

## Heritage at Risk Register (HARR) Report 2020

City of London Corporation's heritage assets listed in the 2020 HARR London and South East

<b>SITE NAME:</b>	<b>London Wall:</b> remains of Roman and medieval wall from west end of All Hallows Church to 38 Camomile Street EC2
<b>DESIGNATION:</b>	Scheduled Monument, 2 CAs
<b>CONDITION:</b>	Generally satisfactory but with significant localised problems
<b>PRINCIPAL VULNERABILITY:</b>	Deterioration - in need of management
<b>OWNER TYPE:</b>	Local authority, multiple owners
<b>LIST ENTRY NUMBER:</b>	1002050
<b>TREND:</b>	Declining
<b>NEW ENTRY:</b>	No

Note: This information was extracted from HARR 2020.

**City Surveyor observations:**Ownership/Responsibility:

The only parts of this Scheduled Monument that belong to the City are the remains of the City Wall that lie under Old Broad Street and Bishopsgate.

The reason for this entry in the HARR is because Historic England is concerned about the condition of the exposed remains of the City Wall that lies under the north wall of All Hallows on-the-Wall, which is a Church of England property.

Historic England wishes this section of the City Wall to be conserved at the same time as the section of the City Wall that survives in the north side of the churchyard, which is described in **more detail in the next listing below**.

<b>SITE NAME:</b>	<b>London Wall:</b> section bounding All Hallows Churchyard EC2
<b>DESIGNATION:</b>	Scheduled Monument, CA
<b>CONDITION:</b>	Generally satisfactory but with significant localised problems
<b>PRINCIPAL VULNERABILITY:</b>	Deterioration - in need of management
<b>OWNER TYPE:</b>	Private, multiple owners
<b>LIST ENTRY NUMBER:</b>	1002067
<b>TREND:</b>	Declining
<b>NEW ENTRY:</b>	No

Note: This information was extracted from HARR 2020.

**City Surveyor observations:**Ownership/Responsibility:

Under Burial Act legislation, the City of London Corporation is responsible for the upkeep of the churchyard section of the City Wall at All Hallows on-the-Wall, while the adjacent section under the church is the Church's responsibility. However, the Heritage At Risk Officer at Historic England wishes for **both** sections to be conserved and repaired together as one project for consistency of work as both sections are connected – this requires collaborative working.

This sensible suggestion is possible, because the City of London Various Powers Act permits the City to work on third party properties. However, it is subject to appropriate funding from the Church to pay for the City Wall under their responsibility.

As a way of helping the Church, Historic England commissioned a survey to cover both sections of the City Wall (churchyard and under the church). The survey was undertaken by a leading stone conservation consultant in 2013, but because of the complex ownership and lack of funding, not much progress was made to get the recommended conservation works procured.

Funding for work to the wall under the City's care has been provided by the City for the 2021/22 financial year; the project must be delivered by the end of March 2022.

Funding for the work under the Church's care has been offered at £10,000. We are currently reviewing the offer comparing against the required works and cost for remediation, together with the legalities of undertaking work for a third party on a third party property.

The current programme allows the work to commence this Autumn. The HES has submitted the specification to contractors for pricing and tender prices have now been received. Subject to a successful agreement with the Church, all work should be complete by Winter 2021 and will enable these two sections of the City Wall to be removed from the HARR.

These are the only sections of the London Wall that remains in the HARR.

We previously reported that the City Wall section at St Alphage was removed from the 2018 edition of the HARR as a result of the conservation works undertaken by the City.

We are now pleased to report that a further two sections of the City Wall, located within the London Wall underground car park, has now also been successfully conserved (December 2020), which will help to prevent further parts of the wall being added to the HARR.

<b>SITE NAME:</b>	<b><i>Roman wall in basement of 90 Gracechurch Street EC3</i></b>
<b>DESIGNATION:</b>	<i>Scheduled Monument, CA</i>
<b>CONDITION:</b>	<i>Generally unsatisfactory with major localised problems</i>
<b>PRINCIPAL VULNERABILITY:</b>	<i>Rain entry</i>
<b>OWNER TYPE:</b>	<i>Local authority</i>
<b>LIST ENTRY NUMBER:</b>	<i>1002035</i>
<b>TREND:</b>	<i>Declining</i>
<b>NEW ENTRY:</b>	<i>No</i>

Note: This information was extracted from HARR 2020.

**City Surveyor observations:**

Ownership/Responsibility:

This is a Scheduled Monument located in a room off a hair-dressing salon, in what is part of Leadenhall Market. The City is the owner and has the responsibility to look after this Roman wall.

Environmental monitoring within the chamber containing the Roman remains has been ongoing with reports of high levels of relative humidity.

In March 2021 the Facilities team upgraded the air extraction system, installed a drainage system and replaced the dehumidifier to a wall mounted type. This has resulted in no condensation showing on the glazing within the area. In addition, Facilities have also replaced the door glazing and have the cleaning of the glass included in the quarterly window cleaning regime.

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. Now the improvements have been completed we can continue to monitor the internal environment and hopefully, within the next 12 months, Historic England will agree to the removal of this asset from the HARR.

**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. A project to ensure the lakes comply with the Reservoirs Act is in development.*

Note: This information was extracted from HARR 2020.

**City Surveyor / Director of Open Spaces observations:**

Ownership/Responsibility:

Parts of Wanstead Park held in trust by the City; Wanstead Park Sport Ground Ltd.; Parish of Wanstead (Church of England); London Borough of Redbridge.

Wanstead Park faces major challenges around heritage protection, integrity of water supply, nature conservation and flood protection. Parts of the Park's five lake cascade have also been designated under the Reservoirs Act as 'High Risk' by the Environment Agency.

It is proposed that a joint project be established between the Epping Forest Charity, Thames21 and the Environment Agency (EA) to progress a water management project at Wanstead Park to improve the sustainable water supply and biodiversity of the Park's lakes.

The Epping Forest Committee approved the proposal to support the development of a joint water management project for Wanstead Park. The project supports the development of a sustainable water supply for Wanstead Park, a key action within the Parkland Plan and part of the requirements under the borehole water abstraction licence. The City Corporation investment includes arborist skills designed to fit in with normal operational expectations together with volunteer staff time to undertake practical works, which will be funded by Epping Forest.

The actual works comprise opening up a new path along the riverside and form part of a project where, with partners, we are seeking funding for investigative work into using road run off water in the lakes e.g. through a reed bed system to clean the water first. This would contribute to a more sustainable water system for the lakes and also help to reduce local river pollution, where the run-off currently goes straight into the river.

**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 2020.

**City Surveyor / Director of Open Spaces observations:**

Ownership/Responsibility:

Wanstead Park Conservation Area also has multiple owners, including the City.

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

**SITE NAME:** *The Grotto, Wanstead Park E11*  
**DESIGNATION:** *Listed Building grade II, RPG grade II\*, CA*  
**CONDITION:** *Poor*  
**OCCUPANCY:** *N/A*  
**PRIORITY CATEGORY:** *C (F)*  
**OWNER TYPE:** *Local Authority*  
**LIST ENTRY NUMBER:** *1183624*

*Ruined grotto boathouse of circa 1762. It consists of a 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 but its stability is threatened by mortar failure, loss of rockwork, and self-sown vegetation. The City of London has carried out repairs and clearance and commissioned a Conservation Management Plan to identify the most appropriate approach to securing the structure's long-term future. Further discussions are required to take this forward.*

Note: This information was extracted from HARR 2020.

**City Surveyor / Director of Open Spaces observations:**

Ownership/Responsibility:

The Grotto is held in trust by the City but given its important relationship with the lake, the restoration of the façade should be part of or at least be coordinated with 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.

To achieve this, a new CWP budget has been allocated to fund a restoration & maintenance plan, structural investigations and a feasibility study that will inform the level of intervention required for the restoration of the front façade and assess the operational and financial viability of different potential uses for the Grotto – (which can only take place once the future use of Wanstead Park as a whole, and the Grotto’s role in it, is more clearly defined than it is in the Parkland Plan for the park).

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

Note: This information was extracted from HARR 2020.

**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 beyond Bunhill Fields Burial Ground, making removal from the HARR beyond the City’s control. However, officers are continuing to assist Islington Council addressing the Heritage At Risk status, by 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 and a new Conservation Management Plan (CMP) has been prepared to help determine a successful and sustainable future for this site.

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

*A C17 park, developed with successive owners throughout the C18 and C19 the well wooded open parkland estate was broken up and sold in the 1920s with the historic landscape split into two principle ownerships, the house, gardens and southern park a school, and the northern park with ponds managed as open access land now a nature reserve. The school has improved its management of the landscape amongst proposals for further facilities following a Conservation Management Plan since 2010. A joint heritage-led approach should support the park's historic character and balance its cultural services.*

Note: This information was extracted from HARR 2020.

**City Surveyor observations:**

Ownership/Responsibility:

Ashtead Park has multiple owners, including the City.

Officers are awaiting clarification from Historic England on what is needed to remove the Ashtead Park off the HARR.

**Key to the entries as extracted from HARR 2019:**

<p><b>LISTING</b> The principal listing type includes:</p> <ul style="list-style-type: none"> <li>• Listed Building (LB) grade I or II*</li> <li>• Listed Place of Worship grade I, II* or II</li> <li>• Scheduled Monument (SM)</li> <li>• Registered Park and Garden (RPG) grade I, II* or II</li> <li>• Registered Battlefield (RB)</li> <li>• Protected Wreck Site (PWS)</li> <li>• Conservation Area (CA)</li> </ul> <p><b>CONDITION</b> For buildings condition is graded as: ‘very bad’, ‘poor’, ‘fair’ and ‘good’. For sites that cover areas (scheduled monuments – archaeology assessments, parks and gardens, battlefields and wreck sites) one overall condition category is recorded. The category may relate only to the part of the site or monument that is at risk and not the whole site:</p> <ul style="list-style-type: none"> <li>• extensive significant problems</li> <li>• generally unsatisfactory with major localised problems</li> <li>• generally satisfactory but with significant localised problems</li> <li>• generally satisfactory but with minor localised problems</li> <li>• optimal</li> <li>• unknown (noted for a number of scheduled monuments that are below ground and where their condition cannot be established)</li> </ul> <p>For conservation areas, condition is categorised as: ‘very bad’, ‘poor’, ‘fair’ and ‘optimal’.</p> <p><b>OCCUPANCY/USE</b> For buildings (excluding places of worship) that can be occupied or have a use, the main vulnerability is vacancy or underuse. Occupancy (or use) is noted as follows:</p> <ul style="list-style-type: none"> <li>• vacant</li> <li>• part occupied</li> <li>• occupied</li> <li>• unknown</li> <li>• not applicable</li> </ul> <p><b>VULNERABILITY</b> Principal vulnerability is noted for archaeology assessments and may relate only to the part of the site that is at risk, and include:</p> <ul style="list-style-type: none"> <li>• animal burrowing</li> <li>• arable ploughing</li> <li>• coastal erosion</li> <li>• collapse</li> <li>• deterioration – in need of management</li> <li>• scrub/tree growth</li> <li>• visitor erosion</li> </ul> <p>For parks and gardens, battlefields, wreck sites and conservation areas, vulnerability is noted as high, medium or low.</p>	<p><b>PRIORITY CATEGORY</b> 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:</p> <ol style="list-style-type: none"> <li>A. Immediate risk of further rapid deterioration or loss of fabric; no solution agreed</li> <li>B. Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented</li> <li>C. Slow decay; no solution agreed</li> <li>D. Slow decay; solution agreed but not yet implemented</li> <li>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)</li> <li>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</li> </ol> <p>Previous year priority categories are given in brackets, otherwise ‘New entry’ is noted. ‘New entry – re-assessed’ indicates an existing site on the Register that has been re-assessed using a different risk assessment methodology and is included on this year’s Register under the new assessment type.</p> <p><b>TREND</b> Trend for archaeology entries, parks and gardens, battlefields and wreck sites may relate only to the part of the site that is at risk and is categorised as:</p> <ul style="list-style-type: none"> <li>• declining</li> <li>• stable</li> <li>• improving</li> <li>• unknown</li> </ul> <p>For conservation areas trend is categorised as:</p> <ul style="list-style-type: none"> <li>• deteriorating</li> <li>• deteriorating significantly</li> <li>• no significant change</li> <li>• improving</li> <li>• improving significantly</li> <li>• unknown</li> </ul> <p><b>OWNERSHIP</b> A principal ownership category is given for each entry, and if sites are in divided ownership, a ‘multiple’ ownership category is noted.</p> <p><b>ABBREVIATIONS</b></p> <p>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</p>
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