

<b>Committee:</b>	<b>Date:</b>
Corporate Asset Sub-Committee	11 March 2016
<b>Subject:</b> Heritage at Risk Register (HARR) Report 2015	<b>Public</b>
<b>Report of:</b> City Surveyor (CS069/16)	<b>For Information</b>
<b>Report author:</b> Maya Polenz, City Surveyor's	

## Summary

Historic England (formerly English Heritage) publishes an annual register of statutorily protected heritage sites, which it 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 2015.

The City of London Corporation has 10 heritage assets listed in the 2015 edition of the HARR; the same number as in 2014. This report explains the circumstances and issues for each asset and sets out the plans of action implemented to eventually remove them all from the HARR.

## Recommendation

Members are asked to note the contents of this report.

## Main Report

### Background

1. Following the annual update of Historic England's 'Heritage At Risk Register', this report sets out details of the assets relevant to the City of London Corporation.

### Current Position

2. The 2015 HARR includes the following ten designated heritage assets owned by or under the care of the City of London:-

<b><u>Assets (within the City)</u></b>	<b><u>Designation</u></b>	<b><u>Condition</u></b>
St Mary Somerset Tower	Listed Building	fair
London Wall (All Hallows)	Scheduled Monument	deteriorating
London Wall (St Alphage Garden)	Scheduled Monument	deteriorating
Roman Wall (90 Gracechurch Street basement)	Scheduled Monument	improving

### **Other Heritage Assets**

Kenley Common, WWII fighter pens (group of 4)	Scheduled Monument	deteriorating
Kenley Common, WWII fighter pens (group of 7)	Scheduled Monument	deteriorating

Wanstead Park *	Conservation Areas outside City of London	deteriorating
Wanstead Park Conservation Area *	Conservation Areas outside City of London	deteriorating
Bunhill Fields Conservation Area *	Registered Historic Parks & Gardens	deteriorating
Ashted Park *	Registered Historic Parks & Gardens	improving

\* partly owned or managed by third parties

3. No City of London Corporation assets have been removed from the register since 2014, and none have been added.
4. The HARR states that the trend of the majority of these assets is 'deteriorating', although two are shown as 'improving' and one remains as 'fair'. The registered condition does not take account of the works that are now planned to take place, details of which are set out below.
5. Four of the entries in the Register pertain to parks or conservation areas, parts of which are owned or managed by third parties, which make removal from the HARR beyond the City Corporation's control.
6. The full text of the entries in the Register for City Corporation's properties can be found in Appendix A.
7. **St Mary Somerset Tower** – A lease was granted to a tenant in May 2015. The tenant is obliged to complete works to the external envelope and internal fixtures and fittings at their cost within a period of two years from the date of the grant of the lease. As a condition subsequent to the lease, the tenant is also to procure the removal of the building from the HARR and to obtain written confirmation of such removal from Historic England by two years from the date of completion of the lease, being May 2017. Works are being procured and enabling works undertaken to achieve this completion date.
8. **London Wall** – A phased conservation-based repair programme commenced in 2010 to remove sections of the City Wall from the HARR. The section containing the bastions and wall in the Barber Surgeon's Hall garden and the Barbican were successfully removed from the register in 2014. Two sections remain on the HARR: All Hallows-on-the-Wall and St Alphage Gardens. Repair works to the former will commence this summer. Works to the latter are likely to start in 2018, once the developer of London Wall Place gives access and the re-landscaping of the surrounding garden area has been completed.
9. **Roman Wall/90 Gracechurch Street** - Environmental monitoring, installed to inform future management requirements, has been inconclusive as conditions are consistently close to saturation point (the Roman remains are located in a brick vault). It is now proposed to improve site drainage and to install a temporary air dehumidifier in order to enable monitoring for condensation, rainwater ingress and seasonal fluctuations in relative humidity. Historic England has been kept informed throughout the process, which is reflected in the condition being stated as 'improving'. 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.

10. **Kenley Common** - 'Kenley Revival Project', a programme of conservation and community engagement, has been awarded a grant of £881k from the Heritage Lottery Fund (HLF). CoL authority to start work has been obtained. Conservation works will commence in the spring of 2016, and are expected to be completed by autumn 2017. A maintenance plan for the ongoing care has been developed, costed and is budgeted for. The City owned parts of the two Scheduled Monuments at Kenley Common will be removed from the HARR upon successful completion of these works.
11. **Wanstead Park** – The steering group of external asset owners, the City Corporation and other stakeholders, meets regularly to promote the removal of the historic park from the HARR and have commissioned a 'Parkland Plan'. The plan sets out priority projects, which would form the basis of action and investment to remove the historic park from the 'Heritage At Risk' Register and for creating a sustainable park for the future. The proposed projects could be largely separated into two sections: works to improve the historic lake system, and works to the heritage landscape and monuments.

Wanstead Park is one of three City assets earmarked for a potential future HLF 'Parks for People' application, but currently lacks sufficient match funding. Please refer to the annual National Lottery Funding report for further details on the project's benefits and risk, as well as the proposed prioritisation order of future bids to HLF 'Parks for People'.

12. **Wanstead Park Conservation Area** – Another 'steering' group consisting of statutory bodies, external asset owners, plus the City Corporation and local interest groups has been set up at Wanstead Park to address the overall management of the conservation area.
13. **Bunhill Fields Conservation Area** – The Heritage Estate is liaising with the local authority on measures that will assist in removing this from the HARR.
14. **Ashted Park** – 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. The Heritage Estate will seek liaison with Surrey Wildlife Trust, the owner of the northern part of the historic park, during 2016 in order to improve the coherence between both areas and to enable us to promote the removal of the whole asset from future HARRs.

## **Corporate & Strategic Implications**

15. If appropriate works are not undertaken to these heritage assets, they will inevitably deteriorate further. Lack of suitable maintenance would permit further decay and increase repair costs. It may also pose health and safety risks, and reputational risk to the City. The strategy to undertake works that will remove these assets from the register is part of the wider operational projects portfolio maintenance and renewal programme.

## **Implications**

16. The City Surveyor continues to manage a planned programme of maintenance works across the heritage estate to mitigate the risk of other assets being implicated by future HARRs. This may be limited by budgetary and priority constraints on the annual Additional Works Programme, which is created from the 20 year maintenance plan for each property. It should be noted that when the 20 plans for complex heritage assets were first created in 2009, they were drawn up with the knowledge that some properties were on or could be added very easily to the HARR. Therefore, the more affordable/easier to fix assets on the Register, such as the remains of the City wall are slowly being removed from the publication, but larger properties, such as Wanstead Park will require Capital/Lottery funding to raise the several million pounds needed.

## **Conclusion**

17. The City of London Corporation still has a small number of heritage assets on the HARR, but good progress is being made and it is continuing to address the various issues and developing asset management strategies; where appropriate with the cooperation of Historic England.

## **Appendix**

- Appendix A – City's heritage assets included in 2015 HARR

## **Background Papers**

Heritage at Risk Register (HARR) Report 2014, dated 29 January 2015

### **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 2015

City of London Corporation's heritage assets included in 2015 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 (F)  
**OWNER TYPE:** Local Authority  
**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  
**CONDITION:** Generally satisfactory but with significant localised problems  
**PRINCIPAL VULNERABILITY:** Deterioration - in need of management  
**TREND:** Declining  
**NEW ENTRY:** No  
**OWNER TYPE:** Local Authority, multiple owners  
**LIST ENTRY NUMBER:** 1002050

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

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

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

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

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 the early C19, further developed in the late C19 by the City of London as a public park. The 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 City of London commissioned a Parkland Plan to guide future improvements to the park. The plan was completed in April 2015. A steering group of stakeholders meets regularly to promote the implementation of the Parkland Plan and to explore possible sources of funding.

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

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

## 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  
VULNERABILITY: Medium  
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, the house and surrounding grounds a school, and the northern park as open access land for Surrey Wildlife Trust. Following the policies of a landscape Conservation Management Plan completed in 2010, the school site is seeing major improvements. A joined up heritage-led management approach should improve the remaining landscape which now sits within the wider residential area.

## 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