 16).....	32
Plate 35: General view of eastern range, facing north (image 0017)	33
Plate 36: General view of eastern range, facing north (image 0020)	33

Figures

Figure 1:	Site Location and Site Plan
Figure 2:	Photo Location Plan Building 1
Figure 3:	Photo Location Plan Buildings 2 & 3
Figure 4:	Photo Location Plan Building 4

1. Introduction

1.1 Project Background

- 1.1.1 Ecus Ltd were commissioned in March 2019 by Harris Lamb Property Consultancy to undertake a historic building recording of the former Flowserve Pump Division Buildings, located off Hawton Lane, Balderton, Newark-on-Trent, Nottinghamshire (hereafter 'the site') centred at National Grid Reference SK 79823, 50817.
- 1.1.2 The programme of historic building recording had been conditioned prior to the demolition of the buildings and remediation of the site. The historic building recording was carried out in accordance with a Written Scheme of Investigation (WSI) produced by Ecus Ltd (2019) in response to planning condition number 6 of planning application 18/01235/FULM. The WSI was produced in discussion with and agreed by the Historic Environment Officer for Newark and Sherwood District Council.

1.2 Site Location

- 1.2.1 The site is situated on the south-western outskirts of Balderton and is surrounded by agricultural land. The site comprises a group of buildings which formed part of the former Flowserve Pump Division. There are four buildings in total, including a large workshop and associated office blocks. Further buildings associated with the works are located to the north but have been excluded from the planning application and were therefore not included within the historic building recording programme.

2. Methodology

2.1 Aims

2.1.1 The aims of the historic building recording programme were:

- to accurately record the form, character and architectural details of the building as existing;
- to identify and record any evidence of structural features, fixtures or fittings of historic significance;
- to describe the buildings with interpretation of phases of development and function; and
- to prepare a comprehensive indexed and cross-referenced archive from the fieldwork record.

2.2 Standards

2.2.1 A photographic survey of all extant buildings proposed for demolition (as depicted in **Figure 1**) was undertaken. The level of recording was commensurate with an enhanced **Level 1 Record / Photographic Survey** as described in *Understanding Historic Buildings* (Historic England, 2016), comprising historic research, and the production of a drawn, written and photographic record.

2.2.2 A historical baseline was established for the buildings based on the survey as well as plans and maps of the site and its environs, including pre-and post-war Ordnance Surveys, up to the present day.

2.2.3 A drawn record comprising a sketched phase and photographic location plan was compiled. The final drawings are reproduced as **Figures 1- 4** of this report.

2.2.4 A photographic record of the site was undertaken, comprising both detail and general viewpoints using a high resolution digital SLR camera. Graduated photo scales were positioned within the photos where practical, and the location and subject of each viewpoint was recorded. A selection of the photographic record is reproduced in this report as **Plates 1-36**, and their location and direction illustrated on **Figure 2-4** and recorded by way of a photo register reproduced in **Appendix 1**. The photographic record comprises:

- general external views of the exterior of the buildings, placing them within its setting;
- oblique views of the exterior of the exterior of the building to demonstrate the scale and design of the buildings;
- any views which may reflect the original design intentions of the builder or architect;
- general views of the interior of the buildings;
- detail view of architectural or historical features, and areas of complex structural relationships;
- details of buildings' contents;

- details of any dates or inscriptions, any makers' plates or graffiti which contribute towards an understanding of the building;
- any building contents which have a significant bearing on the building's history;
- copies of maps, drawing, views and photographs, present in the building and illustrating its development or that of its site;
- photographic registers recording the subject and direction of each photograph; and
- photographic location plans, drafted on sketch plans, to record the location and direction of the photographic record.

3. Historical Background

3.1 Development of the Flowserve Works

- 3.1.1 The first and second edition Ordnance Survey (OS) maps (1884, 1888 & 1901) depict the site as a series of fields adjacent to the Great Northern Rail, Newark and Bottesford Line.
- 3.1.2 The works first appears on the 1915 Ordnance Survey (OS) map, labelled as the Lowfield foundry (*iron and brass*) and is depicted as a series of buildings. A newspaper article suggests that the works date to 1899 and belonged to James Simpson & Co (Newark Advertiser, nd.). The site was connected to the Great Northern Rail, Newark and Bottesford Line by a siding to the south. This siding then split to connect the buildings of the Flowserve site. The western end of the office block range (**Building 2**) and a large workshop forming the eastern ranges of the current workshop are depicted on the 1915 OS map.
- 3.1.3 The 1930s OS map show no visible change to the surveyed buildings within the site and it is not until the late 1950s / early 1960s that the workshop is shown to have been extended eastwards. By this point, a single rail siding still passed through the western range and terminated adjacent to the southern end the eastern extension.
- 3.1.4 By the time of the publication of the 1970 / 1971 OS map the rail siding is no longer depicted and the eastern range had been extended to its current extent. The eastern L-shaped extension to the office block (**Building 2**) had been constructed as had **Building 1**. The site remained unaltered until the demolition of the buildings to the west, post-2007.
- 3.1.5 The works operated as an engineering works specialising in pump products until its closure in 2016.

4. Building Description

4.1 Introduction

4.1.1 The surveyed buildings of the former Flowserve pump division stand as four buildings, comprising:

- a late twentieth century single storey workshop (**Building 1**),
- a two-storey building (**Building 2**),
- a transformer building (**Building 3**) and
- a large two-storey multi-phase workshop (**Building 4**).

4.2 Building 1 (the Simpson Building)

4.2.1 **Building 1** (the Simpson Building) is a single-storey, flat-roofed building, constructed in red-brick. The building is rectangular in plan. The principal elevation faces west and comprises 5 bays.

4.2.2 The entrances are located either side of three floor-to-ceiling height windows which form the central bay (**Plate 1**). The windows are separated by brick piers. All have aluminium frames, windows one and three comprising six panes of glass (2 x 3), whilst the central window comprises 12 panes (4 x 3). Either side of the central windows and entranceways, bays 1, 2, 4 & 5 contain a single aluminium frame window with a blue-brick sill. The north facing elevation (**Plate 2**) comprises three bays.

4.2.3 The central bay contains a single pedestrian doorway set into a series of floor-to-ceiling height windows. Bays 1 and 3 contain a single window with a blue-brick sill. The lower half of these windows is blocked with red-brick, with regular gaps in the brickwork. The east facing elevation (**Plate 3**) comprises 3 bays; Bays 1 and 3 containing a rectangular aluminium framed window whilst Bay 2 contains two single louvered doors and a series of smaller windows which have been boarded internally. The south facing elevation (**Plate 4**) contains three rectangular windows, with aluminium frames and tinted glass as well as a single doorway.

4.2.4 All interior partitions have been removed (**Plates 5-7**). The roof is supported by a number of steel columns spaced at regular intervals. The remains of the toilet unit can be seen in the north-eastern corner of the building (**Plate 8**).

4.2.5 This building first appears on the 1970-1971 OS map. It is of modern steel-frame and red-brick construction. The building was originally a cafeteria and kitchen for the works. Due to its recent date and modern construction the building is considered to hold negligible heritage significance.

4.3 Building 2 (the Worthington Building)

4.3.1 **Building 2** (the Worthington Building) comprises two floors and is broadly L-shaped in plan. The building is flat-roofed and comprises several parts. The first is a rendered two-storey block situated at the western end of the building (**Plates 9 & 10**). This block first appears on the 1915 OS map, although there

is potential that it is a later rebuild. Formerly this block was connected to the workshops to the north (which have since been demolished). A steel-framed, glazed corridor connects this block to a two-storey, L-shaped building, constructed in red-brick (**Plates 11-14**). This part of the building first appears on the 1970-1971 OS map. The building has numerous rectangular windows, the majority of which have been fitted with UPVC frames. A number of steel-framed and timber-framed windows do survive within the earlier block (**Plate 9**). An entrance door is located in the northern elevation of the western block, with a modern porch, which signposts the reception (**Plate 14**).

4.3.2 Internally, the building comprises a series of partitioned offices (**Plates 15-16**). The original staircase and a number of timber doors survive in the western block (**Plates 17**). The removal of the suspended ceiling reveals a corrugated flat roof, supported by a series of rolled-steel joists (RSJs, **Plate 18**).

4.3.3 The building originally served as offices. Due to the modern date and extensive alterations to the older elements of this building it is considered that the building holds negligible heritage significance.

4.4 Building 3

4.4.1 **Building 3** is a single storey, rectangular plan, transformer unit (**Plates 19-21**). It is constructed in rendered brick. A steel-frame fire-escape, serving **Building 2** cuts across the top of the building and down across the southern elevation of the building (**Plate 21**). Access to the interior could not be gained at the time of survey.

4.4.2 The building is first depicted on the 1970 OS map. Due to its modern date and limited historic value the building is considered to hold negligible heritage significance.

4.5 Building 4

4.5.1 **Building 4** is a large multi-phase building, broadly C-shaped in plan. The building was one of the principal workshops and towards the end of the works operation was divided into the working areas as shown on **Figure 4**. All elevations of the building have been clad in corrugated, aluminium sheeting (**Plate 22**). A red-brick pier, with blue engineering brick details survives in the south-west corner of the building. This pier formerly formed part of a building located to the south which has since been demolished.

4.5.2 Internally the building is subdivided into five areas. The first is a large range extending down the western side of the building (**Plate 23**). This range has a pitched roof with steel, double fink trusses. At the northern end of this range there are larger doors above which is a relieving arch constructed from three rows of brick headers (**Plate 24**). Along the eastern wall are a series of blocked arched windows (**Plate 25**). All surviving windows of this section were modern UPVC replacements (**Plate 26**) with the exception of those within the 'MOD' (**Figure 4**). At the southern end of this range a number of machine parts and bases remain (**Plates 27 – 29**). This range also includes a paint spraying station (**Plate 30**) and a handwashing station (**Plate 31**).

4.5.3 To the east of this block is a small north-light range (**Plate 32**). To the south of this north-light range is a further range with a pitched roof supported by steel

fan trusses (**Plate 33**). High level cast iron frame windows survive and there are numerous brick piers supporting an RSJ which cuts in front of these windows, which would have carried a travelling crane.

- 4.5.4 To the south of this block was a double-pitched section (**Plate 34**) which connects the western range with the eastern range. This section is supported by steel-framed, king post trusts.
- 4.5.5 The eastern range comprises six bays. This range is constructed as a steel frame with corrugated aluminium cladding (**Plates 35 – 36**). There is little surviving evidence for specific activities in this range, with the exception of a quality control area located at its northern end.
- 4.5.6 The eastern range is considered to hold no historic value due to its recent date of construction. The western range of this building holds some historic value as it contributes towards an understanding of the early history of the works. This contribution is limited as the building has been substantially altered and its contribution to the early site is difficult to discern as a result of the loss of many of the works original buildings with which this range would have been associated. As such it is considered that this range is of low heritage significance.

5. Discussion

5.1.1 The surveyed Flowserve building comprised four buildings which formerly formed part of a much larger works. The buildings included:

- **Building 1:** a cafeteria, dating to between 1966 & 1970
- **Building 2:** an office block primarily dating to between 1966 & 1970 incorporating part of an early twentieth century block.
- **Building 3:** an early twentieth century, single-storey transformer block; and
- **Building 4:** a multiphase warehouse, with ranges dating from 1899 (western range) to 1966-1970 (eastern range).

5.1.2 The later buildings (**Building 1**, **Building 2** eastern L-shaped extension, **Building 3** and **Building 4** eastern range) are of no historic value due to their recent date of construction.

5.1.3 The earlier buildings (the western end of **Building 2** and the western ranges of **Building 4**) hold some historic value as they contribute towards an understanding of the early history of the works. This contribution is limited as these buildings have been substantially altered and their contribution to the early site is difficult to discern as a result of the loss of many of the works original buildings with which these buildings would have been associated. As such it is considered that these buildings are of low heritage significance.

6. Archive

6.1 Location and Deposition

6.1.1 The project archive has been compiled into a stable, fully cross-referenced and indexed archive in accordance with Appendix 6 of Management of Archaeological Projects (2nd Edition, Historic England 1991) and Archaeological archives – a guide to best practice in creation, compilation, transfer and curation (Brown 2007). The project archive is currently held at the offices of Ecus Ltd in Sheffield, under the project code 12899 and will be deposited in due course with Nottinghamshire Archives.

6.2 OASIS

6.2.1 In line with best practice, a copy of this report will be made available through the Online Access to Index of archaeological Investigations {OASIS} Project (<http://ads.ahds.ac.uk/project/oasis/>), under the reference number ecusltd1-350165.

7. References

Brown, D.H. 2007. *Archaeological archives – a guide to best practice in creation, compilation, transfer and curation*

Chartered Institute for Archaeologists (CIfA) 2014. *Standard and guidance for the archaeological investigation and recording of standing buildings or structures.*

Historic England (HE) 2016. *Understanding Historic Buildings – A guide to good recording practice.*

Historic England (HE) 1991 (2nd Edition) *Management of Archaeological Projects*

Newark Advertiser. nd.

<https://legacy.newarkadvertiser.co.uk/leisure/tourism/history/TimWarner/warner96.asp>

Cartographic Sources

Nottinghamshire XXXV.NE Surveyed: 1883 Published: 1884

Nottinghamshire XXXV.NE Revised: 1898 to 1899, Published: 1901

Nottinghamshire XXXV.NE Revised: 1915, Published: 1921

Nottinghamshire XXXV.NE Revised: 1915, Published: ca. 1933

Nottinghamshire XXXV.NE Revised: 1938, Published: ca. 1947

Nottinghamshire XXXV.SE Surveyed: 1883 Published: 1884

Lincolnshire XCIV.SE Surveyed 1883 to 1886, Published: 1888

Nottinghamshire XXXV.SE Revised: 1899, Published: 1900

Lincolnshire XCIV.SE Surveyed 1915, Published: ca 1936

Ordnance Survey 1955-1966 1:10,560

Ordnance Survey 1970-1971 1:2,500

Ordnance Survey 1972-1979 1:10,000

Ordnance Survey 1982-1994 1:10,000

Plates



Plate 1: General view of west facing elevation of **Building 1**, from across the yard (image 0036).



Plate 2: General view of north facing elevation of **Building 1** (image0060).



Plate 3: General view of the north facing elevation of **Building 1** (image 0061).



Plate 4: General view of south facing elevation of **Building 1** (image 0064).



Plate 5: General view of the interior of **Building 1** facing north west (image 0071).

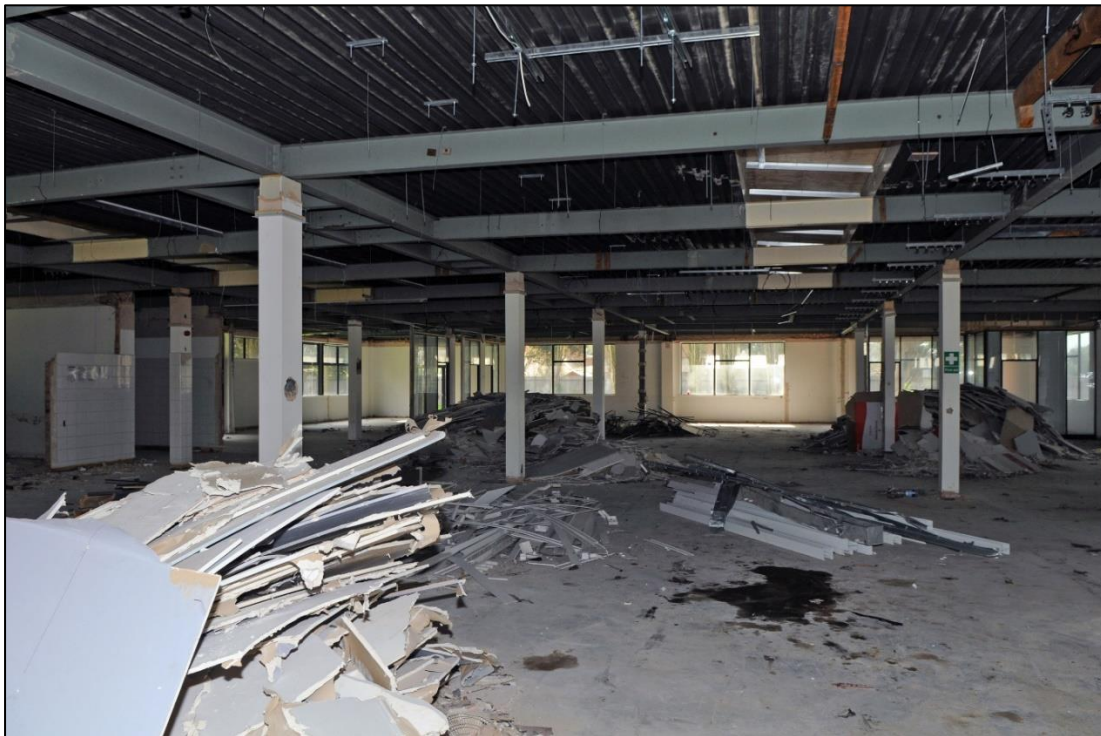


Plate 6: General view of the interior of **Building 1** (image 0072).



Plate 7: General view of the interior of **Building 1**, facing south west (image 0073).

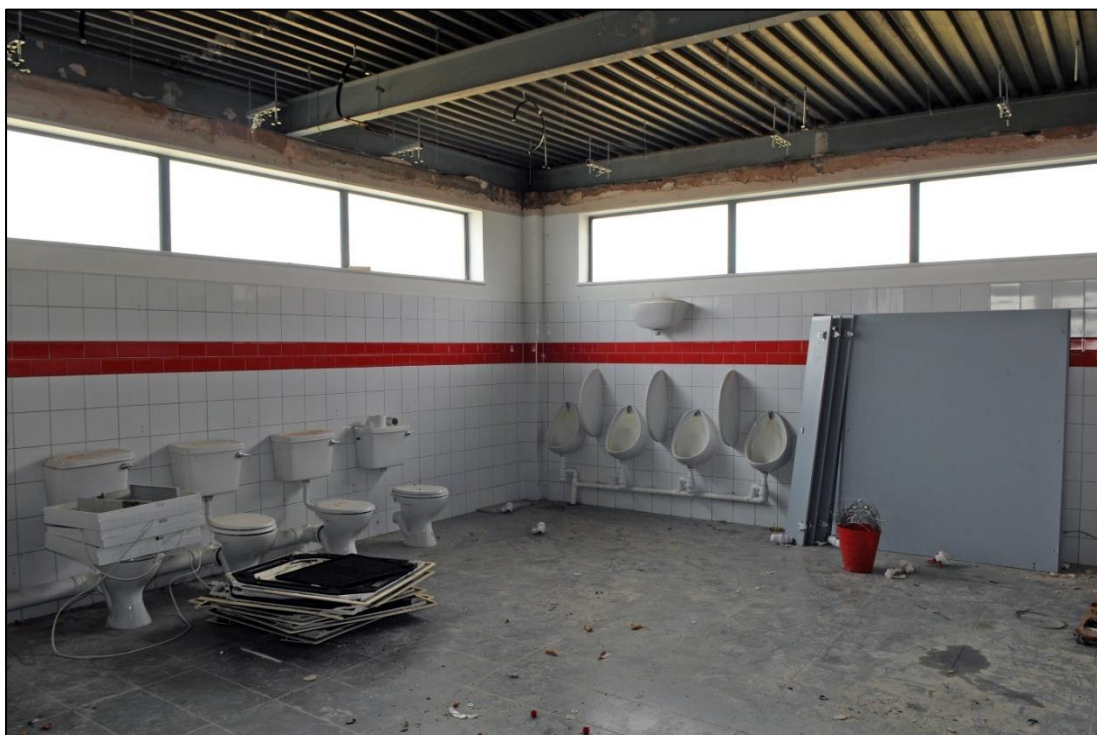


Plate 8: Detail of toilets in north-eastern corner of **Building 1** (image 0070).



Plate 9: General view of the west facing elevation of **Building 2** (image 0078).



Plate 10: General view of west elevation of **Building 2** (image 0045).



Plate 11: General view of the south facing elevation of **Building 2** (image 0094).



Plate 12: General view of the west facing elevation of the western block of **Building 2** (image 0095).



Plate 13: General view of the south facing elevation of the western block of **Building 2** (image 0093).



Plate 14: General view of the northern elevation of **Building 2** (image 0083).



Plate 15: General view of partitioned office space in **Building 2** (image 0096)

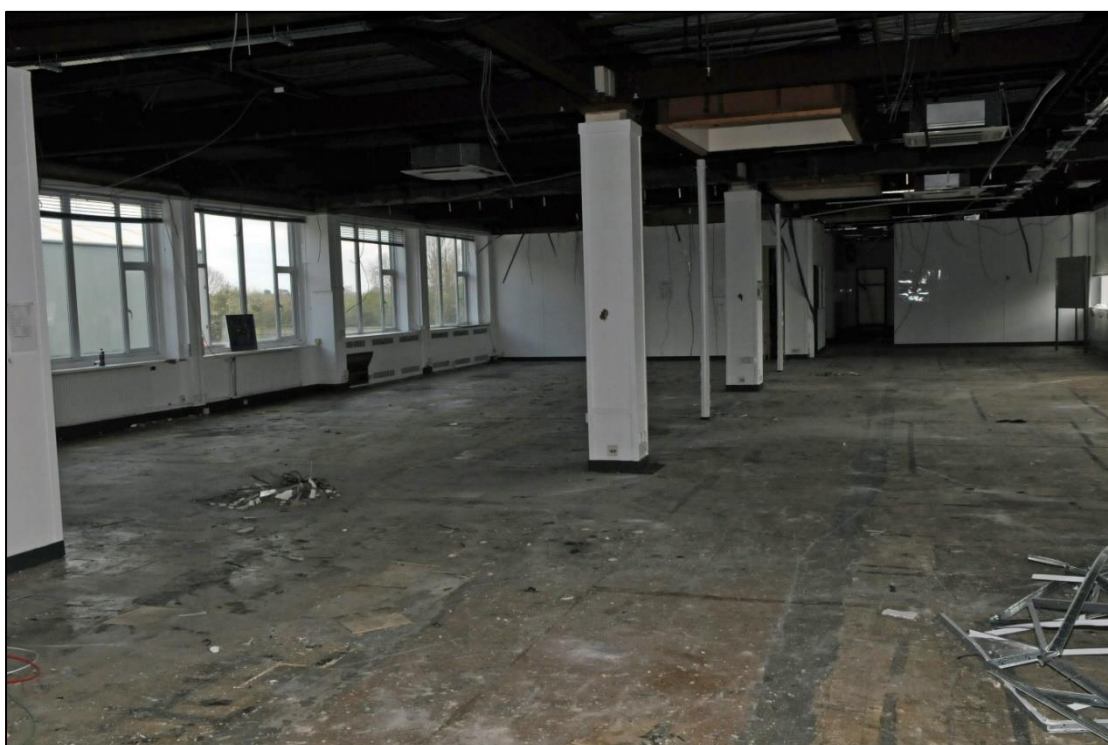


Plate 16: General view of office space in **Building 2** (image 0109).

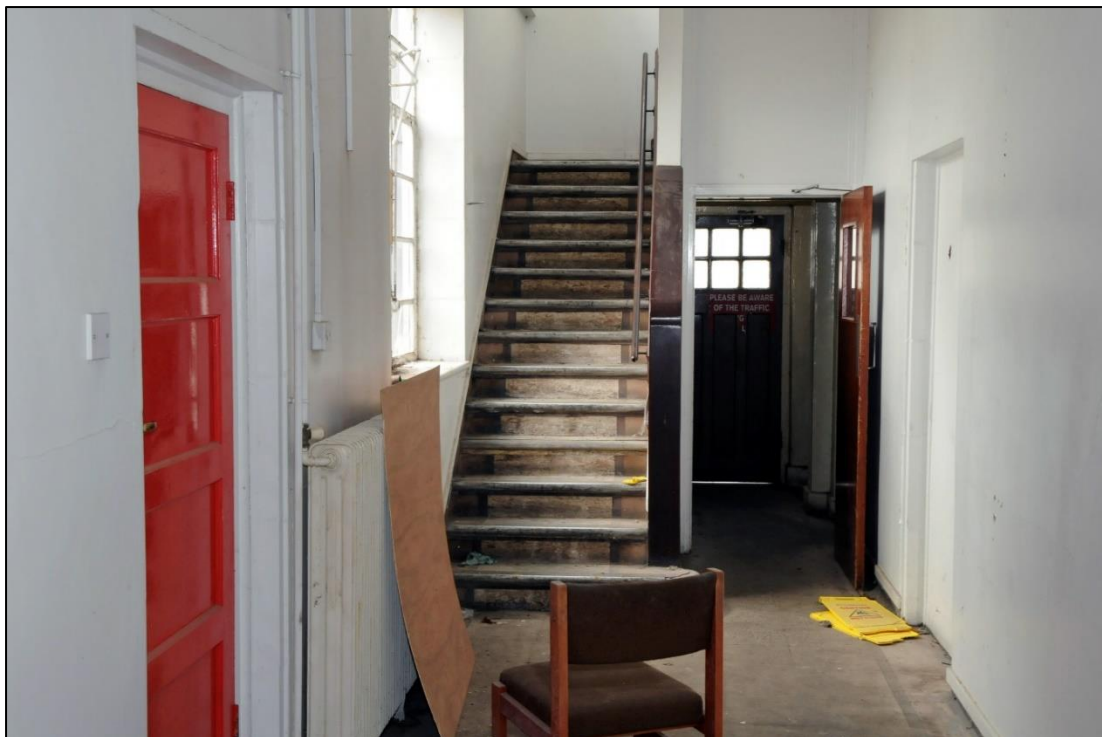


Plate 17: General view of original stairs and timber doors (image 0097).



Plate 18: Detail of roof structure eastern block of **Building 2** (image 0110).



Plate 19: General view of the east facing elevation of **Building 3** (image 0074).



Plate 20: General view of the south facing elevation of **Building 3** (image 0075).



Plate 21: General view of the west facing elevation of **Building 3** (image 0076).



Plate 22: General view of **Building 4** (image 0051).

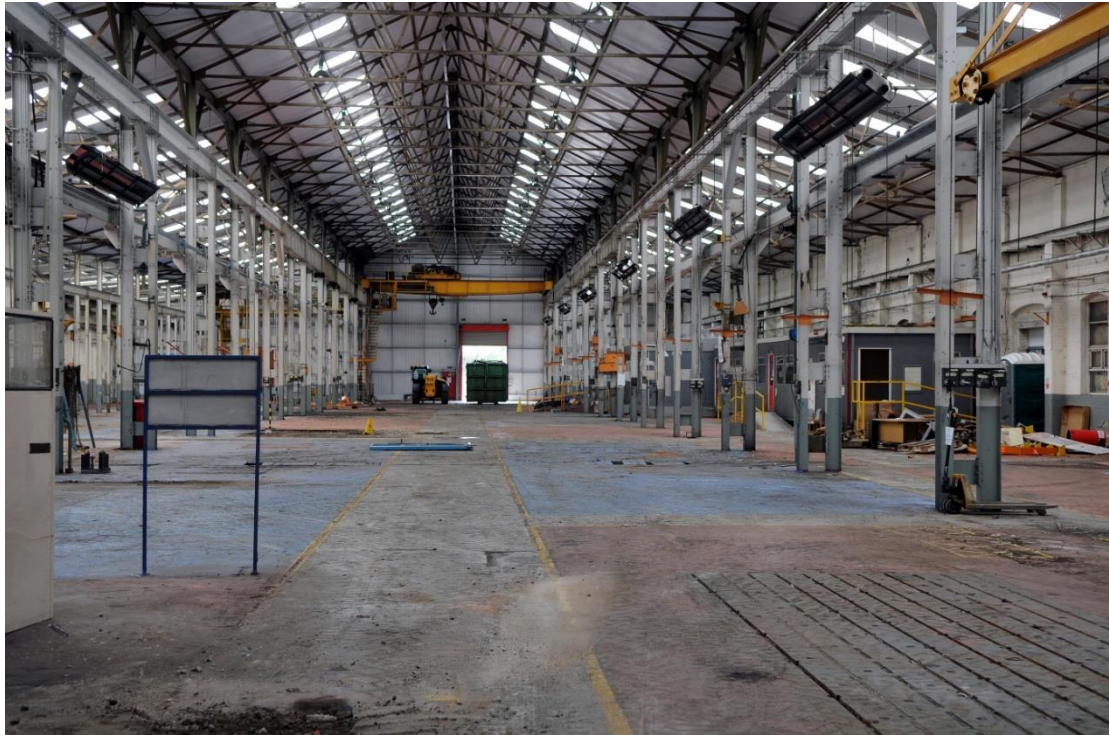


Plate 23: Western range of **Building 4**, facing south (image 0002).



Plate 24: Detail of arch above northern doorway in western range of **Building 4** (image 0003).



Plate 25: Detail of eastern wall of western range of **Building 4** (image 0008).



Plate 26: Detail of modern UPVC window (image 0005).



Plate 27: Detail of heavy vice stand, western range of **Building 4** (image 0025).

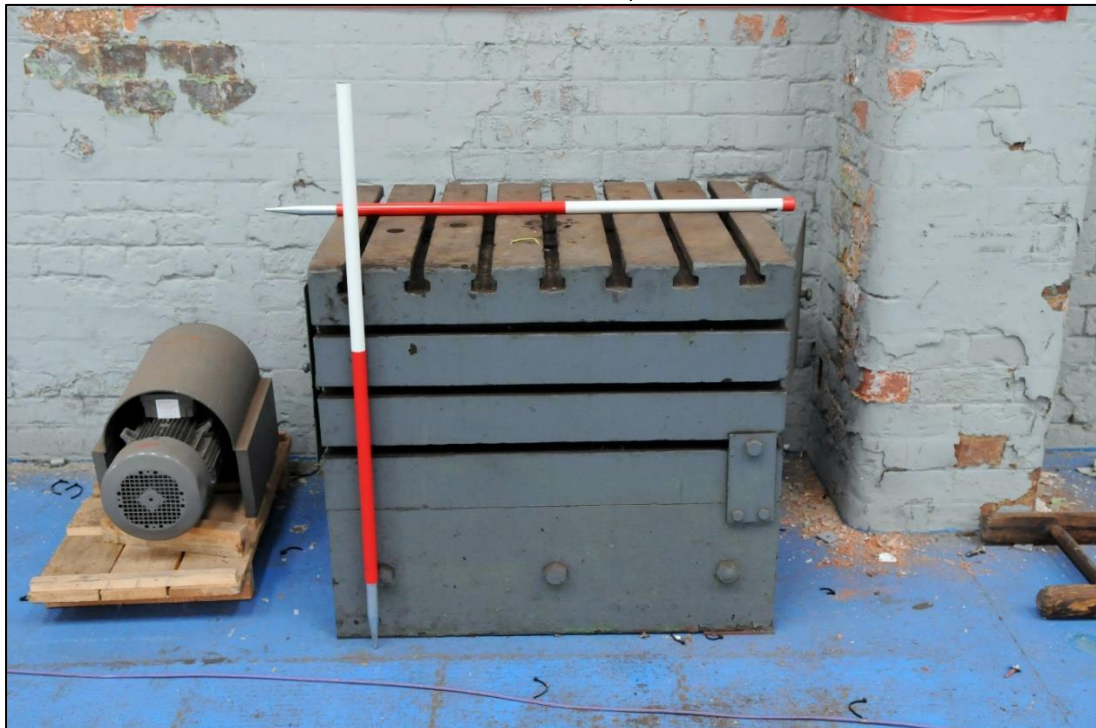


Plate 28: Detail of precision square, **Building 4** (image 0024).



Plate 29: Detail of machine base, western range of **Building 4** (image 0026).



Plate 30: Detail of paint spraying station, Western range of **Building 4** (image 0030).



Plate 31: Detail of handwashing station, Western range of **Building 4** (image 0028).

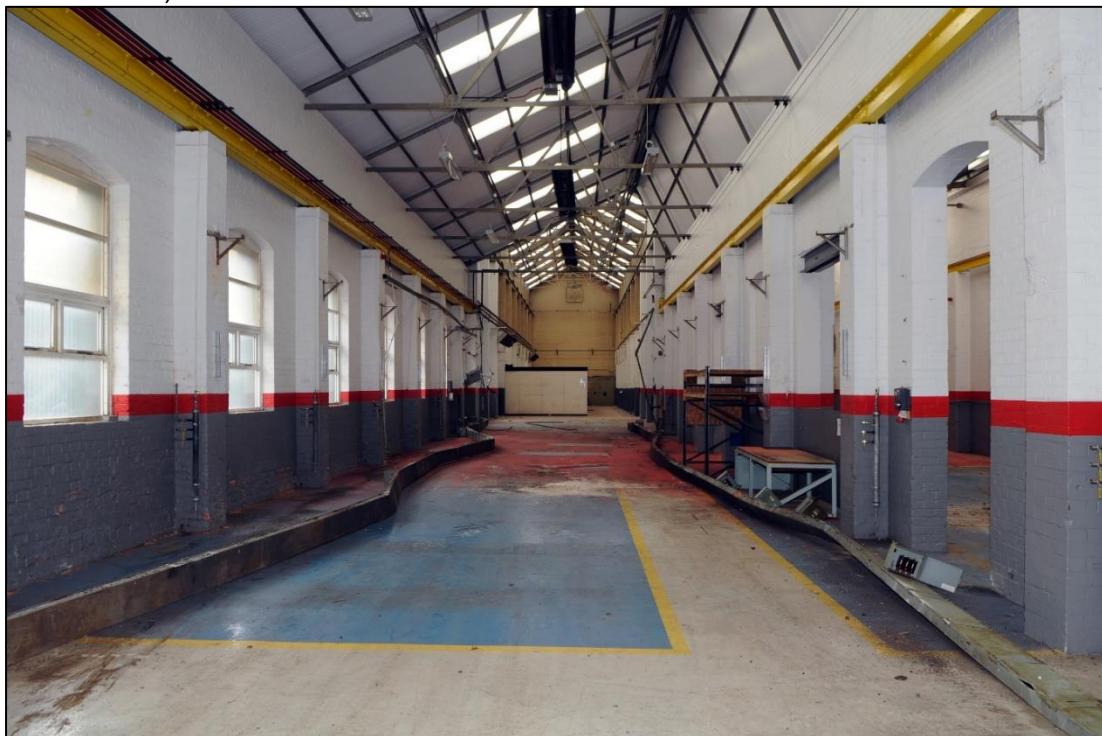


Plate 32: View facing south along the north-light range, adjacent to the western range of **Building 4** (image 0011).

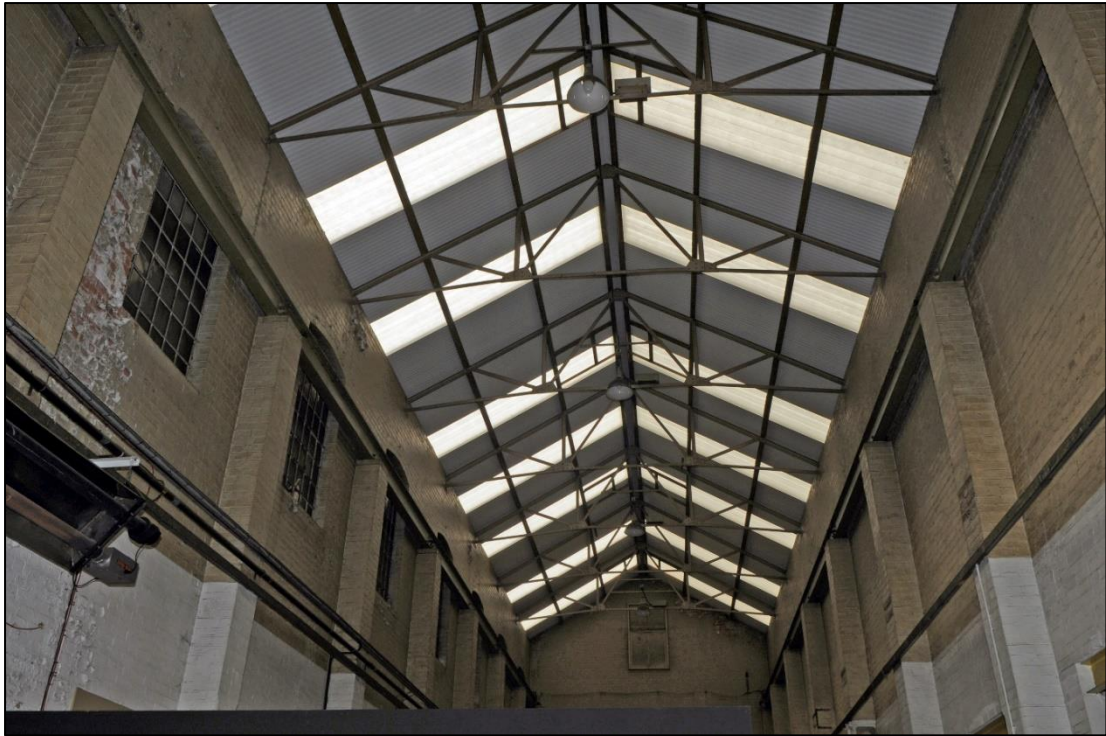


Plate 33: Range to the south of the north-light range and east of the western most range of **Building 4** (image 0013).



Plate 34: General view of one range of double pitched roof leading into the eastern range of **Building 4** (image 16).

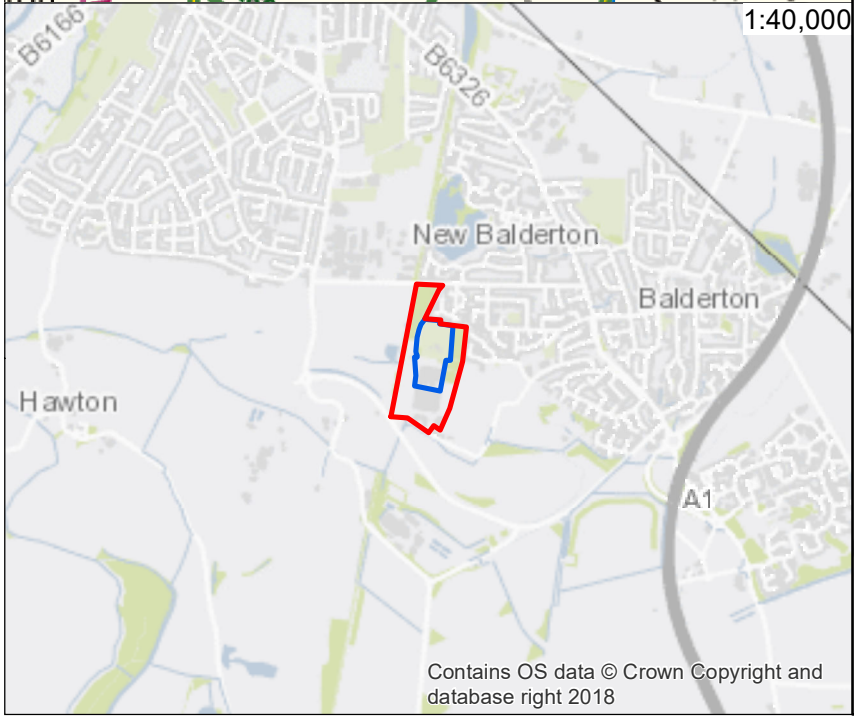
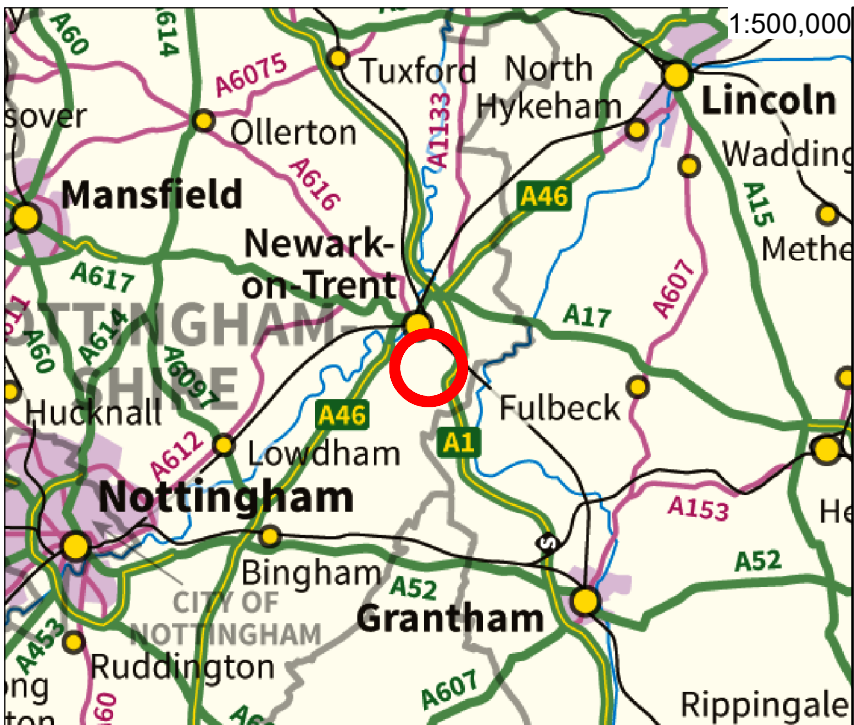


Plate 35: General view of eastern range, facing north (image 0017)

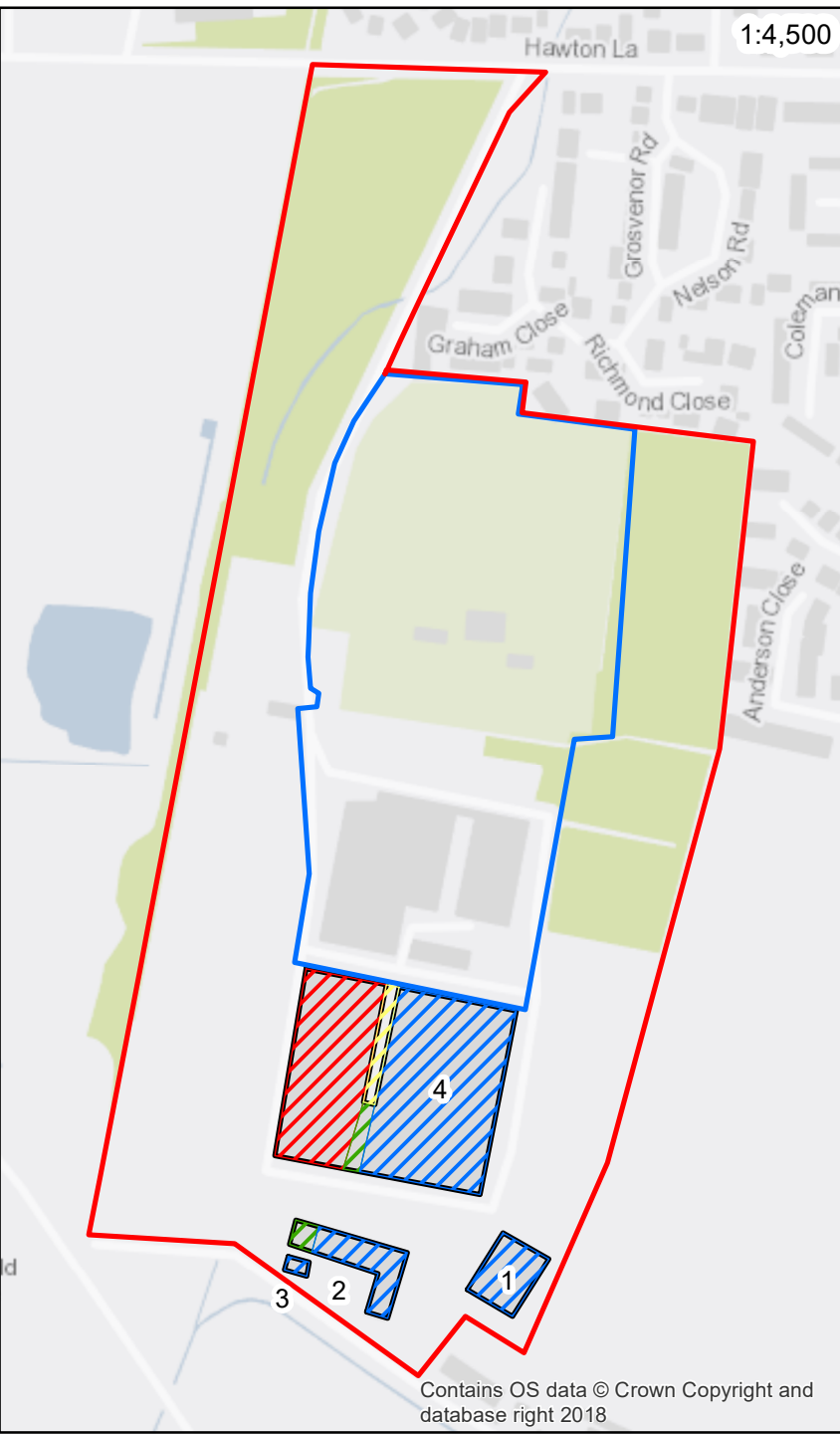


Plate 36: General view of eastern range, facing north (image 0020)

Figures



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- Site boundary
- Area excluded from works
- Building outline
- Building Phase
 - Pre 1915 (Phase 1)
 - Pre 1915 (Phase 2)
 - 1966-1971
 - Post 1971

Harris Lamb Property Consultancy
 Flowserve Pump Division, Hawton Lane, Balderton, Newark On Trent
 Historic Building Recording - WSI

Figure 1: Site Location

Brook Holt 3 Blackburn Road Sheffield S61 2DW
 T: 0114 2669292 www.ecusltd.co.uk

061-63



060



064-69



070



072



073



071

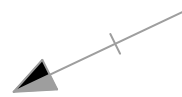


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N



Key

44

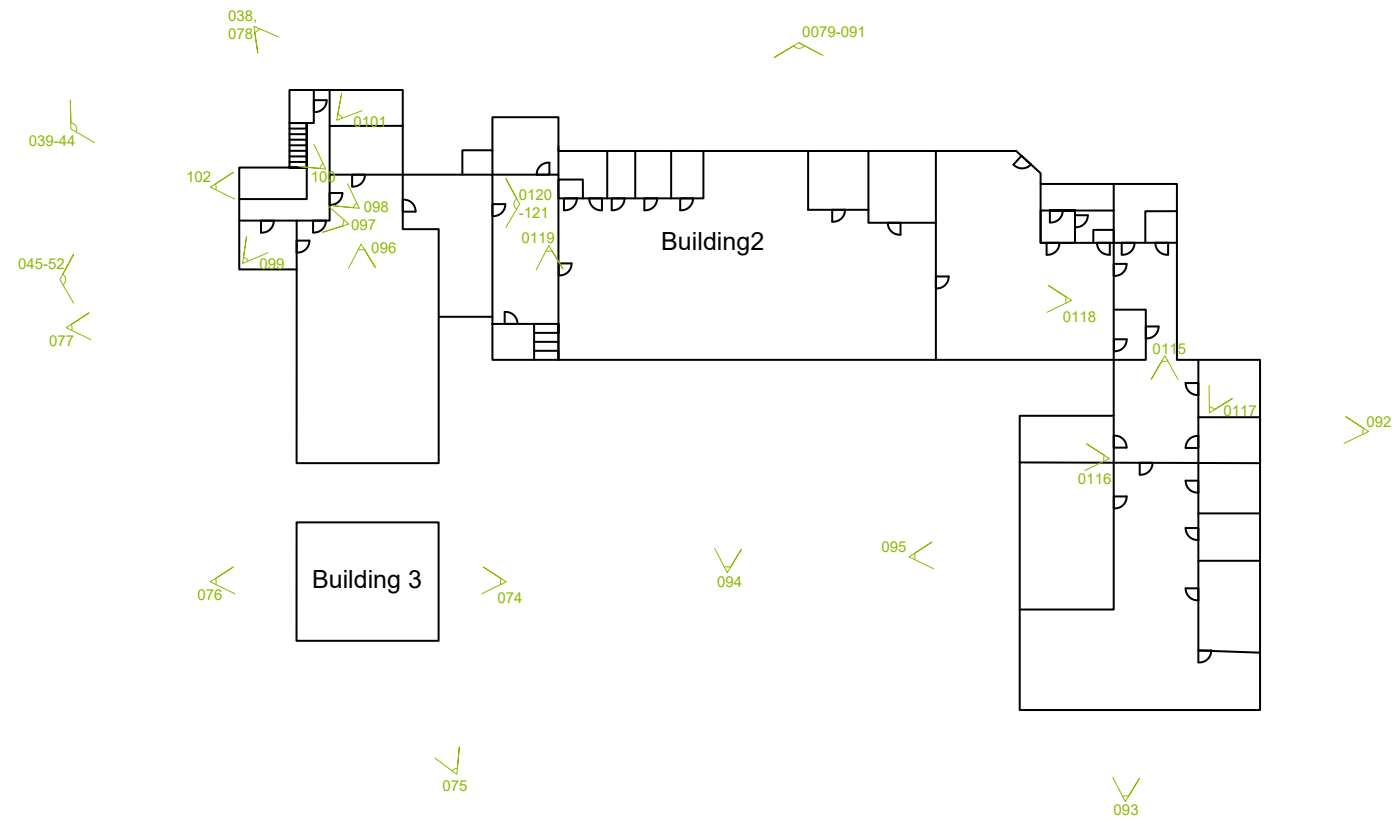


Image viewpoint reference

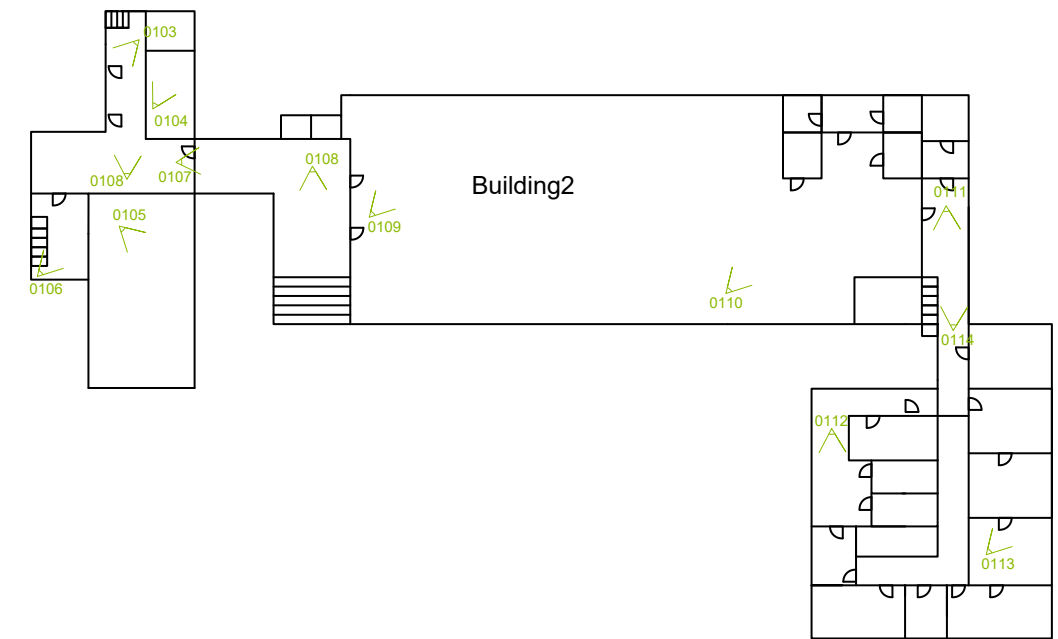
Former Flowserve Pump Division Site,
Hawton Lane, Balderton,
Newark & Sherwood, Nottinghamshire

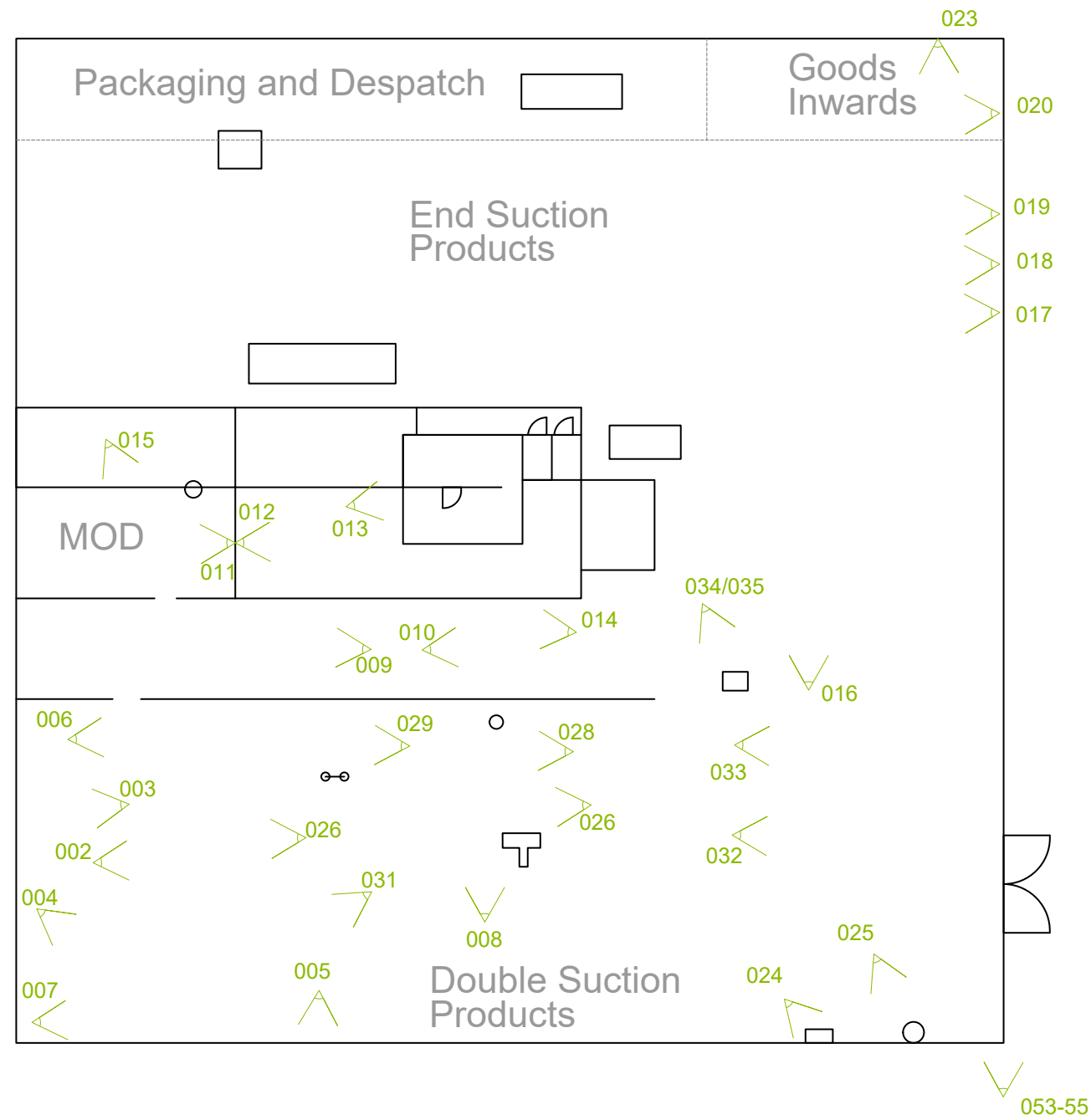
**Figure 2: Building 1 Photo
Location Plan**

Ground Floor



First Floor





Key

44 Image viewpoint reference

Appendix 1: Photographic Registers

Film and Frame No.	Subject	Description	Scale	View from	Date
/1	Photo Board	Film Id Plate	N/A	N/A	09/04/2019
/2	Main Building	Looking South Down 'Double Suction Products' Floor	N/A	North	09/04/2019
/3	Main Building	Detail Of Three-Header Ring Relieving Arch Above North Doors To 'Double Suction Products' Floor	N/A	South	09/04/2019
/4	Main Building	Detail Of Stanchion Carrying Roof And Gantry Crane. Also Defines Principal Bay From Side Aisles Of 'Double Suction Products' Floor	N/A	North-East	09/04/2019
/5	Main Building	Detail Of Original Window Opening, West Elevation. Simple Segmental Arch With Two Rings Of Header Course. Window Frames Modern	N/A	East	09/04/2019
/6	Main Building	Looking South Down East Aisle Of 'Double Suction Products' Floor	N/A	North	09/04/2019
/7	Main Building	Looking South Down West Aisle Of 'Double Suction Products' Floor	N/A	North	09/04/2019
/8	Main Building	Looking At East Elevation Of 'Double Suction Products' Floor. Windows Blocked Presumably When Buildings Conjoined Into One	N/A	West	09/04/2019
/9	Main Building	Looking North Down A Bay Originally An Open Topped Walled Yard Between Two Buildings. Note Blocked Doorway With Cut Out At Key Location	N/A	South	09/04/2019
/10	Main Building	Looking South Down A Bay Originally An Open Topped Walled Yard Between Two Buildings.	N/A	North	09/04/2019
/11	Main Building	Labelled As 'Mod' Area On Fire Evacuation Plan. Formerly A Detached Building With A Regular Triangulated Roof Trusses, Later Extended To South With A Triangulated Steel Trussed Roof Akin To A North-Lit Roof But Facing West.	N/A	North	09/04/2019
/12	Main Building	As §11, Looking North	N/A	South	09/04/2019
/13	Main Building	Detail Of Triangulated Roof Trusses To Original (South) End Of Building	N/A	North	09/04/2019

Film and Frame No.	Subject	Description	Scale	View from	Date
/14	Main Building	Detail Of Cast Iron Hoppers And Valley Gutter	N/A	N/A	09/04/2019
/15	Main Building	Detail Of Sockets In Room Pilasters To Take Services Of Some Kind	N/A	South	09/04/2019
/16	Main Building	General View Of East-West Aligned Bays At South End Of Building, Joining 'Original' Main Building With Later Six-Bay Extension To The East	N/A	West	09/04/2019
/17	Main Building	Detail Looking North Along Later East Extension Bay With Collared Trusses.	N/A	South	09/04/2019
/18	Main Building	Detail Looking North Along Later East Extension Bay With Collared Trusses. East Of 17	N/A	South	09/04/2019
/19	Main Building	Detail Looking North Along Later East Extension Bay With Collared Trusses. East Of 18	N/A	South	09/04/2019
/20	Main Building	Detail Looking North Along Later East Extension Bay With Collared Trusses. East Of 19	N/A	South	09/04/2019
/21	Main Building	Detail Looking North Along Later East Extension Bay With Collared Trusses. East Of 20	N/A	South	09/04/2019
/22	Main Building	Detail Looking North Along Later East Extension Bay With Collared Trusses. East End Bay	N/A	South	09/04/2019
/23	Main Building	Looking Towards 'Double Suction Products Floor' (West) Along East-West Aligned Bay At South End Of Extension	N/A	East	09/04/2019
/24	Main Building	Detail Of Machine Table With T-Slots	2no 1m	East	09/04/2019
/25	Main Building	Detail Of Vice Stand (Probably 8" Vice)	1m	East	09/04/2019
/26	Main Building	General View Of Three-Part Machine Table Set Within Wood End-Grain Block Flooring. Probable Position Of Radial Arm Drill Or Vertical Boring Machine	2no 1m	South-West	09/04/2019
/27	Main Building	As §26, Closer Detail Of North Arm	N/A	West	09/04/2019
/28	Main Building	General View Of Washing Facility	N/A	West	09/04/2019
/29	Main Building	General View Of Lifting Gear Rack With Chain	2m	East	09/04/2019

Film and Frame No.	Subject	Description	Scale	View from	Date
/30	Main Building	General View Of North End Of 'Double Suction Products' Area Showing Spraying Booth Area	N/A	South	09/04/2019
/31	Main Building	General View Of Small Jib Crane, 2 nd /3 rd Bay From North End	N/A	South	09/04/2019
/32	Main Building	General View Of Gantry Crane At South End Of 'Double Suction Products' Bay	N/A	North	09/04/2019
/33	Main Building	General View Of Gantry Crane At South End Of East Aisle Of 'Double Suction Products'	N/A	North	09/04/2019
/34	Main Building	Transformer Ex Situ	N/A	East	09/04/2019
/35	Main Building	As §34, Detail Of Manufacturers Plate	N/A	South	09/04/2019
/36	Simpson	West Elevation	N/A	West	09/04/2019
/37	Simpson	As §36	N/A	West	09/04/2019
/38	Worthington	Oblique View Of North Elevation	N/A	North	09/04/2019
/39	Main Building	Oblique View Of South Elevation. Worthington To Right Of Frame	N/A	South-West	09/04/2019
/40	Main Building	As §39, Further West	N/A	South-West	09/04/2019
/41	Main Building	As §40, Further West	N/A	South-West	09/04/2019
/42	Main Building	As §41, Further West	N/A	South-West	09/04/2019
/43	Main Building	As §42, Further West	N/A	South-West	09/04/2019
/44	Main Building	As §43, Further West	N/A	South-West	09/04/2019
/45	Main Building	South/West Elevation	N/A	West	09/04/2019
/46	Main Building	As §45, Further North	N/A	West	09/04/2019
/47	Main Building	As §46, Further North	N/A	West	09/04/2019
/48	Main Building	As §47, Further North	N/A	West	09/04/2019
/49	Main Building	As §48, Further North	N/A	West	09/04/2019

Film and Frame No.	Subject	Description	Scale	View from	Date
/50	Main Building	As §49, Further North	N/A	West	09/04/2019
/51	Main Building	As §50, Further North	N/A	West	09/04/2019
/52	Main Building	As §51, Further North	N/A	West	09/04/2019
/53	Main Building	Remains (Base) Of Demolished Building Now Former A Corner Minaret Type Column. Presumably Retained To Keep Planning Height Current?	N/A	West	09/04/2019
/54	Main Building	As §53, Main 'Column'	N/A	West	09/04/2019
/55	Main Building	As §53, 'Cornice'	N/A	West	09/04/2019
/56	Simpson	West Elevation	N/A	West	09/04/2019
/57	Simpson	As §56, Further South	N/A	West	09/04/2019
/58	Simpson	As §57, Further South	N/A	West	09/04/2019
/59	Simpson	As §58, Further South	N/A	West	09/04/2019
/60	Simpson	North Elevation	N/A	North	09/04/2019
/61	Simpson	East Elevation (Oblique)	N/A	East	09/04/2019
/62	Simpson	As §61, Further North	N/A	East	09/04/2019
/63	Simpson	As §62, Further North	N/A	East	09/04/2019
/64	Simpson	South Elevation	N/A	South	09/04/2019
/65	Simpson	As §64, Further East	N/A	South	09/04/2019
/66	Simpson	As §65, Further East	N/A	South	09/04/2019
/67	Simpson	As §66, Further East	N/A	South	09/04/2019
/68	Simpson	As §67, Further East	N/A	South	09/04/2019
/69	Simpson	As §68, Further East	N/A	South	09/04/2019
/70	Simpson	Internal, Northwest Corner Of Stripped Building	N/A	South-West	09/04/2019
/71	Simpson	Internal, Northeast Corner Of Stripped Building	N/A	South-West	09/04/2019
/72	Simpson	Internal, Looking South Across Of Stripped Building	N/A	North	09/04/2019
/73	Simpson	Internal, Southwest Corner Of Stripped Building	N/A	North-East	09/04/2019
/74	Worthington	Plant Room East Elevation	N/A	East	09/04/2019

Film and Frame No.	Subject	Description	Scale	View from	Date
/75	Worthington	Plant Room, Oblique View Of South Elevation	N/A	South-East	09/04/2019
/76	Worthington	Plant Room, West Elevation	N/A	West	09/04/2019
/77	Worthington	West Elevation Including Stub Of Demolished Section	N/A	West	09/04/2019
/78	Worthington	North/West Elevation	N/A	North-West	09/04/2019
/79	Worthington	North Elevation, West End	N/A	North	09/04/2019
/80	Worthington	As §79, Further East	N/A	North	09/04/2019
/81	Worthington	As §80, Further East	N/A	North	09/04/2019
/82	Worthington	As §81, Further East	N/A	North	09/04/2019
/83	Worthington	As §82, Further East	N/A	North	09/04/2019
/84	Worthington	As §83, Further East	N/A	North	09/04/2019
/85	Worthington	North Elevation, East End	N/A	North	09/04/2019
/86	Worthington	As §85, Further West	N/A	North	09/04/2019
/87	Worthington	As §86, Further West	N/A	North	09/04/2019
/88	Worthington	As §87, Further West	N/A	North	09/04/2019
/89	Worthington	As §88, Further West	N/A	North	09/04/2019
/90	Worthington	As §89, Further West	N/A	North	09/04/2019
/91	Worthington	As §90, Further West	N/A	North	09/04/2019
/92	Worthington	East Elevation	N/A	East	09/04/2019
/93	Worthington	South Elevation, East Wing	N/A	South	09/04/2019
/94	Worthington	South Elevation, Central Area	N/A	South	09/04/2019
/95	Worthington	East Wing, West Elevation	N/A	West	09/04/2019
/96	Worthington	General View Of 1930s Phase	N/A	North	09/04/2019
/97	Worthington	As Above, Showing Stairs To First Floor	N/A	South	09/04/2019
/98	Worthington	Detail Of 1930s Four-Panel Door	N/A	South-East	09/04/2019
/99	Worthington	General View Of Office	N/A	South-West	09/04/2019
/100	Worthington	General View Of Crittal Type Window	N/A	South-East	09/04/2019
/101	Worthington	General View Of Refurbished Ablutions	N/A	West	09/04/2019
/102	Worthington	Detail Of Stair , Note Linoleum Floor Covering	N/A	South-West	09/04/2019

Film and Frame No.	Subject	Description	Scale	View from	Date
/103	Worthington	Top Of Landing	N/A	North-East	09/04/2019
/104	Worthington	General View Of Office	N/A	South-West	09/04/2019
/105	Worthington	General View Of Office	N/A	North-West	09/04/2019
/106	Worthington	General View Of Office	N/A	South-West	09/04/2019
/107	Worthington	General View Of Link At First Floor	N/A	West	09/04/2019
/108	Worthington	General View Of Landing	N/A	North	09/04/2019
/109	Worthington	General View Of Office After Stripping-Out	N/A	West	09/04/2019
/110	Worthington	Detail Of Construction Showing Lightweight Steel Joists Hung Off Larger Beams And Carrying A Metsec-Type Flooring System	N/A	N/A	09/04/2019
/111	Worthington	General View Looking Down Corridor To East Wing	N/A	North	09/04/2019
/112	Worthington	General View Of Office In East Wing	N/A	North	09/04/2019
/113	Worthington	General View Of Office In East Wing	N/A	South-West	09/04/2019
/114	Worthington	General View Looking Down Corridor To Main Office Area	N/A	South	09/04/2019
/115	Worthington	General View Looking Down Corridor To East Wing	N/A	North	09/04/2019
/116	Worthington	General View Of Office In East Wing	N/A	South-East	09/04/2019
/117	Worthington	General View Of Office In East Wing	N/A	South-West	09/04/2019
/118	Worthington	General View Of Office After Stripping-Out	N/A	East	09/04/2019
/119	Worthington	Detail Of Stair Hallway	N/A	North	09/04/2019
/120	Worthington	General View Of Glazed Link Between 1930s Part And Later Main Block	N/A	North	09/04/2019
/121	Worthington	As §120, Looking North West	N/A	South-East	09/04/2019

Appendix 2: OASIS form

OASIS ID: ecusltd1-350165

Project name: Former Flowserve Pump Division, Hawton Lane, Balderton, Newark-on-Trent - Historic Building Recording

Short Description of the project: Ecus Ltd were commissioned in March 2019 by Harris Lamb Property Consultancy to undertake Historic Building Recording of The Former Flowserve Pump Division Buildings, off Hawton Lane, Balderton, Newark-on-Trent (hereafter 'the site') located at National Grid Reference SK 79823, 50817. The surveyed buildings included: Building 1: a Cafeteria, dating to between 1966 & 1970 Building 2: an office block primarily dating to between 1966 & 1970 incorporating part of an early twentieth century block. Building 3: an early twentieth century, single storey transformer block; and Building 4: a multiphase warehouse, with ranges dating from 1899 (western range) to 1966-1970 (eastern range). The later buildings (Building 1, Building 2 eastern L-shape extension and Building 4 eastern range) are of no historic value due to their recent date of construction. The earlier buildings (The western end of Building 2 and the western ranges of Building 4). Hold some historic value as they contribute towards an understanding of the early history of the works. This contribution is limited as these buildings have been substantially altered and their contribution to the early site is difficult to discern as a result of the loss of many of the works original buildings with which these buildings would have been associated. As such it is considered that these buildings are of low heritage significance.

Project dates: **Start:** 02-04-2019 **End:** 30-04-2019

Previous/future work: No / No

Any associated project reference codes: 12899 - Contracting Unit No.

Type of project: Building Recording

Site Status: None

Current Land use: Vacant Land 1 – Vacant land previously developed

Monument type: Industrial Building Post Medieval

Significant Finds: None None

Methods & techniques: 'Photographic Survey'

Prompt: National Planning Policy Framework - NPPF

Appendix 3: Written Scheme of Investigation



**Former Flowserve Pump Division Site, Hawton Lane,
Balderton, Newark On Trent, Nottinghamshire**

Historic Building Recording –

Written Scheme of Investigation

Harris Lamb Property Consultancy

Report prepared by:
ECUS Ltd.
Brook Holt
3 Blackburn Road
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S61 2DW
0114 266 9292

March 2019

ECUS Ltd

Report to: **Harris Lamb Property Consultancy**

Report Title: **Former Flowserve Pump Division, Hawton Lane, Balderton,
Newark-on-Trent – Historic Building Recording Written Scheme
of Investigation**

Revision: **v.1.1**
Issue Date: **March 2019**
Report Ref: **12899**

Originated By:



Jennifer Oliver
Senior Heritage Consultant

Date: 22/03/2019

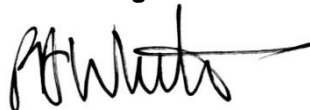
Reviewed By:



Paul White
Head of Heritage

Date: 22/03/2019

Approved By:



Paul White
Head of Heritage

Date: 22/03/2019

Prepared by:
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Contents

1.	Introduction	1
1.1	Project Background	1
1.2	Site Location.....	1
1.3	Planning Background	1
	<i>Planning Condition 6</i>	1
2.	Historic Building Recording	2
2.1	Project Scope	2
2.2	Project Aims	2
2.3	Methodology for Historic Building Recording	2
	<i>Documentary Record</i>	2
	<i>Drawn Record</i>	2
	<i>Photographic Record</i>	2
	<i>Report</i>	3
2.4	Contingency	4
3.	Monitoring.....	5
4.	Archive Deposition.....	5
5.	Access, Security and Health & Safety Arrangements.....	5
6.	Confidentiality, Publicity and Copyright.....	5
7.	Figures	7

Figures

Figure 1: Site Location

1. Introduction

1.1 Project Background

1.1.1 This document presents a Written Scheme of Investigation (WSI) for a programme of historic building recording at the former Flowserve Pump Division, Hawton Lane, Balderton, Newark-on-Trent, Nottinghamshire (hereafter 'the site'), to be undertaken in accordance with a condition for planning permission for demolition of existing buildings, remediation of site, formation of drainage pond, de-culverting and formation of new watercourse and raising of ground levels to create a development site.

1.1.2 The site works and reporting will conform to current national guidelines as set out in *Understanding Historic Buildings: a guide to good recording practice* (Historic England 2016) and *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (ClfA 2014).

1.2 Site Location

1.2.1 The site is located at National Grid Reference SK 79823, 50817 and comprises a group of buildings comprising the former Flowserve Pump Division. There are four buildings in total comprising office blocks and a large workshop. The site is situated on the outskirts of Balderton and is surrounded by agricultural land.

1.3 Planning Background

1.3.1 This programme of recording has been requested as a condition of planning permission (Planning Application Ref 18/01235/FULM) and commissioned by Harris Lamb Property Consultancy, on behalf of their client.

1.3.2 Conditions placed by the Local Planning Authority on planning permission for the '*Demolition of existing building's remediation of site, formation of drainage pond, de-culverting and formation of new watercourse and raising of ground levels to create a development site.*' includes the following planning condition in relation to archaeological matters:

Planning Condition 6

No demolition works shall be commenced until details of a programme of historic building recording in accordance with Historic England Level 1; have been submitted to and approved in writing by the local planning authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological and historical importance associated with the building.

1.3.3 The Historic Environment Officer for Newark and Sherwood District provided the following clarification:

"The historic building recording shall include a full and extensive photographic record of the building externally and internally, including roof structures, doors, windows, fireplaces, and any other historic or architectural features. All photographs should be cross referenced to plans of the building, and supplemented by a detailed textual description and historical account of the building and its chronological development based on the survey. The report should also include phased plans of the building.

There should be a specification or WSI produced setting out the scope of the works required should be submitted and approved by the section in advance of any works being undertaken.”

2. Historic Building Recording

2.1 Project Scope

2.1.1 The proposed programme of historic building recording will comprise a photographic survey of the all extant historic buildings proposed for demolition (as depicted in **Figure 1**) and will present conclusions regarding their development and use.

2.1.2 The level of recording is commensurate with an enhanced **Level 1 Record / Photographic Survey** as described in *Understanding Historic Buildings* (Historic England 2016).

2.2 Project Aims

2.2.1 The principal aim of the historic building recording is to provide a full visual record in order to compile a lasting record, analyse the findings / record, and then disseminate the results.

2.2.2 The general aims of the project are:

- to accurately record the form, character and architectural details of the buildings as existing;
- to identify and record any evidence of structural features, fixtures or fittings of historic significance;
- to describe the buildings with interpretation of phases of development and function; and
- to prepare a comprehensive indexed and cross referenced archive from the fieldwork record.

2.3 Methodology for Historic Building Recording

Documentary Record

2.3.1 A historical baseline will be established for the buildings based on the survey as well as plans and maps of the site and its environs, including pre-and post-war Ordnance Surveys, up to the present day.

Drawn Record

2.3.2 The drawn record will comprise a sketched phase and photographic location plan for each of the buildings. Where available existing survey plans will be adapted.

Photographic Record

2.3.3 The photographic survey will be undertaken using a high resolution digital SLR camera. For interior and low light situations a tripod and artificial lighting will be used. Photographic scales will be used in all photos wherever possible.

2.3.4 The photographic record will comprise:

- general external views of the exterior of the buildings, placing them within its setting;
- oblique views of the exterior of the building to demonstrate the scale and design of the buildings;
- Any views which may reflect the original design intentions of the builder or architect;
- general views of the interior of the buildings;
- detail view of architectural or historical features, and areas of complex structural relationships;
- details of buildings' contents;
- details of any dates or inscriptions, any makers' plates or graffiti which contribute towards an understanding of the building. ;
- Any building contents which have a significant bearing on the building's history;
- Copies of maps, drawings, views and photographs, present in the building and illustrating its development or that of its site;
- photographic registers recording the subject and direction of each photograph; and
- photographic location plans, drafted on sketch plans, to record the location and direction of the photographic record.

Report

- 2.3.5 A written report will be produced providing a record of the buildings, with some interpretation of phases of development and function. The record will present conclusions regarding the buildings development and use, evidenced by the results of the survey and archive research.
- 2.3.6 A digital copy of the report will be submitted to the Nottinghamshire Historic Environment Record and the Historic Environment Officer for the Newark and Sherwood District. Details of the site will be submitted online to the OASIS (Online AccesS to the Index of archaeological InvestigationS) database.
- 2.3.7 The report submitted will conform to the requirements of the Chartered Institute for Archaeologists Standard and Guidance for the archaeological investigation and recording of standing buildings or structures (2014) and as a minimum will contain, the following:
- 1 A non-technical summary.
 - 2 Introduction, including:
 - a. The buildings' precise location as a National Grid Reference (NGR) and in address form;
 - b. Planning background including relevant references;
 - c. A note of any statutory designation (listing, scheduling or conservation area). Non-statutory designations (local lists etc.) may be added where relevant; and

- d. The date of the record, the name(s) of the recorder(s) and, if an archive has been created, its location.
- 3 Project aims and objectives.
- 4 A summary of the project methodology.
- 5 A brief account of the buildings' form, function, date and sequence of development. The names of architects, builder, patrons and owners should be given if known.
- 6 A brief discussion of the architectural or historical context of significance of the buildings locally, regionally or nationally, in terms of its origin, purpose, form, construction, design, materials, status of historical associations.
- 7 An account of the past and present uses of the buildings and its parts, with evidence for these interpretations.
- 8 Conclusions.
- 9 Supporting drawings, photographs and data, comprising:
 - a. A location map at not less than 1:2,500; a site plan at not less than 1:500;
 - b. Copies of historical maps, drawings, views or photographs, illustrating the development of the building or its site (the permission of owners or copyright holders may be required);
 - c. A Photographic location plans of each building detailing phasing;
 - d. A complete set of record photographs, excluding duplications, are to be included in the report and referenced as necessary; and
- 10 Details of the project archive and OASIS form.
- 11 A full bibliography and other references.

2.4 Contingency

2.4.1 The need for contingency work to be undertaken must be discussed and agreed, with Historic Environment Officer for the Newark and Sherwood District and the client, whilst the recording work is ongoing. Any alterations to the agreed programme, found to be necessary during the work, are also to be discussed and agreed. Contingencies must be made for:

- additional drawings, including additional plans or sections or detailed drawings of historic features where not readily captured by photography; and
- a return visit by the surveyor to record any features inaccessible or hidden at the time of survey which may later be revealed.

3. Monitoring

- 3.1.1 The Historic Environment Officer for the Newark and Sherwood District will be given a minimum of one week's notice of the commencement of fieldwork in order that arrangements for monitoring can be made.
- 3.1.2 Access will be permitted to the Historic Environment Officer to monitor any field work, as well as the progress of any agreed post-fieldwork analysis and reporting programmes (at the Archaeological Contractor's premises or that of their specialist subcontractors as appropriate).
- 3.1.3 The work shall be carried out by appropriately qualified and experienced staff. The research, building recording and preparation of the report will be undertaken by Jennifer Oliver.
- 3.1.4 Jennifer Oliver ACIfA is a Senior Heritage Consultant with over 10 years' experience. Jennifer specialises in historic building recording and analysis, landscape/townscape appraisals, statements of significance, as well as research and recording. She has an MA in Buildings Archaeology from the University of York and experience of working on a wide range of projects, including numerous Level 3 Historic Building Recording programmes. A CV is available on request.

4. Archive Deposition

- 4.1.1 The historic building recording archive, including a copy of the report will be compiled, indexed and then offered for deposition with the appropriate Nottinghamshire Archives.
- 4.1.2 The contractor will either arrange for copyright on the deposited material to be assigned to the archive, or will licence the archive to use the material, in perpetuity; this licence would allow the archive to reproduce material, including for use by third parties, with the copyright owner suitably acknowledged.
- 4.1.3 Written confirmation of the archive transfer arrangements, including a date (Confirmed or projected) for the transfer, will be included as part of the assessment report or final report, if further analysis is required.
- 4.1.4 At the start of work (immediately before fieldwork commences) an OASIS online record (<http://ads.ahds.ac.uk/project/oasis/>) will be initiated for both the Historic Building Recording and subsequent Archaeological Monitoring stages and key fields completed on Details, Location and Creators forms. All parts of the OASIS online form will be completed for submission to the HER. This will include an uploaded .pdf version of the historic building recording and assessment report and any subsequent reports (a paper copy will also be included within the archive).

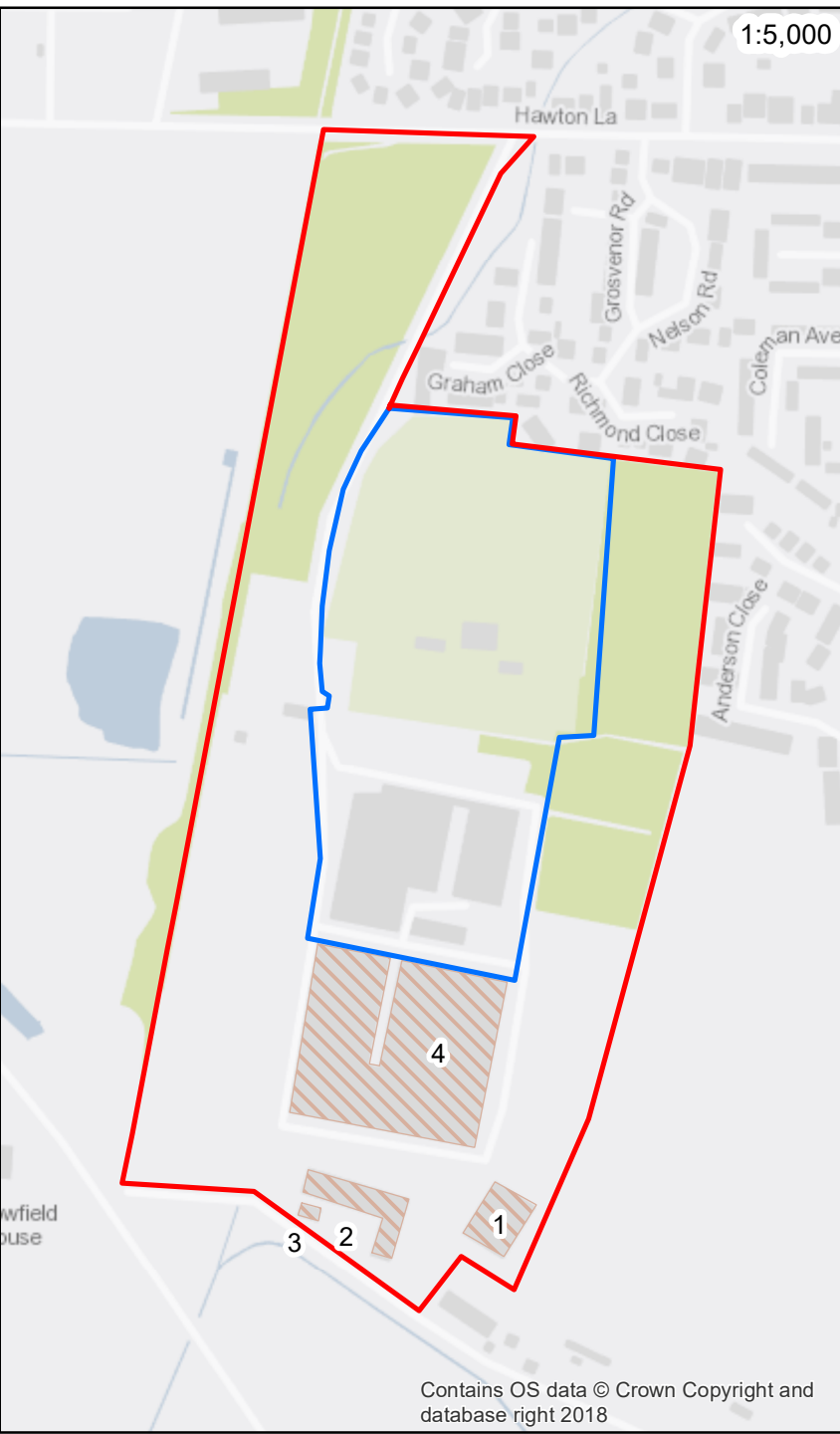
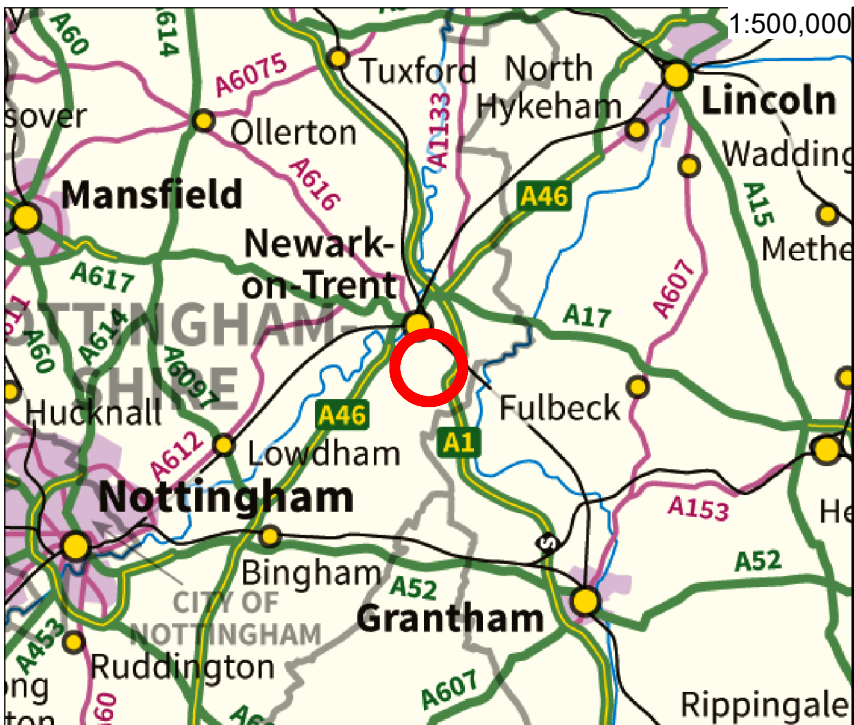
5. Access, Security and Health & Safety Arrangements

- 5.1.1 All archaeological contractor staff attending site will attend a site induction by the Principal Contractor and sign in and out of site during each visit.
- 5.1.2 The archaeological contractor will provide all relevant Risk Assessments and Health and Safety Plans to the Client and Principal Contractor as required. Sample Health and safety documentation and all appropriate CSCS cards will be provided as required upon request.

6. Confidentiality, Publicity and Copyright

- 6.1.1 Any questions raised by the public, either on site, or through other enquiries will be made know to a representative of the client as soon as possible.
- 6.1.2 The results of the historic building survey will be submitted to the client and the Historic Environment Officer in the first instance for review, comment and approval before final issue.
- 6.1.3 The copyright of any written, graphic or photographic records and reports rest with the originating body. Agreements on copyright will be agreed with the client at the outset of the project. The circumstance under which the report or records can be used by other parties will be identified at the commencement of the project.

7. Figures



-  Site boundary
-  Area excluded from works
-  Building outline

Harris Lamb Property Consultancy
 Flowserve Pump Division, Hawton Lane, Balderton, Newark On Trent
 Historic Building Recording - WSI

Figure 1: Site Location

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