

Committee(s):	Date(s):
Corporate Asset Sub-Committee	29 January 2015
Subject: Heritage at Risk Register (HARR) Report 2014	Public
Report of: City Surveyor (CS.017/15)	For Information

Summary

Every year English Heritage publishes a list of statutorily protected heritage sites, which English Heritage regards '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 2014.

The City of London Corporation had 11 heritage assets listed in the 2013 edition of the HARR. One of those assets, a section of the London Wall has been removed from the 2014 listing, following repair and renovation works. Additionally, although the condition of Ashted Park is now noted as generally satisfactory, it presently remains on the register. The 10 heritage assets in the 2014 edition of the HARR are:-

- St Mary Somerset Tower
- London Wall (Roman/Medieval City wall) in two Scheduled locations
- Roman Wall (remains of part of the basilica) in 90 Gracechurch St
- Kenley Common, WWII fighter pens in two Scheduled locations
- Wanstead Park
- Wanstead Park Conservation Area*
- Bunhill Fields Conservation Area*
- Ashted Park*

Four of the assets are situated within the City and five are further afield. Wanstead Park is included twice, in its own right and again as part of a 'Conservation Area At Risk'.

Three of the listings (*) pertain to larger parks or conservation areas, where the City of London Corporation is not in sole control because of multiple ownerships.

This report explains the circumstances and issues for each asset at risk and sets out the plans of action I have implemented to eventually remove them all from the HARR.

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', this report is on the details in the register that are relevant to the City of London.

Current Position

2. The 2014 HARR includes the following ten designated heritage assets owned by or under the care of the City of London:-

Assets within the City of London

- St Mary Somerset Tower (let to a 3rd party)
- London Wall (2 individually Scheduled sections of the City wall)
- Roman Wall within basement of 90 Gracechurch Street (part of the basilica)

Other Heritage Assets

- Kenley Common, WWII fighter pens (2 Scheduled groups)
- Wanstead Park
- Wanstead Park Conservation Area
- Bunhill Fields Conservation Area
- Ashted Park (Noted as generally satisfactory, but is still on the HARR)

3. The City's heritage assets included in HARR come under the following designations:

<u>Designation</u>	<u>No. of Entries</u>
Scheduled Monuments	5
Listed Buildings	1
Registered Historic Parks & Gardens	2
Conservation Areas within City of London	0
Conservation Areas outside City of London	2

4. One section of the City wall (the west fort gate house in London Wall) has been removed from the HARR since 2013, following conservation works. No City of London Corporation assets have been added to the Register since 2013.
5. HARR states that the trend at all of our assets is 'deteriorating', with the exception of Ashted Park ('improving') and St Mary Somerset Tower ('fair'). However, works are in-hand to improve the condition of all of the heritage sites / assets that are included in the HARR listing in order that they can be removed from the register.
6. Three of the listings pertain to parks or conservation areas, parts of which are owned or managed by third parties.
7. A copy of the full listing descriptions can be found in Appendix A

Progress

8. **St Mary Somerset Tower** - The development of St Mary Somerset Tower was proposed in 2012 and proved a complex process. An agreement for lease is now in place, the conditions associated with ensuring that the tenant can undertake the works needed, were met in November 2014. When the lease is granted, the tenant will be obliged to complete works at their cost, to the external envelope within 2 years. Upon completion of these works, the asset should be removed from HARR.
9. **London Wall** - A phased conservation programme to the City Wall was commenced in 2010 and is expected to take a further 2-3 years to complete the last two sections. The completion of the Fort Gate House, the Barber Surgeon's Hall garden and Barbican sections of the City Wall, at a total cost of £252,730, have satisfied English Heritage. The remaining sections of the Wall in St Alphage Garden and that on the north side of the forecourt of All Hallows-on-the-Wall should also be removed from the HARR upon completion of the programme. It should be noted that the cost of the works to the larger of the two remaining sections of the City Wall, St Alphage Garden, will be substantially met by Section 106 money.
10. **Roman Wall (Basilica)** - Necessary conservation work, costing £1,350, has been undertaken at 90 Gracechurch Street and the viewing chamber is currently being monitored with environmental monitoring equipment to inform the future management requirements of the Roman remains, which upon implementation, should remove it from the HARR.
11. **Kenley Common** - '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 June 2015 as well seeking CoL authority to start work in the spring of 2016. If successfully implemented, the programme would remove the City owned parts of the two Scheduled Monuments at Kenley Common from future HARRs. The current estimated total cost of the project is £900,000 and the match funding needed, to be paid by the City, will be about £44,000.
12. **Wanstead Park** - is earmarked for a potential future HLF application to address concerns identified in the HARR. As part of the process of preparing for the application, landscape consultants have been commissioned to prepare a costed Parkland Plan, which should be completed late spring/early summer 2015.
13. **Wanstead Park Conservation Area** - A local stakeholder 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.
14. **Bunhill Fields Conservation Area** – The 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. In the meantime, a phased conservation programme, managed by my department, is being

undertaken. Liaison with the local authority and other owners would need to be sought to remove the whole conservation area from future HARRs.

15. **Ashted Park** - A Landscape Conservation Management Plan for the Freeman's School in Ashted Park was implemented in 2010 and, together with the successful management of the rest of the park by Surrey Wildlife Trust, English Heritage has noted that 'the site is starting to see major improvements'.
16. In addition to the above I shall continue to manage a planned programme of maintenance works across the heritage estate to mitigate the risk of any other assets been included on future HARRs. This may be limited by budgetary constraints but I will continue to submit bids for inclusion in the Additional Works Programme where appropriate.

Proposal

17. It is proposed that progress with the various sites and assets that are included on the October 2014 Heritage at Risk Register be noted.

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.

Conclusion

19. The City of London Corporation still has heritage assets on the HARR but it is continuing to address the various issues, and developing asset management strategies where appropriate with the cooperation of English Heritage.

Appendices

- Appendix A – City's heritage assets included in 2014 HARR

Background Papers:

Heritage at Risk Register (HARR) Report 2013, dated 12 December 2013

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Heritage at Risk Register (HARR) Report 2014

City's heritage assets included in 2014 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: **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: Generally satisfactory but with significant localised problems
(*Extensive significant problems*)
VULNERABILITY: Medium (High)
TREND: Improving
NEW ENTRY?: No
OWNER TYPE: Mixed, multiple owners
LIST ENTRY NUMBER: 1001490

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 remained in two main ownerships with the house and surrounding grounds a school, and the northern park as open access land for Surrey Wildlife Trust. A landscape Conservation Management Plan for the school was completed in 2010, and following the plan's policies the site is starting to see major improvements.

(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