

<b>Committee(s):</b>	<b>Date(s):</b>
Corporate Asset Sub-Committee	12 December 2013
<b>Subject:</b> Heritage at Risk Register (HARR) Annual Update Report 2013	<b>Public</b>
<b>Report of:</b> City Surveyor	<b>For Information</b>

### **Summary**

Every year English Heritage publishes a list of statutory protected heritage sites, which English Heritage regards at 'most at risk of being lost through neglect, decay or inappropriate development'. The latest edition of the 'Heritage At Risk Register' (HARR) was published in October 2013.

The City's designated heritage assets feature eleven times in the 2013 edition of the HARR, the same as in 2012. These include:

St Mary Somerset Tower, Upper Thames Street  
London Wall (3 individually listed sections)  
Roman Wall in basement of 90 Gracechurch Street  
Kenley Common, WWII fighter pens (2 individually listed groups)  
Ashted Park  
Wanstead Park  
Wanstead Park Conservation Area  
Bunhill Fields Conservation Area

The last four listings pertain to parks or conservation areas, parts of which are owned or managed by third parties, i.e. not exclusively owned by the City.

Actions proposed to remove certain sites from the HARR or to mitigate further deterioration are described in the report.

### **Recommendation(s)**

Members are asked to:

- Note the contents of this report.

## **Main Report**

### **Background**

1. Following the annual update of the English Heritage 'Heritage At Risk Register', the City Surveyor's Heritage Estate Section reports on the findings relevant to the City.

### **Current Position**

2. The 2013 HARR includes the below listed eleven designated heritage assets owned by or managed by the City of London:

#### Assets within the City of London

St Mary Somerset Tower, Upper Thames Street

London Wall – 3 individually listed sections:

- (i) All Hallows Church to 38 Camomile Street
- (ii) St Alphage Garden
- (ii) Cripplegate Fort

Roman Wall in basement of 90 Gracechurch Street

#### Assets outside the City of London

Kenley Common, WWII fighter pens (2 individually listed groups)

Ashted Park

Wanstead Park

Wanstead Park Conservation Area

Bunhill Fields Conservation Area

A copy of the full HARR descriptions can be found in Appendix A.

3. Five of these properties are within the City and five are located outside. One property is included twice – in its own right and as part of a conservation area.
4. The City's heritage assets included in HARR come under the following designations:

<u>Designation</u>	<u>No. of Entries</u>
Scheduled Monuments	6
Listed Buildings	1
Registered Historic Parks & Gardens	2
Conservation Areas within City of London	0
Conservation Areas outside City of London	2

5. No City assets were removed from or added to the HARR since 2012.
6. HARR states that the trend at all City-owned assets is 'deteriorating', with the exception of Ashted Park ('improving') and St Mary Somerset Tower ('fair'). However, proposals are in hand which aim to improve the condition of all currently included heritage sites in order for them to be removed from future HARRs.
7. Three of the listings pertain to parks or conservation areas, parts of which are held or managed by third parties. Reasons for inclusions in the HARR are typically management issues arising from mixed ownership.

#### **Proposals**

8. **St Mary Somerset Tower** - A development agreement to redevelop the St Mary Somerset Tower has been in place since 2012. Currently a number of variations to the agreement are being agreed to precipitate progress. The full lease is expected to be granted to the tenant in late 2014, once key building contracts have been signed and agreed to the satisfaction of the City. The tenant will then be obliged by the lease to undertake works to the external envelope within a defined timescale. Upon completion of these works the asset should be removed from the HARR.
9. **London Wall** - A phased conservation programme to the London Wall was commenced in 2010. Works are on-going, fully funded by the Additional Works Programme (AWP) and are expected to take a further 2-3 years to

complete. These three Scheduled Monuments should be removed from the HARR upon completion of these conservation works.

10. **London Wall – Cripplegate Fort** - The damage to the roof over the viewing chamber of the Roman Fort Gate, under London Wall, was caused by Thames Water's Victorian mains renewal contractor. The damage has been repaired to our satisfaction. Monitoring of the chamber is still required to ensure it no longer suffers from water penetration, which will assist in removing this part of the City wall from HARR.
11. **Roman Wall (90 Gracechurch Street)** – Moisture damage was originally caused by a blocked ventilation duct, which led to the assessment by English Heritage. The ventilation has been reinstated and environmental conditions within the chamber have since been improving. The Roman wall will be inspected in early spring 2014 as part of the annual survey of all Roman remains. This will identify any further works that might be necessary to remove it from future HARRs.
12. **Kenley Common Airfield Blast Pens** – The 'Kenley Revival Project', a programme of conservation and community engagement is currently being developed with the help of a Heritage Lottery Fund (HLF) development grant. It will need to pass HLF stage 2 in December 2014 as well as seeking CoL authority to start work in early 2015. If successfully implemented, the programme would remove the two Scheduled Monuments at Kenley Common from future HARRs.
13. **Ashted Park** - As a result of commissioning a landscape Conservation Management Plan (CMP) for the Freeman's School in Ashted, together with the efforts of Surrey Wildlife Trust, who manages the remaining park, English Heritage has acknowledged that the overall condition at Ashted is 'improving'.
14. **Wanstead Park** – A Conservation Management Plan (CMP) will be produced in 2014/15 and the park is earmarked for a potential future HLF application to address concerns identified in the HARR. Please refer to the separate National Lottery Funding (NLF) report tabled today.
15. A Steering Group consisting of statutory bodies, asset owners and local interest groups has been set up at Wanstead Park to address the overall management of the conservation area.
16. **Bunhill Fields Burial Ground** - Is earmarked for a potential future HLF bid, which would prevent the cemetery, or any of the individually listed memorials, re-joining future HARRs. Please refer to the separate National Lottery Funding (NLF) report tabled today. Open Spaces will review and prioritise the submission of their projects to HLF as set out in the NLF report. In the meantime, we undertake regular conservation maintenance works to prevent further deterioration. Liaison with the local authority and other owners would need to be sought to remove the whole conservation area from future HARRs.
17. In addition to the above I shall continue to manage a planned programme of maintenance works across the heritage estate, and funds may need to be sought from the Additional Works Programme in order to mitigate the risk of any other assets being included on future HARRs. This would be subject to a further report to Members.

## Corporate & Strategic Implications

18. If appropriate works are not undertaken to these heritage assets, they will inevitably deteriorate further which could lead to statutory infringement. Lack of suitable maintenance would permit further property decay and may increase health and safety risks, and reputational risk to the City.

## Financial Implications

19. Table of funding available and anticipated completion date for conservation campaign associated with each of the areas included in the HARR:

<u>Area</u>	<u>Anticipated completion</u>	<u>Funding Source</u>
St Mary Somerset	2017	Tenant's funding
London Wall	Ongoing programme	Various AWP budgets totalling approx. £230k at present. In addition, a Section 106 agreement is in place with London Wall Place Development for the wall at St Alphage garden.
Roman Wall (90 Gracechurch St)	2015	City Surveyor's City Fund Local Risk.
Kenley Common	2016	AWP budget of £15k plus £30k City Commons' Local Risk as match funding for £855k HLF/EH grant should the project successfully pass HLF Stage 2.
Ashtead Park	-	Continued management in line with the recommendation of the CMP.
Wanstead Park	2015	Conservation Management Plan (CMP) and improvement works funded by various AWP budgets totalling approx. £160k at present.  Subject to future Capital Projects bid as part of HLF grant-application.
Bunhill Fields	Ongoing programme	Various AWP budgets totalling approx. £110k at present to keep burial ground off the HARR.  Subject to future Capital Projects bid as part of HLF grant-application.

## Conclusion

20. The City's entries in the HARR remained the same as in 2012. Currently English Heritage has been co-operating in the City's efforts to remove entries from future HARRs, and has been working with the City in developing appropriate asset management strategies to achieve this.

## **Appendices**

- Appendix A – City's heritage assets included in 2013 HARR

## **Background Papers:**

Heritage at Risk Register (HARR) Report 2012, dated 04 December 2012

## **Maya Polenz**

Heritage Estate Officer

City Surveyor's

T: 020 7332 1801

E: [Maya.Polenz@cityoflondon.gov.uk](mailto:Maya.Polenz@cityoflondon.gov.uk)

## Heritage at Risk Register (HARR) Report 2013

### Appendix A – City's heritage assets included in 2013 HARR

#### Assets included in HARR Greater London

SITE NAME: **St Mary Somerset Tower**, Upper Thames Street  
DESIGNATION: Listed Building grade I  
CONDITION: Fair  
OCCUPANCY: Vacant/not in use  
PRIORITY CATEGORY: F (E)  
LIST ENTRY NUMBER: 1358904  
Redundant church built between 1686-94 by Wren. Body of church destroyed in 1871. Permission has been granted for renovations and extension in connection with conversion to residential use.

SITE NAME: **London Wall**: remains of Roman and medieval wall from west end of All Hallows Church to 38 Camomile Street  
DESIGNATION: Scheduled Monument, 2 CAs  
LIST ENTRY NUMBER: 1002050  
CONDITION: Generally satisfactory but with significant localised problems  
TREND: Declining  
PRINCIPAL VULNERABILITY: Deterioration - in need of management  
NEW ENTRY?: No

SITE NAME: **London Wall**: section of Roman & Medieval wall at St Alphage garden, incorporating remains of St Alphage's Church  
DESIGNATION: Scheduled Monument  
LIST ENTRY NUMBER: 1018886  
CONDITION: Generally satisfactory but with significant localised problems  
TREND: Declining  
PRINCIPAL VULNERABILITY: Deterioration - in need of management  
NEW ENTRY?: No

SITE NAME: **London Wall**: the west gate of Cripplegate Fort and a section of Roman wall in London Wall underground car park, adjacent to Noble Street EC2  
DESIGNATION: Scheduled Monument  
LIST ENTRY NUMBER: 1018889  
CONDITION: Generally satisfactory but with significant localised problems  
TREND: Declining  
PRINCIPAL VULNERABILITY: Rain entry  
NEW ENTRY?: No

SITE NAME: **Roman wall** in basement of 90 Gracechurch Street EC3  
DESIGNATION: Scheduled Monument, CA  
LIST ENTRY NUMBER: 1002035  
CONDITION: Generally unsatisfactory with major localised problems  
TREND: Declining  
PRINCIPAL VULNERABILITY: Deterioration - in need of management  
NEW ENTRY?: No

SITE NAME: Group of four World War II fighter pens at the former airfield of RAF **Kenley**  
DESIGNATION: Scheduled Monument, CA  
LIST ENTRY NUMBER: 1021242  
CONDITION: Generally satisfactory but with significant localised problems  
TREND: Declining  
PRINCIPAL VULNERABILITY: Deterioration - in need of management  
NEW ENTRY?: No

SITE NAME: Group of seven World War II fighter pens at the former airfield of RAF **Kenley**  
DESIGNATION: Scheduled Monument, CA  
LIST ENTRY NUMBER: 1021243  
CONDITION: Generally satisfactory but with significant localised problems  
TREND: Declining  
PRINCIPAL VULNERABILITY: Deterioration - in need of management  
NEW ENTRY?: No

SITE NAME: **Wanstead Park E12**  
DESIGNATION: Registered Park and Garden grade II\*, 6 LBs, part in CA  
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 early C19, developed late C19 by the City of London as a public park. Central area converted to a private golf course in the early C20. Features of the historic designed landscape survive but are in poor condition. The designed cascade lake system in particular is vulnerable. A steering group of stakeholders was convened in May 2013 and will promote positive conservation management.

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

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

## Assets included in HARR Southeast England

SITE NAME: **Ashtead Park**, Ashtead  
DESIGNATION: Registered Park and Garden grade II, 19 LBs, part in SM,  
part in CA  
CONDITION: Extensive significant problems  
VULNERABILITY: High  
TREND: Improving  
NEW ENTRY?: No  
OWNER TYPE: Mixed, multiple owners  
LIST ENTRY NUMBER: 1001490

Begun as a C17 park, Ashtead was developed during the C18 and C19 by successive owners. Although the estate was sold as 51 lots in the 1920s, the historic landscape is largely in two ownerships. The main house and surrounds are a school which is preparing a new master plan that, it is hoped, will be informed by an almost complete landscape Conservation Management Plan. The northern park is managed as public open space by Surrey Wildlife Trust who are willing to acknowledge the site's history in management decisions.

## Legend

### PRIORITY CATEGORIES (Last year's priority category is shown in brackets)

- 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/in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user
- F Repair scheme in progress and (where applicable) end use or user identified; functionally redundant buildings with new use agreed but not yet implemented.

### ABBREVIATIONS

- CA Conservation Area
- LB Listed Building
- LPA Local Planning Authority
- NP National Park
- RPG Registered Park and Garden
- SM Scheduled Monument
- UA Unitary Authority
- WHS World Heritage Site