

Guest & Chrimes, Rotherham

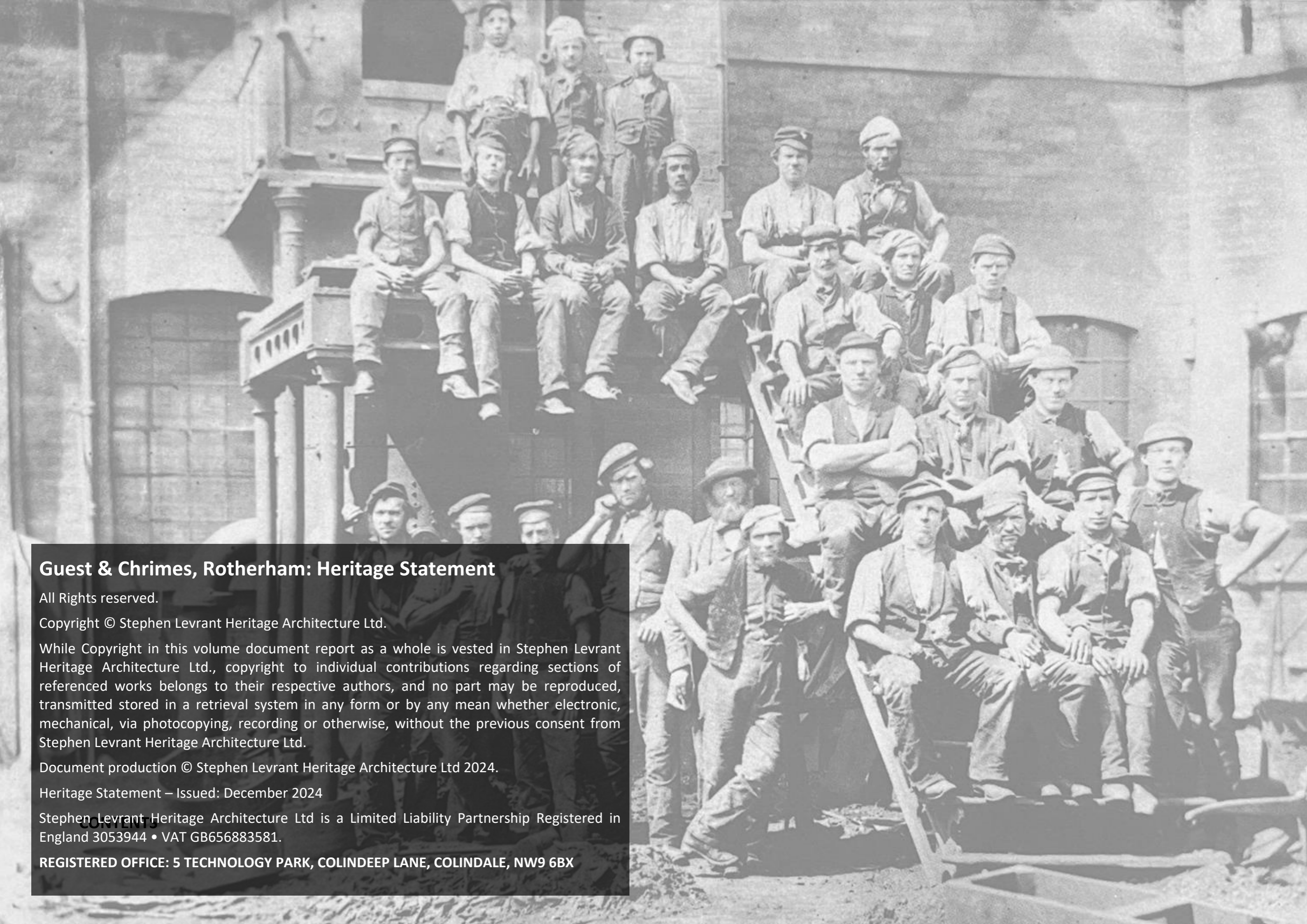


Prepared for:

Stewart Developments Ltd

December 2024

Heritage Statement: Significance Appraisal & Impact Assessment



Guest & Chrimes, Rotherham: Heritage Statement

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1. INTRODUCTION

1.1 Purpose of this Heritage Statement

- i) This Heritage Statement has been prepared by Stephen Levrant Heritage Architecture ('SLHA'), a practice of conservation architects, surveyor, planners, and heritage consultants which specialise in the built historic environment. It has been prepared on behalf of Stewart Developments Ltd (the 'Applicant').
- ii) This report has been prepared in the context of the proposals which relate to the redevelopment of the site known as 'Guest and Chrimes (Former Brassworks)', Don Street, Rotherham, S60 1FJ (the 'Site'). The Site lies to the south-west of Rotherham town centre. The former brassworks is Grade II listed and in a deteriorated state of repair as a result of a fire in 2018.
- iii) This Heritage Statement comprises a baseline analysis of the Site, including an appraisal of its existing condition and significance. Due consideration is also given to heritage sensitivities in the wider setting of the Site where it is considered there is potential for the redevelopment to materially affect their setting. The latter part of this report provides an assessment of the potential impact of the proposals (hereafter the 'Proposed Development') on heritage assets within the Site boundary and within its setting.
- iv) This Heritage Statement has been prepared in the context of relevant national and local heritage policy and guidance. In particular, the report has been prepared in accordance with the national policy requirement of National Planning Policy Framework ('NPPF', 2024) **paragraph 207**. This paragraph stipulates that applicants should describe the significance of affected heritage assets, including any contribution made by their setting, in a manner that is proportionate to their special interest and enables an understanding of the potential impact of any proposal on this significance.

1.2 Overview of the Proposed Development

- i) The Proposed Development seeks to redevelop the Site with a hotel scheme which necessitates the total demolition of two out of three existing buildings (all forming part of a singular listing designation) on the Site, and the partial demolition and conversion of the remaining structure. The design proposals have been prepared by Stephenson Hamilton Risley Studio ('SHR Studio', the architect).
- ii) SHR Studio's design comprises a new L-shaped block to the south of the retained listed structure to which it will be connected by a narrow link at first floor. The old and new buildings are intended to sit within a new landscaping scheme. This Heritage Statement should be read in conjunction with the Design and Access Statement ('DAS') and application drawings prepared by SHR Studio and the accompanying Structural Survey prepared by Booth King Partnership. The Planning Statement prepared by CarneySweeney contains the information necessary to inform the planning balance and should be read alongside the conclusions reached in this Heritage Statement.

1.3 Site Context

- i) The Site comprises a plot of land that is bound by Don Street to the east, beyond which is the River Don, and Loverose Way to the north. Rotherham United Football Club's 'New York Stadium' is located immediately to the south-west of the Site. Beyond Loverose Way to the north is Riverside House which is the main office of Rotherham Metropolitan Borough Council ('RMBC'), the Local Planning Authority ('LPA'). Rotherham town centre lies to the east and north-east of the Site, on the opposite bank of the River Don. The Site is presently

inaccessible due to the unstable nature of the surviving buildings and due to the level of vegetation surrounding the structures; access is currently limited by hoardings which enclose the Site.

- ii) An aerial view of the Site is shown at **Figure 1**.

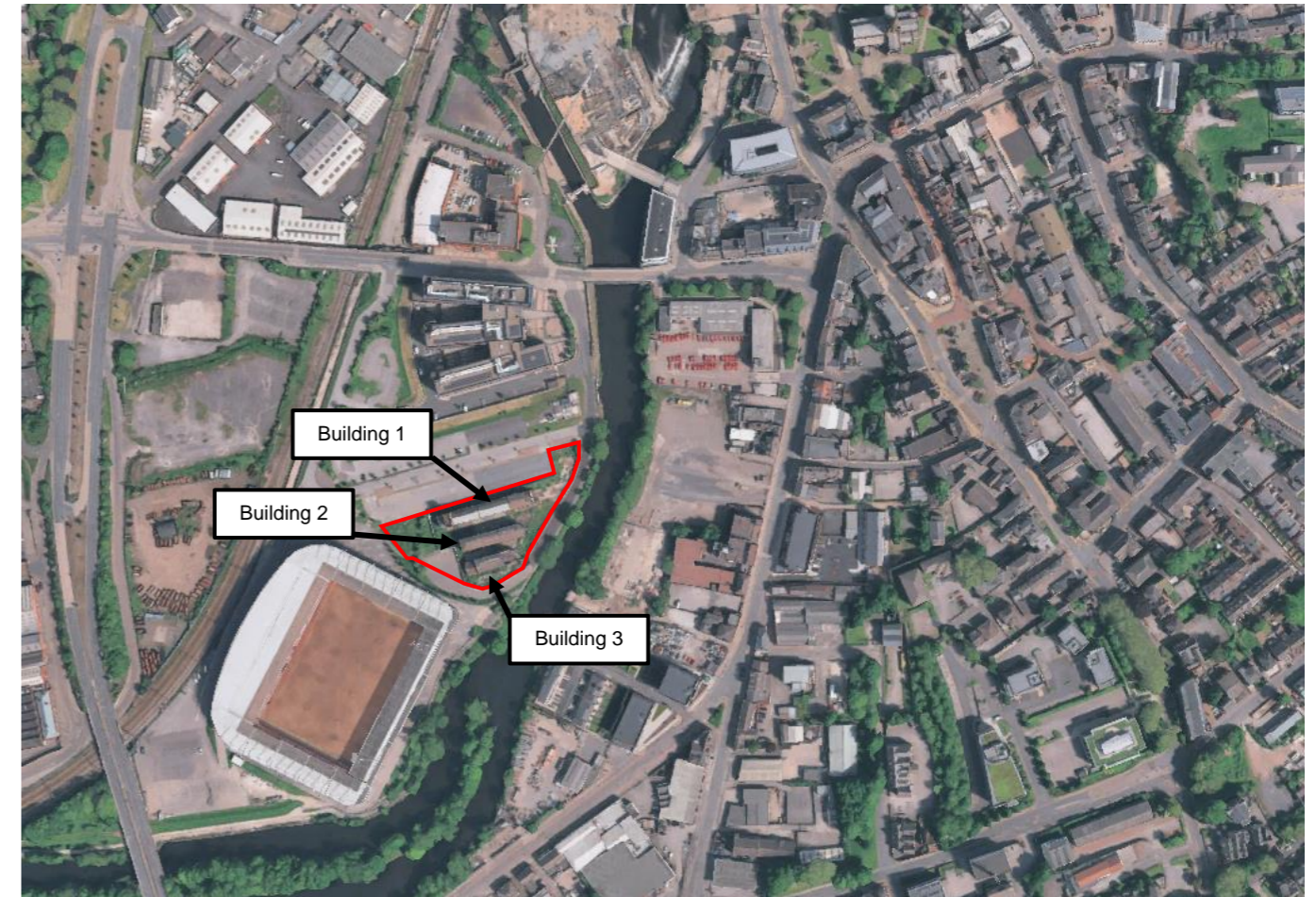


Figure 1: Aerial view of the Site, indicative boundary outlined in red. Source: Google Maps.

- v) The existing buildings on the Site comprise the surviving parts of the former Guest and Chrimes Brassworks, which was established in the mid-19th century and extended and adapted in phases of works in the latter part of the century and again in the 20th century. The three 'finger' blocks (referred to throughout as 'Building 1' to the north, 'Building 2' in the middle, and 'Building 3' to the southern part of the Site) were formally connected by an administration block that bound the eastern part of the Site. A substantial fire in 2018 caused a considerable amount of damage to the Site and this linking building was demolished after it was deemed unsafe by the LPA's Building Control Department. The demolition works left the eastern end of each of the surviving buildings open to the elements.
- vi) The former brassworks' buildings were listed Grade II as part of a singular designation in 1986. Subsequent to the fire and the demolition works, the status of the Site's designation was the subject of a 2019 listing review by Historic England. This review concluded:

"Despite the regrettable loss of the front office range, the remaining ranges of Guest and Chrimes retain their architectural and historic special interest in a national context, and are significant structures, reflecting the importance of industrial manufacturing in Rotherham in the mid-C19. They should therefore be retained on the List at Grade II."

- vii) The listing description for the former brassworks was subsequently updated to reflect the condition of the Site. The condition of the Site is discussed in greater detail at **Section 5** of this report.
- viii) In terms of the Site’s planning context, the former brassworks is situated within the ‘Rotherham Regeneration Area’ designated by the LPA and is identified by policy allocation MU09 of being appropriate for ‘Mixed Use’ development, which includes Use Class C1 (incorporating hotel accommodation).
- ix) The former brassworks is also identified in the LPA’s ‘Heritage at Risk Register’ (February 2021) which stipulates the building as being in a “*very bad*” condition and belonging to Category A on the risk scale, meaning the site is at “*immediate risk of further rapid deterioration or loss of fabric*” with “*no solution agreed*”.

1.4 General Methodology

- i) This report is the result of a process which synthesises literature and documentary research, and which relies on professional judgment. The documentary research was based upon primary and secondary sources, including maps, drawings, photographs, and any other supporting documentation.
- ii) Surveys of the Site and its surroundings were conducted in August 2024 by visual inspection in order to gain an understanding of the principal heritage considerations and the existing condition of the Site, to analyse the setting and interrelationships of identified heritage assets, and to consider the potential impact of the Proposed Development on their significance. It is noted here that the inspection of the Site was limited to an external visual survey owing to the deteriorated and unsafe condition of the surviving buildings.

1.5 Authorship

- i) This report has been prepared by Stephen Levrant Heritage Architecture Ltd., an architectural practice specialising exclusively in the historic cultural environment.
- ii) Author:
 - Anna Manley [BA(Hons), MA] – Senior Heritage and Townscape Consultant
 - Catherine Knowles [BA(Hons), MSc] – Heritage Consultant
- iii) Reviewed by:
 - Kirsten McKnight [BA(Hons), MA, MSc, IHBC] – Associate Director

2. HERITAGE CONTEXT

2.1 Introduction

- i) This section of the Heritage Statement outlines the heritage context relative to the Site and the Proposed Development.
- ii) The Grade II listed Guest and Chrimes Former Brassworks (listed as ‘Premises of Guest and Chrimes’) is the foremost consideration of this Heritage Statement, however there are other sensitivities in the wider setting of the Site, including both designated and non-designated heritage assets.
- iii) The Site is not located in a Conservation Area, nor does it comprise any other heritage assets other than the former brassworks’ buildings.
- iv) Rotherham has a ‘Local Heritage List’ that was created as part of a wider project to develop the South Yorkshire Heritage List (covering Barnsley, Doncaster, Rotherham and Sheffield). The Local List identifies buildings/structures/sites that are deemed to be of local architectural and/or historical interest. Buildings and sites included on the Local List are identified as non-designated heritage assets for the purposes of this assessment.
- v) This section identifies all heritage assets located within 250m of the Site boundary. A 250m study area is considered to be an appropriate and proportionate area for analysis given the nature of the Site and the Proposed Development and taking into consideration the character of the local townscape (including topography) and the sensitivity of surrounding heritage assets.

2.2 Designated Heritage Assets

Listed Buildings

- i) Statutory listing means that a building or structure is identified as being of special architectural or historic interest at a national level and is therefore protected through the planning system. The grading of listed buildings reflects the different levels of associated architectural and historic interest. Historic England defines that Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings are of special interest, warranting every effort to preserve them.
- ii) Within 250m of the Site boundary there is a total of 4 listed buildings. These are identified below:
 - Premises of Guest and Chrimes (Grade II)
 - Cutlers Arms (Grade II)
 - 7, 9, Westgate (Grade II)
 - Talbot Lane Methodist Church (Grade II)
- iii) The location of listed buildings within the 250m study area (and those beyond it) is illustrated by **Figure 2**.
- iv) The Grade I listed Church of all Saints (Rotherham Minster) is located approximately 440m to the north-east of the Site boundary and outside the 250m study area. The significant listed building, however, is a visible feature from the locality of the Site and its spire has a landmark quality that is appreciated from the former brassworks. For this reason, and the visual connection between the Site and the listed building, the Church

of All Saints is scoped into the baseline of this Heritage Statement. It is identified as No. 5 on the plan at **Figure 2**.

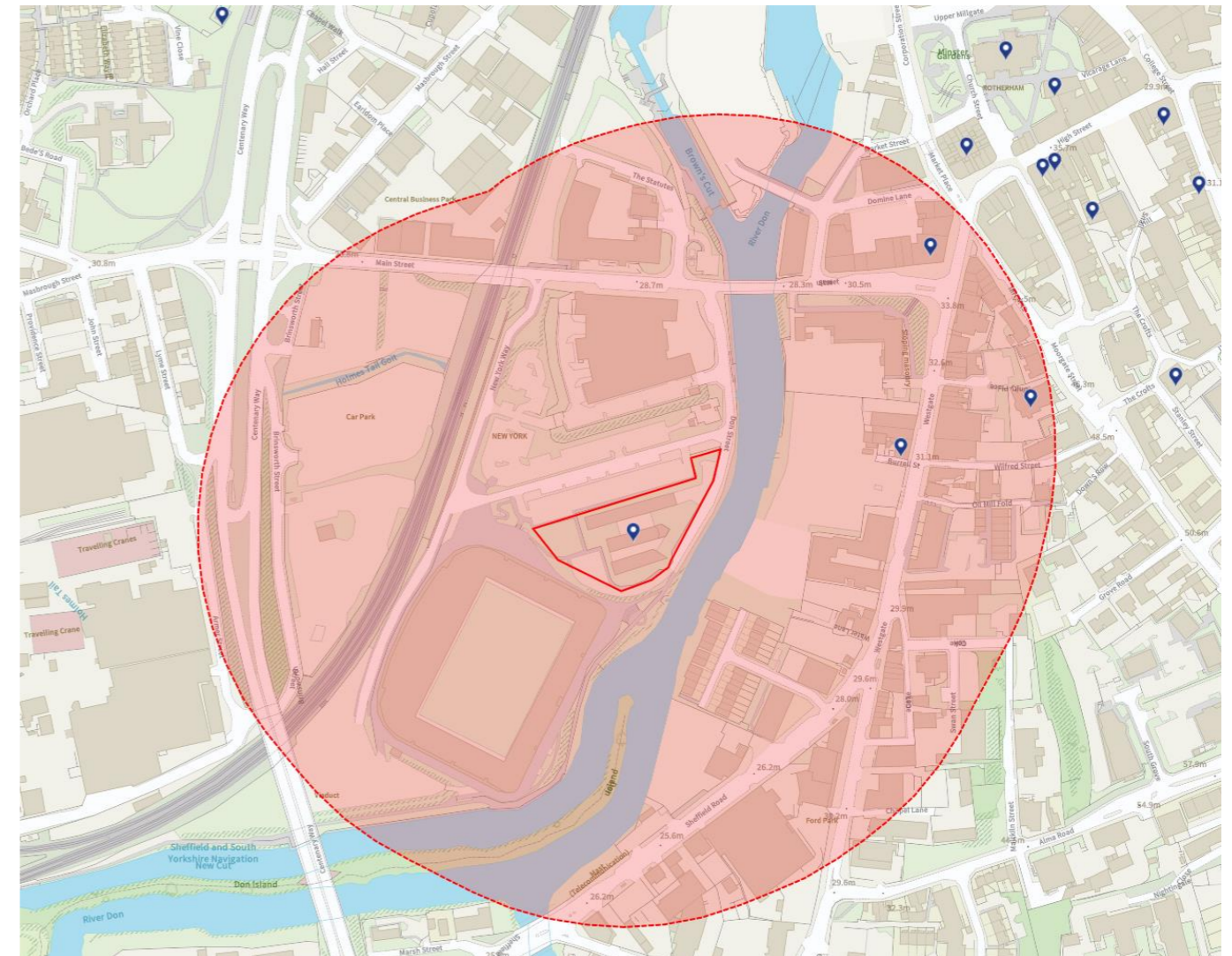


Figure 2: Location of listed buildings (blue markers) within 250m study area (red shading). Indicative Site boundary in red. Source: Historic England, National Heritage List for England.

Conservation Areas

- v) Conservation Areas are designated (at the jurisdiction of the LPA) areas that are deemed to have special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. The Site is not located in a conservation area, the closest such designation being the Rotherham Town Centre Conservation Area approximately 110m to the east. The boundary of the Town Centre Conservation Area relative to the Site is illustrated at **Figure 3** below.
- vi) Moorgate Conservation Area and Eastwood Conservation Area are located outside the 250m study area and scoped out of this assessment.

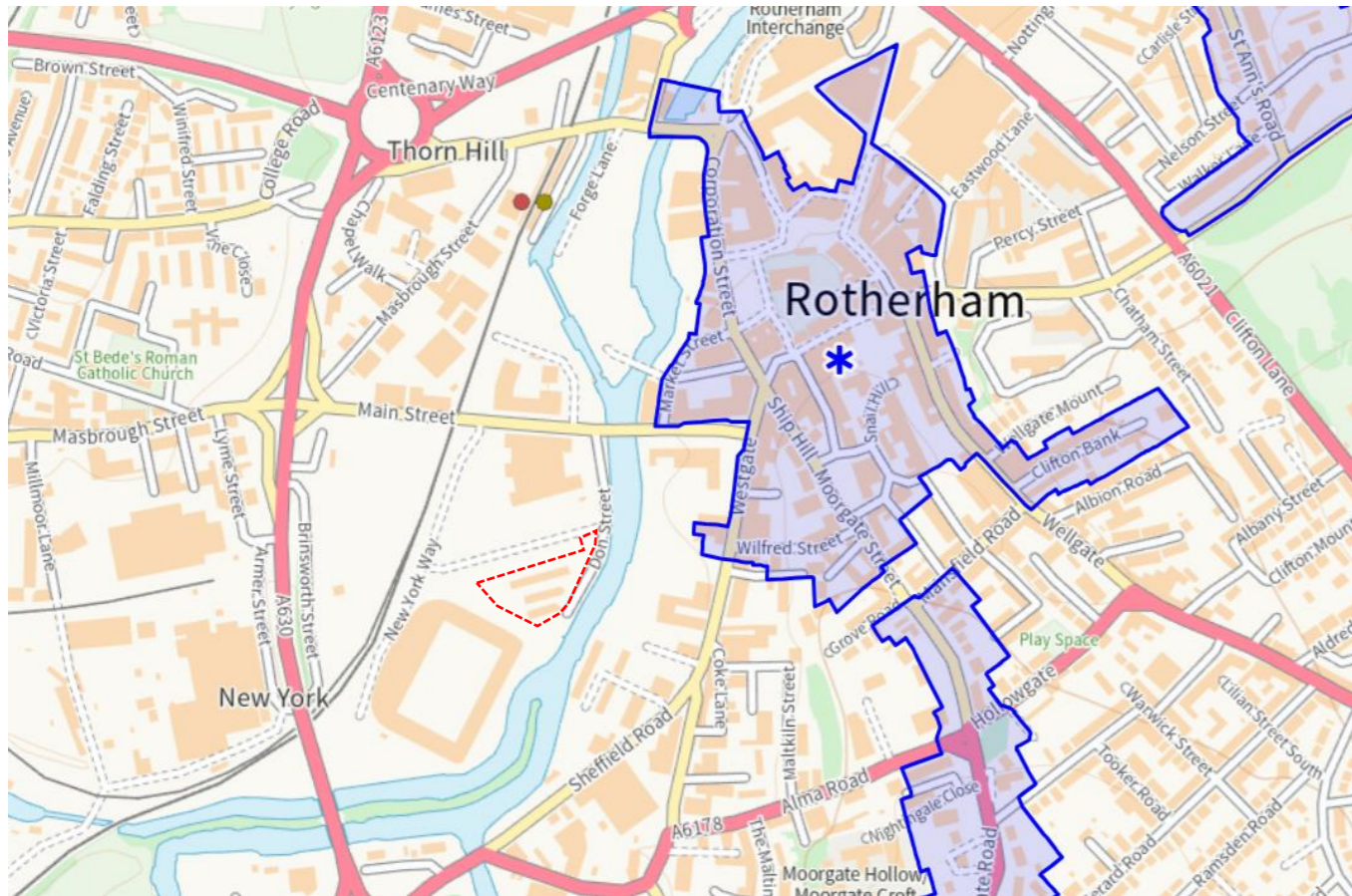


Figure 3 Location of Conservation Areas (blue shading) in the setting of the Site (indicatively outlined in red). Rotherham Town Centre is identified with a blue star. Moorgate Conservation Area to the south and Eastwood Conservation Area to the north-east are outside of the 250m study area. Source: South Yorkshire Local Heritage List Interactive Map.

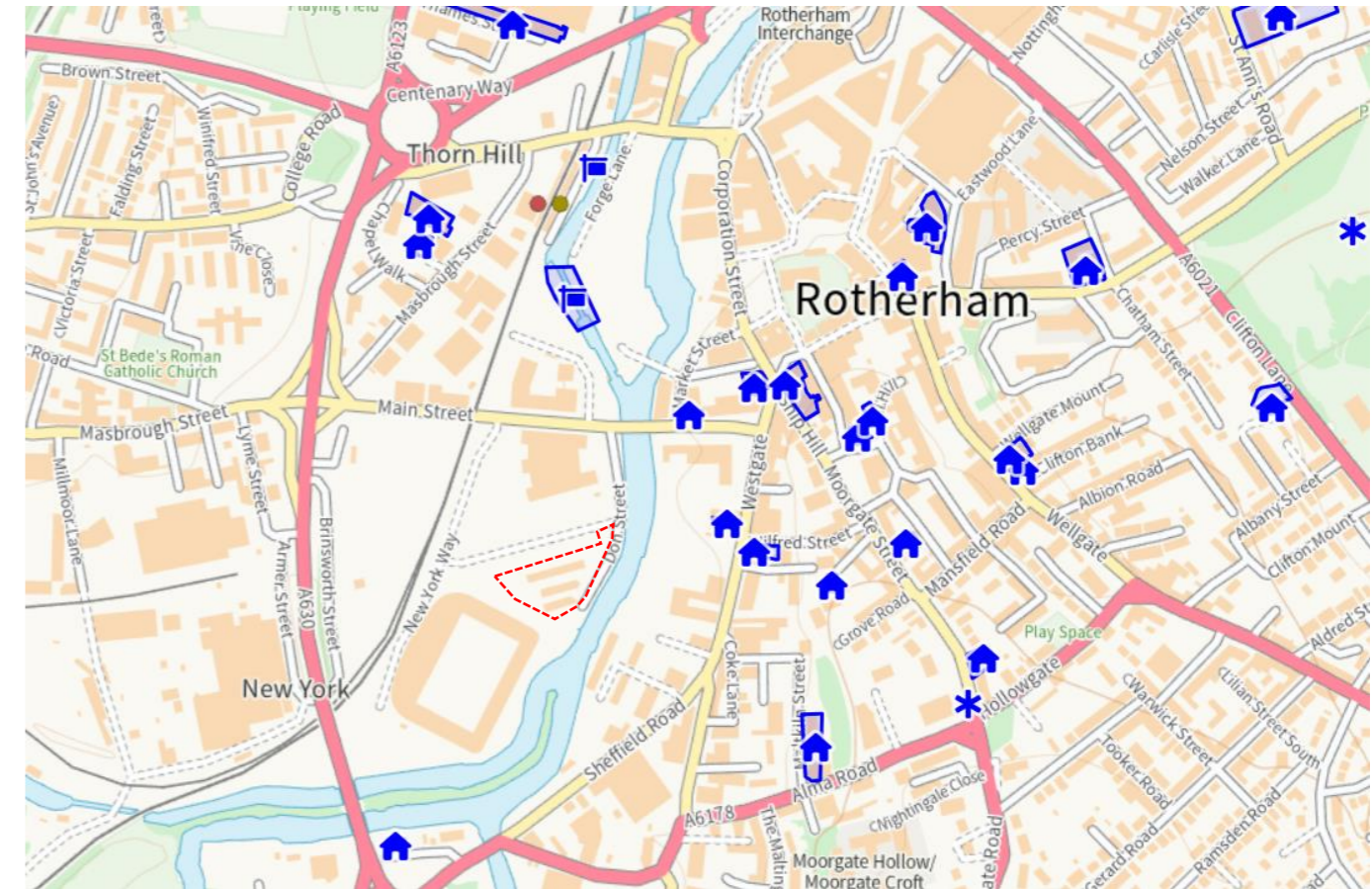


Figure 4 Location of Locally Listed buildings (blue houses) in the setting of the Site (indicatively outlined in red). Source: South Yorkshire Local Heritage List Interactive Map.

2.3 Non-Designated Heritage Assets

i) Local planning authorities may identify non-designated heritage assets (non-statutory designations). These are buildings, monuments, sites, places, areas, or landscapes identified as having a degree of significance (mostly on a local scale) meriting consideration in planning decisions, but which are not formally designated heritage assets and therefore have a lower level of protection. As identified above, Rotherham has a Local List that is subsumed within the wider South Yorkshire Heritage List. Within 250m of the Site boundary there is a total of four Locally Listed buildings:

- The Old Post Office
- Rotherham Co-Operative Society Building
- Former Alva Tavern
- Former Wellington Inn

ii) The location of these non-designated heritage assets relative to the Site is illustrated at **Figure 4**. As with the Church of All Saints, the Site shares a visual relationship with the Jamia Masjid Ahl-e-Hadith Mosque (former Unitarian church) located on Moorgate Street to the east of the Site and outside the 250m study area by virtue of the former church's spire which projects above the intervening roofscape. For this reason, it is also scoped in for consideration within this Heritage Statement. The building is identified as No. 10 on **Figure 5**.

2.4 Scope of Heritage Impact Assessment

i) The scope of the Heritage Impact Assessment comprises:

- Premises of Guest and Chrimes (Grade II) – No. 1 on **Figure 5**
- Church of All Saints (Grade I) – No.2 on **Figure 5**
- Cutlers Arms (Grade II) – No. 3 on **Figure 5**
- 7, 9, Westgate (Grade II) – No. 4 on **Figure 5**
- Talbot Lane Methodist Church (Grade II) – No. 5 on **Figure 5**
- The Old Post Office - No.6 on **Figure 5**
- Rotherham Co-Operative Society Building - No.7 on **Figure 5**
- Former Alva Tavern - No.8 on **Figure 5**
- Former Wellington Inn - No.9 on **Figure 5**
- Jamia Masjid Ahl-e-Hadith Mosque (former Unitarian church) - No.10 on **Figure 5**
- Rotherham Town Centre Conservation Area – Green shaded area on **Figure 5**

- ii) The Heritage Asset Plan at **Figure 5** identifies the heritage assets within a 250m study area and those beyond the boundary which have been scoped into the appraisal contained within this Heritage Statement.

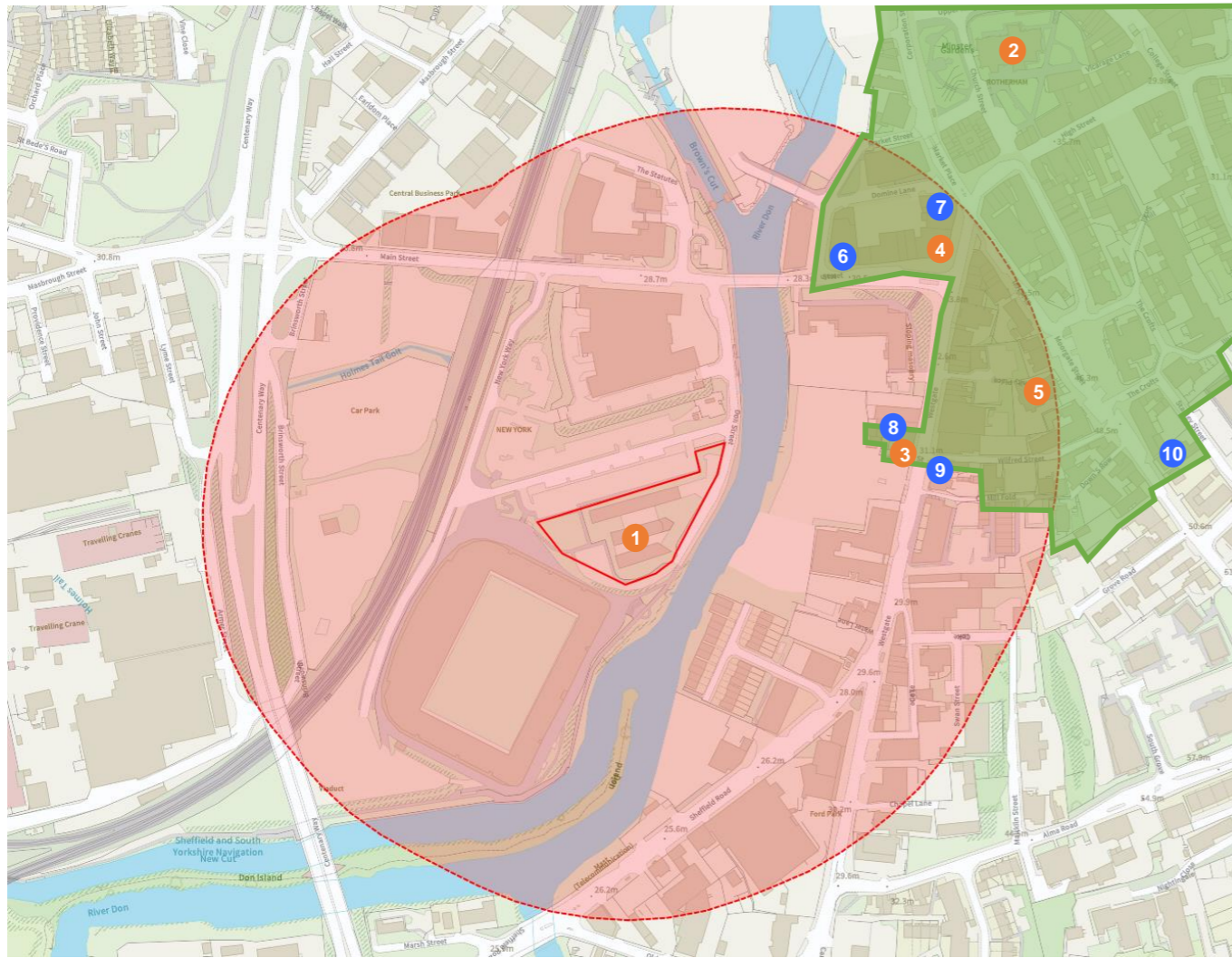


Figure 5: Heritage Asset Plan within 250m study area shaded in red. Indicative Site boundary in red. Numbers on plan relate to list at paragraph 2.3 (i). Base map source: Historic England, National Heritage List for England.

-  Listed Buildings
-  Locally Listed Buildings
-  Rotherham Town Centre Conservation Area

3. POLICY CONTEXT

3.1 The Planning (Listed Building and Conservation Areas) Act 1990

- i) The **Planning (Listed Buildings and Conservation Areas) Act 1990** provides the foremost component of the legislative framework which governs the specific protection of buildings, structures, and areas of special architectural or historic interest over and above that which is provided by development management.
- ii) As the Site is within the setting of a number of listed buildings, **Section 66(1)** of the Act is applicable; it requires the Local Planning Authority ('LPA') to *"have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"* when considering whether to grant planning permission.
- iii) Although the Site is not located within a designated conservation area, there are a number of such designated areas within its setting. Although the setting of conservation areas is not formally protected through planning legislation, **Section 72(1)** of the Act requires that *"special attention shall be paid to the desirability of preserving or enhancing the character or appearance"* of conservation areas. As such, the potential impact of the Proposed Development on the setting of relevant conservation areas and any associated effect on their character and appearance will be a consideration of the forthcoming Heritage Statement.

3.2 National Planning Policy Framework ('NPPF') (December 2024)

- i) **Section 16** of the NPPF (December 2024) sets out the Government's planning policies on the conservation of the historic environment.
- ii) **The** policies in the NPPF constitute the Government's view of what sustainable development in England means in practice. In these terms, development proposals which fail to give due weight to the conservation of heritage assets are deemed not to be sustainable development and consequently shall not be supported. This is because one of the key dimensions of sustainability is protecting and enhancing our historic environment.
- iii) The NPPF stresses that 'great weight' should be given to the conservation of designated heritage assets (**Paragraph 212**), emphasising the need to avoid substantial harm, in terms of demolition, alteration or the compromise of its setting. The fundamental objective is to ensure that the balance of the impact on the heritage assets is demonstrably beneficial, minimising any negative impact on their significance.
- iv) The NPPF establishes a clear hierarchy of significance for heritage assets, derived from their designated status. The fundamental objective is to avoid compromising designated heritage assets, such that any potential 'harm' from a development must be balanced against the potential advantages of the public benefits that may outweigh any harm.
- v) Degrees of harm are categorised within the NPPF as 'substantial' and 'less than substantial'. **Paragraph 214** states that *"Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss"*. Four subsequent tests apply to mitigate such harm. These tests are as follows:
 - *"the nature of the heritage asset presents all reasonable uses of the site; and*
 - *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*

- *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use"*.

- vi) **Paragraph 215** relates to 'less than substantial harm', stating that *"this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use"*.
- vii) The 'designated heritage asset' status of the identified listed buildings and conservation areas within the setting of any site requires that any potential 'harm' must be weighed and balanced against the potential advantages of the particular development proposal. It is thus necessary to establish whether the effects of the proposals outweigh any perceived harm, in the context of the statutory duties set out above.
- viii) Local planning authorities may also identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting their consideration in planning decisions, but which are not formally designated heritage assets. As stated within **paragraph 216** of the NPPF, *"In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset"*. For the purposes of this assessment, the LPA have identified a series of non-designated heritage assets which are addressed in this report.

3.3 Planning Practice Guidance ('PPG') (2014 and as subsequently amended)

- i) The PPG is an online document which is amended as required by the Government. It provides current advice to assist with the interpretation of the NPPF. The section *'conserving and enhancing the historic environment'* of the current iteration of the PPG has been reviewed and referenced in the course of producing this Heritage Statement.
- ii) Of particular note is the PPG's stipulation that it is a judgement for the decision maker to determine whether a proposal will cause substantial harm to a heritage asset. It is emphasised that this is a high test.

3.4 Local Development Framework – Rotherham Metropolitan Borough Council

Core Strategy (March 2013-2028)

- i) RMBC adopted its Core Strategy in September 2014, and it forms a central component of their Local Development Framework. The Core Strategy provides the key policies and aspirations of the LPA in relation to development and establishes the structure within which the more detailed/specific adopted policies sit.
- ii) The Site is located within the designated 'town centre' area of Rotherham. **Policy CS 13** (Transforming Rotherham Town Centre) makes specific reference to the Guest and Chrimes site, stipulating that the council will *"support proposals well integrated with adjoining uses and which support the vitality and viability of the town centre."* The more general content of the policy stipulates that the Council will *"support development which enhances Rotherham town centre's appeal as a family friendly destination and require proposals to demonstrate how they contribute towards creating a safe, attractive and accessible town centre"* and *"seek to deliver new entertainment, leisure and cultural office focused in the western part of the town centre"*. The delivery of hotels is specifically referenced within the policy.
- iii) Within the supporting sub-text for **Policy CS 13**, the Core Strategy states in relation to the Site:

"There is potential for further development in this location to make the most efficient use of the site. Given its location it will be important to ensure that any further development does not compete with

but complements Rotherham town centre. Proposals will therefore be supported where they are well integrated with adjoining uses and can be shown to support the vitality and viability of the town centre. Whilst the Listed building presents a constraint to development, it may also provide opportunities for interesting forms of development which respond to the site’s context. There is also potential for development in this area to assist in conserving and providing a sustainable future for the Listed building.”

iv) **Policy CS 23** (Valuing the Historic Environment) concerns the conservation, enhancement and management of the historic environment in the context of development within the borough. Relevant extracts from **Policy CS 23** are reproduced as follows:

i) *“Proposals and initiatives will be supported which conserve and enhance the heritage significance and setting of the borough’s heritage assets, specifically those elements which contribute to the distinct identity of the borough. These include:*

- *The Roman Ridge, Roche Abbey, motte and bailey castles, historic houses and historic parks and gardens.*
- *The borough’s industrial past...*
- *The historic grain of the town centre and historic village cores, including street layout and plot sizes.*
- *Early 20th century developments including planned colliery villages.*
- *Encouraging suitable new uses for vacant, under-used and derelict historic buildings.*

ii) *The character and setting of Rotherham Minster and the Chapel on the Bridge will be conserved and enhanced. Proposals will be supported which respect and enhance key views and vistas to both these and other significant buildings such as the Church of All Saints at Laughton en le Morthen.*

iii) *The character and setting, including key views to and from the historic buildings and designated landscape, of the Wentworth Woodhouse Estate will be conserved, enhanced and protected from inappropriate development.*

iv) *Proposals will be supported which protect the heritage significance and setting of locally identified heritage assets such as buildings of local architectural or historic interest, locally important archaeological sites and parks and gardens of local interest.”*

v) **Policy CS 28** (Sustainable Design) states that:

“Proposals for development should respect and enhance the distinctive features of Rotherham. They should develop a strong sense of place with a high quality of public realm and well-designed buildings within a clear framework of routes and spaces. Development proposals should be responsive to their context and be visually attractive as a result of good architecture and appropriate landscaping.”

Design should take all opportunities to improve the character and quality of an area and the way it functions. The design process shall take into account:

- *views and vistas to landmarks and skylines into and out of Rotherham Town Centre and across Rotherham to the surrounding countryside*

- *heritage, townscape and landscape character including the height, scale, massing, density, layout, building styles and materials of the built form particularly (but not exclusively) in and around:*

i. Rotherham Town Centre

ii. within and adjacent to Conservation Areas”

3.5 Historic England Guidance

- i) In 2015 Historic England (‘HE’) released three Good Practice Advice notes supporting the implementation of national policy and the related guidance provided within the PPG. *Good Practice Advice Note 2 - Managing Significance in Decision-Taking in the Historic Environment* (2015) (‘GPA2’) and *Good Practice Advice Note 3 - The Setting of Heritage Assets* (amended December 2017) (‘GPA3’) were both utilised as part of this assessment in order to gain a full understanding of the relevant issues.
- ii) In terms of assessing the impacts of development proposals, this Heritage Statement takes account of the advice in GPA3 which states that *“setting and views are matters of qualitative and expert judgement [...] technical analyses [and] should be seen primarily as material supporting a clearly expressed and non-technical narrative argument that sets out ‘what matters and why’ in terms of the heritage significance and setting of the assets affected, together with the effects of the development upon them.”*
- iii) This Heritage Statement also accords with the guidance and approach established in *Historic England Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019) and *Conservation Principles, Policies and Guidance* (2008).

4. HISTORICAL DEVELOPMENT

4.1 Introduction

- i) In order to understand the relative significance of the Site and its surrounding context, it is first necessary to understand its historical development.
- ii) This section of the Heritage Statement analyses and interprets historic maps and other primary and secondary literary material to provide a sound evidence base.

4.2 Historical Development of Guest and Chrimes Brassworks

- i) The first record of a brass-founding business under the Chrimes name is in 1845 in a local trade directory. Edward, Richard, and Peter, sons of a plumber and glazier, established 'Chrimes Brothers' in that year, the same in which Edward Chrimes (junior) patented a high-pressure, loose valve, screw-down cock, the predecessor to the modern tap and which comprised a replaceable rubber washer, essentially creating the first leak-proof tap (see **Figure 7**). The fixture was notable for a number of reasons, primarily for the advancements it facilitated in public health and sanitation, but also for the fact that its invention had *"eluded the experience ingenuity of the large brass tap manufacturers of Birmingham, where hitherto this staple had had its seat"* (extract from Ellis Lanwarne, *'A Sketch of the Life and Works of George Eskholme of Rotherham'*, 1897).
- ii) The partnership between the brothers was short-lived, dissolving just a few years before the death of Edward Chrimes in 1847; during the interim Edward had established a partnership with Thomas Neatby, trading as Chrimes, Neatby and Co. Following Edward's death, the business was reignited when a partnership was formed between Richard Chrimes, returned from business dealings in London, and John Guest, a man of local note for both his industrial connections and his musings on Rotherham's history and development. Guest and Chrimes was thus officially established.
- iii) In 1848, on the back of the success of the leak-proof tap, Guest and Chrimes began to manufacture single-cast sluice valve bodies; in 1849 they patented the fire hydrants that would become synonymous with New York, and which were distributed globally. Their repertoire expanded to include Siemens and Adamson's water meters.
- iv) The works (known as the Butter Market Foundry) were originally situated between the River Don and Market Place but, having expanded to the limits of the plot, were relocated in 1857-58 to the present site, beyond the river to the west and away from the core of the town. Historic England's account of the Site's historic development notes that in the *"mid 1850s the firm was awarded a large contract for valve gear and plumbing equipment for the Madrid Water Company in Spain, which necessitated an expansion of manufacturing"* (Historic England, National Heritage List for England ('NHLE'), Official List Entry for Premises of Guest and Chrimes, 2020) and thus the requirement for a larger site. The establishment of the site followed a similar pattern of relocation and industrialisation along the riverside, manufacturers taking advantage of the transportation and water supply offered by the river and benefitting too from the proximity to the railway lines to the north and west (the latter still being established). **Figure 6** illustrates the nature of the Site prior to its development, comprising open land to the west of the river, enclosed to the north by the railway line and to the west by the curving line of an emerging railway line.

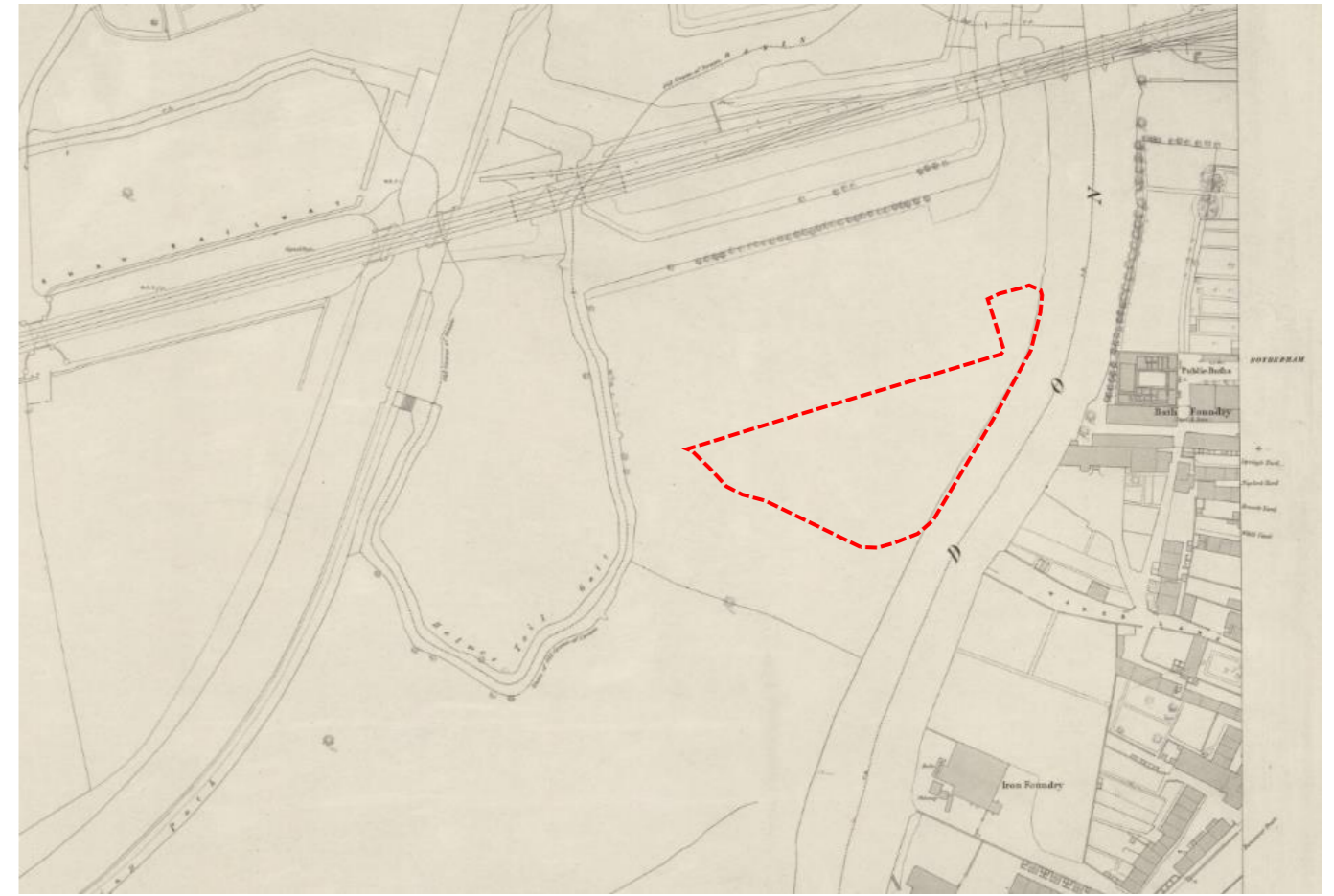


Figure 7: OS Map, 1851. Indicative Site boundary in red.

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GUEST & CHRIMES' IMPROVED SLUICE VALVES For Water, Steam, Sewage & Gas.

GUEST & CHRIMES' TURBINE WATER METERS. (Siemens & Adamson's.) 3 in. to 18 in. sizes. 275,000 Supplied.

ALSO MANUFACTURERS OF RESERVOIR VALVES and FITTINGS, FIRE EXTINGUISHING APPARATUS, GENERAL PLUMBERS' GOODS, HIGH POWER INCANDESCENT LAMPS, WET and DRY GAS METERS and GAS FITTINGS.

LONDON HOUSE: THOMAS BEGGS & SON, 132 Southwark Street, S.E. 1.

Figure 6: Print advertisements for the high-pressure screw down tap manufactured by Guest and Chrimes in c. 1860 (left) and 1918 (right).

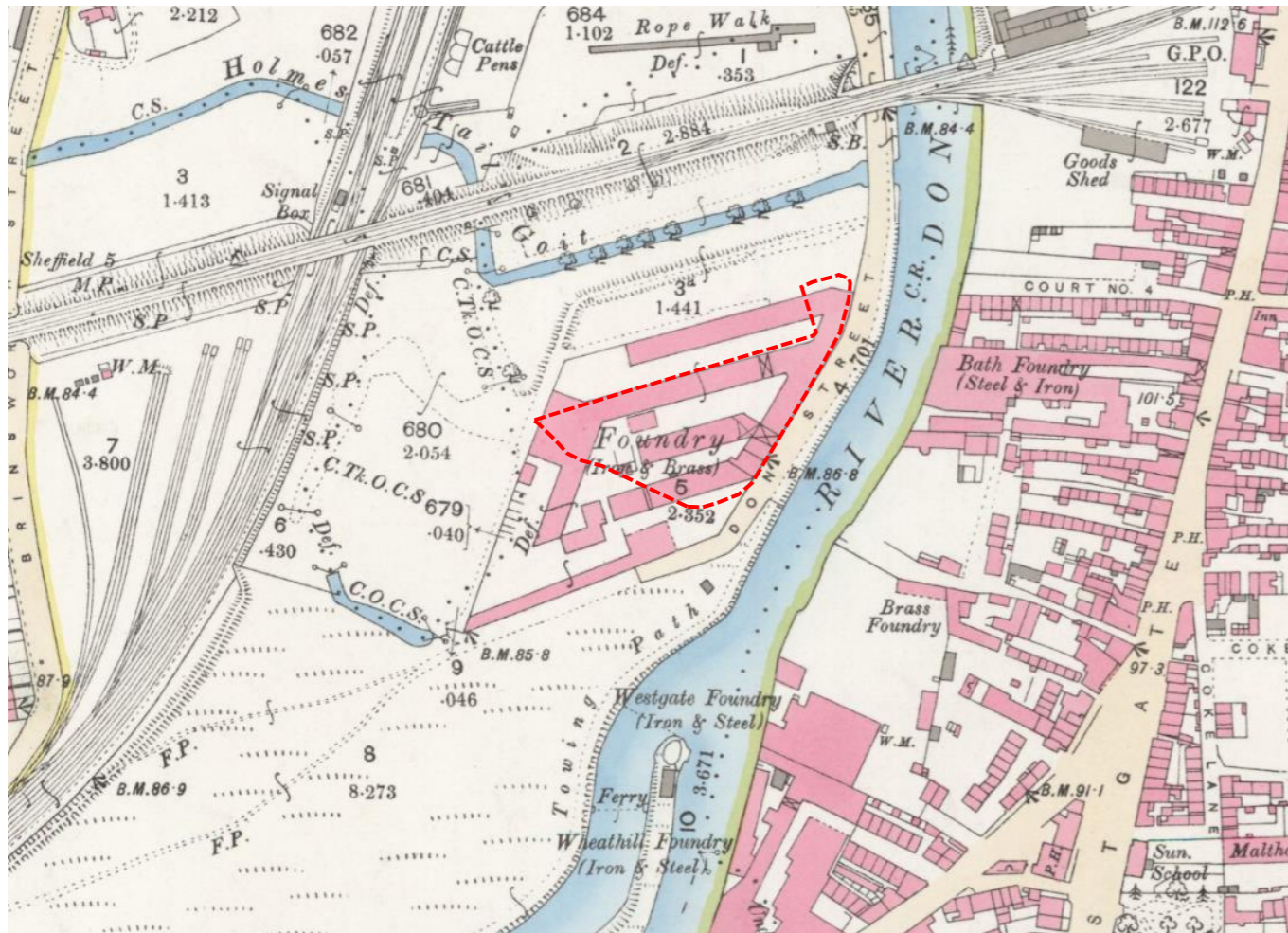


Figure 8: OS Map, 1888-1890.

- v) The new site comprised an area of five acres, enabling the construction of “more convenient and commodious works” in comparison to the former site at Market Place, and employment up to 430 men (Ellis Lanwarne, ‘A Sketch of the Life and Works of George Eskholme of Rotherham’, 1897). The new works was developed with facilities for casting and machining iron as well as brass, enabling the company’s expansion and the related expansion of the site. **Figure 8** shows how the works had expanded into the latter part of the 19th century. **Figure 9** comprises an undated illustration of the works. Historic England’s NHLE listing for the Site makes reference to an undated bird’s eye illustration of the works, thought to be a slightly earlier version than that presented at Figure 9. Their description of this illustration is as follows:

“An early, but undated birds-eye illustration of the new factory, probably drawn for a trade directory, shows a three-storey front office range facing the river to the east [captured in the photograph at **Figure 10**], with a two-bay caretaker’s house at its left-hand end and an angled return at its right-hand end continuing as a long, three-storey manufacturing range to the rear with a water tower towards its far end [Building 1]. The central yard is enclosed on the opposite, south side by a long range of single-storey buildings incorporating a two-storey, four-bay block approximately half way along [Building 3], and to the rear by one- and two-storey buildings with a number of wide stacks and a circular chimney in front towards the right-hand end. The yard also contains a very tall, circular chimney adjacent to the northern range with the water tower.”

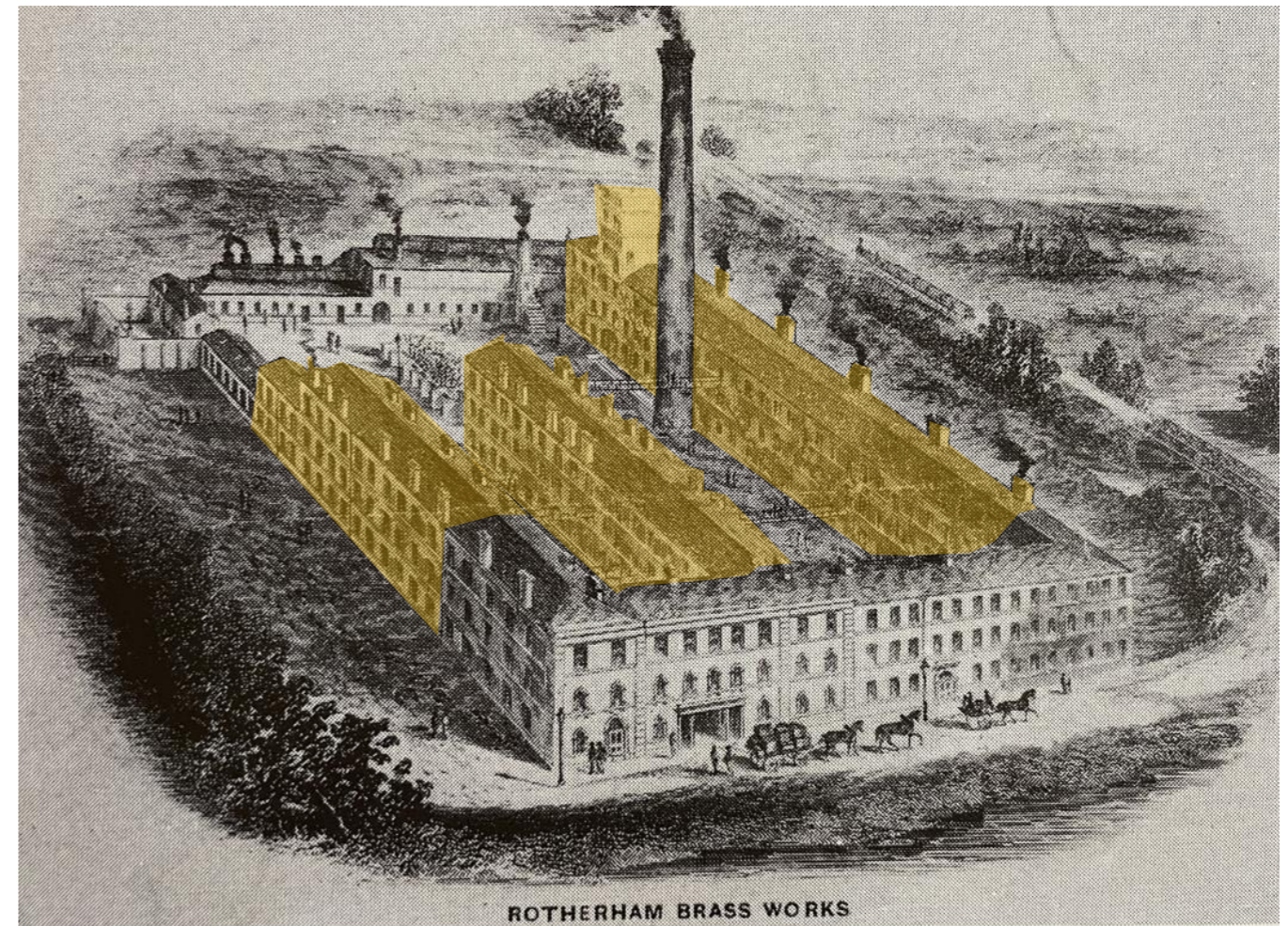


Figure 9: Illustration of Guest and Chrimes, undated but assumed to be late 19th century. Approximate parts of the buildings which are surviving and within the Site highlighted in yellow. Source: Rotherham Archives and Local History.



Figure 10: Guest and Chrimes former frontage to Don Street, c. 1897, since demolished. Source: Ellis Lanwarne, ‘A Sketch of the Life and Works of George Eskholme of Rotherham’, 1897, Rotherham Archives and Local History.

- vi) Surveys of the stratigraphy of the buildings suggests that the northernmost (Building 1) and southernmost (Building 2) extant ranges built on an east-west axis (i.e. the subject buildings) were constructed first and were then extended eastwards to connect with the office range fronting Don Street which was arranged at an angle, something which is not readily discernible in the illustration at **Figure 9**. Historic England determine that these core parts of the work were all built in close succession and the office block was designed in a complementary architectural style, albeit more refined and with a stronger administrative and part domestic character, referencing the presence of the caretaker's residence to the southern end of this range.
- vii) The office range provided the principal entry into the works, with the double width carriage passage clearly visible to the left-hand side of the photograph at **Figure 10**. Video footage records the end of a working day at Guest and Chrimes in 1901, showing workers leaving in large numbers through this entryway onto what is now Don Street¹. A photograph from a similar time at **Figure 11** illustrates workers in the central yard of the works.
- viii) As noted above, **Figure 8** illustrates the expansion of the site into the latter part of the 19th century, including the addition of the central range (Building 2) within the yard, shown on the map adjacent to the aforementioned carriage entrance. The three core buildings which remain extant are shown on the illustration at **Figure 9**. Also in this period was the addition of a range to the north (i.e. beyond the existing northernmost range), since demolished. This new range is also shown at the far-right hand side of the photograph at **Figure 10**, the office block having been extended to meet it. The western side of the complex was enclosed by a more *ad-hoc* range of buildings, including one laid out on a deeper plan which Historic England suggest comprised the work's foundry (evident on the map at **Figure 8**).
- ix) By 1871, 400 people were employed at the works. The working practices of Guest and Chrimes are recorded in contemporary newspaper articles and in Lanwarne's book ('A Sketch of the Life and Works of George Eskholme of Rotherham', 1897), both sources conveying the successes of the firm and the benefits transferred to the work force as a result. Lanwarne notes:

"When depression had prevailed in the district, and at other places men had been working three and four days a week, the rule at Messrs. Guest and Chrimes had been to have six and sometimes seven, days employment...For the excellence of the articles manufactured there, the works of Messrs. Guest and Chrimes were known far and wide".
- x) Notably, the firm was the first in Rotherham to adopt first a nine-hour, and latterly an eight-hour working day, comparably short when considered alongside their contemporaries.
- xi) The 1922 OS Map at **Figure 12** documents the continued expansion of the site into the 20th century and changes within the works including the adjoining of the two northernmost ranges with a structure built across the narrow yard which separated them. The map also illustrates the narrow, elevated walkways which connected the ranges, and the addition of smaller, ad-hoc structures within the site, including a crane in the north-western corner. These additions are illustrated in an extract from the 1924 Visitor Programme at **Figure 13**, which also documents the addition of another large building to the west of the foundry and the perimeter wall which enclosed the works to the south. The illustration suggests that the structure built between the two northern ranges was lightweight and potentially glazed.



Figure 11: Workers at Guest and Chrimes. Undated but assumed to be late 19th or early 20th century. Source: Rotherham Archives and Local History.

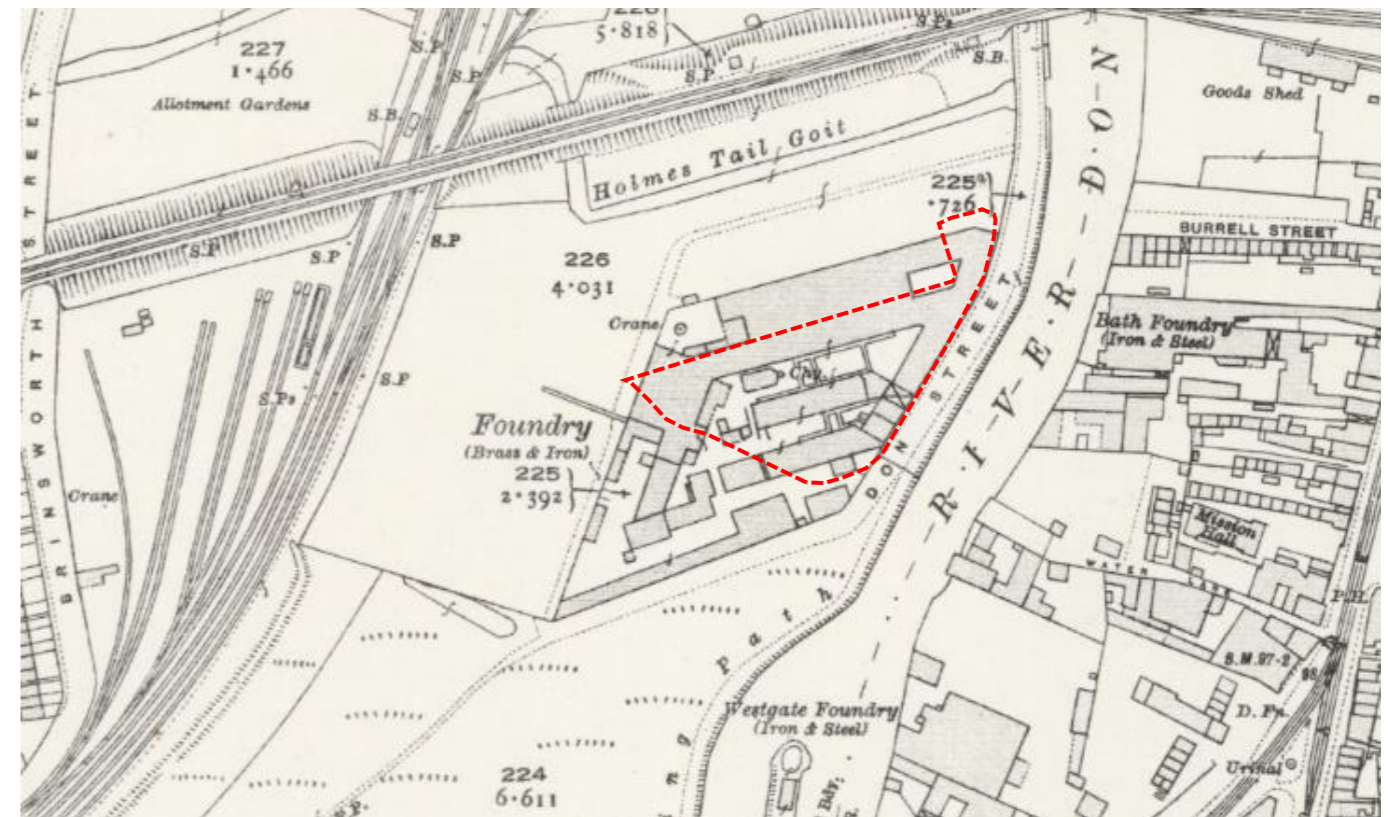


Figure 12: OS Map, 1922. Indicative site boundary in red.

¹ <https://player.bfi.org.uk/free/film/watch-workers-leaving-guest-and-chrimes-brassworks-rotherham-1901-1901-online>

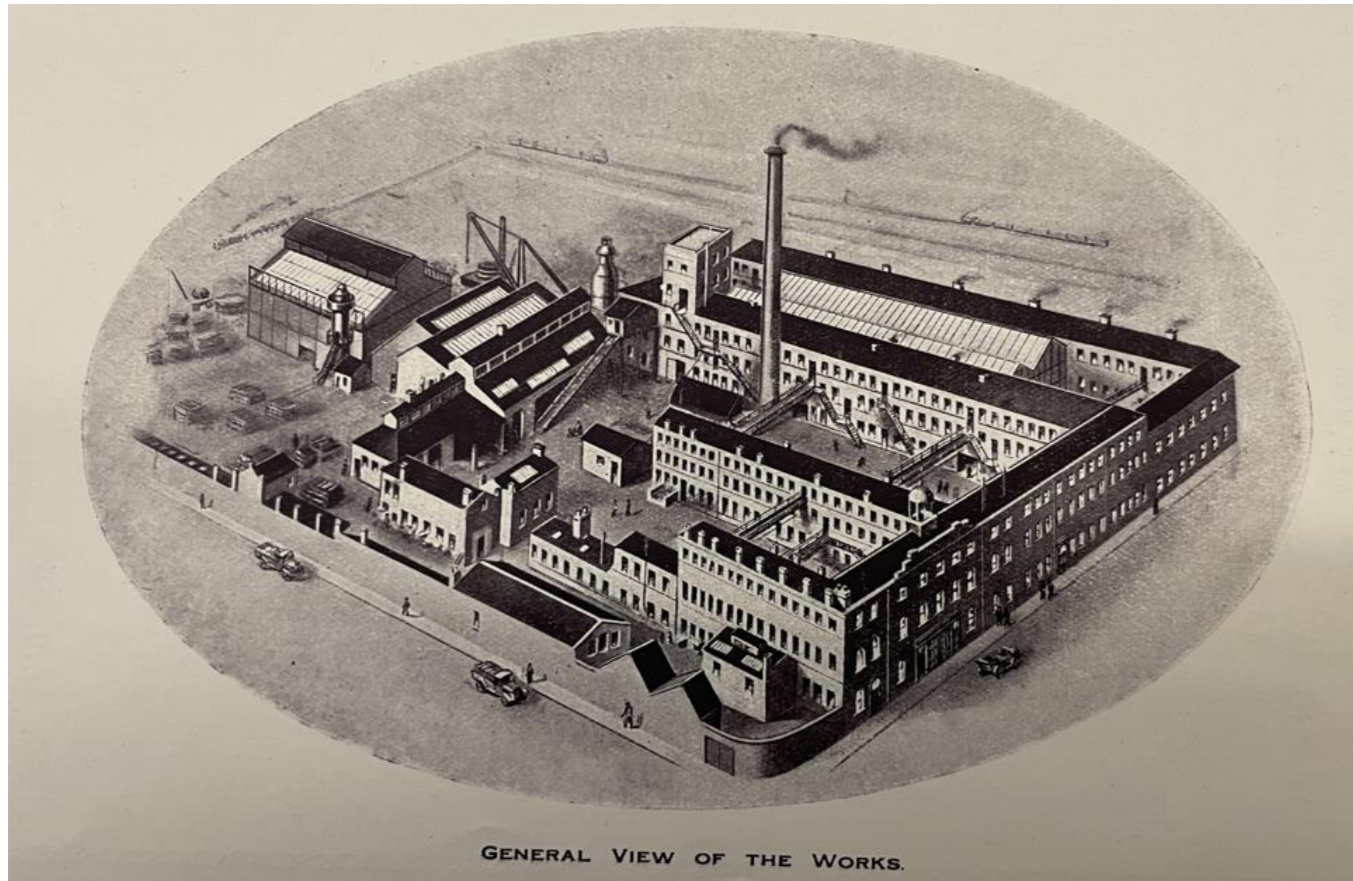


Figure 13: Illustration of the works from Guest and Chrimes Visitor Programme, 1924. Source: Rotherham Archives and Local History.

- xii) The firm benefitted from technological advancements in the 1920s, resulting in a number of machines and testing meters being installed, alongside the erection of a new shop building in 1927. A trade review recorded that the new apparatus was capable of testing water meters up to 500,000 gallons per hour, making it one of the largest testing plants in the country (Sheffield Daily Independent Trade Review, December 1927). The electrification of the works in the same decade (electricity being supplied from the super power station of the Rotherham Corporation) no doubt catalysed further growth and expansion, and evidently made the chimney redundant and it was subsequently demolished. The 1934 OS Map at **Figure 14** shows that further buildings were added to the western and northern parts of the site, and a new structure (presumably just a roof covering) had been constructed across the yard connecting Buildings 1 and 2. Historic England record that the former boiler house was also demolished at around this time, and states that there was substantial rebuilding of the northern range added in the late 19th century.
- xiii) The status and prestige of Guest and Chrimes was elevated to a greater degree during the Second World War due to its expansive provision of (according to a record of *'The War Effort of Guest and Chrimes Limited, Rotherham, 1939-45'*, Rotherham Archives and Local History):
 - 28,000,000 fuses and gains for shells;
 - 7,000,000 parts for aircraft (utilising the high precision machinery used for meter making);
 - Turret ball races for 2,050 Daimler Armoured Cars, 500 Matador Armoured Cars, 1,785 Coventry Armoured Cars, 860 Humber Armoured Cars, 1,323 Crusader Tanks, 1,362 Cromwell Tanks, and 250 Churchill Tanks; and
 - Over half the valves and operating gear used on concrete caissons (i.e. Phoenix and Whale Breakwaters).

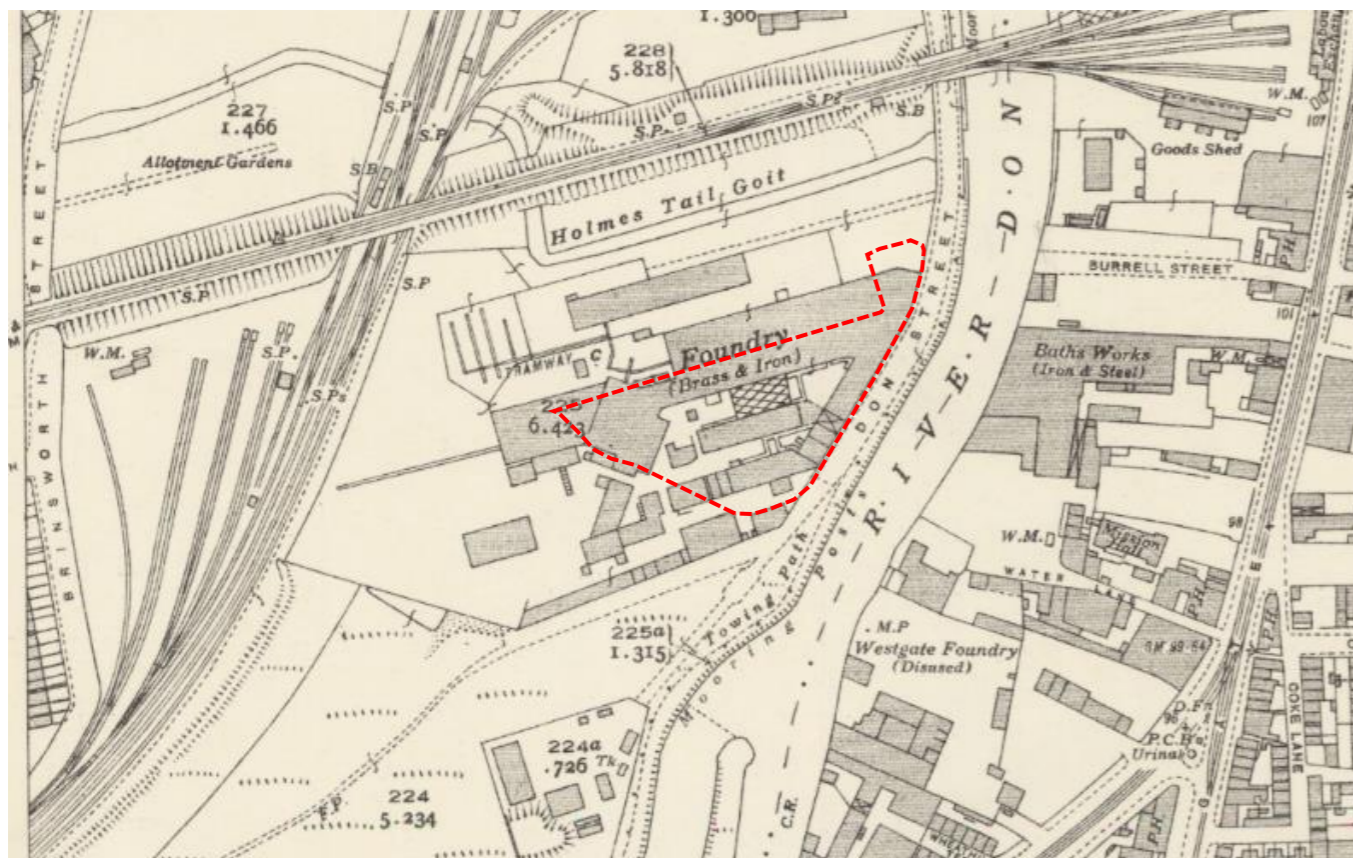


Figure 14: OS Map, 1934. Indicative Site boundary in red.

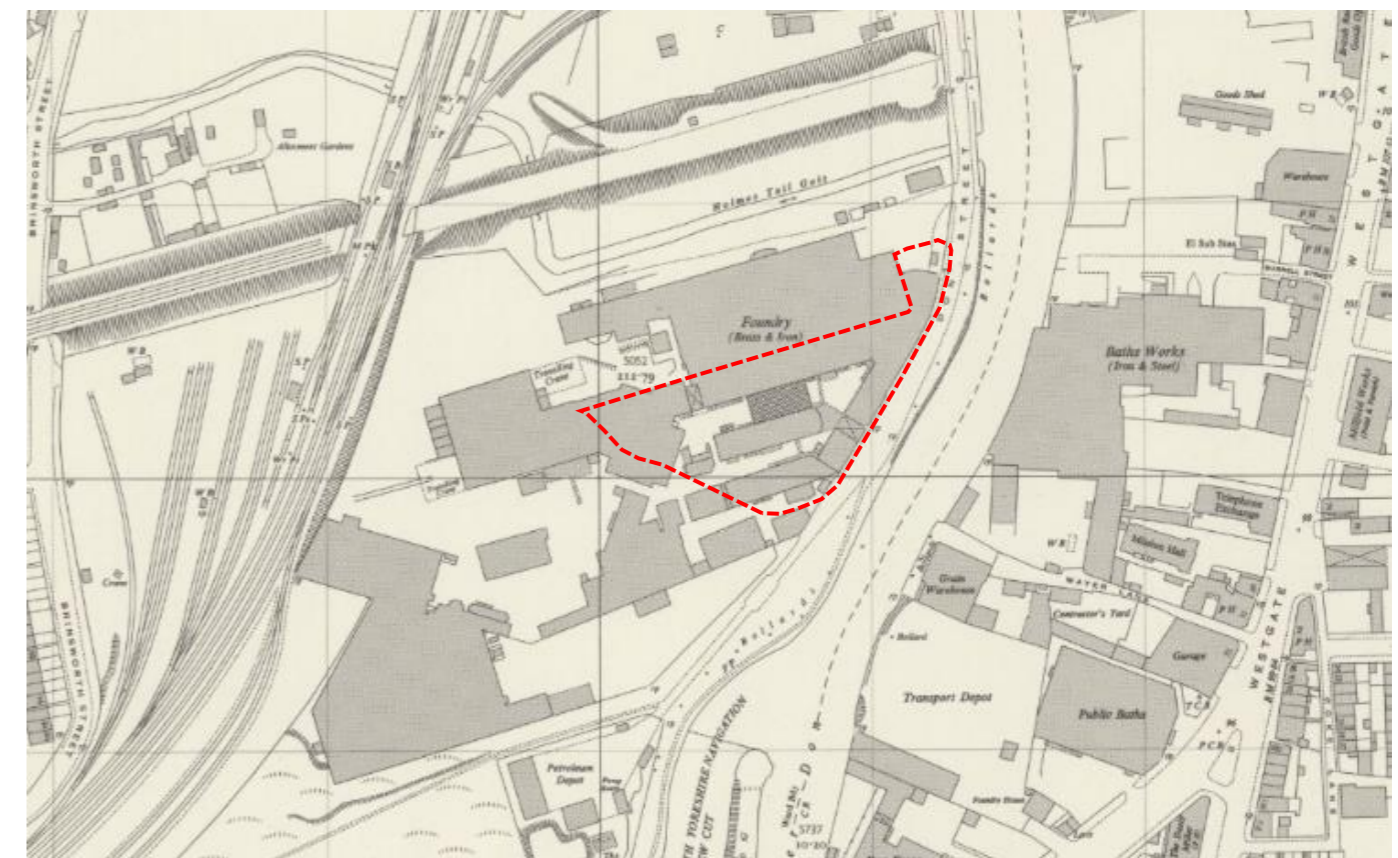


Figure 15: OS Map, 1954-1955. Indicative Site boundary in red.

- xiv) By the mid-20th century, the legibility of the original buildings on the site had been diminished by the expansion and extension of the works, illustrated by the 1954-55 OS Map at **Figure 15**, the illustration extracted from a 1963 Visitor Programme at **Figure 17**, and the aerial photograph of the site at **Figure 18**, judged to be broadly contemporary in date. The sources illustrate considerable expansion to the north and west, including a connection to the railway line which would have facilitated easier transportation of goods and delivery of raw materials. **Figures 17** and **18** show the storage yards to the north of the main building ranges and the sheer extent and scale of the site at this time; the original water tower, formerly the most prominent feature of the works, is far less distinguished in its central position within the site.
- xv) **Figure 16** comprises a series of photographs illustrating the interior fixtures of the works and providing an insight into the practices in the 20th century. By 1961, it is recorded that Guest and Chrimes employed approximately 500 workers; by this point, they were using hydraulic engineers to produce sluice valves, water metres, penstocks and brasswork that was required for waterworks construction.
- xvi) Guest and Chrimes continued late into the 20th century, becoming part of Saint-Goban manufacturing company in c.1999, after which the works were closed. All post-1934 buildings were demolished in the following years. In 2018 a fire caused significant damage to the works, necessitating the demolition of the entire office range, including the caretaker’s house, and the eastern extensions of the original east-west buildings. The Site now comprises the remnant surviving buildings.

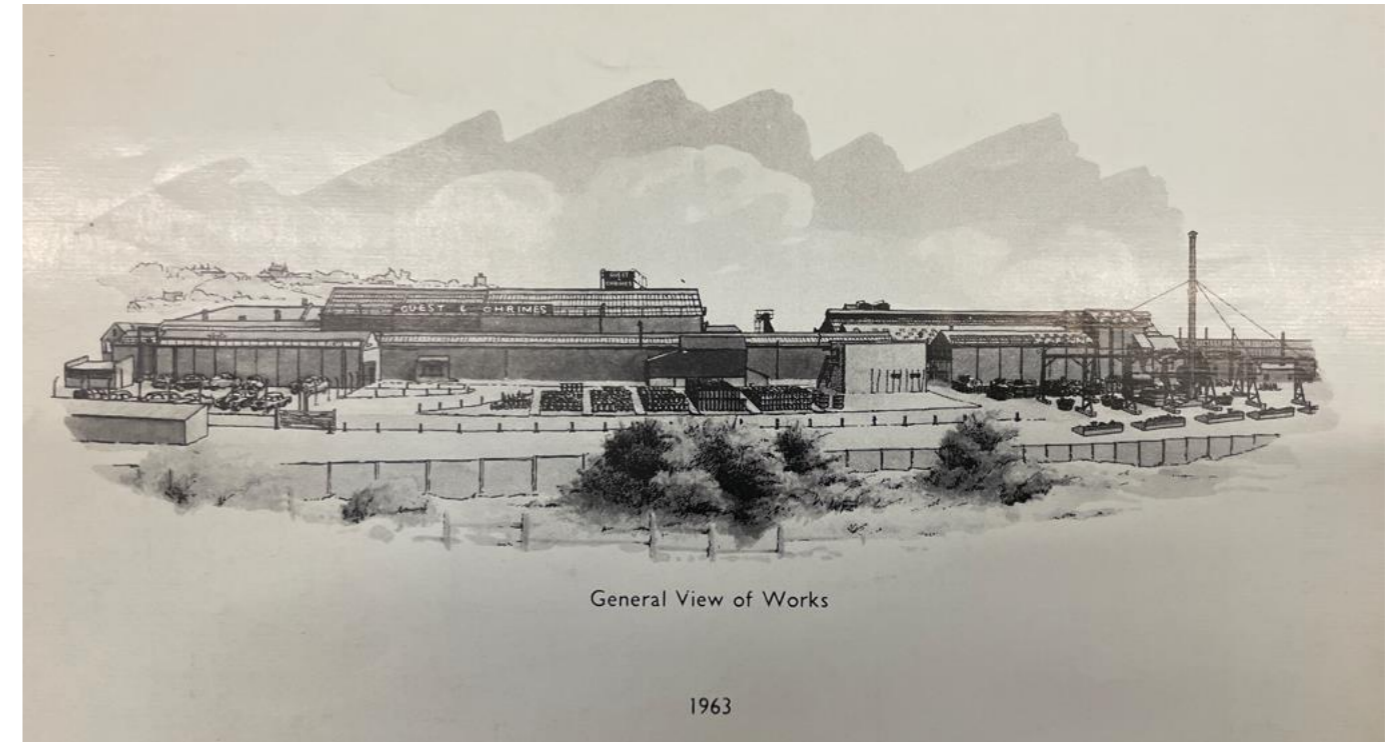


Figure 17: Illustration of the works from Guest and Chrimes Visitor Programme, 1963. Source: Rotherham Archives and Local History.



Figure 16: Brass Shop (top left) and Brass Foundry (bottom left), Iron Foundry (top and bottom right) at Guest and Chrimes, between 1920 and 1980. Source: Rotherham Archives and Local History.

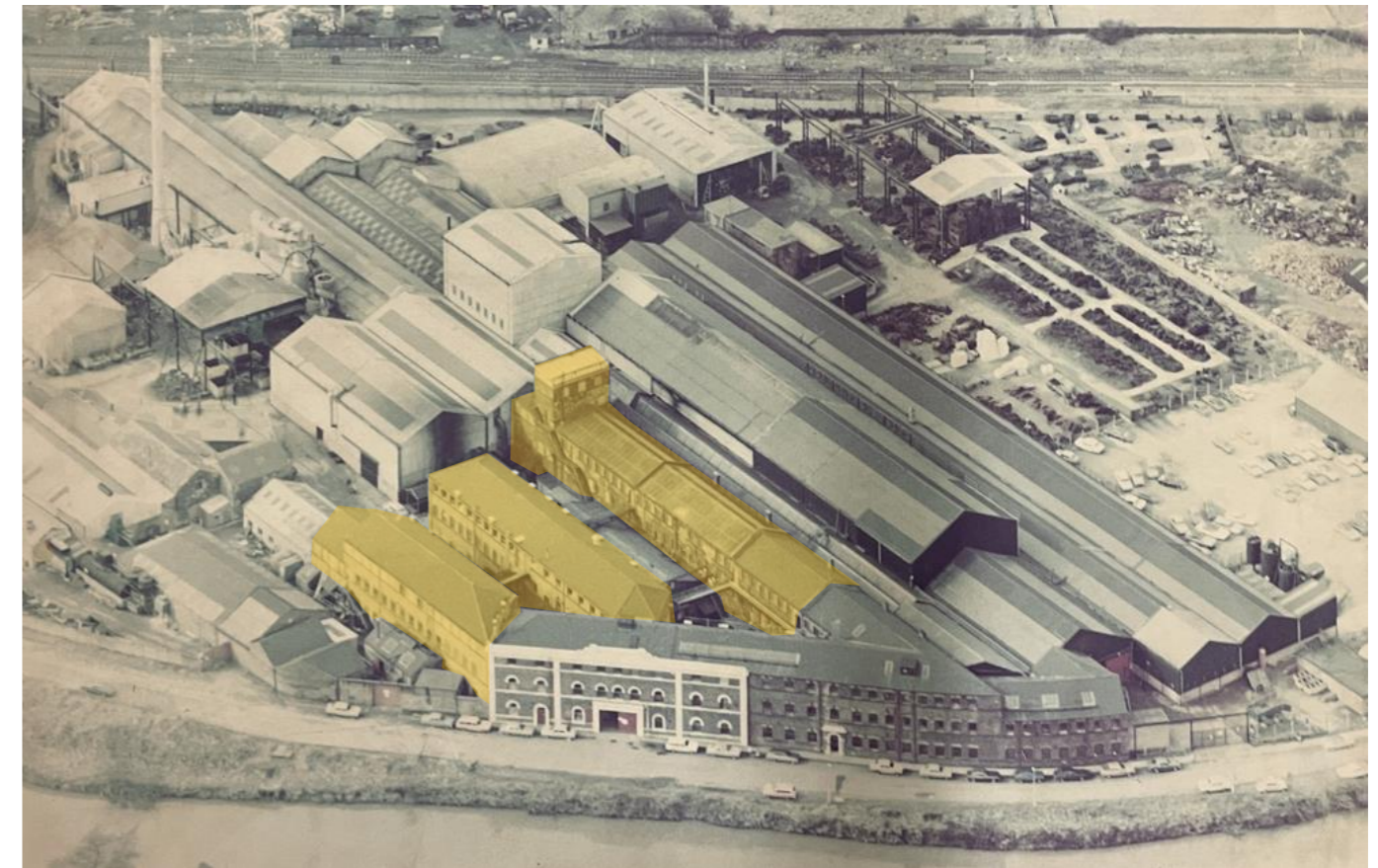


Figure 18: Aerial photograph of the site. Date unknown but assumed to be c.1960-1980. Approximate parts of the buildings which are surviving and within the Site highlighted in yellow. Source: Rotherham Archives and Local History.

4.3 Surviving Buildings within the Site

i) The following section reviews available plans of the site to provide an understanding of the former function of the surviving buildings.

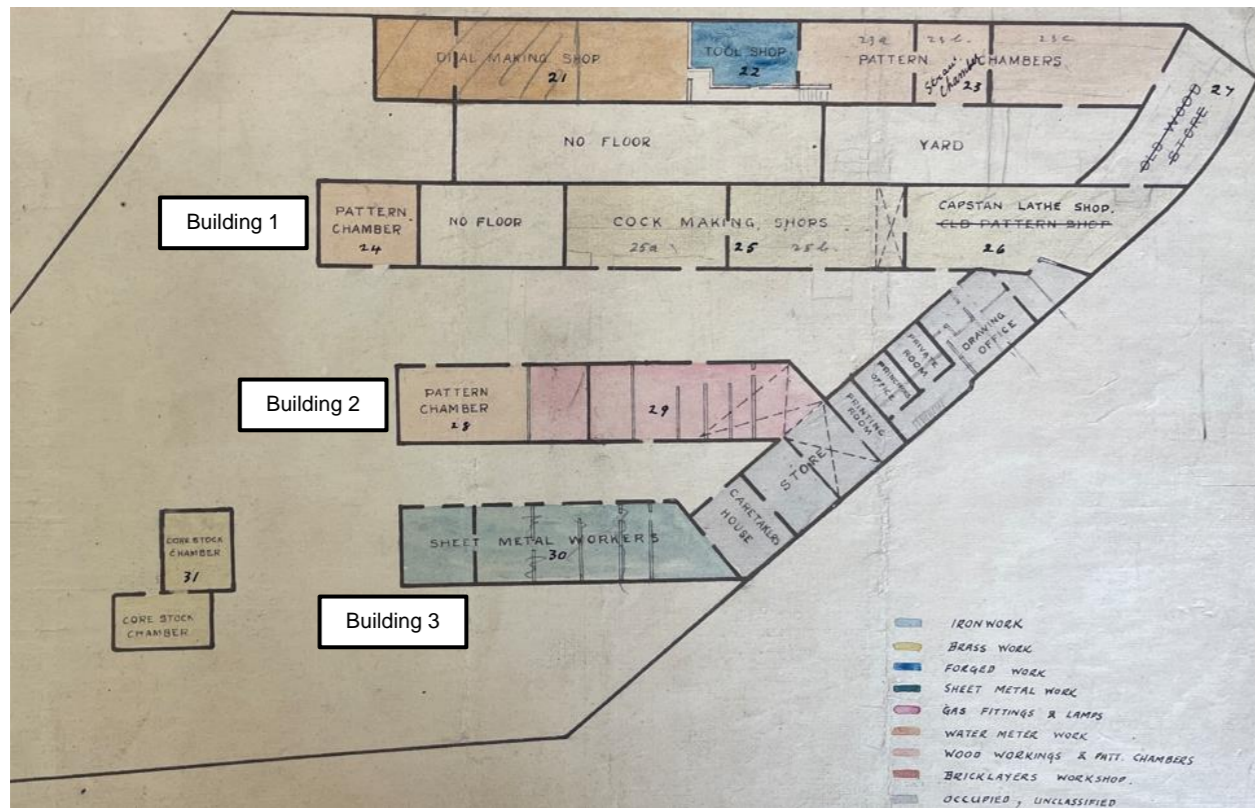


Figure 19 and 20: Undated plan first and second floor plans, assumed to be c.1900. Source: Rotherham Archives and Local History. Indicated uses at first floor as follows: Building 1 - pattern chamber, void, cock making shops, capstan lathe shop, Building 2 - pattern chamber, Building 3 - sheet metal workers. Indicated uses at second floor: Building 1 - small gas fittings shop, steam cock shop, pattern chamber, buffing shop, brass water fittings, Building 2 - chandelier shop & lamp shop, mess room, gas warehouse, Building 3 - pattern chamber, stamping shop.

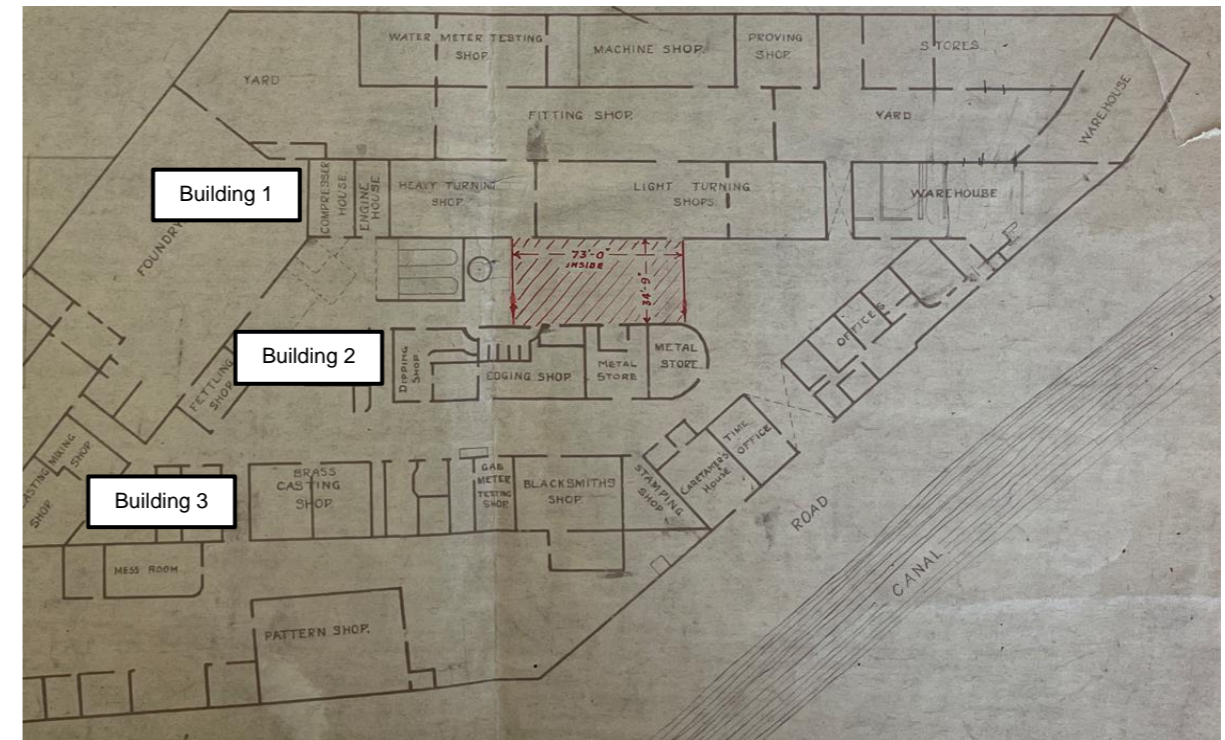


Figure 21: Undated ground floor plan but assumed to be c.1930 as proposed new structure between Buildings 1 and 2 as illustrated on 1934 OS Map is shown in red. Indicated uses at ground floor as follows: Building 1 - compressor house, engine house, heavy turning shed, light turning shops, gap for alley, warehouse, Building 2 - Dipping shop, edging shop, metal store x 2 (iron turning workshop added between Buildings 1 and 2), Building 3 - Brass casting shop, gas meter testing shop, blacksmiths shop, stamping shop.

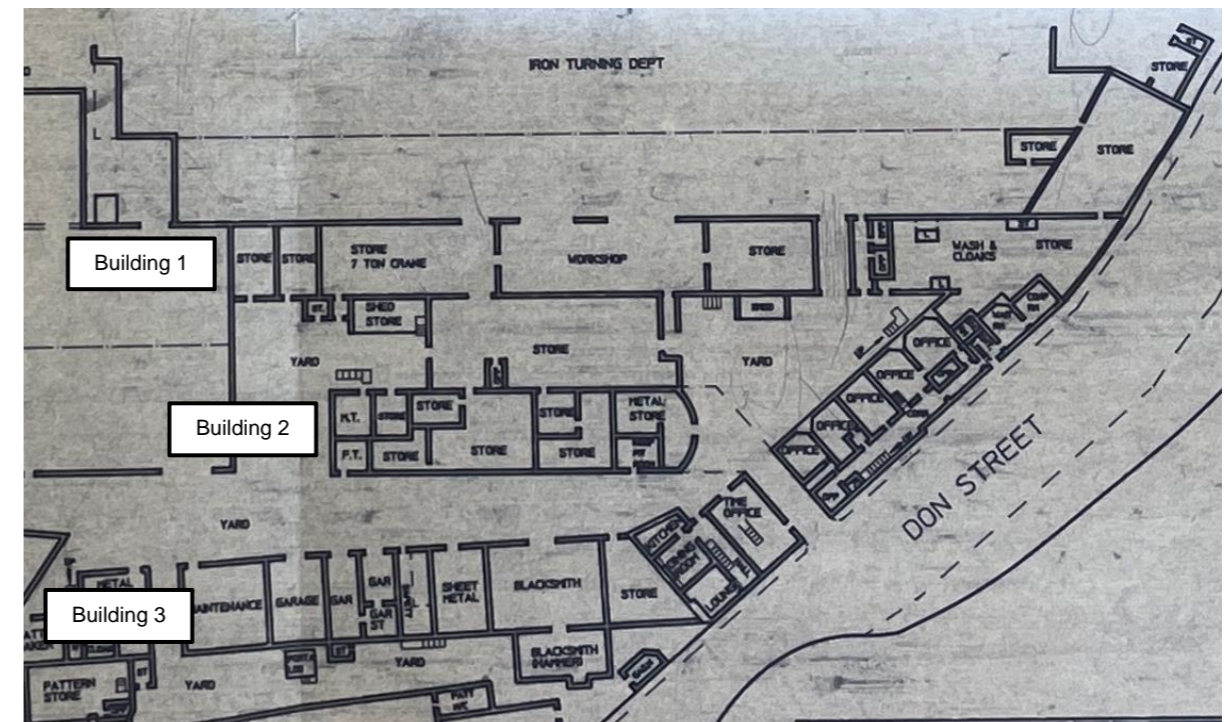


Figure 22: Extract of ground floor plan, 1991. Full plan provided below. Indicated uses at ground floor as follows: Building 1 - store (incl. 7-ton crane), workshop, store, gap over alleyway, wash and clocks, Building 2, store, including metal store, Building 3 - maintenance, garages, blacksmith store.

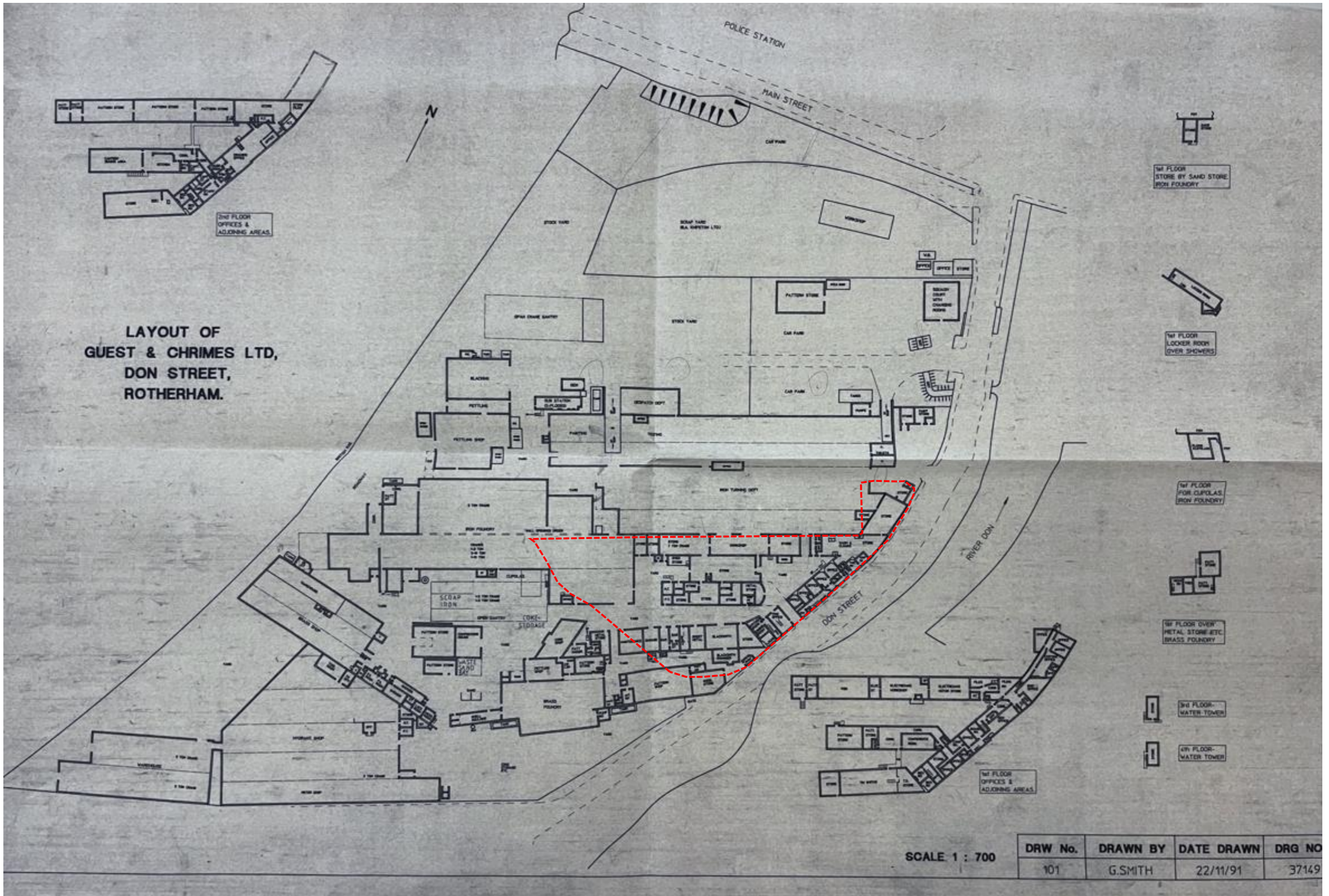


Figure 22: Layout of the wider Guest and Chrimes site, 1991. The subject buildings are indicatively outlined in red to give an impression of the former scale of the site. Source: Rotherham Archives and Local History.

5. BUILDING FABRIC AND CONDITION

5.1 Introduction

- i) The extant buildings (Buildings 1, 2, and 3) previously formed part of a brass and iron foundry works and were connected by a wing orientated north-west to south-east that linked all three ranges together. The connecting wing and three ranges were constructed respectively between 1857 - 1888.
- ii) The facades are generally comprised of red brickwork in English garden wall bond with segmental brick arches over openings and a continuous projecting stone sill band. Floors are a mix of cast in-situ concrete slabs and suspended (presumed softwood) timber floors. Roofs of Buildings 2 and 3 are clad in slate supported on (presumed softwood) timber king-post trusses Building 1 has a predominately corrugated metal roof. Windows are generally fixed cast-iron frames, single-glazed with 30 panes per window, incorporating 6-pane hoppers. All ranges have been pinned in the past and have corresponding metal pattress plates to the facades.
- iii) The connecting (former administration) wing has since perished due to fire damage and was subsequently demolished in 2018. This has left the envelope to all three blocks incomplete and left the ranges open to the elements at the east gables/hip ends. The roofs have collapsed and there is significant structural movement in all three buildings. Windows have generally been boarded up, infilled, or had their glazing broken.
- iv) This section summarises the construction details of each extant building within the Site and their condition as of 2024. It is noted here that the following descriptions are informed by the Structural Survey prepared by Booth King Partnership and a site survey undertaken by SLHA in August 2024. It was not possible to access the interior of the hoardings which enclose a large part of the Site due to the unsafe nature of the buildings. Photographs are extracted from the Structural Survey and drone imagery undertaken by the project team.

5.2 Building 1

Description of Construction

- i) Building 1 is a three-storey building extending to five storeys at the water tower to the west. The water tower is formed of two storeys that support a metal rectangular water tank. The building also houses a crane hall which extends through two floors.
- ii) The roof is hipped at the west end and pitched at the east, although this would have originally joined the connecting wing. It is supported by steel trusses at the west and timber king-post trusses at the east supported in masonry pockets, all trusses spanning north to south.
- iii) The roof coverings comprise a roofing felt at the west over the hipped end, metal corrugated sheet and corrugated fibre cement board to the central bays (possibly containing asbestos-containing materials), and blue slates cover the east-end bays. There is a single-glazed rooflight spanning the central bays on the north pitch. The copings to the parapet walls are covered with corrugated fibre cement board.
- iv) The floors are a mix of cast in-situ concrete and suspended timber floors, which have been double-boarded. Floors are supported by load-bearing masonry walls at the north and south and by timber and steel beams supported by steel columns at regular intervals.

- v) Several window and doorway openings have been infilled at the ground floor and first floor levels. The building has been subject to modern modifications and repairs such as cement repointing of the facades and concrete blockwork walls.

Description of Condition

- vi) The building has significantly deteriorated at its east end following fire damage and the subsequent removal of the connecting wing. The cross wall has been exposed which has allowed water to penetrate the building.
- vii) The roof has partially collapsed at the east causing localised structural failures in the lintels below. There is vegetation in the walls which has caused failures in the brickwork.
- viii) The facades have a myriad of structural and cosmetic defects including cracks, oxidised and corroded steel beams embedded in the brickwork, eroded or missing sandstone sills, spalled or missing bricks to arch lintels, missing or damaged rainwater goods, and loose brickwork.
- ix) The roof has a mixture of roof coverings with varying states of repair. Chimney pots and slates are missing allowing water to penetrate the building envelope.
- x) The external staircase is missing preventing access to the upper floors. Below the roof collapse at the east, the timber floors at second and first floor level have localised areas of decay, directing water penetration to ground floor level. Subsequently, a woodblock floor has excessively warped and rotted away.



Building 1: Photographs of Condition	
	
<p><i>Figure 24: Showing Building 1 in relation to Buildings 2 and 3. The building is surrounded by vegetation and inaccessible at the upper floors.</i></p>	<p><i>Figure 25: The water tank is supported by two storeys on top of the three-storey building. The tank is substantially rusted and corroded from water penetration.</i></p>



Figure 26: The east end has substantially deteriorated following the demise of the connecting wing. The cross wall and its openings are open to the elements, permitting water into the building.



Figure 27: At the east the roof has collapsed exposing the timber trusses and floors to the elements. The building fabric is substantially damaged and decayed in this location.



Figure 28: The third floor to the central bays shows the steel trusses and rooflight.



Figure 29: At the ground floor several openings have been boarded up or infilled with brickwork.

5.3 Building 2

Description of Construction

- i) Building 2 is a three-storey building which formerly abutted the connecting wing on an acute angle at the east. The first and second floors at the east end are supported on steel lintels over cast-iron columns, to facilitate an open area for vehicle access. The building also houses a rope hoist at the east end which is supported on a timber frame that is supported by the roof structure. It previously had a latterly added abutting single-storey building at the north.
- ii) The hipped roof is supported by bolted timber kingpost trusses all trusses spanning north to south. There are eleven chimney stacks positioned at the north and south eaves. The roof coverings comprise Welsh slates and clay ridge tiles. Several slates have been replaced in localised areas.
- iii) The floors are cast in-situ concrete at ground floor level and suspended timber floors at the first and second floors. Floors are supported by load-bearing masonry walls at the north and south and by timber beams spanning north to south supported by cast iron columns at regular intervals. The first floor is supported on jack-arch vaulted brickwork at the west end.
- iv) Several window and doorway openings have been infilled at the ground floor and first floor levels. The building has been subject to modern modifications and repairs such as cement repointing of the facades and concrete blockwork walls.

Description of Condition

- v) The building has significantly deteriorated at its east end following fire damage and the subsequent removal of the connecting wing. The rooms to the first and second floors at the east end have been open to the elements allowing substantial water penetration and subsequent decay to timber structures.
- vi) The roof has several localised areas of slipped slates and the flashing details to chimney stacks are in poor condition or missing. There are areas where the ridge is sagging, presumably due to timber decay at the bearing ends of trusses which have allowed the roof line to droop. There is vegetation in the walls which has caused failures in the brickwork.
- vii) The facades have structural and cosmetic defects including cracks, oxidised and corroded metalwork embedded in the brickwork, eroded or missing sandstone sills or string courses, spalled or missing bricks to arch lintels, missing or damaged rainwater goods, and a loose masonry pier at the ground floor.
- viii) Brick arch lintels have been displaced due to stress caused by the modern addition of concrete padstones. There are several areas where pointing has eroded and repointing has been undertaken, likely in a cementitious mortar. There are holes in the brickwork throughout the building. The external staircase is missing preventing access to the upper floors.
- ix) The timber floors at second and first floor level are open to the elements and are likely to be decayed. Joists are unsupported at the east end causing subsequent sagging of the floors. There is a timber bressummer beam supporting the first floor which is not adequately supported at its bearing end.

- x) There are missing cast iron columns at the ground floor, leaving the timber beams unsupported. Some have been replaced with modern steel C columns, in some areas the timber beams have been strengthened with metal rods.
- xi) Modern windows and doorways in unsuitable materials have been inserted into the fabric throughout the ground floor.

Building 2: Photographs of Conditon	
<p>Figure 30: Showing the open east end, where floors have been open to the elements, resulting in significant timber decay.</p>	<p>Figure 31: The first and second floors are supported on steel lintels and cast iron columns at the east end, providing vehicle access below the building.</p>
<p>Figure 32: Leadwork to the chimneystack is in disrepair and missing. Windows have generally been boarded up, or the glazing has been broken.</p>	<p>Figure 33: There are jack-arch ceilings at the ground floor to the west end of the building.</p>

5.4 Building 3

Description of Construction

- i) Building 3 is a three-storey building terminating in a gable wall at the west, with a two-storey building at the west. It formerly abutted the caretaker’s house with an angled hipped roof at the east. This has since been removed after demolition of the caretaker’s house in 2018. The building also houses a rope hoist at the west end which is supported by the roof structure and robust posts. A single storey building with a pitched roof has been removed from the west gable wall, the outline still visible.
- ii) The pitched roof is supported by bolted timber king-post trusses, all trusses spanning north to south. There are two chimney stacks positioned at the eaves. The roof coverings comprise Welsh slates and clay ridge tiles. Several slates have been replaced in localised areas.
- iii) The ground floor is a mix of cast in-situ concrete and wood block floors. The upper suspended timber floors are supported by load-bearing masonry walls at the north and south and by timber beams spanning north to south supported by cast iron columns at regular intervals. The two-storey building is open from the ground floor to the roof, but there was previously a first floor, indicated by masonry pockets which would have housed timber joists. At ground floor level the columns are strengthened by underslung iron tension trusses. There are timber staircases to each floor, and an electric passenger lift at the east end.
- iv) Several window and doorway openings have been infilled at the ground floor and first floor levels.

Description of Condition

- v) The building has significantly deteriorated at its east end following the subsequent demolition of the connecting caretaker’s house. The east end of the building has collapsed at roof level to ground floor level. There is no external wall at the east end and internal structures are covered with debris from the collapsed roof, walls and timber floors and open to the elements, allowing substantial water penetration and subsequent decay to timber structures.
- vi) The roof has a broken edge at the east end. It has several localised areas of slipped slates and missing ridge tiles and there are localised areas of missing verge pointing at the west gable end. There are areas where the ridge is sagging, presumably due to timber decay at the bearing ends of trusses which have allowed the roof line to droop. There is vegetation in the walls which has caused failures in the brickwork.
- vii) The facades have structural and cosmetic defects including cracks, oxidised and corroded metalwork embedded in the brickwork, eroded or missing sandstone sills or string courses, spalled or missing bricks, and missing or damaged rainwater goods. There is a considerable amount of loose masonry at the east end from partially collapsed walls, which are unstable. There are severe vertical cracks of up to 10mm width in localised areas.
- viii) There are cracks through brick arch lintels indicating stress caused by the lintel’s failure. There are several areas where pointing has eroded and repointing has been undertaken, likely in a cementitious mortar. There are holes in the brickwork at the west gable from where the purlins of the single-storey building were originally embedded. The external staircase at the south is missing preventing access to the upper floors.
- ix) The timber floors at second and first floor level are open to the elements and are likely to be decayed. Joists are decayed at the threshold to the north opening on the west side of the building. The first floor has

completely collapsed at the east end. Some cast-iron columns have been replaced with modern steel columns.

- x) Modern concrete lintels have been inserted into previous brick arch openings. There is concrete blockwork infill to a modern ground floor opening, the opening supported by a modern steel universal beam lintel.

Building 3: Photographs of Condition



Figure 34: The south elevation of the building showing the two-storey and three-storey ranges.



Figure 35: The east end of the building has totally collapsed, opening the east elevation up and allowing water to penetrate the structures, causing decay.



Figure 36: Note the outline of a single storey building to the west gable wall, the interior of the building previously painted white.



Figure 37: The east end of the building at ground floor level shows the collapse of from roof level. The first floor has decayed at the east and collapsed.

6. SIGNIFICANCE APPRAISAL

6.1 Introduction

- i) The purpose of this significance appraisal is to use recognised criteria to assess the heritage significance and interest of the Site and any other relative heritage assets which have the potential to be affected by its redevelopment.
- ii) The significance appraisal will inform the subsequent Heritage Impact Assessment ('HIA') at Section 7 which considers the effect of the Proposed Development upon the fabric, setting, and significance of the heritage assets identified at Section 2 of this report. This in turn allows, in a planning policy context, the extent of 'harm' upon any heritage asset incurred by the Proposed Development to be established within the terms defined by the NPPF.

6.2 Methodology

- i) Criteria have been established to appraise a building's significance. Statutory criteria, as set out in the 'Principles of Selection for Listing Buildings', DCMS, 2018, provides a list of principles for assessing significance based on architectural and historic interest, age and rarity, aesthetic merits, selectivity and national interest.
- ii) The assessment of significance accords with the requirements of the NPPF and uses Historic England's methodology outlined in its 2019 document, 'Statements of Heritage Significance'. Historic England's 'Conservation Principles Policies and Guidance' (2008) and the revised guidance on 'Setting of Heritage Assets' (as reissued in December 2017) have also been acknowledged as part of the following assessment.
- iii) Consequently, the significance of a designated heritage asset is determined by an analysis of the relevant aspects of the following:

<p>➤ Architectural and artistic interest</p> <p>These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.</p>
<p>➤ Historic Interest</p> <p>An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.</p>

- iv) The focus is on providing necessary and proportionate amount of information based on the perceived level of heritage significance. **Table 6** at **Appendix I** sets out the definitions of heritage significance relied upon in the subsequent appraisal. The full listing description for the Premises of Guest and Chrimes is provided at **Appendix IV**.

6.3 Statement of Significance of the Site

- i) The following appraisal breaks down the components of significance embodied by the Grade II listed Premises of Guest and Chrimes.

Architectural and Artistic Interest

- The surviving buildings were developed as the earliest phases of a larger industrial site and one which was responsible for the large-scale manufacture and production of brass and iron components. The buildings act as a physical reminder of Guest and Chrimes' role and success in the local, national and international industrial context.
- The function of the buildings is legible in their plan form and architectural character, including their narrow footprint and the large number of windows, meaning they were well lit, evidencing the industrial processes they accommodated.
- The water tower is a distinctive physical feature of the Site and has a strong local landmark quality that contributes significantly to Rotherham's place-based identity and is prominent in local views alongside and in conjunction with other key and significant historic buildings in Rotherham's town centre.

Historical Interest

- The foremost component of the Site's historical interest is the association with Edward Chrimes' leak-proof tap which acted as the forerunner of the modern domestic tap, facilitated the supply of safe piped water supplies and contributed to the development and enhancement of public health nationally and internationally from the mid-19th century.
- The former scale of the site reflects the industrial success of Guest and Chrimes, a physical testament to their innovation and entrepreneurial skills.
- Guest and Chrimes were notable for their advancements towards better working conditions for their employees, reflected in their reduced working hours from the late 19th century onwards.
- Historical interest is attached to the former administration block which bounded the site to the east, and particularly the presence of the caretaker's house which provides an insight into how the works were run and contributes to the social and communal interest of the Site.
- Considerable interest is attached to the local interest and value of the Site to the community of Rotherham, with many families having personal connections to Guest and Chrimes through family members having worked there.
- Likewise, historical interest is attached to the Site's association with New York established through the firm's manufacture of the brass fire hydrants synonymous with the city from the mid-19th century. The association is reflected in the place-based identity of the Site and its locality, most notably, including the neighbouring 'New York Stadium' of Rotherham United Football Club.

6.4 Contribution of Setting to the Significance of the Site

- i) The Site's localised setting has undergone considerable change and erosion since the establishment of the foundry in its present position in 1857. Notwithstanding this, there are key elements which remain: the River Don and railway lines still define the townscape to the east and west of the Site, and the historic core of Rotherham remains a visible feature of its setting beyond the water.
- ii) Development in the 20th and 21st centuries has seen two major changes in the local setting of the Site, namely the establishment of Rotherham United Football Club's ground directly to the west, and the recent development of RMBC's offices at Riverside House to the north. The latter of these seems to pay architectural homage to the surviving components of the former Guest and Chrimes site, the institutional building comprising three 'finger' blocks connected by a north-south core. The industrial nature of the townscape further to the north and west reflects the sustained pattern of development that was established with sites including Guest and Chrimes from the mid-19th century onwards.
- iii) The localised setting of the Site is demonstrably poor – the character and environment contributed to, no doubt, by the dishevelled and deteriorated appearance of the Site itself. The Site is bound to the south, west and north by low quality hardstanding, much of which is used as car parking or provides the forecourt for the neighbouring stadium. The hoarding of the Site and the poor townscape quality of its localised setting wholly restricts opportunities to see the listed building or begin to appreciate its considerable architectural and historical interest. There is a general atmosphere – particularly when the neighbouring stadium is not in use – of neglect and inactivity.
- iv) The significance appraisal above has, however, highlighted that there are some limited opportunities to appreciate the interest of the Site, notably the presence of the surviving water tower in views across the Site and in conjunction with the historic skyline of Rotherham to the east. This is particularly noticeable in the approach to the town centre on Main Street to the west and from the local environs of the Site itself. This visual connection with Rotherham's historic core helps to place the Site within the context of the town's development and industry and the water tower positively communicates the Site's place-based identity, providing a local landmark.

6.5 Appraisal of Heritage Assets in the Setting of the Site

- i) In the context of the Proposed Development, and as established at **Section 2** of this report, it is the following heritage assets beyond the Site boundary which are considered to be most sensitive in terms of the potential impact on an appreciation of their significance:
 - Church of All Saints (Grade I) – No.2 on **Figure 5**
 - Cutlers Arms (Grade II) – No. 3 on **Figure 5**
 - 7, 9, Westgate (Grade II) – No. 4 on **Figure 5**
 - Talbot Lane Methodist Church (Grade II) – No. 5 on **Figure 5**
 - The Old Post Office (Locally Listed) - No.6 on **Figure 5**
 - Rotherham Co-Operative Society Building (Locally Listed) - No.7 on **Figure 5**
 - Former Alva Tavern (Locally Listed) - No.8 on **Figure 5**

- Former Wellington Inn (Locally Listed)- No.9 on **Figure 5**
- Jamia Masjid Ahl-e-Hadith Mosque (former Unitarian church) (Locally Listed) - No.10 on **Figure 5**
- Rotherham Town Centre Conservation Area – Green shaded area on **Figure 5**

- ii) The location of these heritage assets is identified on **Figure 5 at Section 2.**
- iii) It is noted here that the impact on those assets outside the Site boundary is judged to be limited owing to their separating distance from the Site, the degree of interposing development, and the indirect nature of the proposals within their setting. This section (see **Table 1**) provides an appraisal of these heritage assets, including the contribution made by their setting (encompassing the Site) to an appreciation of their special interest.

Table 1: Appraisal of Heritage Assets in the Setting of the Site		
Name of Heritage Asset	Description and Summary of Significance (extracts from NHLE)	Contribution of Setting to Significance
Listed Buildings		
Church of All Saints (Grade I)	<p>The Church of All Saints was Grade I listed in 1951. The NHLE records the details of the church as follows:</p> <p><i>“Church. C14 chancel heightened in C16, early C15 tower, rest completed late C15 and early C16; C18 and C19 restorations principally that by George Gilbert Scott of 1873-75. Ashlar sandstone, lead roofs. Cruciform plan: four-bay aisled nave with south porch, crossing tower and transepts, chancel with north and south chapels and north vestry. Perpendicular: intersecting and panel tracery, embattlements with crocketed pinnacles. Nave: chamfered plinth, angle buttresses and buttresses between bays. three moulded bands beneath transomed four-light aisle windows with crocketed and finialled hoodmoulds. Gabled porch to bay two has diagonal buttresses and miniature buttresses with pinnacles flanking door. Unrestored south door within porch has angel corbels to crocketed hood. North aisle: less restored and with well-carved hoodmoulds depicting shepherds and their flocks. West door flanked by miniature pinnacled buttresses and beneath blind panels. Transomed seven-light west window flanked by buttresses and transomed four-light aisle windows. Eight clerestory windows of three-lights with hoodmoulds; buttresses with gargoyles and pinnacles between each window.</i></p> <p><i>Transepts: six-light windows to north and south, three-light windows to east and west, south door. Tower: pinnacled angle buttresses flank paired four-light belfry openings each with king mullion and two transoms, blind panels beneath louvres. Gargoyles flank clock on each face. Recessed octagonal spire with crocketed arises and pinnacled shafts rising from corner faces, gilded weathervane. Chancel: south chapel has two four-light windows with uncusped lights, small three-light window to eastern-most bay of chancel. North chapel has triangular arches to treble-chamfered windows. Four clerestory windows each with three-Tudor-arched lights beneath pointed arch. Buttresses flank transomed seven-light east window with carved busts to hoodmould stops; gable niche and cross.”</i></p> <p>The church, also known as Rotherham Minster, is recorded to have well-preserved interiors and accommodates numerous monuments of note.</p> <p>It is considered to be of exceptional architectural interest and a prominent example of Perpendicular Gothic architecture, identified by Nikolaus Pevsner as being <i>“one of the largest and stateliest churches in Yorkshire”</i> (Pevsner, Buildings of England, Yorkshire West Riding: Sheffield and the South, 2017) and associated with prominent artisans and architects including George Gilbert Scott. Its spire is amongst the tallest in Yorkshire and provides a considerable and significant local landmark.</p> <p>High historical interest is attributed to the church by reason of its phased development which spans six centuries and its role in communicating the former historical significance of Rotherham as a market town which grew and developed in the 19th century with the expansion of industry.</p>	<p>The Church of All Saints occupies a prominent position in Rotherham’s historic core – the surrounding townscape having grown up with the church at its centre. The church is situated within the Minster Gardens, enclosed by All Saints Square to the north, College Street to the east, High Street to the south, and Corporation Street to the west. The church is the focal point of the Rotherham Town Centre Conservation Area and is experienced in conjunction with numerous listed and locally listed buildings in its immediate context. The spatial quality which defines the church’s local setting mean its significance is readily appreciated in local views.</p> <p>The church’s substantial tower is seen across the roofline of the town centre from all directions, forming the most prominent marker on Rotherham’s historic skyline.</p> <p>The Site reflects a later phase of Rotherham’s development albeit one that likewise contributes to an appreciation of the town’s historical interest. In approach views from the west the water tower of the Site and the church spire are seen and appreciated together, and thus the Site is considered to make a limited, positive contribution to an appreciation of the Grade I listed building.</p>
Cutlers Arms (Grade II)	<p>The Cutlers Arms was Grade II listed in 2004. The NHLE records the details of the public house as follows:</p> <p><i>“Public house, built 1907 by Sheffield architect James Wigfull for Wm Stones, brewers. Dressed glazed faience blocks with glazed red brick skirt with Welsh slate roof, built on a narrow site angled away from the frontage to the left. Three and a half bays, two and a half storeys. Modern outer door</i></p>	<p>The public house is situated on Westgate which forms the main southerly approach into Rotherham town centre. The setting of the listed building is varied, with other listed and locally listed buildings being visible in conjunction with the public house – including the aforementioned pubs and the Grade I listed Church of All Saints and providing an insight into the former character and appearance of the historic townscape. There are also low-quality buildings in the immediacies of the building which detract</p>

	<p><i>in second bay from right with stained glass overlight and window to left with single below six panes, all with stained glass. Two first floor windows with slightly arched tops and alternate projecting voussoirs and plain glass. Bay to either side has single large stained-glass window with single leaded pane below and fourteen panes above. First floor windows similar with slightly arched tops and alternate projecting voussoirs. Half bay at left hand side with ground floor stained glass window as in central bay. Repeated horizontal projecting banding to ground floor. Half bay has heraldic relief carving over window and "CUTLERS' ARMS" in raised lettering above. Red tile panels containing raised lettering "Wm STONES Ltd" and "CUTLERS ARMS" above ground floor windows on other bays. Bays are separated by projecting pilasters which bear relief armorial carvings at top including Cannon motif and date of 1907. Interrupted decorated parapet bearing "CANNON ALES" in raised lettering over two outer bays. Central bay has three light sash dormer window in roof. South gable elevation is red brick with stone horizontal banding and also has raised lettering of "CUTLERS' ARMS", "Wm STONES Ltd" and "WINES & SPIRITS". All the stained glass is green foliage and yellow flowers in a Art Nouveau style, with central panels with the logos "Cannon Ales", "Wm Stones Ltd", "Wines & Spirits" etc in white on red."</i></p> <p>The building is judged to be of Medium architectural and historical interest, primarily derived in its highly decorative exterior and its reflection of contemporary architectural trends, particularly Art Nouveau. The Cutlers Arms forms part of a collection of public houses on Westgate alongside the neighbouring Alma Tavern (locally listed) and the Wellington Inn (locally listed) to which a degree of group value is attributed.</p>	<p>from its local setting, as do the large poor-quality areas of hardstanding to the north, west, and south of the public house, large areas of which are used for car parking whilst other areas appear to be brownfield sites where structures have been demolished. The contribution of the building's setting to an appreciation of its significance is there mixed.</p> <p>The Cutlers Arms is the closest listed building outside the Site boundary; its rear elevation is visible from the Site through the tree line which defines the bank between the River Don and Don Street, albeit obscured by the tree canopy, though the water tower appears above the treeline. In its existing condition, other than providing historical context, the Site's contribution to an appreciation of the listed public house is limited.</p>
<p>7, 9, Westgate (Grade II)</p>	<p>Nos. 7 and 9 Westgate were Grade II listed in 1986. The NHLE records the details of the building as follows:</p> <p><i>"House now shops and offices, mostly unoccupied at time of resurvey. 1794 by John Platt for himself (Potts, p19); altered. Ashlar sandstone facade coated slate roof. 3 storeys, 1: 3: 2 bays in present form, central bays recessed; occupies corner site with left return, of later date, facing Main Street. C20 shop fronts to full width of ground floor infilling recessed central part. Tall 1st-floor windows all with renewed casements in plain openings, projecting sills to outer bays, sill band exposed in bay 2. 2nd-floor string course beneath shorter window openings with unequally hung 9-pane sashes, bays 5 and 6 now with iron casements. Continuous moulded cornice with ashlar blocking course. Left bay of roof altered. Left return: right bay rebuilt in keeping with main front. Buildings to left (also part of No 9) of later construction and not of special interest. Platt sold the house in 1808 but remained in occupation until his death on December 14th, 1810. The part of the house further to the left was demolished when Main Street was constructed."</i></p> <p>The building is judged to be of Medium architectural and historical interest by reason of its simple Classical architectural detailing and character, its domestic origins, and its 18th century date – reflecting an earlier phase of Rotherham's historic development than most of the heritage assets identified as part of this appraisal.</p>	<p>The former residence is situated on a relatively prominent corner plot on Westgate at the point at which it is intercepted by Main Street. The building is experienced in conjunction with other historic buildings which provide some historical context and which reflect later phases of the townscape's development. With the exception of some detracting elements – namely the poor architectural presence of the Rotherham Royal Mail Delivery Office to the south – the building's setting is judged to make an overall positive contribution to an appreciation of its significance.</p> <p>The Site is visible in conjunction with the listed building in views from Main Street and particularly the point at which it bridges the River Don. Other than providing historical context, the Site's contribution to an appreciation of the listed building – particularly in its existing condition – is judged to be relatively limited.</p>
<p>Talbot Lane Methodist Church (Grade II)</p>	<p>Talbot Lane Methodist Church was Grade II listed in 1986. The NHLE records the details of the church as follows:</p> <p><i>"Church. 1903 by Morley and Son of Bradford (Rotherham Advertiser). Thinly-coursed sandstone, ashlar dressings and spire, graduated slate roof. Reversed orientation with entrances in east gable having tower with spire to left and apsidal stair projection to right; 4-bay nave with aisles and transepts, apsidal chancel with additions to each side, meeting room beneath. Gothic Revival,</i></p>	<p>Talbot Lane Methodist Chapel is located on the west side of Moorgate Street on one of the main southerly approaches to Rotherham town centre. The church has a prominent presence in the streetscape and a sense of spaciousness around it which is contributed to by the forecourt which lies to the front of Rotherham Town Hall just to the east. The church's setting is considered to contribute positively to an appreciation of its significance; it is appreciated in local views from Moorgate Street and seen in conjunction with other notable landmarks including the Grade I listed Church of All Saints and</p>

	<p><i>geometrical tracery. Tower: 3 stages. Angle buttresses with ashlar offsets and gablets. Door in east side with hoodmould. 2 string courses beneath 2nd stage which has 2 tall lancets. 3rd stage has blind panel of 4 cusped openings and embattled band beneath tall, 2-light, window with leaded lights and 2 orders of colonnettes in the jambs. Buttresses rise as attached octagonal turrets with crocketed spirelets to flank crocketed gable above window. Octagonal, ashlar, spire with 2 string courses below and above lucarnes, weathervane. Entrance gable set back to right has angle buttress to right rising as octagonal pinnacle. Paired doorways each in gabled projection flanked by pinnacled buttresses and with granite colonnettes to pointed arches. Double doors with cusped-panel overlights, gables with Tudor-flower ornament and finials. 2 string courses continue from tower beneath 5-light window with 2 king mullions and hoodmould. Stepped 4-light window to main gable has projecting sill with carved ends and shared hoodmould. Gable copings with finial. Lower 2-storey apsidal projection to right has door with hoodmould and string course with buttress rising from it between small 2-light windows; ashlar parapet with ogee-headed panels. Side walls of nave have buttresses between bays and string courses below and above paired aisle windows. 3-light gallery windows with hoodmoulds. Transepts have two 2-light windows beneath 4-light gallery windows. Chancel: 4-light altar window flanked by angled single lights. Tower to stair projection on north side.”</i></p> <p>The Methodist Church is judged to be of Medium architectural and historical interest. Architectural interest is derived in the church’s Gothic Revival aesthetic, and particularly the striking quality of its slender three-staged spire which has a striking local landmark quality and contributes to the local skyline. Historical interest is attributed to the building’s reflection of the presence – and presumably wealth and prominence given the scale of the church – of a Methodist community in Rotherham at the start of the 20th century.</p>	<p>the locally listed Jamia Masjid Ahl-e-Hadith Mosque (former Unitarian church) on the skyline and in cross-town views.</p> <p>The Site is not visible from the church however its spire is appreciated in views from the locality of the Site and alongside its water tower, both structures contributing positively to the form and character of the town’s skyline.</p>
<p>Conservation Areas</p>		
<p>Rotherham Town Centre Conservation Area</p>	<p>Rotherham Town Centre Conservation Area is subject to an appraisal that was adopted by the LPA in 2006. It was not possible to locate the Conservation Area Appraisal prepared by RMBC to support this appraisal. It encompasses the town centre with the focal point being Rotherham Minster (Church of All Saints) and the primary streets which lead into the core, including Moorgate Street, Corporation Street and Wellgate Street. Much of the townscape within the town centre dates to the 19th century however there are remnants of Anglo-Saxon and Roman infrastructure which reflects the considerable age of Rotherham as a settlement.</p> <p>Rotherham developed as a centre for trade and expanded as a result of its connectivity to other towns and cities across South Yorkshire. It was established as a market town in the medieval period – its wealth reflected in the establishment of the Rotherham Minster – and the medieval street pattern is still legible. The Industrial Revolution catalysed the next considerable phase of development and expansion across the 18th, 19th and 20th centuries. Rotherham became a centre of industry, aided by the works to make the River Don navigable. The success of Rotherham’s industry is reflected in the built fabric of the conservation area and the number of high-quality surviving buildings from varying periods and in a variety of architectural styles.</p> <p>For these reasons, the conservation area is judged to be of High architectural and historical interest.</p>	<p>Given the scale of Rotherham Town Centre Conservation Area, its setting is extensive and varied in its contribution to an appreciation of its significance. Neighbouring designations include Moorgate Conservation Area to the south and Eastwood Conservation Area to the north-east. Both of these areas encompass historical townscapes which primarily reflect the residential expansion of Rotherham in the 19th century and contribute to an appreciation and understanding of the historical interest of the Town Centre Conservation Area.</p> <p>The Site is situated outside of the conservation area but is related by reason of its connection to the expansion of Rotherham’s industry in the 19th century, to which a limited positive contribution is attributed.</p>

Locally Listed Buildings and NDHAs		
The Old Post Office	<p>The South Yorkshire Heritage List (which encompasses RMBC’s locally designated heritage assets) describes the building in the following terms:</p> <p><i>“Recognised as an important corner building in the RTCM Plan this building was completed and opened in March 1907. It was designed by Mr W. Pott, ARIBA, of His Majesty’s Office of Works. A contemporary newspaper report states that: ‘On average the site is 24 feet below the street level and this necessitated a large amount of building work in the basement, materially affecting the amount that could be spent on the remaining part of the structure. To the practised eye the building may appear somewhat stunted in height, but the explanation is that it is left so that when necessary another storey may be added. The outward appearance of the new Post Office need not be described except to point out some exquisite stone carving on pediments over the two principal entrances, in both instances there is a representation of the Royal Arms, with appropriate scroll work. The arms of the Borough of Rotherham also find a place in the decorative carving, each of the four quarters being shown on separate pilasters along the front.’”</i></p> <p>The South Yorkshire Heritage List defines the significance of the building in the following terms:</p> <ul style="list-style-type: none"> • <i>“Rarity - Rotherham’s first purpose-built post office.</i> • <i>Architectural Interest - Elegant and well executed design by a known architect, Walter Pott, which survives to a high degree.</i> • <i>Group Value - with the modern post office situated on the opposite side of the road and other post office buildings by Walter Pott.</i> • <i>Historical Interest - The building gains historic interest from its association with the development of the postal service within Rotherham.”</i> <p>Overall the building is judged to be of Low architectural and historical interest.</p>	<p>The Old Post Office has a prominent position on the corner of Main Street and Market Street, and it is clearly visible in views along this westwards approach to Rotherham town centre. The townscape which characterises the local setting of the building is varied, and some of a poor quality, however the visual connection between the building and the current Royal Mail Delivery Office provides a contextual link and contributes to an appreciation of the former’s historical interest. It is also appreciated in conjunction with other buildings of note, including 7-9 Westgate to the east.</p> <p>The Old Post Office is visible in conjunction with the Site from Main Street at the point at which it bridges the River Don; other than providing historical context, the Site’s contribution to an appreciation of the locally listed building is limited.</p>
Rotherham Co-Operative Society Building	<p>The South Yorkshire Heritage List describes the building in the following terms:</p> <p><i>“In 1900 the Society acquired 5, 7 & 7A Westgate, which had from at least 1887 been occupied by Myers and Kay’s Rotherham and West Riding Supply Stores. When 1-3 Westgate was acquired in 1904 by Rotherham Corporation and demolished to facilitate the future construction of Corporation Street, and the easing of the road junction, the Society acquired the residual land and erected the impressive new building on the corner of Domine Lane and Westgate. Designed by Mr J. Platts of Rotherham, the building was completed and opened in April 1909. A contemporary newspaper report states: ‘The elevations are freely treated, the upper storey to harmonise with the adjoining building, and are of Stoke Hall stone, broken up by pilasters, cornices etc and finished with open moulded parapets, also pediment at the corner. The stall boards and pilasters to the shops are of Labrador polished granite. The roofs are covered with green Westmoreland slates.’ In subsequent years the Westgate premises were significantly expanded by the acquisition of No.9 Westgate and the adjoining properties on Main Street and Domine Lane. In May 1982 Co-operative Retail Services Ltd closed the entire premises and the property was leased to Yorkshire Metropolitan Properties Ltd, who, with the aid of a S.I 37 grant from RMBC, refurbished the building complex to create the Westgate Centre. The Rotherham District Civic Society regard the retention of this important corner building and the adjoining Listed Building as being of critical importance in Rotherham Town Centre maintaining its distinct identity.”</i></p>	<p>The Rotherham Co-Operative Society Building is located at the intersection of Domine Lane, Market Place, Westgate and High Street, occupying a corner position. The building is within the core of the Rotherham Town Centre Conservation Area and is appreciated alongside other listed and locally listed buildings which form the local streetscape and contribute positively to an appreciation of its architectural and historical interest.</p> <p>The Site is not presently intervisible with the locally listed building and its contribution to an appreciation of its historical and architectural interest is limited.</p>

	<p>The South Yorkshire Heritage List defines the significance of the building in the following terms:</p> <ul style="list-style-type: none"> • <i>“Rarity - Few recognisable co-operative buildings of this period survive in the local area.</i> • <i>Architectural Interest - Well-proportioned and detailed examples of late-Victorian and early-Edwardian commercial architecture in the eclectic style with strong renaissance influences as applied on a department store scale. Re-fronted ground floor slightly detracts from the composition.</i> • <i>Group Value - The building forms part of an important group at the corner of Market Place, Domine Lane, High Street, Ship Hill and Westgate wherein it makes a positive contribution to the character and appearance of the Rotherham Town Centre Conservation Area.</i> • <i>Historical Interest - The building has associative and illustrative historical interest in relation to the history of the co-operative movement in Rotherham.”</i> <p>Overall the building is judged to be of Low architectural and historical interest.</p>	
<p>Former Alva Tavern</p>	<p>The South Yorkshire Heritage List describes the building in the following terms:</p> <p><i>“This public house was rebuilt in 1909 to the designs of Stubbs and Brown, Architects, of Sheffield. The public house closed in 2005 and has fallen into disrepair due to the neglect of its present owner, Satnam Developments Ltd. Nonetheless it forms an important grouping of public houses with the statutorily listed Cutlers Arms adjoining and the former Wellington Public House opposite, and is noteworthy for the use of architectural lettering and the reference to 'Bentleys Rotherham Ales' on the facade.</i></p> <p><i>The building was constructed to the designs of Stubbs and Brown, Architects, of Sheffield and is noteworthy for the use of architectural lettering and the reference to 'Bentleys Rotherham Ales' on the facade.</i></p> <p><i>It forms an important grouping of public houses with the statutorily listed Cutlers Arms adjoining and the former Wellington Public House opposite.”</i></p> <p>The building is judged to be of Low architectural and historical interest for the above reasons.</p>	<p>The former public house is situated on Westgate which forms the main southerly approach into Rotherham town centre. The setting of the locally listed building is varied, with other listed and locally listed buildings being visible in conjunction with the public house – including the Grade II listed Cutlers Arms and the locally listed Former Wellington Inn. The former public house is also visible in conjunction with the Grade I listed Church of All Saints in views along Westgate and other heritage assets along this axis.</p> <p>There are also low-quality buildings in the immediacies of the building which detract from its local setting, as do the large poor-quality areas of hardstanding to the north, west, and south of the former public house, large areas of which are used for car parking whilst other areas appear to be brownfield sites where structures have been demolished. The contribution of the building’s setting to an appreciation of its significance is therefore mixed.</p> <p>The rear elevation of the former public house is visible from the Site across the river through the tree line which defines the bank between the River Don and Don Street, albeit obscured by the tree canopy, though the water tower appears above the treeline. In its existing condition, other than providing historical context, the Site’s contribution to an appreciation of the former public house is limited.</p>
<p>Former Wellington Inn</p>	<p>The South Yorkshire Heritage List describes the building in the following terms:</p> <p><i>“This substantial three storey former public house is recognised in the RTCM Plan as having notable group value with the listed Cutler’s Arms. It is yet another instance of the early 20th century rebuilding work required as a consequence of Rotherham Corporation’s street widening plans for the main approaches to Rotherham town centre. The rebuilding of what was at that time the Wellington Inn was commissioned by Bentley’s Rotherham Old Brewery to the designs of G. A. Wilson, Architect, of Sheffield. The public house opened for business in 1903. Following its closure in 2005 it became the new home of the Get Sorted Music Academy. The Rotherham District Civic Society is aware that Westgate formed a key area within the Design Code for the River Corridor submitted to and approved by RMBC some years ago. In July 2015 the Society highlighted, in submitted Briefing Notes, what it believed to be the significant future potential of Westgate as an 'opportunity area' for the development of the creative industries. An essential component of this would be the recognition that these buildings, together with the Alma Tavern, form the key design reference points around which any future redevelopment of this area will be based.”</i></p>	<p>The former public house is situated on Westgate which forms the main southerly approach into Rotherham town centre. The setting of the locally listed building is varied, with other listed and locally listed buildings being visible in conjunction with the public house – including the Grade II listed Cutlers Arms and the locally listed Former Alva Tavern on the opposite side of the road. The former public house is also visible in conjunction with the Grade I listed Church of All Saints in views along Westgate and other heritage assets along this axis.</p> <p>There are also low-quality buildings in the immediacies of the building which detract from its local setting, as do the large poor-quality areas of hardstanding to the north, west, and south of the former public house, large areas of which are used for car parking whilst other areas appear to be brownfield sites where structures have been demolished. The contribution of the building’s setting to an appreciation of its significance is therefore mixed.</p> <p>The former public house is visible from the Site across the river through the tree line which defines the bank between the River Don and Don Street, albeit partially obscured by the tree canopy, though the</p>

	<p>The South Yorkshire Heritage List defines the significance of the building in the following terms:</p> <ul style="list-style-type: none"> • <i>“Rarity - Excellent survival of external architecture and ancillary rear ranges is rare.</i> • <i>Architectural Interest - High quality Edwardian pub façade.</i> • <i>Group Value - Forms a group with the Cutler’s Arms and The Alma Tavern on the west side of Westgate, all once Bentley Old Brewery tied houses with the Wellington Inn being the earliest of the three.</i> • <i>Historical Interest - As an inn the Wellington will have social historical interest for the local community who previously used it, with newspapers reporting club events held there. The building also has interest in relation to its association with Bentley’s Old Brewery, which was founded in Rotherham in 1820.”</i> <p>Overall the building is judged to be of Low architectural and historical interest.</p>	<p>water tower appears above the treeline. In its existing condition, other than providing historical context, the Site’s contribution to an appreciation of the former public house is limited.</p>
<p>Jamia Masjid Ahl-e-Hadith Mosque (former Unitarian church)</p>	<p>The Jamia Masjid Ahl-e-Hadith Mosque, a former Unitarian church on Moorgate Street, is located outside of the 250m study area however its prominent spire is visible from the Site and in conjunction with the surviving water tower in views which take in Rotherham’s skyline and thus it has been scoped in to the assessment.</p> <p>The South Yorkshire Heritage List describes the building in the following terms:</p> <p><i>“Built as The Church of Our Father to replace the Downs Row Chapel, this building was designed by Messrs Flockton and Gibbs of Sheffield and the foundation stone was laid on 1st May 1878 by John Hobson Esq, chairman of the trustees. The builders were Messrs Chadwick & Co of Masbrough. Just less than half the cost was provided by other Unitarian congregations throughout the country, responding to the Rev W. Blazeby’s appeal for assistance, with the remainder being raised by the congregation holding Bazaars, etc. and donations from friends and from the British and Foreign Unitarian Association. The congregation moved from the Downs Row Chapel to the new church in February 1880. The Church closed at Christmas 1986 and was sold for £32,000. In 1987 it re-opened as a Mosque.”</i></p> <p>The South Yorkshire Heritage List defines the significance of the building in the following terms:</p> <ul style="list-style-type: none"> • <i>“Architectural and Artistic Interest: The building was designed by Messrs Flockton and Gibbs of Sheffield and the foundation stone was laid on 1st May 1878 by John Hobson Esq. The builders were Messrs Chadwick & Co of Masbrough.</i> • <i>Group Value: Built as The Church of Our Father to replace the Downs Row Chapel, retained as a school. Both stand close and are able to illustrate the development of non-conformism in Rotherham.</i> • <i>Historic Interest: The building of this larger church shows the importance of non-conformism in Rotherham and indicates its growth over the preceding century. Just less than half the cost was provided by other Unitarian congregations throughout the country, responding to the Rev W. Blazeby’s appeal for assistance, with the remainder being raised by the congregation holding Bazaars, etc. and donations from friends and from the British and Foreign Unitarian Association.”</i> <p>Overall the building is judged to be of Low architectural and historical interest.</p>	<p>The former Unitarian church is located on the east side of Moorgate Street on one of the main southerly approaches to Rotherham town centre. The former church has a prominent presence in the streetscape due to its distinctive spire. The townscape surrounding the former church is mixed in quality, although the visual connection of the building with other distinctive local landmarks including the Grade I listed Church of All Saints and Grade II listed Talbot Methodist Church contributes positively to an appreciation of the locally listed building and to the general appearance and quality of Rotherham’s skyline.</p> <p>The Site is not visible from the former church however its spire is appreciated in views from the locality of the Site and alongside its water tower, both structures contributing positively to the form and character of the town’s skyline.</p>

7. HERITAGE IMPACT ASSESSMENT

7.1 Introduction

- i) The following section provides an assessment of the potential impact of the Proposed Development on the Site (comprising the Grade II listed Premises of Guest and Chrimes) and scoped-in designated and non-designated heritage assets as identified in previous sections of this report.
- ii) The Proposed Development will have a direct impact (i.e. physical/material) upon the Premises of Guest and Chrimes, as well as an indirect impact through works to its setting. The Proposed Development will have an indirect impact (visual/setting) on all other heritage assets scoped into this assessment.
- iii) The subsequent Heritage Impact Assessment ('HIA') is informed by and should be read alongside the submitted design material including the DAS and application drawings prepared by SHR Studio and the accompanying Structural Survey prepared by Booth King Partnership. The Planning Statement prepared by CarneySweeney contains the information necessary to inform the planning balance and should be read alongside the conclusions reached in this Heritage Statement.
- iv) The methodology which has informed an assessment of the potential heritage impacts of the Proposed Development is presented at **Appendices II and III**.

7.2 Summary of the Proposed Development

- i) The Proposed Development comprises the demolition of Buildings 2 and 3 and the part-demolition and extension/part-conversion of Building 1 to facilitate the creation of a new hotel. Buildings 2 and 3 will be replaced with a new build element which will be attached to the largely retained Building 1 with a connecting link at first floor. The new build element would be 'L' shaped and comprise two wings of four and three storeys. The retained historic building would be converted to accommodate food and beverage areas for the hotel, whilst guest rooms provided in the new building. The scheme will be embedded within a new area of landscaping and public realm, as well as new servicing areas, parking provision, new pavement and retaining wall for flood defence purposes.
- ii) The proposed site arrangement and landscaping scheme is illustrated in the drawing prepared by SHR at **Figure 38**.
- iii) The architectural character of the Proposed Development has taken reference from the industrial heritage of the former brassworks, drawing on the materiality and forms associated with the Site. Connections to the Site's identity are manifested in the landscaping scheme, which includes architectural motifs associated with the leak-proof tap intrinsically associated with Guest and Chrimes and Rotherham and is carried through into the faceted form of the new building which draws on the geometry of a tap thread and resembles north-light roofs typically associated with industrial typologies.
- iv) The proposals seek to retain the existing water tower of Building 1 and adapt it to accommodate a glass lantern which is to be illuminated.



Figure 38: Proposed Development, including retained and extended northern block (Building 1) and new build element to the south within new landscaping scheme. Source: SHR Studio.

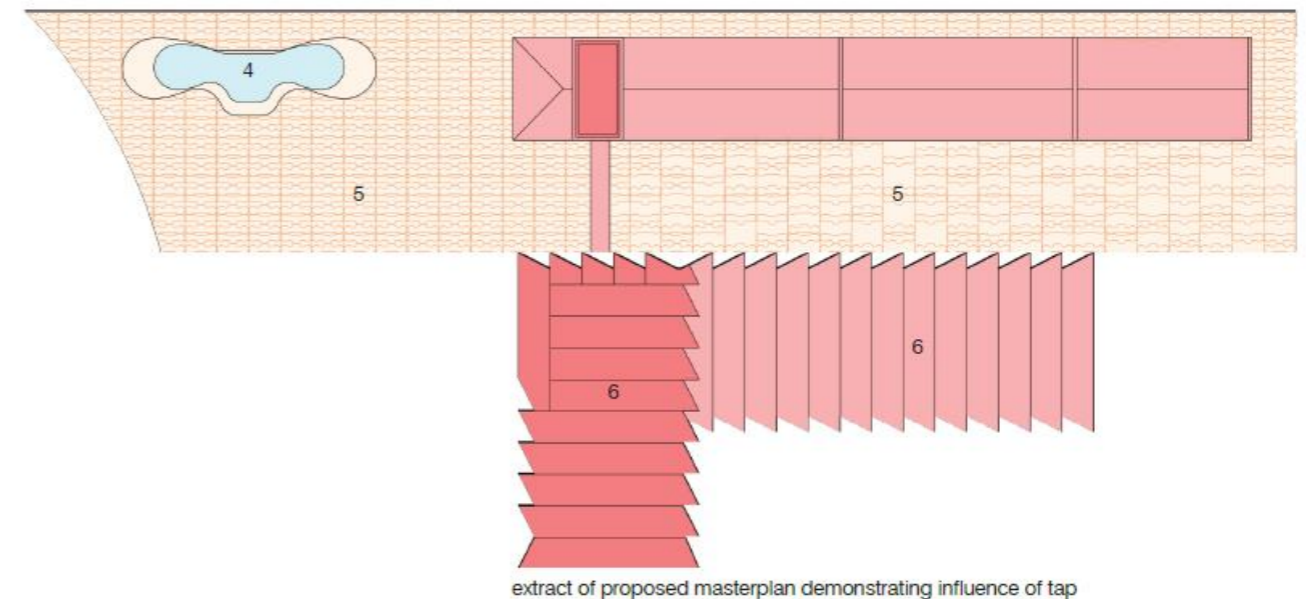


Figure 39: Architectural motifs drawing on the industrial heritage and innovation of Guest and Chrimes brassworks. Source: SHR Studio.



Figure 40: CGI illustrating relationship between retained northern block (Building 1) and new build element. Source: SHR Studio.



Figure 41: CGI illustrating the relationship between retained northern block (Building 1) and new build element and accompanying landscaping/public realm. Source: SHR Studio.

7.3 Impact of the Proposed Development on the Site

Impact on Building 1

- i) The existing condition of Building 1 is well documented in the Structural Survey prepared by Booth King Partnership and summarised in **Section 4** of this report. The Structural Survey clearly details the repair works that are necessary to brick the deteriorated building back into use. These repair works are summarised from this report as follows:
 - Removing the partially collapsed structure, rendering safe and reinstating, particularly at the east end of the building.
 - Re-roofing and flashing, including repairs to any damaged roof structure which may involve splicing new ends onto rotten trusses or replacing joists and purlins.
 - Replacing the damaged and/or rotten floor timbers.
 - Assessment of the structural capacity of the timber floors and strengthening if necessary.
 - Repointing the brick walls with a suitable mortar, piecing in new bricks where these are damaged.
 - Replacing mortar repairs to damaged bricks, refacing with a more sympathetic colour match solution.
 - Replacing or re-facing the weathered sandstone cills.
 - Removal and replacement of the ground floor slabs
 - Crack stitching.
 - Installing remedial ties at floor levels to restrain the walls laterally.
 - Where the walls are seen to bulge, consider installing remedial wind posts.
- ii) Whilst it is clear that further investigations will be required – i.e. to assess the lateral stability of the building, to understand the condition of the water tank (which may be subject to specialist repairs), to understand the condition of timbers within the building, and to determine its load-bearing capacity – it is considered that the above repair works are necessary to return the building to a usable condition and will secure its future conservation and reuse.
- iii) The principle of converting the building to support the proposed hotel use is not considered to be harmful in its own right and it is recognised that a viable use needs to be secured for Building 1 given its present condition and the inevitability of its future deterioration without any such intervention. The scheme prepared by SHR Studio is considered to be both innovative and contextual in its nature, drawing on the Site’s interesting and unique industrial heritage and including design features which will reinforce the Site’s place-based identity and actively encourage an appreciation and understanding of the historical interest of the former brassworks.
- iv) The proposed interventions to enable its conversion are judged to be sensitive and appropriate in their nature and design. The adaptation of the water tower to accommodate a glazed lantern will reinforce the landmark quality of the structural feature and draw attention to the building when experienced in views

across Rotherham’s skyline. The feature will also act as a wayfinding device for the Site, drawing people towards it. Likewise, the raised glass link (see Figure 41) which will connect the historic building with the new accommodation block provides a clear and legible break between the two structures and makes reference to the elevated walkways which historically connected Buildings 1 and 2 across this yard.

- v) Considering the new build element in relation to Building 1 in its own right, the scale and form of the accommodation wing is considered to be acceptable – clearly drawing on the industrial identity of the Site and appearing as architecturally subservient with the larger wing of the building being a lower scale and sitting well below the height of the water tower. The architectural approach to the new building is innovative and does not attempt to pastiche the historic industrial structure. The industrial connotations of the building are clearly legible and respond to the identity of the Site and the surrounding area.
- vi) As noted above, the public realm and landscaping scheme is considered to be a highly successful attribute of the scheme and provides interesting contextual links to the Site’s heritage and actively encourages interaction with this. It is considered that improvements to the public realm within the Site and to its periphery will significantly enhance the localised setting of the Site and contribute to increased levels of activity and vitality.

Impact on Buildings 2 and 3

- vii) Based on the information that has been prepared in support of the application, the demolition of Buildings 2 and 3 to facilitate the construction of the new accommodation range is considered to result in a **Moderate Adverse** impact to an appreciation of the buildings as individual structures and of the Site as a whole. The three surviving buildings on the Site embody the earliest phases of Guest and Chrimes’ brass foundry in the present location and their survival is testimony to the continued success and expansion of the firm into the late 20th century. As demonstrated in **Section 5** of this report, the former industrial function of the buildings is clearly legible; their connection and associated function with one another remains readily discernible despite the demolition works that followed the 2018 fire. Whilst it is acknowledged that Building 1 is the most prominent and architecturally distinctive, the demolition of Buildings 2 and 3 will diminish the ability to appreciate and understand the former scale and layout of the brass foundry and will result in a considerable loss of historic fabric.
- viii) In line with NPPF **paragraph 213**, any harm to heritage assets should require clear and convincing justification. Please refer to the Planning Statement prepared by CarneySweeney and the Viability Assessment prepared by Whiteland Strategies for the justification for why these buildings cannot be retained and refurbished as part of a viable solution (alongside an exploration of alternative schemes) for the regeneration of the Site. Whilst it is evident the proposals will not result in total loss of historic fabric, it is up to the LPA’s discretion to judge whether the merits of the scheme outweigh the degree of loss of the listed buildings within the Site.

Summary

- ix) Overall, the Proposed Development is judged to give rise to a **Moderate Adverse** impact to the Grade II listed Premises of Guest and Chrimes, notwithstanding the quality and well-considered architectural response to the project brief.

7.4 Impact of the Proposed Development on Other Heritage Assets

- i) **Table 2** summarises the potential impacts on heritage assets in the setting of the Site.

Table 2: Impact of the Proposed Development on Heritage Assets in Setting of the Site		
Name of Heritage Asset	Potential Impact on Heritage Asset	Reasoning
Listed Buildings		
Church of All Saints (Grade I)	Minor Beneficial	The adaptation of the water tower on the Site into a lantern will reinforce the presence of Guest and Chrimes on Rotherham’s skyline and will be viewed in conjunction with the spire of the Church of All Saints where the two will be appreciated together. The activation of the Site will provide further opportunities for an appreciation of the church’s spire from the restored and new buildings and from the new areas of public realm within the Site.
Cutlers Arms (Grade II)	Negligible-Minor Beneficial	The Proposed Development will be conspicuous within the localised setting of the public house and will signpost the regeneration of the Site and subsequently contribute to the activity and vitality of the townscape in which the public house is experienced. The regeneration of the Site will be particularly evident through the adaptation and illumination of the water tower.
7, 9, Westgate (Grade II)	Negligible Beneficial	The Proposed Development may be conspicuous within the localised setting of the building in views from Main Street and has the potential to legibly signpost the regeneration of the Site and subsequently contribute to the activity and vitality of the townscape in which the listed building is experienced and appreciated.
Talbot Lane Methodist Church (Grade II)	Minor Beneficial	The adaptation of the water tower on the Site into a lantern will reinforce the presence of Guest and Chrimes on Rotherham’s skyline and will be viewed in conjunction with the

		<p>spire of the Methodist Church where the two will be appreciated together.</p> <p>The activation of the Site will provide further opportunities for an appreciation of the church’s spire from the restored and new buildings and from the new areas of public realm within the Site.</p>
Conservation Areas		
Rotherham Town Centre Conservation Area	Minor Beneficial	The Proposed Development will be conspicuous from many locations within the Town Centre Conservation Area and will signpost the regeneration of the Site and subsequently contribute to the activity and vitality of the surrounding townscape. The regeneration of the Site will be particularly evident through the adaptation and illumination of the water tower which will provide a wayfinding device and contribute to the quality and character of views across the historic town centre which also features other listed and locally listed buildings of note.
Locally Listed Buildings and NDHAS		
The Old Post Office	Negligible-Minor Beneficial	The Proposed Development will be conspicuous within the localised setting of the public house and will signpost the regeneration of the Site and subsequently contribute to the activity and vitality of the townscape in which the public house is experienced. The regeneration of the Site will be particularly evident through the adaptation and illumination of the water tower.
Rotherham Co-Operative Society Building	Neutral	The Proposed Development may be visible in glimpsed or fleeting views in conjunction with the locally listed building but it is not considered that it will materially affect an appreciation of its significance.
Former Alva Tavern	Negligible-Minor Beneficial	The Proposed Development will be conspicuous within the localised setting of the former public house and will signpost the

		regeneration of the Site and subsequently contribute to the activity and vitality of the townscape in which the public house is experienced. The regeneration of the Site will be particularly evident through the adaptation and illumination of the water tower.
Former Wellington Inn	Negligible-Minor Beneficial	The Proposed Development will be conspicuous within the localised setting of the former public house and will signpost the regeneration of the Site and subsequently contribute to the activity and vitality of the townscape in which the public house is experienced. The regeneration of the Site will be particularly evident through the adaptation and illumination of the water tower.
Jamia Masjid Ahl-e-Hadith Mosque (former Unitarian church)	Minor Beneficial	<p>The adaptation of the water tower on the Site into a lantern will reinforce the presence of Guest and Chrimes on Rotherham’s skyline and will be viewed in conjunction with the spire of the former church where the two will be appreciated together.</p> <p>The activation of the Site will provide further opportunities for an appreciation of the former church’s spire from the restored and new buildings and from the new areas of public realm within the Site.</p>

8. SUMMARY AND POLICY COMPLIANCE

8.1 Summary of Potential Heritage Impacts

- i) The above assessment has demonstrated that the Proposed Development has the potential to positively impact the setting of numerous heritage assets through the injection of new activity, greater public accessibility, and reinforcement of the Site's destination quality which in turn will contribute to the overarching character and quality of Rotherham town centre.
- ii) A **Moderate Adverse** impact is attributed to the demolition of Buildings 2 and 3. This is notwithstanding the demonstrable quality of the scheme that is embodied by the Proposed Development and the much-needed scheme of repair works that Building 1 is to be subject to. The architectural scheme reflects a contextual response to the Site's industrial heritage and provides a viable solution for the regeneration of the Site.

8.2 Policy Summary

- i) The NPPF (2024) and the associated PPG emphasise the need for a thorough understanding of the significance of designated heritage assets to form the basis for the assessment of any development impact. The Significance Appraisal at **Section 6** of this report satisfies this requirement and has informed the direct and indirect Heritage Impact Assessment at **Section 7**.
- ii) The planning balance is the remit of the LPA and so this report directs the reader to the Planning Statement prepared by CarneySweeney and the Viability Appraisal prepared by Whiteland Strategies which present the necessary clear and convincing justification for this scheme as required by **paragraphs 213** and **214** of the NPPF.
- iii) The Proposed Development conforms with the LPA's Core Strategy **Policy CS 13** (Transforming Rotherham Town Centre) in its intention to deliver a scheme which contributes to the "*vitality and viability of the town centre*" and accords with the desire to provide new leisure uses. The balance of heritage impact and public benefits in relation to other key policies embodied within the LPA's Development Framework is at the discretion of the decision maker.

9. REFERENCES

- i) The following sources have been referenced and used to inform this report. Due to its name change all publications by English Heritage are referred to as Historic England.
1. Planning (Listed Buildings & Conservation Areas) Act 1990.
 2. National Planning Policy Framework (2024).
 3. Planning Practice Guide, Historic Environment (published 2014, updated 2019).
 4. Historic England, *Conservation Principles, Policies and Guidance* (2008).
 5. Historic England, *The Setting of Heritage Assets* (2017).
 6. Historic England, *Historic Environment Good Practice Advice in Planning. Note 2: Decision-Taking in the Historic Environment* (2015).
 7. Historic England, *Statements of Heritage Significance* (2019).

APPENDICES

Appendix I: Definition of Significance Terms used in this Heritage Statement

Table 3: The hierarchy and definition of heritage significance relevant to the redevelopment of the Site (tailored from ICOMOS & Historic England guidance)

Heritage status / hierarchy	Description.
Very High / Exceptional heritage significance <i>International architectural and historic interest and importance.</i>	This heritage grading relates to the fabric and setting of: <ul style="list-style-type: none"> Scheduled Ancient Monuments, Grade-I listed buildings, Grade-I historic parks/gardens, and battlefields, defined by statute, where the particular site is well represented in the impacted historic environment.
High heritage significance <i>National architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: <ul style="list-style-type: none"> Grade-II* and grade-II listed buildings, Grade-II* and grade-II historic parks/gardens, battlefields, as defined by statute, Conservation Areas containing very Important buildings where the particular site is well represented in the impacted historic environment.
Medium heritage significance <i>Regional architectural and historic importance and interest.</i>	This heritage grading relates to the fabric and setting of: <ul style="list-style-type: none"> Grade-II listed buildings (dependant on character), Grade-II historic parks/gardens and battlefields, designated Conservation Areas, Unscheduled archaeological sites and landscapes of potential national interest where the fabric and character of the site is well represented in the impacted historic environment.
Low heritage significance <i>Local architectural and historic heritage importance and interest.</i>	This heritage grading relates to the fabric and setting of: <ul style="list-style-type: none"> Locally Listed Buildings (as formally identified by the Council and defined by an adopted Local Planning Policy), Site's identified and recorded as being of heritage interest on the Historic Environment Record, which retain a definable heritage interest as a component of the historic environment. unrecorded buildings, structures, or designed landscape features, which demonstrably retain a degree of heritage value due to their: architectural design, historic, communal, or townscape interest.
Negligible heritage significance <i>Buildings or fabric components which have been extensively altered, eroding or compromising their architectural and historic interest</i>	This heritage grading relates to sites which may be: <ul style="list-style-type: none"> recorded on the Historic Environment Record in record form or as 'Find Sites' but retain minimal or no original fabric or definable character. buildings, structures, or designed landscape features, which detract from the architectural design, historic, communal, or townscape interest of the principal heritage asset.
Unknown heritage potential <i>Buildings/sites where the potential importance interest requires determination</i>	This heritage grading relates to sites which may be locally identified as meriting recognition but have not been previously recorded or investigated so that their origins and fabric significance have yet to be objectively defined.

Appendix II: Assessing the Magnitude of Change or Impact

The magnitude of change or impact is assessed based upon a detailed understanding of how and to what extent the proposed development might impact the heritage asset.

The contribution of the setting to the value of the heritage asset is an integral component which also contributes to the overall value or significance of the asset. Which in turn, allows for the magnitude of direct and / or indirect heritage impact to be determined.

Table 4: Criteria for defining the effect and degree of direct and indirect heritage impact

Definition of magnitude and nature of heritage impact.	Direct heritage impacts	Indirect heritage impact
Major adverse impact. <i>Substantial harm of this nature, which results in total loss of significance or fundamentally affects the significance of defined heritage assets, should normally be avoided.</i>	Development resulting in demolition of a significant historic fabric component which results in total loss of significance, or fundamental compromises the setting of a designated heritage asset.	Substantially harmful change to the character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development severely erodes the heritage interest of the identified heritage assets in the view, or the ability to understand and appreciate its architectural and historic interest and thus results in total loss of significance.
Moderate Adverse Impact. <i>Less-than-substantial harm will need to be demonstrably mitigated and justified by clear public benefits.</i>	Development resulting in extensive harmful alterations (but not total demolition) of a designated heritage asset or its setting.	Less than substantial harm to the character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its heritage interest.
Minor Adverse Impact. <i>The negative impact on the setting or overall character will need to be clearly balanced by appropriate mitigation.</i>	Development resulting in alterations to a designated heritage asset which result in minor compromise of its fabric or erosion of its character.	Minor compromise to the character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development erodes to a minor extent the heritage interest of the heritage asset and its setting, such that it is noticeably changed.
Negligible adverse impact. <i>This does not mean that there will be no physical or visual change, rather that the resultant difference would not diminish the value of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.</i>	Development resulting in negligible direct impact on a designated heritage asset which results in the removal of a minor, original fabric component, but avoids diminishing its character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would alter, but not diminish, the intrinsic heritage interest of the identified heritage assets, or the experience and appreciation of the buildings or the designated area to any appreciable degree.
Neutral Impact. <i>This does not necessarily mean that there will be no physical or visual change, rather that the</i>	Development which comprises an imperceptible physical impact resulting in no apparent change or achieved by removing a component of no heritage value	Imperceptible change to the character of a designated heritage asset, or the setting of the identified designated heritage assets.

<i>resultant difference will be imperceptible or appropriately balanced.</i>	which detracts from the special interest of the building fabric.	A neutral impact occurs when the development does not affect the architectural, aesthetic and historic interest of the heritage assets in the view, or the ability to appreciate its significance to any measurable degree.
Negligible beneficial impact. <i>The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.</i>	Development resulting in a negligible beneficial direct impact on a designated heritage asset which results in the removal of a minor non-original fabric component which detracts from the character and its special architectural or historic interest.	Negligible perceptible change to the character of a designated heritage asset, or the experience and understanding of its special interest. The degree of change would imperceptibly enhance the intrinsic architectural and historic of the identified heritage assets, or the experience and appreciation of the buildings or the designated area.
Minor Beneficial Impact. <i>The proposed change would result in a demonstrable improvement to the overall character or setting of a heritage asset.</i>	Development resulting in alterations to a built heritage asset which deliver a minor beneficial physical impact or enhancement of the site’s special interest.	Minor enhancement to the character of a designated heritage asset, or the setting of the identified designated heritage assets. Where the development enhances to a minor extent the architectural and historic interest of the heritage assets in the view, or the ability to appreciate its significance.
Moderate Beneficial Impact. <i>The proposed change would result in a considerable improvement to the overall character and appreciation of a heritage asset with clear beneficial enhancement of its heritage interest.</i>	Development resulting in alterations to a built heritage asset resulting in moderate beneficial physical impact, or an enhancement of the site’s character.	Evident improvement of the character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in an enhancement of its cultural heritage interest. Moderate enhancement to the setting of the built heritage asset. Where the development will enhance to a clearly discernible extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.
Major beneficial Impact. <i>The proposed change would result in substantial improvement to the overall character and appreciation of a heritage asset, revealing and/or enhancing important characteristics of its heritage interest.</i>	Development resulting in restoration or alterations to a designated heritage asset which comprises substantial restoration of its fabric and historic character and an enhancement of its cultural heritage interest.	Substantial improvement of the character of a designated heritage asset (or the setting of the identified designated heritage assets) resulting in a significant enhancement of its cultural heritage interest. Substantial restoration or enhancement of the setting of the built heritage asset where the development will enhance to a fundamental extent the heritage interest of the heritage assets in the view, or the ability to appreciate its significance.

Appendix III: Assessing the Significance of Impact

The table below, Assessing the Significance of Impact, uses a matrix to combine the value of the heritage assets with the magnitude of impact. As stated within Historic England’s Guidance, this is a general guide and is not intended to be prescriptive.

Scale or severity of impacts or changes can be judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts should also be considered. **The scale or severity of impact can be ranked without regard to the value of the asset.** This significance of impact can be either adverse or beneficial.

Table 5: Assessing the Significance of Impact

Value of Heritage Asset	Scale & Severity of Change/Impact				
	No Change	Negligible change	Minor change	Moderate change	Major change
For WH Properties Very High – Attributes which Convey OUV	Significance of Effect or Overall Impact (Either Adverse or Beneficial)				
	Neutral	Slight	Moderate/ Large	Large/Very Large	Very Large

For Other Heritage Assets or Attributes	Significance of Impact (Either Adverse or Beneficial)				
Very High	Neutral	Slight	Slight/ Moderate	Large/very Large	Very Large
High	Neutral	Slight	Slight/ Moderate	Moderate/ Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/ Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/ Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

Appendix IV: NHLE Official List Entry for Premises of Guest and Chrimes

10. Official list entry

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1192221

Date first listed:

19-Feb-1986

Date of most recent amendment:

16-Mar-2020

List Entry Name:

Premises of Guest and Chrimes

Statutory Address 1:

Don Street, Rotherham**Location**

Statutory Address:

Don Street, Rotherham

The building or site itself may lie within the boundary of more than one authority.

District:

Rotherham (Metropolitan Authority)

Parish:

Non Civil Parish

National Grid Reference:

SK 42598 92528**Summary**

Brass and iron foundry workshop ranges. The northern range dates to around 1857 with eight eastern bays built shortly afterwards; the middle range was constructed between 1857 and 1888; the southern range around 1857 (two storeys) and the late C19 (three storeys). Built for the company Guest and Chrimes.

Reasons for Designation

The premises of Guest and Chrimes, a brass and iron foundry, are listed at Grade II listed for the following principal reasons:

Architectural interest:

* the three workshop ranges constructed in the second half of the C19 are representative of the large-scale manufacture of brass and other metal components, being narrow and well-lit and containing features which are evidence of the industrial processes they housed; * the prominent water tower is a local landmark which provides a clear connection between the buildings and Rotherham, illustrating the importance of brass founding to the industrial history of the town, and more widely, the importance of the metal trades to the South Yorkshire region.

Historic interest:

* Edward Chrimes' invention of a leak-proof tap, the fore runner of the modern domestic tap, was an integral component to enabling the supply of safe piped water supplies and thus great improvements in public health in towns and cities both here and abroad from the mid-C19; * built on this new site in the second half of the C19, these premises are testament to the success and rapid expansion of Guest and Chrimes, driven by the company's entrepreneurial skills in developing new products.

History

In 1845 a directory first listed a brass-founding business under Chrime Brothers; Edward, Richard and Peter were the sons of Edward Chrimes senior, a plumber and glazier. In the same year Edward Chrimes junior patented the 'high pressure loose valve screw-down cock', fore runner of the modern domestic tap; it involved a screw down

and replaceable rubber washer, which produced the first leak-proof tap. Before October that year Peter and Richard left the business and Edward junior formed a short-lived partnership with Thomas Neatby, the firm trading as Chrimes, Neatby and Co, ending with Edward's death in 1847. His brother Richard returned from London initially on a temporary basis to run the company. He then entered into partnership with John Guest, with the company becoming known as Guest and Chrimes. In 1848 the firm also started making sluice valve bodies cast in one piece, and from 1849 they manufactured patented New York style fire hydrants, which were widely exported. John Guest described the hydrant as being covered by the same principle as the Bib cock, which substituted a ball valve for the metal disc valve of Chrimes' patent. They also manufactured Siemans' and Adamson's water meters. In 1851 Guest and Chrimes had a stand at the Great Exhibition held in Crystal Palace. In the second half of C19 public health legislation led to the spread of piped water supplies, and there was also a growth in the use of gas for lighting. Allied to the large expansion of domestic, commercial and industrial buildings, this produced a massive increase in the demand for the firm's taps, valves, hydrants and meters, both in this country and abroad.

The first foundry, known as Butter Market Foundry, was situated close to the River Don and the Market Place. In the mid 1850s the firm was awarded a large contract for valve gear and plumbing equipment for the Madrid Water Company in Spain, which necessitated an expansion of manufacturing. A new larger site was purchased beside the River Don and in 1857 the present factory was built on Don Street on a previously open field. The firm now had the facility for casting and machining both brass and iron. An early, but undated birds-eye illustration of the new factory, probably drawn for a trade directory, shows a three-storey front office range facing the river to the east, with a two-bay caretaker's house at its left-hand end and an angled return at its right-hand end continuing as a long, three-storey manufacturing range to the rear with a water tower towards its far end. The central yard is enclosed on the opposite, south side by a long range of single-storey buildings incorporating a two-storey, four-bay block approximately half way along, and to the rear by one- and two-storey buildings with a number of wide stacks and a circular chimney in front towards the right-hand end. The yard also contains a very tall, circular chimney adjacent to the northern range with the water tower. A previous report (Briden, C and Moore, G, July 2012, when the whole building was extant) indicates that there was a straight joint between the main office range and the 12 eastern bays of the front range, with another between the 14-bay angled return and the long, rear range, which remains apparent in the brickwork. The angled extension acted as a link connecting the front and rear ranges and it contained both offices to the front and industrial workshops to the rear angle which abutted the manufacturing range. Externally it shared an appearance and detailing from both ranges to which it was attached. It is likely that the construction date for all three components is close, with all then appearing in the aforementioned illustration.

The 1:500 Ordnance Survey Town Plan published in 1888 shows an expanded complex of buildings set out on a lozenge-shaped site and identified as 'Foundry (Iron and Brass)'. The front range has been extended northwards and four attached parallel rear ranges of differing lengths are shown. The northernmost range was not shown on the earlier illustration, nor was the range built in the yard, which abuts the original cart entrance through the front range. The earlier three-storey range remains attached to a range of buildings at the rear, western side of the site, which incorporates a deep, rectangular building, probably the foundry. The southernmost attached range has a gap and then a stepped building abutting the rear range at an angle. A separate, long, narrow range is also shown on the south side of the site. Next to the tall, circular chimney is a separate, small rectangular building, probably a boiler house. An early, but undated photograph (in Rose-Deacon, A and Jessop, O, June 2006) taken from the south shows the complex with the tall chimney and the southern range in the foreground, which retains the two-storey, four-bay block, but the single-storey buildings to the right have been replaced by a three-storey, fifteen-bay range with eaves stacks between many of the windows.

By 1923 the two northernmost rear ranges had been joined by the addition of a structure over the narrow yard between them, which is likely to have been a pitched roof covering, rather than an actual building. Walkways also connected the rear ranges, and various small subsidiary buildings had been added to the complex.

The 1:2500 OS map revised in 1934, published in 1936, shows that the complex had expanded westwards and northwards from the original site. The boiler house and tall chimney have been demolished. Subsequently large parts of the rear, western range were demolished and rebuilt as large sheds, as was the northernmost attached range. Further construction took place to the south of the former boundary.

The premises of Guest and Chrimes were listed at Grade II in February 1986. In 1999 the complex closed. All the post-1934 buildings were demolished in the early C21, having gone by 2012. In July 2018 there was a fire in the front, eastern range. Subsequently the whole of the front office range, caretaker's house, eastern extension and part of the angled return were demolished, leaving eight bays attached to the long rear range with the water tower. The remaining extant buildings on the site are the three C19 manufacturing ranges which were formerly attached to the rear of the demolished front range, and part of the C19 angled return.

Details

Brass and iron foundry workshop ranges. The northern range dates to around 1857 with eight eastern bays built shortly afterwards; the middle range was constructed between 1857 and 1888; the southern range around 1857 (two storeys) and late C19 (three storeys). Built for the firm Guest and Chrimes.

MATERIALS: the ranges are built of red brick in English garden wall bond; the northern range has a Welsh slate, corrugated sheeting and felted roof covering; the middle and southern ranges have Welsh slate roofs.

PLAN: three long, parallel ranges orientated roughly east-west. The northern range is of three storeys with a large, double-height crane hall towards the west end with an adjacent engine house with a water tower over. The middle range is of three storeys, the upper floors at the east end supported on ironwork over an open ground floor to formerly enable entrance into the yard through the cart entrance in the front range (now demolished). The southern range is mostly of three storeys with a two-storey block at the west end.

ADVISORY NOTE ON BUILDING DESCRIPTIONS: exterior access was limited and no interior access was provided by the applicant during the site visit undertaken in September 2019. The following descriptions mainly rely on photographs dating from 2012 provided by the listing applicant, which provide full external coverage and partial coverage of the interiors at that time.

NORTHERN RANGE EXTERIOR: the range is built of red brick in English Garden wall bond (mostly 5:1). It is 34 bays in length, with a straight joint between the 26 bays to the west and eight bays to the east, though otherwise similarly detailed. There is a cross wall and ragged outer walls at its east end where part of the return angle to the front range has been demolished.

The range is three storeys with the exception of a two-bay rectangular water tower towards the west end, which has an additional two storeys supporting an iron water tank. The tank is painted pinky red and carries the name GUEST & CHRIMES on the north and south sides and GUEST & CHRIMES LTD on the east and west sides. The three bays to the west of the water tower have a hipped roof covered in roofing felt. To the east of the water tower are blocks of bays separated by cross walls which project above the roof level. Adjacent to the water tower are 10 bays (a crane hall rising through two floors) with modern corrugated sheeting on the pitched roof; to its east are 11 bays also with modern corrugated sheeting on the pitched roof, and the eight bays at the east end have a Welsh slate pitched roof. The closely spaced windows have segmental-arched heads of narrow bricks and projecting stone sill bands. Those which retain window frames have cast-iron, 30-pane frames incorporating six-pane opening hoppers.

The long north elevation indicates the former presence of a later, abutting two-storey building by the white painted brickwork and mortice holes for trusses above the first-floor windows. On the ground floor the majority of openings appear to be in-filled with brickwork. There are the end plates of bracing rods. At the left-hand, east end is a segmental-arched cart entrance through the building. Many of the first-floor windows have also been either bricked up or boarded over, whilst many of the window frames remain on the second floor. From the left-

hand end there a brick eaves stacks between the third and fourth bays, the tenth and eleventh bays and the sixteenth and seventeenth bays. The windows in the water tower have been bricked up. There are the end plates of bracing rods on both floors.

The long, south elevation formerly had later buildings against part of its ground floor, indicated by white paintwork and cut-off steel girders projecting from the wall. The ground floor has end plates of bracing rods. The windows are similar to the north elevation, with a number bricked up. There are wider, segmental-arched doorways to the engine house (bricked up), across the fourteenth and fifteenth bays of the crane hall and at the right-hand, east end is the opposing segmental-arched cart entrance. There are also a number of taking-in doors with segmental-arched heads to the upper floors. Towards the right-hand end of the elevation a fretted iron rail which probably supported an external walkway is attached to the wall above the first-floor windows. The water tower towards the left-hand end has bricked up windows and a boarded up doorway at third-floor level, with end plates for bracing rods on both floors.

Due to demolition, the east end gable wall is formed by a former cross wall, with ragged side walls projecting forward. It has socket holes for joists for first and second floors, with doorways at these levels with metal fire doors.

The west end wall is blind with the second-floor projecting stone sill band continuing across the wall from the side elevations. This is interrupted in the centre where there is a bricked-up opening and there are diagonal scars from pitched roofs of former attached buildings. The wall is painted white. At first-floor level there are a number of end plates for bracing rods. There is a modern opening at ground-floor level.

INTERIOR: internally, the range is divided into a series of rooms by brick walls. On the ground floor the rooms to the east of the engine house are interconnected by axial round-headed openings. The engine house towards the west end of the range has a large circular scar marking the position of a flywheel at the right-hand, south end of the east internal wall. At the left-hand, north end are bearing boxes to transmit power through to the adjacent crane hall. There are also bearing boxes in the west internal wall. There is a timber ceiling inserted at first-floor level. The crane hall rises through two storeys with wooden rails along the north and south walls supported by brick piers which are integral to the building. The second floor is supported on steel girders running across the building. The ground-floor workshop on the east side of the crane hall has timber cross beams, now supported by an axial row of steel stanchions. The room above, on the first floor, has a floor of double timber boarding and steel cross girders are supported by an axial row of steel stanchions. The cross walls contain bearing boxes.

On the second floor, the floor of the large workshop room over the crane hall and that of the adjacent room to the east are concrete. This part of the building has been re-roofed with steel trusses. The workshop at the east end is said to have a roof structure of bolted timber king-post trusses with raking struts and side purlins (Briden, C and Moore, G, July 2012, 11). The west cross wall of workshop immediately east of the water tower bays has a wide original opening with a timber lintel and a brick relieving arch over. A large iron bearing bracket is attached to the wall.

MIDDLE RANGE EXTERIOR: the range is built of red brick in English Garden wall bond (5:1) with a hipped Welsh slate roof. It is three storeys high, eighteen bays long and four bays wide. In appearance the range is similar to the northern range with closely spaced windows with segmental-arched heads of narrow bricks and projecting stone sill bands. A number of cast-iron window frames remain with 30 panes incorporating six-pane opening hoppers. Many are boarded up or bricked up and others have modern casement frames.

The long north elevation formerly had a later, abutting single-storey building, indicated by white paintwork and cut-off steel girders projecting from the wall. There are a number of doorways on the ground floor and taking-in doors to the upper floors, all with segmental-arched heads. From the left-hand end there are six brick eaves stacks, between the third and fourth bays, the sixth and seventh bays, the ninth and tenth bays, the eleventh and

twelfth bays, the thirteenth and fourteenth bays and the fifteenth and sixteenth bays. There are a number of end plates for bracing rods across the elevation. At the east end, the first and second floors of the two left-hand bays are supported on an iron lintel carried by a cast-iron column at the corner. This end of the range is built as an uneven acute angle with the upper floors of the southern side of the angle formerly abutting the rear wall of the front range (now demolished). The three-bay, northern side of the angle continues the iron lintel, carried on a second cast-iron column towards the left-hand end. This arrangement gives an open ground floor at the east end which previously allowed vehicles to enter the yard through the cart entrance in the front range.

The long south elevation has closely-spaced windows to the left-hand end and more widely-spaced windows to the right-hand end. There are also a number of doorways on the ground floor and taking-in doors to the upper floors, with segmental-arched heads. The first and second floors of the two right-hand (east end) bays are also supported on an iron lintel carried on a cast-iron column towards the right-hand end. There are five brick eaves stacks, between the third and fourth bays, the fifth and sixth bays, the seventh and eighth bays, the ninth and tenth bays and the tenth and eleventh bays.

The ground floor of the angled east end is curved and set back beneath the over-riding upper floors. The ground-floor projecting stone sill band continues round from the long side walls and the two windows are similarly detailed. The southern side of the angled upper floors is left open following the demolition of the front range.

The west end wall has four windows on each floor, the upper windows apparently always blind, and those on the ground floor more recently bricked up.

INTERIOR: internally, the range is divided into a series of rooms by brick walls. The joists of the timber floors sit on timber cross beams supported by axial rows of slim cast-iron columns on the ground and first floors, with the exception of the four bays at the west end of the ground floor, which are said to have a fire-proof jack-arched ceiling (Rose-Deacon, A and Jessop, O, June 2006, 9). On the ground floor there is hearth with an iron frame in a partially demolished internal wall which is aligned with a stone-lined culvert entering the building from the north. There are also cast-iron bearing brackets bolted to a reinforced timber framework fixed to the ceiling. The second floor has bolted timber king-post trusses with raking struts and side purlins. The second-floor east workshop has a rope hoist with a timber frame fixed into the roof structure.

SOUTHERN RANGE EXTERIOR: the range is built of red brick in English Garden wall bond (5:1) with Welsh slate roofs and a similar appearance to the two other ranges, with closely spaced windows with segmental-arched heads of narrow bricks and projecting stone sill bands. The majority of windows have either been bricked up or boarded, though several windows retain small-pane metal window frames. The majority of the building is of three storeys and was originally of fifteen bays to the south elevation and thirteen bays to the north elevation; the south elevation is now fourteen bays at first-floor level and less at second-floor level due to demolition. At the west end is a two-storey, four-bay building. There is a straight joint at first-floor level between the two sections and the first-floor sill bands are not completely aligned. The roof over the three-storey section previously had an angled hip at the east end where it abutted the narrower caretaker's house in the front range; the hipped part of the roof has been demolished along with the caretaker's house, leaving a ragged east end to the building. The roofs are double-pitched with gable walls at the west end.

The north elevation has a number of doorways on the ground floor and taking-in doors to the upper floors, with segmental-arched heads. At the right-hand end of the two-storey section is a wider cart entrance with a segmental-arched head and to its immediate left is a more recent wide opening with a steel lintel. At the left-hand end, part of the wall at second-floor level has been demolished. There are two brick eaves stacks to the three-storey section, between the tenth and eleventh bays and the twelfth and thirteenth bays. There are a number of end plates for bracing rods across the elevation.

The south elevation originally had closely-spaced windows on all floors; on the first floor, the fourth-bay window

of the two-storey section and the adjacent window in the three-storey section were later converted to doorways. There is a more recent wide opening with a steel lintel in the eighth and ninth bays of the three-storey section. There are a number of end plates for bracing rods across the elevation.

The east end has no external wall as it previously abutted the caretaker's house. The west gable walls of the three-storey section and the two-storey section are blind. There is the outline of a former single-storey building with a double-pitched roof in white paint on the outer gable wall.

INTERIOR: internally, the range is divided into a series of rooms by brick walls. The timber floors have timber cross beams with axial rows of slim, cast-iron columns, those at ground-floor level said to be strengthened with under-slung iron tension trusses (Rose-Deacon, A and Jessop, O, June 2006, 7). Wooden staircases provide access between floors in the three-storey section and there is a small electric passenger lift towards the east end. The second floor has bolted timber king-post trusses with raking struts and side purlins. Towards the west end is a rope hoist partly suspended from the roof structure and partly supported on heavy posts. The two-storey section is open to the roof, though joist sockets indicate a removed first floor. The roof structure is a timber king-post truss, which may be a replacement (Rose-Deacon, A and Jessop, O, June 2006, 8).