



In its fourth year, the Heritage at Risk Register now includes grade I and II\* listed buildings, listed places of worship, scheduled monuments, registered parks and gardens, registered battlefields, protected wreck sites and conservation areas known to be at risk as a result of neglect, decay or inappropriate development. This year, for the first time, we have published a list of 'priority sites': important heritage at risk sites where we will focus our resources to secure their futures.

There is a tangible change to the atmosphere in London as it completes the arrangements to welcome the world for the Olympic Games in less than a year. With the venues largely complete and test events in progress, ensuring that the city presents an attractive and vibrant setting for visitors to enjoy outside of the Games is essential. An important part of this has been renewed effort to improve the condition of the historic environment across the city, from repairing the grade II\* listed National Sports Centre at Crystal Palace to restoring and improving the buildings in conservation areas in east London as part of the High Street 2012 initiative.

However, managing Heritage at Risk is more a marathon than a sprint. We are in the middle of the race and making steady progress on reducing the number of entries on the Register by securing a successful future for them. This progress is going to be even more difficult to maintain in the coming years as resources become more constrained, which will inevitably make finding economic uses for buildings at risk more challenging. It will also make finding a sustainable future for local authority owned assets more difficult. As half of the Registered parks and gardens at risk in London are in local authority ownership this is a particular concern. The difficult economic conditions not only affect assets already on the Register; but could also be the reason for others being added, like Bow Street Magistrates' Court and Police Station, a dignified late C19 former civic building that still awaits conversion into a hotel.

Perhaps the biggest challenge facing London is managing and caring for its outstanding legacy of cemeteries, several of them Registered landscapes, some, like Abney Park, needing significant resourcing to save them from further decline. These will be a major priority for English Heritage in London in the next year and we will be looking to work with partners to try and make their future more secure. However, cemeteries and funerary architecture are not without friends groups, who can achieve success if supported. This has been demonstrated at St John the Evangelist in Great Stanmore where a number of collapsing monuments are now being repaired by the PCC using Section 106 monies.

The role of communities in managing their historic environment is going to become ever more significant. In the last two years, in partnership with 32 out of 33 London boroughs, we have managed to assess the condition of conservation areas across the capital so that we know where effort on improvement needs to be made. This is the everyday historic environment that can add so much to our lives. Supporting interested communities to achieve their ambitions takes determination but the rewards, when successful, can be very satisfying. The achievement of the St Stephen's Restoration and Preservation Trust in securing the repair and adaptation of St Stephen's Rosslyn Hill as a community lifelong learning centre, means that one of the buildings on the first ever Buildings at Risk Register for London can now be removed after 20 years. That is surely worthy of a Gold medal!

**Nigel Barker, Planning Director**  
**LONDON**

## BUILDINGS AT RISK

- Nationally, 3.0% of grade I and II\* listed buildings are at risk. In London this rises to 4.1%, representing 80 sites.
- 2.4% (395) of London's grade II listed buildings are at risk.
- 9 grade I and II\* and 47 grade II buildings have been removed from the 2010 Register; but 4 grade I and II\* and 44 grade II buildings have been added.
- 68% of grade I and II\* listed and structural monument entries (71 buildings) on the baseline 1999 Register for London have been removed as their futures have been secured, compared to the national figure of 53% (757 buildings).
- Nationally, £5.2m was offered to 71 grade I and II\* listed buildings on the Register during 2010/11. In London, we awarded grants totalling £187k to 5 sites.
- In addition, grants of £327 were offered to 10 grade II buildings at risk.
- 29 listed places of worship are included on our Register this year. We estimate the cost of repairing these buildings is £8.6m.

## SCHEDULED MONUMENTS

- 16.9% (3,339) of England's 19,748 scheduled monuments are at risk, compared to 23% (35 sites) in London.
- In London, 5 sites have been removed from the 2010 Register; but 3 sites have been added.
- 24.3% of entries (9 sites) on the baseline 2009 Register for London have been removed due to positive reasons, compared to the national figure of 11.9% (399 sites).
- Arable ploughing and unrestricted plant, scrub or tree growth account for nearly two thirds of sites at risk nationally. In London it is uncontrolled vegetation (31.4%) and general deterioration due to lack of management (20%) that are the commonest risks.
- Nationally, 82% of scheduled monuments at risk are in private ownership, but in London over half (57%) are owned by local authorities.
- Of the £357k offered by English Heritage to owners of scheduled monuments at risk in 2010/11, £29k was to 5 sites in London.

## REGISTERED PARKS AND GARDENS

- 103 of England's 1,610 registered parks and gardens are at risk, an increase from 6.2% (99) in 2010 to 6.4% this year. In London, 14 of our 149 sites are at risk (9.4%).
- Nationally, 6 sites have been added and 2 removed from the 2010 Register. There has been no change in London.
- Of the £26k offered by English Heritage to owners of registered parks and gardens at risk in 2010/11, £10k was to 1 site in London.

## REGISTERED BATTLEFIELDS

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

## PROTECTED WRECK SITES

- Of the 46 protected wreck sites off England's coast, 7 are at risk, 3 less than the 2008 baseline. London has no protected wreck sites.

## CONSERVATION AREAS

- 288 local planning authorities (86%) have taken part in the national survey of conservation areas, of which 32 are in London. This is 97% of our local planning authorities.
- We now have information on the condition of 7,841 of England's 9,600 designated conservation areas and 516 (6.6%) are at risk.
- Of the 941 conservation areas surveyed in London, 60 (6.4%) are at risk.



### WILLES POOL, KENTISH TOWN BATHS, CAMDEN

Restored at a cost of £25million, the refurbished Willes Pool is the centrepiece of Kentish Town Baths. Originally the men's first class bath, this 33m pool sits beneath a dramatic top-lit barrel vaulted roof.

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## IN LONDON:

**68%** OF  
BUILDINGS  
AT RISK  
ON THE 1999 REGISTER  
HAVE BEEN SAVED

**23%** OF  
SCHEDULED  
MONUMENTS  
ARE AT RISK

**97%** OF  
OUR LOCAL  
AUTHORITIES  
HAVE SURVEYED THEIR  
CONSERVATION AREAS

**£693k**  
IN GRANTS WAS  
OFFERED  
TO SITES ON THE  
2010 REGISTER



## INDUSTRIAL HERITAGE

Britain was the world's first industrial nation and has a wealth of industrial heritage but many industrial sites have been lost or are at risk due to functional redundancy. Our survey has shown that the percentage of listed industrial buildings at risk is three times greater than the national average for listed buildings at risk.

The conservation of industrial sites can pose considerable challenges. However, industrial sites often have great potential for re-use. Our research shows that the best way of saving industrial buildings is, where possible, to find an adaptive new use. We know this isn't easy, and is not always possible, but we hope those who own or are thinking of developing an industrial building will find our new web pages an invaluable source of information.

Voluntary groups and owners have saved a number of key industrial sites, often sites which contain working machinery. However, research has shown that many of these groups need support to encourage more and younger members to achieve the rescue of the site.

Building preservation trusts can provide the answer for industrial buildings where there is no apparent commercial solution by repairing the site and then selling it, or retaining and letting the space.

### What we know

- 4% of listed buildings and scheduled monuments are industrial
- Nationally there are proportionally more grade II\* industrial listed buildings than grade II (4.6% compared to 4.4%)
- 10.6% of industrial grade I and II\* listed buildings are at risk, making industrial buildings over three times more likely to be at risk than the national average for grade I and II\* listed buildings
- The average estimated conservation deficit (cost of repair in excess of the end value) of industrial buildings at risk is twice that of non-industrial buildings at risk
- About 10% of industrial buildings at risk are economic to repair, compared to 13% of non-industrial buildings at risk
- Approximately 40% of industrial buildings at risk are capable of beneficial use, compared to 44% of non-industrial buildings at risk
- 10.9% of industrial scheduled monuments are at risk, making industrial scheduled monuments less likely to be at risk than the national average for scheduled monuments
- 3% of conservation areas were designated because of their industrial significance
- Industrial conservation areas in the North West and West Midlands are over twice as likely to be at risk than the national average
- In the last 10 years, English Heritage has offered grants totalling £25m to industrial sites



### GRANARY COMPLEX, KINGS CROSS

Works are nearing completion to transform this grade II listed building into a new campus for Central Saint Martins College of Art and Design. The Granary will contain the library and reception, whilst the linked rear transit sheds have been redeveloped to accommodate the theatre and study spaces.

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### What are we doing?

- Providing new guidance for owners on maintaining vacant historic buildings.
- Publishing a developers' portal on the English Heritage website where advice for all types of heritage asset including industrial sites can be found.
- Funding a new Industrial Heritage Support Officer, who will build capacity for industrial museums.
- Publishing an industrial themed issue of Conservation Bulletin in October 2011.
- Supporting a new Architectural Heritage Fund grant scheme which aims to encourage local groups to take on industrial buildings.
- Publishing an updated Stopping the Rot: a guide to enforcement action to save historic buildings.
- Using the National Heritage Protection Programme (2011-2015) to shape an industrial designation programme.

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If you are a developer, member of a building preservation trust, work in a local authority, own a visitor attraction or have an interest in England's industrial heritage, visit our website for more information:

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

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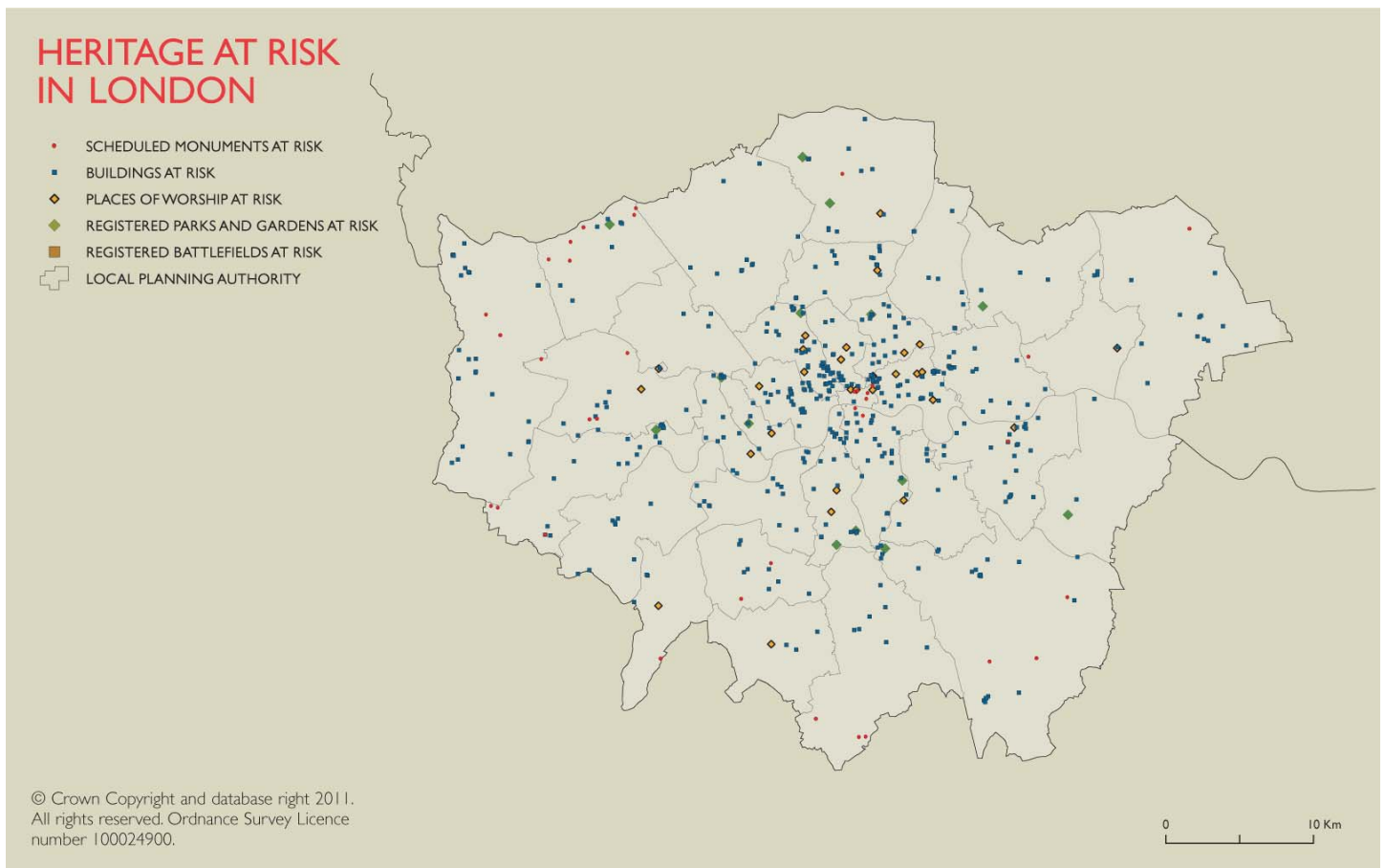
## PRIORITY SITES

- 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

## COVER IMAGE:

Tide Mill (known as the House Mill), Tower Hamlets. Building at Risk and Priority Site

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For more information on Heritage at Risk visit [www.english-heritage.org.uk/risk](http://www.english-heritage.org.uk/risk)

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