

HERITAGE COUNTS 2018

London

Introduction

Heritage Counts 2018 is the seventeenth annual survey of the state of England's historic environment. This regional report is prepared by Historic England on behalf of the London Historic Environment Forum. This year, Heritage Counts examines heritage assets in commercial use and how they can form the backbone of local economies. Visitors to the [Heritage Counts website](#) can download the complete research projects commissioned to support this year's report and access the full set of local statistics and maps detailing the historic environment for London, including asset data, funding information, employment numbers and visitor figures.

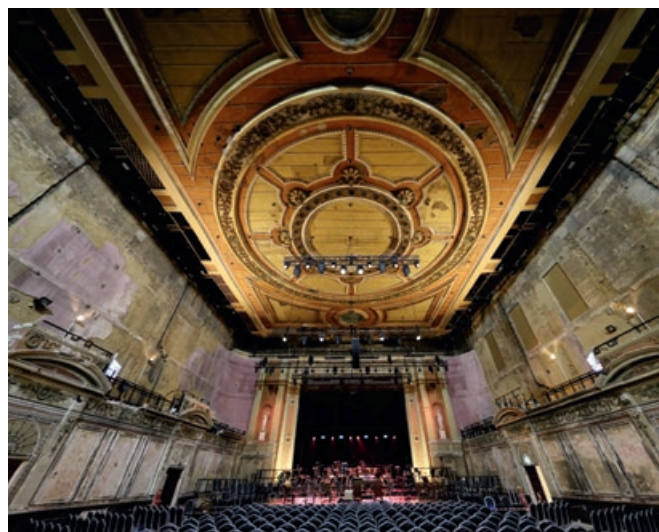
The past is the foundation for our future: Heritage in commercial use

Heritage assets in commercial use form the backbone of local economies, not only through the provision of valuable employment land and characterful premises but also through the provision of places and spaces that capture the spirit, the culture and the stories of neighbourhoods, communities and individual premises.

Research commissioned for Heritage Counts 2018 shows there are approximately 142,000 retail, hospitality and commercial operations in listed buildings in town and city centres across England. Independent retail and hospitality sectors are the largest and most likely occupiers of listed buildings and are particularly important in the current retail environment but the number of such businesses occupying listed buildings is declining. By comparison, the number of branded retailers and branded food and drink establishments occupying listed buildings is increasing rapidly.

Heritage Counts 2018 also focuses on trends amongst more recent occupiers of historic areas and historic premises – the creative industries. 26% of all creative industries are based in conservation areas. These businesses are highly concentrated, with over two thirds located in London's conservation areas.

Our heritage is constantly evolving, accommodating the old and the new; the traditional and the modern, linking the past with the future. Heritage assets in commercial use tell the story of those who came before us and of how our economies have evolved and shaped into what we see today. As places evolve and adapt, economic development policies must consider and prioritise the historic environment and conservation policies or risk "...the frantic transformation of centuries old [...] cities into soulless agglomerations of generic architecture." (G Licciardi, 2012) This would not support, sustain or promote societal prosperity.



Theatre interior of Alexandra Palace, South Terrace, Haringey, London
© Keith Armstrong



Alexandra Palace during renovation work. © Keith Armstrong

CASE STUDY

Devonshire House and Flat Iron Square

Devonshire House (Bankside, London Borough of Southwark) is a magnificent Grade II listed building. It has seen many incarnations, from a Hatter's shop in the 1850's to a restaurant and jazz club in the 1980's. During the Jubilee Line extension surveys in the 1990's, significant structural issues were identified and the building was vacated. Consequently the building fell into disrepair and deteriorated rapidly, suffering from fires and vandalism and was added to Historic England's Heritage at Risk Register (removed in 2008).

The property and the adjoining arches were recognised for their historical importance and represent a key "staging post" along the route of the Low Line, a regeneration project coordinated by Better Bankside and bringing together a range of stakeholders including Network Rail, Southwark Council and the Bankside Neighbourhood Forum. It was difficult to demonstrate a viable business case for the restoration of the building in isolation. Network Rail (who own the building) therefore embarked on a proposal linking Devonshire House to the adjacent arch premises, delivering a commercially viable solution and facilitating the restoration of the property.



Devonshire House now houses a bakery, restaurant, wine bar and room for private events and underpins the wider Flat Iron Square Project that has delivered a live music venue, different food and bar offerings and a small acoustic theatre. Bankside has a remarkably consistent history as a place of entertainment and it is fitting that Devonshire House and Flat Iron Square have been transformed, adding to the wealth of cultural and community amenities in the area. The wider location has seen dramatic change over recent years and is fast becoming a creative, design and gastronomic hub.



All photos © Network Rail and RKG Partnership

KEY DEVELOPMENTS IN LONDON

New London Plan

Historic England has welcomed the new **draft London Plan** which includes heritage within its core concept of Good Growth. Following public consultation the Plan has been updated to respond to heritage concerns about the approach to small sites and opportunity areas, and it now includes a commitment to produce a heritage strategy for London. Historic England will continue to support the GLA with their policy development and will be actively participating in the forthcoming Examination in Public for the London Plan. You can read our response to the London Plan and the Mayoral Strategies here: <https://historicengland.org.uk/whats-new/in-your-area/london/>

In addition, in anticipation of a review of the London View Management Framework, we have produced a report **London's Image and Identity: Revisiting London's Cherished Views**, which reviews the effectiveness of the GLA's London View Management Framework planning guidance and makes the case for the public value of views policies.

Tall buildings

With more tall buildings in the pipeline than ever across London, Historic England continues to work with owners, developers and local authorities to ensure any tall building proposal promotes good design and considers the potential impact on the historic environment. Earlier this summer, Historic England appeared at the 'Chiswick Curve' public inquiry. We were opposing proposals for two very tall towers which would be dramatically out of scale with the local area and clearly visible within the settings of some of West London's most important historic sites (including Kew World Heritage Site, Grade II* Gunnersbury Park and three Conservation Areas). We are now awaiting the decision of the Planning Inspectorate.

Infrastructure Projects

Heathrow

Heathrow Airport Ltd consulted on the initial ideas for the expansion of the airport in the early part of 2018, and have continued to work on masterplan options for the layout of the development since that point. Historic England, along with the other

statutory consultee bodies, have actively engaged in this process to help ensure proper consideration of impacts on the historic environment. A further public consultation on the masterplan will take place in summer 2019.

HS2

The High Speed Rail (London – West Midlands) Act gained Royal Assent in February 2017. The railway's London terminus will be at Euston where the St. James Gardens burial ground will be carefully removed. Archaeological desk-based assessment and evaluation shafts have estimated that about 25,000 burials dating from 1788 to 1853 will have to be excavated. The Greater London Archaeology Advisory Service are working closely with all partners at this site.

Heritage Action Zones

Working with our partners in the London Boroughs of Sutton and Southwark (Walworth HAZ) we have been helping provide the tools for heritage to unlock economic growth. In Sutton, we have supported the publication of a Historic Area Assessment to help planners and developers understand local heritage significance.

A report examining archaeology has also been published and there have been a number of new listings in the HAZ area. The Partnership Scheme in Conservation Area (PSiCA) grant programme is also in progress and we are expecting work to start on sites in the coming year. In Walworth, recruitment for a Project Manager is underway to help take forward and co-ordinate the HAZ programme.



The Grade II Walworth Clinic within the Walworth Heritage Action Zone. © Historic England

HISTORIC ENVIRONMENT STATISTICS FOR LONDON

London's heritage and the economy

Heritage is an important source of economic prosperity and growth, with the sector contributing £7.7 billion in GVA to London's economy. London's heritage attracts millions of domestic and international tourists each year. 55 million people visited the capital in 2016, spending a total of £7.27bn. Heritage is also an important employer with over 88,000 people employed within the heritage sector.

Risky Business? Investing in Heritage at Risk

Earlier this year we published a report looking at the environmental, social and economic impacts that investment into Heritage at Risk can deliver. The report shows that investing in heritage at risk can be challenging. However, once assets have been repaired and brought back into use they can deliver Good Growth – both from economic and employment outputs, but also in terms of community education and engagement. It also highlights a considerable overlap between Heritage at Risk and the areas of greatest deprivation. The inference is clear; tackling Heritage at Risk in London has the potential to pay a social dividend.

You can read the report here: <https://historicengland.org.uk/content/docs/har/investing-in-heritage-at-risk-case-studies-pdf/>

Managing London's heritage

London has seen a slight increase (2%) in the number of full-time equivalent (FTE) staff working in conservation and archaeology over the past year. However, since 2006, we have seen a reduction of 30% in FTE staff. Overall, there has been a decrease in the number of planning application decisions (-8%), Listed Building (-14%) and Scheduled Monument Consent (-3%) applications in the past year. This may be due to a number of factors including the pre-application system becoming more established, the changes to rules regarding permitted development and improved targeting of casework.

HERITAGE ASSETS, LONDON 2018

Assets	2018 totals
World Heritage Sites	4
Scheduled Monuments	165
Listed Buildings Grade I	598
Listed Buildings Grade II*	1,438
Listed Buildings Grade II	17,138
Registered Parks and Gardens	153
Registered Battlefields	1
Protected Ship Wrecks	0
Conservation Areas	1,020
Accredited Museums+	131

+ Data provided by Arts Council England

Heritage at Risk

There are 660 historic sites at risk across the capital, 22 of these sites are new additions to the Heritage at Risk Register this year. However, there are success stories too, with 43 buildings and sites rescued and removed from the Register. During the past year we have spent over £890k in grants to help some of London's best loved and most important historic sites.



Star of the East pub (Grade II), Commercial Road, Limehouse, added to the Heritage at Risk Register this year. © Historic England

20 years of Heritage at Risk

This year we are also celebrating the 20th anniversary of Heritage at Risk. Looking back over the last 20 years there are some remarkable stories of sites being rescued and given a new lease of life. In London 491 sites that appeared in the 1998 Heritage at Risk Register have now been rescued. However, there are 91 sites that appeared in the 1998 Heritage at Risk Register still at risk. These sites will be the centre of our attention during the course of the 20th anniversary year.

Greater London Archaeology Advisory Service (GLAAS)

GLAAS maintains London's Historic Environment Record (GLHER) and provides archaeological planning advice to London boroughs (except for the

City of London and Southwark, who have their own in-house advice). In 2017-18 GLAAS commented on 2274 planning applications and 442 other development related consultations. The number of consultations reduced by 20% from the previous year but archaeological potential was identified in 51% of these cases, up from 42% the previous year reflecting improved targeting of casework. Significant projects included the careful protection of the Elizabethan Curtain Theatre so that it can be opened to the public within the new development at The Stage, Shoreditch.

43% of GLAAS boroughs now have an up to date Archaeology Priority Area Review. The GLHER undertook 784 data searches and recorded 1419 new investigations with the help of volunteers and placement students.



Wiltons Music Hall, the worlds oldest surviving music hall, and on the original 1998 Heritage at Risk Register re-opened to the public in 2015. It was removed from the Register in 2016. © Historic England

This Heritage Counts 2018 – London is edited by Rachael McMillan and produced by Historic England on behalf of the London Historic Environment Forum (London HEF). London HEF comprises the following organisations:

Arts Council England, Architectural Heritage Fund; Association of Local Government Archaeology Officers; Council for British Archaeology; Diocese of London; English Heritage; Heritage Lottery Fund; Heritage of London Trust; Institute of Historic Building Conservation; London Forum of Civic and Amenity Societies; London Parks and Gardens Trust; Museum of London; National Trust; University of Westminster.