

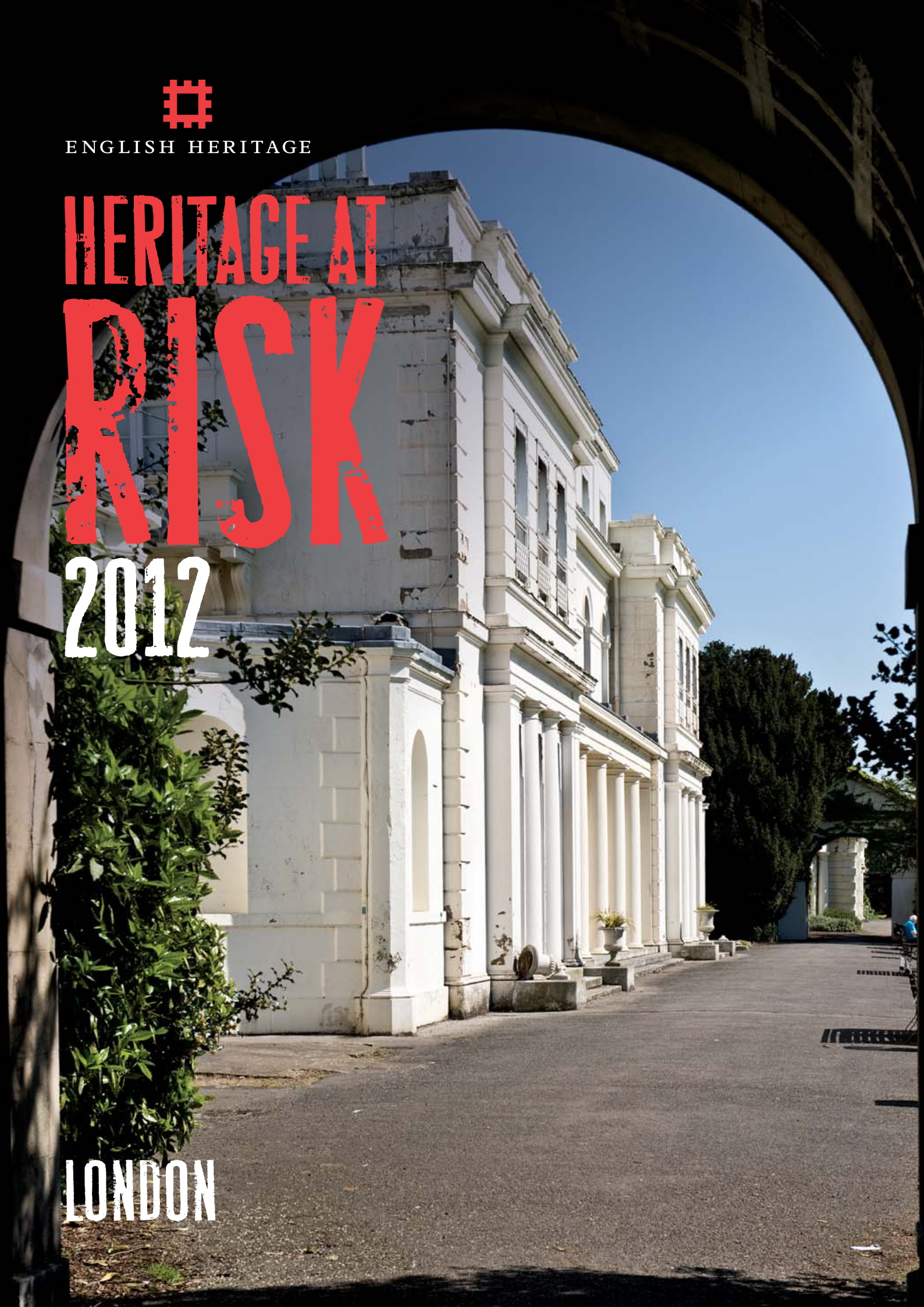


ENGLISH HERITAGE

# HERITAGE AT RISK

2012

LONDON



# HERITAGE AT RISK

Despite the challenges of recession, the number of sites on the Heritage at Risk Register continues to fall. Excluding listed places of worship, for which the survey is still incomplete, 1,150 assets have been removed for positive reasons since the Register was launched in 2008. The sites that remain at risk tend to be the more intractable ones where solutions are taking longer to implement.

While the overall number of buildings at risk has fallen, the average conservation deficit for each property has increased from £260k (1999) to £370k (2012). We are also seeing a steady increase in the proportion of buildings that are capable of beneficial re-use – those that have become redundant not because of any fundamental lack of potential, but simply as the temporary victims of the current economic climate.

London is basking in the afterglow of the very successful Olympic and Paralympic games, events that showcased the wealth of its historic environment to viewers and visitors across the world. The choice of Greenwich for the equestrian events provided the final stimulus for the successful restoration of the fire-damaged, grade I listed Cutty Sark in time for the games.

The Cutty Sark was perhaps the most high profile asset to come off the London Register in the last year, but was only one of 49 buildings, two scheduled monuments and two registered parks and gardens in London that were successfully secured for the future. Despite the very challenging times through which we are living, the percentage of grade I and II\* buildings at risk in London continues to reduce slightly, down to 3.8% from 4.2% last year.

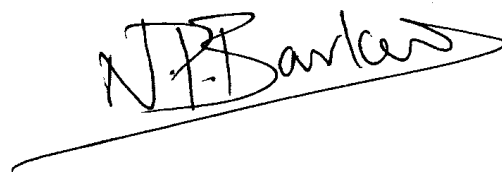
Progress on the priority Heritage at Risk sites in London has also been maintained with the most notable success being at Gunnersbury in the London Borough of Hounslow. Heritage Lottery Fund support has been secured to enable the repair and restoration of a series of listed buildings and a registered landscape as part of a long-term 'Gunnersbury 2026' project.

English Heritage itself has recently acquired the medieval Great Barn at Harmondsworth, once dubbed by Sir John Betjeman as the 'Cathedral of Middlesex', and is now preparing to carry out urgently needed repairs. We are also in discussion with partners to try and progress a solution for the important but neglected Abney Park Cemetery in Stoke Newington. Meanwhile, Clissold House and the Granary at Kings Cross have been re-invigorated, meaning that both sites now have bright futures.

The biggest challenge for London remains the condition of its burial grounds and cemeteries, several of which are also important registered landscapes. In the last year a comprehensive survey of their condition has resulted in more than 70 new entries onto the Register. The first step in tackling heritage at risk is to establish the scale of the problem and in the case of cemeteries we now have a much clearer understanding of the challenge ahead.

The second largest category of new entries on the Register this year is buildings. Approximately 30 examples, in both private and public ownership and capable of use, have had to be added because of their neglected condition. Many were last in residential use and could once again provide good homes for the population of the capital.

Despite the difficult economic context, we believe that a combination of perseverance, determination and creative partnership will allow us to increase the number of positive outcomes and thus further reduce the percentage of London's irreplaceable heritage assets at risk.



**Nigel Barker**  
Head of Partnerships,  
London

## GUNNERSBURY PARK, LONDON BOROUGH OF HOUNSLOW

This Georgian house is one of a number of buildings at risk within the grade II\* registered Gunnersbury Park that was purchased for the nation from the Rothschild family in 1925. The Heritage Lottery Fund has awarded Stage I grants for restoration and reinstatement of the park and refurbishment of the Large Mansion, which has been used since 1929 as a local history museum for the London Boroughs of Ealing and Hounslow. In parallel, a grant from English Heritage has allowed urgent repair work to begin on other buildings at risk in the park. © English Heritage

## BUILDINGS AT RISK

- Nationally, 3.0% of grade I and II\* listed buildings are at risk. In London this rises to 3.8% (75 buildings).
- 2.7% (449) of London's grade II listed buildings are at risk.
- 49 buildings at risk were removed from the 2011 London Register because their futures have been secured. 115 have been added, the majority as a result of a survey of listed structures in cemeteries and churchyards.

## PLACES OF WORSHIP AT RISK

- Of the 195 listed places of worship surveyed in London, 37 are at risk. 11 have been added this year.

## SCHEDULED MONUMENTS

- 3,286 (16.6%) of England's 19,759 scheduled monuments are at risk, of which 35 are in London.
- In London, 2 scheduled monuments have been removed from the 2011 Register for positive reasons, and 2 have been added.
- 27% of scheduled monuments (10) on London's baseline 2009 Register have been removed for positive reasons, compared to the national figure of 15.8%.
- Nationally, damage from arable cultivation is the greatest risk factor for scheduled monuments, accounting for 44% of those at risk. In London the proportion is 9%. The greatest threat for 31% of scheduled monuments in London is from unrestricted scrub and tree growth.

## REGISTERED PARKS AND GARDENS

- 99 (6.1%) of England's 1,617 registered parks and gardens are at risk, a decrease from 103 (6.4%) in 2011. In London, 12 (8%) of our 150 sites are at risk.
- Nationally, 5 sites were removed from the 2011 Register and 1 has been added. Of the registered parks and gardens removed, 2 are in London.

## REGISTERED BATTLEFIELDS

- Of the 43 registered battlefields in England, 6 are at risk, 2 fewer than the 2008 baseline. London's single registered battlefield is not at risk.
- London's single registered battlefield is not at risk.

## PROTECTED WRECK SITES

- Of the 46 protected wreck sites off England's coast, 4 are at risk. Of the 10 sites on the 2008 baseline, 9 have been removed. London has no protected wreck sites.
- London has no protected wreck sites at risk.

## CONSERVATION AREAS

- We now have information on the condition of 7,976 of England's 9,770 conservation areas; 524 (6.6%) are at risk. Of the 949 conservation areas surveyed in London, 65 (6.8%) are at risk.
- 3 conservation areas were removed from the 2011 London Register for positive reasons, but 8 have been added.



**CLISSOLD HOUSE,  
LONDON BOROUGH OF HACKNEY**

Following an £8.9m programme of Lottery-funded repair, the London Borough of Hackney's magnificent grade II\* mansion has at last been removed from the Heritage at Risk Register. It was reopened to the public in Spring 2012 and now provides a café, restored function rooms and smaller meeting rooms.

© Hackney Council

**72%** OF  
BUILDINGS  
AT RISK ON THE 1999  
REGISTER HAVE BEEN  
**SAVED**

**65**  
CONSERVATION  
AREAS  
ARE AT **RISK**

**22.7%** OF  
SCHEDULED  
MONUMENTS  
ARE  
**AT RISK**

OVER  
**£1M**  
IN **GRANTS**  
WAS OFFERED TO  
**16 SITES** AT RISK

## PRIORITY HAR SITES

- Abney Park Cemetery, Hackney
- Crossways, 134 Church Road, Hanwell, Ealing
- Finsbury Health Centre, Pine Street, Islington
- Gunnersbury Park (including the west and east stables, the large and small mansions and other structures), Hounslow
- Hanwell flight of locks and brick boundary wall of St Bernard's Hospital, Ealing
- Kensal Green (All Souls) Cemetery (including the Anglican Chapel, a number of monuments and other structures), Kensington and Chelsea
- Manor Farm barn, High Street, Harmondsworth, Hillingdon
- Tide Mill (known as the House Mill), Three Mill Lane, Newham
- Whitechapel High Street and Stepney Green Conservation Areas (High Street 2012), Tower Hamlets
- 94 Piccadilly, Westminster

## GRADE II PILOT PROJECTS

English Heritage is looking for people to take part in pilot projects that will explore options for expanding the Heritage at Risk programme to include all grade II listed buildings.

A maximum of 15 pilot projects are required to explore, cost and test various options for undertaking surveys of grade II listed buildings.

For more information and details on how to apply visit:

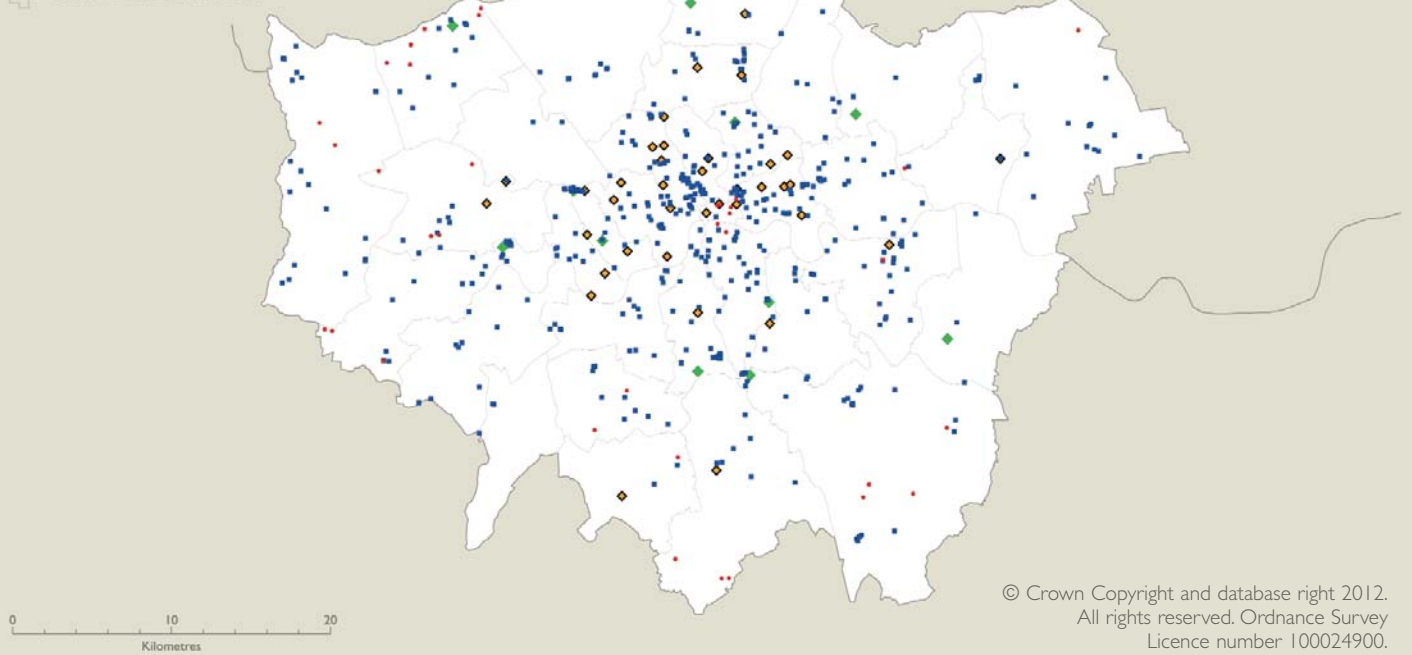
[www.english-heritage.org.uk/risk](http://www.english-heritage.org.uk/risk)

## FOR MORE INFORMATION CONTACT:

Principal Heritage at Risk Adviser; English Heritage London, 1 Waterhouse Square, 138 - 142 Holborn, London, EC1N 2ST.  
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## HERITAGE AT RISK IN LONDON

- SCHEDULED MONUMENTS AT RISK
- BUILDINGS AT RISK
- PLACES OF WORSHIP AT RISK
- REGISTERED PARKS AND GARDENS AT RISK
- LOCAL PLANNING AUTHORITY



Find out what's at risk by searching or downloading the online Heritage at Risk Register at [www.english-heritage.org.uk/har](http://www.english-heritage.org.uk/har)

If you would like this document in a different format, please contact our customer services department on telephone: 0870 333 1181  
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email: [customers@english-heritage.org.uk](mailto:customers@english-heritage.org.uk)