

## Heritage at Risk Register (HARR) Report 2017

City of London Corporation's heritage assets included in 2017 HARR

**Table 1: Assets included in HARR Greater London**

<b>SITE NAME:</b>	<b>St Mary Somerset Tower</b> , Upper Thames Street EC4
<b>DESIGNATION:</b>	Listed Building grade I
<b>CONDITION:</b>	Fair
<b>OCCUPANCY:</b>	Vacant/not in use
<b>PRIORITY</b>	F (F)
<b>CATEGORY:</b>	
<b>OWNER TYPE:</b>	Local Authority
<b>LIST ENTRY</b>	1358904
<b>NUMBER:</b>	
<p><i>Redundant church built between 1686-94 by Wren. The body of the church was destroyed in 1871. Permission has been granted for an extension to convert the building to residential use and carry out conservation works. Work is well underway.</i></p>	
<p>Note: This information was extracted from HARR 2017.</p>	
<b>City Surveyor observations:</b>	The developer has requested a further extension of time to complete the necessary works, which has been agreed by the City Surveyor's Department, and it is now anticipated that the necessary works will be completed by the end of 2018. The developer is in contact with Historic England and seeking to clarify requirements for removal of the asset from the HARR.
Ownership/ Responsibility:	The City's freehold property but the developer has a long lease and responsibility to meet the cost of removing the asset from the HARR.

<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</b>	1002050
<b>NUMBER:</b>	
<b>TREND:</b>	Declining
<b>NEW ENTRY:</b>	No
<p>Note: This information was extracted from HARR 2017.</p>	
<b>City Surveyor observations:</b>	The conservation works to the All Hallows-on-the-Wall are planned to start in the summer of 2018 subject to approval to work on a third-party property.
Ownership/ Responsibility:	Church of England property but under the Burial Act legislation the City has the responsibility to look after the churchyard.

**Table 1: continued**

<b>SITE NAME:</b>	<b>London Wall:</b> section of Roman and Medieval wall at St Alphage garden, incorporating remains of St Alphage's Church EC2
<b>DESIGNATION:</b>	Scheduled Monument
<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
<b>LIST ENTRY NUMBER:</b>	1018886
<b>TREND:</b>	Declining
Note: This information was extracted from HARR 2017.	
<b>City Surveyor observations:</b>	Works to St Aphage Gardens were completed in the last quarter of 2017 and it is expected that this entry will be removed from the HARR in 2018. Historic England believes this project would make an excellent case study and is planning to publish an article that promotes the works carried out.
<b>Ownership/Responsibility:</b>	The City and Church of England.

  

<b>SITE NAME:</b>	<b>Roman wall</b> in basement of 90 Gracechurch Street EC3
<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>	Local authority
<b>LIST ENTRY NUMBER:</b>	1002035
<b>TREND:</b>	Improving
<b>NEW ENTRY:</b>	No
Note: This information was extracted from HARR 2017.	
<b>City Surveyor observations:</b>	Environmental monitoring is still undergoing. The City's Heritage Estate 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 will re-assess conditions in January 2019 with the view to removing this asset from the HARR later that year.
<b>Ownership/Responsibility:</b>	The City.

**Table 1: continued**

<b>SITE NAME:</b>	<i>Group of four World War II fighter pens at the former airfield of RAF <b>Kenley</b></i>
<b>DESIGNATION:</b>	<i>Scheduled Monument, CA</i>
<b>CONDITION:</b>	<i>Generally satisfactory but with significant localised problems</i>
<b>PRINCIPAL VULNERABILITY:</b>	<i>Deterioration - in need of management</i>
<b>OWNER TYPE:</b>	<i>Local authority, multiple owners</i>
<b>LIST ENTRY NUMBER:</b>	<i>1021242</i>
<b>TREND:</b>	<i>Improving</i>
<b>NEW ENTRY:</b>	<i>No</i>
Note: This information was extracted from HARR 2017.	
<b>City Surveyor observations:</b>	The City's Heritage Estate Officers are stakeholders on the Project Board for the Kenley Revival project. The conservation works have been completed and it is expected that the Scheduled Monuments will be removed from the HARR in the future, subject to Historic England re-schedule of the site reflecting the different property ownerships.
Ownership/ Responsibility:	Multiple owners, including the City.

  

<b>SITE NAME:</b>	<i>Group of seven World War II fighter pens at the former airfield of RAF <b>Kenley</b></i>
<b>DESIGNATION:</b>	<i>Scheduled Monument, CA</i>
<b>CONDITION:</b>	<i>Generally satisfactory but with significant localised problems</i>
<b>PRINCIPAL VULNERABILITY:</b>	<i>Deterioration - in need of management</i>
<b>OWNER TYPE:</b>	<i>Local authority</i>
<b>LIST ENTRY NUMBER:</b>	<i>1021243</i>
<b>TREND:</b>	<i>Improving</i>
<b>NEW ENTRY:</b>	<i>No</i>
Note: This information was extracted from HARR 2017.	
<b>City Surveyor observations:</b>	The City's Heritage Estate Officers are stakeholders on the Project Board for the Kenley Revival project. The conservation works have been completed and it is expected that the Scheduled Monuments will be removed from the HARR in the future, subject to Historic England re-schedule of the site reflecting the different property ownerships.
Ownership/ Responsibility:	Multiple owners, including the City.

**Table 1: continued**

<b>SITE NAME:</b>	<b><i>Wanstead Park E12</i></b>
<b>DESIGNATION:</b>	<i>Registered Park and Garden grade II*, 6 LBs, part in CA</i>
<b>CONDITION:</b>	<i>Extensive significant problems</i>
<b>VULNERABILITY:</b>	<i>High</i>
<b>TREND:</b>	<i>Declining</i>
<b>NEW ENTRY:</b>	<i>No</i>
<b>OWNER TYPE:</b>	<i>Local Authority, multiple owners</i>
<b>LIST ENTRY NUMBER:</b>	<i>1000194</i>
<i>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 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.</i>	
Note: This information was extracted from HARR 2017.	
<b>City Surveyor observations:</b>	Since 2009, improvements to the Grade II* historic park and lake system have been implemented to address the HARR. The City's Heritage Estate Officers are stakeholders on the Wanstead Park Steering Group. This 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. In November 2017, a Summit meeting held with local MP and statutory bodies was organised to agree way forward. Service Committee support was obtained, and the project was initiated through the Gateway process. Subject to the identification to engineering solutions to flooding, water abstraction, and the recent designation of the lake system's Large Raised Reservoirs as High Risk, together with the identification of sufficient match funding, a Heritage Lottery Fund (HLF) bid is planned to be submitted in the future. However, this is subject to HLF major review of Heritage Grants funding stream.
<b>Ownership/Responsibility:</b>	The City; Wanstead Park Sport Ground Limited; Church of England; London Borough of Redbridge.

  

<b>SITE NAME:</b>	<b><i>Wanstead Park E11</i></b>
<b>DESIGNATION:</b>	<i>Conservation Area, 8 LBs, part in RPG grade II*</i>
<b>CONDITION:</b>	<i>Very bad</i>
<b>VULNERABILITY:</b>	<i>Low</i>
<b>NEW ENTRY:</b>	<i>No</i>
<b>TREND:</b>	<i>Deteriorating</i>
Note: This information was extracted from HARR 2017.	
<b>City Surveyor observations:</b>	The action/activities developed in the above designation will help to address this Conservation Area at Risk designation.
<b>Ownership/Responsibility:</b>	Multiple owners including the City.

**Table 1: continued**

<b>SITE NAME:</b>	<b><i>Bunhill Fields, Finsbury Square EC2</i></b>
<b>DESIGNATION:</b>	<b><i>Conservation Area, 95 LBs, RPG grade I</i></b>
<b>CONDITION:</b>	<b><i>Fair</i></b>
<b>VULNERABILITY:</b>	<b><i>Medium</i></b>
<b>NEW ENTRY:</b>	<b><i>No</i></b>
<b>TREND:</b>	<b><i>Deteriorating</i></b>
Note: This information was extracted from HARR 2017.	
<b>City Surveyor observations:</b>	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. However, the City's Heritage Estate Officers are assisting the local authority (Islington Council) addressing the Heritage At Risk status making formal objections to large scale developments within the Conservation Area. Bunhill Fields Burial Ground itself is not an entry in the HARR. To ensure that the Burial Ground will not be added to future editions of the HARR, the Heritage Estate Section has a programme of conservation works which is currently being undertaken. Also, Open Spaces are planning to submit an HLF application for Bunhill Fields in August 2018, a project led by the City which may help the regeneration of this Conservation Area. Officers are stakeholders on the Project Board of the HLF project for Bunhill Fields Burial Ground.
<b>Ownership/Responsibility:</b>	Multiple owners including the City.

**Table 2: Assets included in HARR Southeast England**

<b>SITE NAME:</b>	<b>Ashtead Park, Ashtead</b>
<b>DESIGNATION:</b>	Registered Park and Garden grade II, 19 LBs, part in SM, part in CA
<b>CONDITION:</b>	Generally satisfactory but with significant localised problems
<b>VULNERABILITY:</b>	Medium
<b>TREND:</b>	Improving
<b>NEW ENTRY:</b>	No
<b>OWNER TYPE:</b>	Mixed, multiple owners
<b>LIST ENTRY NUMBER:</b>	1001490
<p><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 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 from 2010, the school has improved its management of the landscape amongst proposals for further facilities. A joined up heritage-led management approach should improve the remaining landscape which now sits within the wider residential area.</i></p>	
<p>Note: This information was extracted from HARR 2017.</p>	
<b>City Surveyor observations:</b>	<p>The continued ground maintenance, in line with the 2010 Landscape Conservation Management Plan for the Freeman's School, which included the relocation of the swimming pool, has been positively acknowledged by Historic England. The City's Heritage Estate Officers are seeking liaison with Surrey Wildlife Trust, the owner of the northern part of the historic park, during 2018 in order to improve the coherence between both areas and to enable promotion of the removal of the park from future HARRs.</p>
<b>Ownership/Responsibility:</b>	Multiple owners including the City.

## Legend:

## Priority Categories

- 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 (applicable only to buildings capable of beneficial use)
- F Repair scheme in progress and (where applicable) end use or user identified; 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
- 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