

Heritage at Risk Register (HARR) Report 2018

City of London Corporation's heritage assets included in 2018 HARR

Table 1: Assets included in HARR Greater London

<p>SITE NAME: DESIGNATION: CONDITION: OCCUPANCY: PRIORITY: CATEGORY: OWNER TYPE: LIST ENTRY NUMBER:</p>	<p>St Mary Somerset Tower, Upper Thames Street EC4 <i>Listed Building grade I</i> <i>Fair</i> <i>Vacant/not in use</i> <i>F (F)</i> <i>Local Authority</i> <i>1358904</i></p> <p><i>Redundant church tower built between 1686-94 by Wren. The body of the church was destroyed in 1871. Work is well underway to convert the building for residential use, including an extension to the north of the tower, installation of new windows and repairs to the stonework and louvres.</i></p> <p>Note: This information was extracted from HARR 2018.</p>
<p>City Surveyor observations:</p> <p><u>Ownership/Responsibility:</u> This is a City's freehold property, but the developer has a long lease and responsibility to meet the cost of removing the asset from the HARR.</p> <p>Historic England has informed the City that this asset could be removed from the HARR in November 2019, on the basis that the developer will complete the second phase of internal works and fit-out as planned.</p>	
<p>SITE NAME: DESIGNATION: CONDITION: PRINCIPAL VULNERABILITY: OWNER TYPE: LIST ENTRY NUMBER: TREND: NEW ENTRY:</p>	<p>London Wall: remains of Roman and medieval wall from west end of All Hallows Church to 38 Camomile Street EC2 <i>Scheduled Monument, 2 CAs</i> <i>Generally satisfactory but with significant localised problems</i> <i>Deterioration - in need of management</i> <i>Local authority, multiple owners</i> <i>1002050</i> <i>Declining</i> <i>No</i></p> <p>Note: This information was extracted from HARR 2018.</p>
<p>City Surveyor observations:</p> <p><u>Ownership/Responsibility:</u> All Hallows-on-the-Wall is a Church of England property but under the Burial Act legislation the City has the responsibility to look after the churchyard.</p> <p>Only one section of the London Wall remains in the HARR: All Hallows-on-the-Wall. St Alphage was removed from the 2018 edition of the HARR as a result of the conservation works undertaken by the City. Over the last year, officers have been working on proposals to better protect the Roman and Medieval remains located at the London Wall Car Park aiming to prevent future additions of these assets to the HARR. The conservation works to the All Hallows-on-the-Wall have however not been progressed as anticipated given the third-party complexities. Subject to resources (officers time and funding), and approval to work on a third-party property, these works are anticipated to start in the summer of 2020.</p>	

SITE NAME:	Roman wall in basement of 90 Gracechurch Street EC3
DESIGNATION:	<i>Scheduled Monument, CA</i>
CONDITION:	<i>Generally satisfactory but with significant localised problems</i>
PRINCIPAL VULNERABILITY:	<i>Deterioration - in need of management</i>
OWNER TYPE:	<i>Local authority</i>
LIST ENTRY NUMBER:	<i>1002035</i>
TREND:	<i>Improving</i>
NEW ENTRY:	<i>No</i>

Note: This information was extracted from HARR 2018.

City Surveyor observations:

Ownership/Responsibility: The City is the owner and has the responsibility to look after the Roman Wall at 90 Gracechurch Street.

Environmental monitoring is still ongoing. Officers are regularly in contact with Historic England and it is understood that the asset will be removed from future HARR once conditions have been stabilised and have remained at acceptable levels for a period of at least 12 months. Historic England are due to re-assess conditions in May 2019.

SITE NAME:	<i>Group of four World War II fighter pens at the former airfield of RAF Kenley</i>
DESIGNATION:	<i>Scheduled Monument, CA</i>
CONDITION:	<i>Generally unsatisfactory with significant localised problems</i>
PRINCIPAL VULNERABILITY:	<i>Deterioration - in need of management</i>
OWNER TYPE:	<i>Local authority, multiple owners</i>
LIST ENTRY NUMBER:	<i>1021242</i>
TREND:	<i>Declining</i>
NEW ENTRY:	<i>No</i>

Note: This information was extracted from HARR 2018.

City Surveyor observations:

Ownership/Responsibility: Kenley Common WWII fighter pens (group of four) have multiple owners, including the City.

The City has completed the works planned as part of Kenley Revival Project, but a rare form of sulphate attack has affected the works and investigations are progressing so the defects can be rectified. Nevertheless, as a result of the progress made, the group of seven World War II fighter pens – wholly owned by the City was removed from 2018 edition of the HARR.

The City also completed works it was responsible for to a further group of four fighter pens, however, this entry remains in the HARR and its condition is registered as worsened compared to last year. This is due to the fact that Historic England's scheduling does not reflect the different ownerships which apply to these four. Historic England has confirmed that inclusion in the HARR is because the Scheduled Monument which is owned by the City is associated (by monument number) with the three pens outside the City's ownership. There is a note on Historic England's internal HARR system confirming that the other three pens are those that are considered to be 'at risk'. The Scheduled Monument owned by the City is not considered to be 'at risk'. Officers are seeking liaison with Historic England to request revision of this entry to reflect the different property ownerships, and remove the requirement for further works by the City, apart from rectification of defects and CWP maintenance works.

Table 1: continued

SITE NAME: *Wanstead Park E12*
DESIGNATION: *Registered Park and Garden grade II*, 7 LBs, 2 CAs*
CONDITION: *Extensive significant problems*
VULNERABILITY: *High*
TREND: *Declining*
NEW ENTRY: *No*
OWNER TYPE: *Local Authority, multiple owners*
LIST ENTRY NUMBER: *1000194*

Remains of an important landscape dating from the late C17 to the early C19 and associated with George London and Humphry Repton, further developed in the late C19 by the City of London as a public park. The central area was converted to a private golf course in the early C20. Features of the historic designed landscape survive but are in poor condition. A Parkland Plan has been prepared and a steering group of stakeholders meets regularly to promote implementation. Possible sources of funding are being explored.

Note: This information was extracted from HARR 2018.

City Surveyor observations:

Ownership/Responsibility: Wanstead Park is owned by the City; Wanstead Park Sport Ground Limited; Church of England; London Borough of Redbridge.

Seven key projects have been requested by Historic England to allow removal from the HARR as well as assurances of on-going management of the landscape and structures. A Parkland Plan (led by Open Spaces Department) has been prepared and a steering group comprising the four landowners including the City together with Historic England, the London Borough of Redbridge and the Friends of Wanstead Parklands Group, meet regularly to promote the removal of the historic park from the HARR. Possible sources of funding are being explored and a HLF bid is planned to be submitted in the future. It is unlikely that a single phase or project will address all of the priorities outlined by Historic England.

The Wanstead Park Reservoirs have been identified as a high-risk cascade by the Environment Agency. This has led to the appointment of a Panel Engineer. The report on remedial action required will form the basis of a capital project that will include seeking funding from external sources such as HLF. The project is already identified at Gateway 1.

SITE NAME: *Wanstead Park E11*
DESIGNATION: *Conservation Area, 8 LBs, part in RPG grade II**
CONDITION: *Very bad*
VULNERABILITY: *Low*
NEW ENTRY: *No*
TREND: *Deteriorating*

Note: This information was extracted from HARR 2018.

City Surveyor observations:

Ownership/Responsibility: Wanstead Park Conservation Area also has multiple owners, including the City.

The action/activities developed in the above designation will help to address this Conservation Area at Risk designation.

Table 1: continued

SITE NAME:	The Grotto, Wanstead Park E11
DESIGNATION:	Listed Building grade II, RPG grade II*, CA
CONDITION:	Poor
OCCUPANCY	N/A
PRIORITY	
CATEGORY:	F (New entry)
OWNER TYPE:	Local Authority
LIST ENTRY	1083624
NUMBER:	

Ruined grotto boathouse of circa 1762. It consists of a large honeycomb rockwork facade of segmental plan with several arches at lake level, and window openings above. The area is fenced off from public access. The grotto has been managed as a ruin for many decades and has had a number of different repair interventions. However, there are areas of mortar failure and further loss of rockwork, and self-sown vegetation threatens to cause further instability. The City of London commissioned a survey in 2017 and the works identified are now being carried out.

Note: This information was extracted from HARR 2018.

City Surveyor observations:

Ownership/Responsibility: The Grotto is owned by the City but given its important relationship with the lake, the restoration of the façade should be part of the potential Wanstead Park HLF project.

In February 2018, the City Surveyor notified members that the Grotto in Wanstead Park would appear on the published HARR from 2018. Since that Cyclical Works Programme (CWP) funding was allocated to this asset to allow officers to undertake urgent works and a Conservation Management Plan (CMP) was commissioned to help the City to remove the Grotto from the HARR and to help determine a successful and sustainable future for the Grotto. This document provides a framework for making decisions about the Grotto's future. Various options for the future of the Grotto have been discussed at the two stakeholder consultation workshops. The outcome of this consultation was a consensus that the most realistic path for removing the Grotto from the HARR in the longer-term would be to restore the façade to its eighteenth-century appearance, as far as possible. The policies set out on the CMP seek to help the City achieve this ambition to remove the Grotto from the HARR and secure its successful, long-term future.

SITE NAME:	Bunhill Fields, Finsbury Square EC2
DESIGNATION:	Conservation Area, 95 LBs, RPG grade I
CONDITION:	Fair
VULNERABILITY:	Medium
NEW ENTRY:	No
TREND:	Deteriorating

Note: This information was extracted from HARR 2018.

City Surveyor observations:

Ownership/Responsibility: Bunhill Fields Conservation Area has multiple owners, including the City.

This Conservation Area was added to the HARR because of inappropriate developments in the wider area, making removal from the HARR beyond the City's control and ownership. However, officers are assisting the Islington Council addressing the Heritage At Risk status making formal objections to large scale developments within the Conservation Area. Bunhill Fields Burial Ground, owned by the City, itself is not an entry in the HARR. To ensure that the Burial Ground will not be added back to future editions of the HARR, a cyclical programme of conservation works is being undertaken.

Table 2: Assets included in HAR Southeast England

SITE NAME:	Ashtead Park, Ashtead
DESIGNATION:	<i>Registered Park and Garden grade II, 20 LBs, part in SM, part in CA</i>
CONDITION:	<i>Generally satisfactory but with significant localised problems</i>
VULNERABILITY:	<i>Medium</i>
TREND:	<i>Improving</i>
NEW ENTRY:	<i>No</i>
OWNER TYPE:	<i>Mixed, multiple owners</i>
LIST ENTRY NUMBER:	<i>1001490</i>

Begun as a C17 park, Ashtead developed with successive owners throughout the C18 and C19. Broken up and sold in the 1920s the historic landscape split into two main ownerships, the house and surrounding grounds a school, and the northern park as open access land for Surrey Wildlife Trust. Following the policies of a Conservation Management Plan from 2010 the school has improved its management of the landscape amongst proposals for further facilities. A joined up heritage-led approach should guide the conservation of the remaining landscape to understand its significance and sustain its values.

Note: This information was extracted from HARR 2018.

City Surveyor observations:

Ownership/Responsibility: Ashtead Park has multiple owners, including the City.

The continued ground maintenance, in line with the 2010 Landscape Conservation Management Plan for the Freeman's School has been positively acknowledged by Historic England. Officers will liaise with Surrey Wildlife Trust, the owner of the northern part of the historic park, during 2020 or sooner subject to resource allocation, in order to improve the coherence between the different ownership areas and to enable promotion of the removal of the whole park from future HARR.

Legend:

PRIORITY CATEGORY

Priority for action is assessed on a scale of A to F, where 'A' is the highest priority for a site which is deteriorating rapidly with no solution to secure its future, and 'F' is the lowest priority. For buildings and structures and places of worship the following priority categories are used as an indication of trend and as a means of prioritising action:

- A Immediate risk of further rapid deterioration or loss of fabric; no solution agreed
- B Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented
- C Slow decay; no solution agreed
- D Slow decay; solution agreed but not yet implemented
- E Under repair or in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use)
- F Repair scheme in progress and (where applicable) end use or user identified; or functionally redundant buildings with new use agreed but not yet implemented

Note: Last year's priority category is shown in brackets (otherwise, New Entry is noted)

ABBREVIATIONS

- CA Conservation Area
- HE Historic England
- HLF Heritage Lottery Fund
- LB Listed Building
- LPA Local Planning Authority
- NP National Park
- PWS Protected Wreck Site
- RB Registered Battlefield
- RPG Registered Park and Garden
- SM Scheduled Monument
- UA Unitary Authority
- WHS World Heritage Site