



ENGLISH HERITAGE



# Biennial Conservation Report

The Government Historic Estate 2005-2007  
Compiled by the Government Historic Estates Unit





<b>1.0</b>	<b>Introduction</b>	<b>3</b>
<b>2.0</b>	<b>Standards and protocols</b>	
2.1	The <i>Protocol</i>	4
2.2	Ministry of Defence	4
2.3	Department of Health	4
2.4	Parliamentary Estate	5
2.5	English Heritage	5
2.6	British Waterways	5
<b>3.0</b>	<b>Progress with stewardship</b>	
3.1	Profile of the estate	12
3.2	Adoption of the <i>Protocol</i>	12
3.3	Specialist consultants	13
3.4	Conservation plans	13
3.5	Progress with condition surveys	13
3.6	Buildings at risk	14
3.7	BARs on the defence estate	15
<b>4.0</b>	<b>Development and disposal</b>	
4.1	Development on defence sites	47
4.2	Disposals policy	47
4.3	Site disposals by the MoD	48
4.4	English Partnerships	48
4.5	Hospital Sites Programme	49
<b>5.0</b>	<b>Current issues and initiatives</b>	
5.1	Reform of Crown immunity	53
5.2	Reform of heritage protection	53
5.3	Conservation Principles	53
5.4	Energy use in historic buildings	54
5.5	World Heritage Sites	54
<b>6.0</b>	<b>Government Historic Estates Unit</b>	
6.1	Team structure	58
6.2	Policy work	58
6.3	Informal site-specific advice	58
6.4	Statutory advice	59
6.5	Annual conservation seminars	59

## Contents *continued*

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### Tables

Table A	Progress by departments in complying with the DCMS Protocol	18
Table B	Progress by other historic estate holders in complying with the DCMS Protocol	36

### Annexes

Annex 1	Buildings at Risk	60
Annex 2	Government sites open on heritage days	71

### Case studies

Westminster Hall: investigation and repair of settlement of the floor and south steps	6
Kenilworth Castle: improving the experience of visiting one of England's most impressive castle ruins	8
Lydney Harbour, Gloucestershire: reviving a historic inland port	10
Branshaw Bastle, Northumberland: conservation of an isolated ruin on the Otterburn ranges	16
Block Mills, HM Naval Base, Portsmouth: repairs to a pioneering industrial building	17
Foreign & Commonwealth Office: stone cleaning and conservation on a Whitehall landmark	32
Household Cavalry Museum, Whitehall: a major refurbishment of part of Horse Guards	34
The Clore Learning Centre: a new facility for visitors to Hampton Court Palace	42
Kew Palace: conservation and re-presentation of a former royal residence	44
Corsham tunnels, Wiltshire	50
RAF Coltishall, Norfolk	51
Apethorpe Hall, Northamptonshire: the rehabilitation of a great Jacobean house	56

This is the eighth biennial report on the condition of the government historic estate. It covers the two financial years 2005/2006 and 2006/2007, and subsequent developments up to the end of November 2007. It has been compiled by the Government Historic Estates Unit (GHEU) in English Heritage. Its purpose is to draw attention to the government's record in managing its historic estate in accordance with agreed standards (see Section 2).

The report provides an overview of the government historic estate in England, based on individual reports provided by departments and agencies. These bodies are referred to throughout this report as 'departments'. Several other non-departmental public bodies have also provided reports on their estates. It is encouraging to note that all relevant departments have contributed information for this report, and that four organisations have contributed reports on their estates for the first time. This indicates that the arrangements set out in the *Protocol for the Care of the Government Historic Estate* (see 2.1) are being adopted by an increasing number of public bodies.

There has been considerable progress during the period under review with the development of new standards, including new protocols for works on both the Parliamentary and English Heritage estates (see 2.4 and 2.5) and English Heritage's 'Conservation Principles' (see 5.3).

The adoption of Asset Management Plans in the public sector, as recommended by the Lyons Report<sup>1</sup>, is encouraging all departments to develop a more methodical approach to managing their estates. The government has set ambitious new targets for reducing carbon emissions from its own estate, which will require significant improvements in existing buildings.

This report includes several case studies of exemplary conservation works, ranging from the repairs to the floor of Westminster Hall to the consolidation of a remote 'bastle' house on the defence training estate in Northumberland. The repair of the Block Mills at Portsmouth represents significant progress on one of the most intractable and long-standing 'Building at Risk' cases on the MoD estate. Annex 1 provides details of this and other buildings at risk. The rationalisation of the defence estate has continued apace resulting in the redevelopment or disposal of numerous historic sites, including barracks and airfields (see 4.1 and 4.3).

The Government Historic Estates Unit continues to be a central source of conservation advice to departments and a 'one-stop shop' for the Royal Household, Historic Royal Palaces and the Parliamentary Estates Directorate. The Unit's role is explained in Section 6. Annual conservation seminars have been held on the themes of emergency planning and disaster preparedness in 2006, and improving energy conservation in historic buildings in 2007. In order to improve links with departments, GHEU has introduced an email newsletter and established a web page for government estate managers on the HELM website ([www.helm.org.uk/gheu](http://www.helm.org.uk/gheu)). This provides a convenient means of access to publications and guidance notes, as well as case studies of good practice.

This report is available in pdf form on the English Heritage website ([www.english-heritage.org.uk](http://www.english-heritage.org.uk)) and also on HELM. Hard copies are available free-of-charge from GHEU (tel 020 7973 3802). Any queries regarding the subject matter should be addressed to the Head of GHEU at the address given at the back of the report.

<sup>1</sup> 'Towards Better Management of Public Sector Assets', Sir Michael Lyons, HMSO December 2004.

## Standards and protocols

### 2.1 The Protocol

As explained in previous reports, the *Protocol for the Care of the Government Historic Estate*<sup>1</sup> (DCMS, 2003) sets out standards for managing heritage property. The adoption of the DCMS Protocol has been made mandatory under *Common minimum standards for the procurement of built environments in the public sector*, (Office of Government Commerce, 2005)<sup>2</sup>.

### 2.2 Ministry of Defence

In 2005, the Ministry of Defence (MoD) published its *Strategic Statement on Heritage*<sup>3</sup>. As well as formal adoption of the DCMS *Protocol* (see 2.1 above), the Statement identifies three key objectives for the management of the MoD historic estate. These are:

- to have a historic environment that is protected and well maintained for the benefit of our and future generations
- the historic environment is managed to reflect the ethos and heritage of the MoD and promote a 'sense of place' for those who visit, work, and live on the MoD estate
- the MoD historic estate is valued and promoted where practically possible

A number of aims are identified in support of each of these objectives and the MoD's *Biennial Heritage Report*<sup>4</sup> reported against these objectives and aims.

The MoD has produced a number of other strategic documents concerning the management of the MoD historic estate. These include:

- *Historic Environment Strategy for the Estate*, 2006
- *Naval Heritage Strategy*<sup>5</sup>, 2006 published by the Naval Heritage Committee; the core naval heritage

comprises the four Royal Naval museums and HMS Victory, together with other historic ships and aircraft. The naval heritage also extends into the naval bases and dockyards, Britannia Royal Naval College and other naval establishments.

- *Sustainable Development Action Plan*, 2007. This recognises that heritage is an important issue in supporting defence capability and includes various targets and actions related to the historic estate.
- *Stewardship Report on the Defence Estate 2007*<sup>6</sup>.

### 2.3 Department of Health

The Department of Health published a new version of its *Estatecode* in 2007, issued through The Stationery Office as *Health Building Note 00-08*. The *Estatecode* provides best-practice guidance to NHS organisations in England, including NHS trusts, NHS foundation trusts, primary care trusts and strategic health authorities.

The *Estatecode* covers all aspects of estate management, including listed buildings, conservation areas, burial grounds and war memorials. It confirms the recommendations contained in the DCMS guidance note on the disposal of historic buildings.

<sup>1</sup> [www.helm.org.uk/upload/pdf/DCMS-protocol.pdf](http://www.helm.org.uk/upload/pdf/DCMS-protocol.pdf)

<sup>2</sup> [www.ogc.gov.uk/construction\\_procurement\\_common\\_minimum\\_standards\\_for\\_the\\_built\\_environment.asp](http://www.ogc.gov.uk/construction_procurement_common_minimum_standards_for_the_built_environment.asp)

<sup>3</sup> [www.mod.uk/NR/rdonlyres/309F725D-ACBD-4E16-914E-9DED98E920BA/0/sdig\\_strat\\_stat\\_gld.pdf](http://www.mod.uk/NR/rdonlyres/309F725D-ACBD-4E16-914E-9DED98E920BA/0/sdig_strat_stat_gld.pdf)

<sup>4</sup> [www.defence-estates.mod.uk/publications/corporate/MOD\\_Biennial\\_Heritage\\_Conservation\\_Report\\_2005-2007\\_v1.0.pdf](http://www.defence-estates.mod.uk/publications/corporate/MOD_Biennial_Heritage_Conservation_Report_2005-2007_v1.0.pdf)

<sup>5</sup> [www.royalnavy.mod.uk/upload/pdf/Naval\\_Heritage\\_Book.pdf](http://www.royalnavy.mod.uk/upload/pdf/Naval_Heritage_Book.pdf)

<sup>6</sup> [www.defence-estates.mod.uk/estate/20071008-Final\\_PDF\\_\(Bookmarked\)-U.pdf](http://www.defence-estates.mod.uk/estate/20071008-Final_PDF_(Bookmarked)-U.pdf)

## 2.4 Parliamentary Estate

The Parliamentary Estate includes the Palace of Westminster (listed grade I) and several other listed buildings in the vicinity. Guidelines for works applications are now set out in a *Protocol for work requiring Planning Permission or Listed Building Consent on the Parliamentary Estate*, launched in January 2007. This outlines procedures to be followed by the Parliamentary Estates Directorate and Parliamentary Works Services Directorate to obtain statutory planning and listed building consents, following the abolition of Crown exemption in June 2006. The Protocol clarifies procedures for consultation with GHEU, Westminster City Council and other bodies. Quarterly meetings are held to keep the statutory authorities informed of forthcoming works; these are helping to ensure that specialist advice is obtained at an early stage and any consents are obtained expeditiously.

## 2.5 English Heritage

A protocol has been drawn up for internal use within English Heritage (EH) setting out the process to be followed in making consent applications for work to properties in the care of EH. This was agreed by the Executive Board in 2007. The aim is to ensure that there is no conflict between EH's roles as property manager and as statutory consultee on consent applications. All potential applications will go through an internal process to make certain that they have the full corporate support of EH and meet, or exceed, the standards applied when advising on third-party applications. The long-standing internal procedure for ensuring that work to scheduled monuments carried out by EH under its class consent meets normal SMC standards is incorporated into the new Properties Protocol.

## 2.6 British Waterways

British Waterways' 'Heritage Policy and Principles' provides the framework within which BW manages the waterway heritage. This document establishes best practice in the maintenance and repair of historic structures, the management of historic man-made landscapes, the relationship with new development, the importance of archaeology and the use of interpretation and public events. BW monitors its activities and outputs through an annual *State of the Waterways Heritage* report<sup>1</sup>.

<sup>1</sup> [www.british-waterways.org/images/State\\_of\\_Waterways\\_Heritage.pdf](http://www.british-waterways.org/images/State_of_Waterways_Heritage.pdf)



English Heritage and British Waterways enjoy a joint familiarisation voyage to the Bowback Rivers, East London. From left to right: Edward Impey, (Director of Research & Standards, EH), Robin Evans (Chief Executive, BW), Nigel Crowe (Head of Heritage, BW) and Simon Thurley (Chief Executive, EH).



# Westminster Hall

## Investigation and repair of settlement of the floor and south steps

Westminster Hall is part of the Palace of Westminster, a principal royal palace during mediaeval times which has been the permanent seat of both Houses of Parliament since 1547. The Palace is a grade I listed building which forms part of the Westminster World Heritage Site. The Hall was built for William Rufus between 1097 and 1099. However, with the exception of the hammerbeam roof (1394-99), much of the mediaeval building fabric is concealed by works undertaken in the nineteenth century.

The areas of concern for this project were the floor and south steps. The floor was laid under the supervision of the architect Robert Smirke in 1834-37 and comprises over 500 York stone flags each measuring 1.66m by 1.66m and weighing some 750kg. These are supported by a grid of brick sleeper walls sitting on a 400mm-thick mass-concrete slab. In the rebuilding following the fire of 1834, Sir Charles Barry designed the south steps to link Westminster Hall with the new St Stephen's Porch as part of the replanning of the Palace of Westminster. The steps, built c1850, comprise Hopton Wood stone treads supported on a series of brick spine walls.

Since their construction, parts of the steps and floor had settled by up to 180mm, and recent records showed that this movement was continuing. Construction of new visitor reception facilities gave an opportunity to close Westminster Hall temporarily, allowing works to be undertaken within. The brief for the work was to investigate and diagnose the causes of the settlement, consider options for repair and then to recommend a solution. Tenders were invited by the Parliamentary Works Services Directorate in 2004 and Gifford, a multi-disciplinary engineering practice, was appointed to carry out the commission, commencing in January 2005. The site works were carried out between January 2006 and September 2006.

At the time of the works the Palace of Westminster enjoyed the benefit of Crown exemption under the Planning Acts. As well as internal consultation with the Parliamentary Estates Directorate conservation architect, Gifford undertook detailed consultation with the Government Historic Estates Unit and Westminster City Council before obtaining DOE circular 18/84 approval.



Steps showing distortion



Relaying the treads



King's High Table undergoing conservation



A diagnosis of the causes of settlement was developed through a staged investigation, beginning with desk-based research, followed by non-destructive geophysical testing was carried out to gain information about the underlying strata and floor construction across the hall. This information was then supplemented by targeted excavation. The decision was taken to lift ten flagstones in 2005 to enable geotechnical testing and core sampling, and a sensitive method for lifting the flagstones was trialled. Soil samples were assessed geotechnically and archaeologically. The cause of the settlement was diagnosed as a soft stratum of alluvial material that was thicker and weaker at the south end of the hall.

The Gifford design team, comprising conservation engineers, archaeologists and geotechnical engineers, worked to determine a conservation solution that permanently arrested the settlement while ensuring that the impact on the historic fabric and buried archaeological remains was both minimal and measurable. The preferred solution included dismantling the lower third of the steps and rebuilding on a stiff piled foundation. Careful selection of pile locations and localised refinements to the design of the concrete capping-beam ensured preservation in situ of buried remains. Elsewhere a small number of flagstones were lifted by stone masons after being photographed in situ. The flagstones were recorded, labelled and stored for the duration of the works. Ground strengthening was undertaken by injecting a stiff cementitious grout under pressure at locations across the floor. Then the existing concrete slab was strengthened by installing stainless-steel reinforcing bars. The steps and flags were re-laid to be almost level, thus meeting the surrounding surfaces with flush joints.

The archaeological mitigation strategy also included two excavation trenches and six geo-archaeological cores. One excavation, centred around a fragment of moulded stone observed under the steps, showed that pieces of three or four Purbeck marble trestles of the long-lost thirteenth-century King's Table, as well as other limestone trestle fragments, had been re-used within the foundation of the seventeenth-century dais. This royal high table was the centrepiece of coronation and state banquets. After detailed recording, the pieces of the table were reassembled and conserved for display, initially as part of an exhibition in Westminster Hall from January to May 2008.



Westminster Hall during the works

GHEU wishes to thank Jacqueline Heath and Phillip A Emery for contributing this item.

<b>Client:</b>	Parliamentary Works Services Directorate
<b>Conservation architect:</b>	Parliamentary Estates Directorate
<b>Estates archivist:</b>	Parliamentary Estates Directorate
<b>Structural conservation engineer:</b>	Gifford
<b>Geotechnical engineer:</b>	Gifford
<b>Archaeological consultant:</b>	Gifford
<b>Principal contractor:</b>	Verry Construction
<b>Stonework subcontractor:</b>	Stonewest
<b>Ground engineering subcontractor:</b>	Keller Ground Engineering
<b>Archaeological contractor:</b>	Museum of London Archaeology Service
<b>Non-destructive testing:</b>	GBG
<b>Photographic and level surveys:</b>	Plowman Craven Associates
<b>Enabling works contractor:</b>	Saltash
<b>Sculpture conservator:</b>	Taylor Pearce Restoration Services

# Kenilworth Castle, Warwickshire

## Improving the experience of visiting one of England's most impressive castle ruins

Kenilworth Castle was built by Geoffrey de Clinton, chamberlain to Henry I, in the twelfth century. It was further developed by successive royal and aristocratic owners to become one of the strongest and most significant castles in the Midlands, until it was ruined during the Civil War. It is now in the guardianship of English Heritage, and Kenilworth Town Council owns the freehold. The site includes a castle, abbey and historic landscape features, protected by a variety of designations: a scheduled monument, listed buildings, a conservation area and a registered park & garden.

Kenilworth is English Heritage's flagship site in the West Midlands with around 91,000 visitors a year. However, in recent years it had been slipping behind other heritage attractions in commercial performance. Over the last few years a project has been developed to reverse this trend, and a number of changes have been made to revitalise the site.

The unsightly 1960s ticket offices have been demolished, opening up the dramatic view that would have greeted Elizabeth I on her visit to the castle in 1575. A new ticket office and shop has been built in the location of a former barbican at the south end of the site. This oak-framed building has been highly commended by the judges of The Wood Awards in 2006 as "deceptively simple and exquisitely performed", and "a very well considered response to an amazingly sensitive site". The Stables, built by the Duke of Northumberland, have been refurbished as an exhibition space and tea room. The Earl of Leicester's gatehouse, built in the mid-sixteenth century, and converted to a residence a hundred years later, has been inaccessible for the past 30 years. It has now been conserved and re-presented with a new lift and accessible toilets. An education base for schools has been created in the basement, and a new site-wide interpretation scheme and audio-tour developed.



The Earl of Leicester's gatehouse



New ticket office and shop





The stables, now exhibition space and tea room

Kenilworth is included in the English Heritage Register of Parks and Gardens at grade II\*.

Responsibilities for the 120 hectare site are divided between English Heritage, Kenilworth Town Council and a private owner. It comprises the site of medieval and sixteenth-century gardens; the site of the early fifteenth-century Pleasance and fishponds; and the area of the Great Mere, a defensive and ornamental lake (outside the English Heritage area). The sixteenth-century garden, built for Elizabeth I's visit by the Earl of Leicester, is currently being re-created based on archaeological, documentary and art-historical evidence and is scheduled to open in 2008.

Overall, the project has dramatically improved the presentation of the site and increased the range of access and facilities for visitors and education groups, as well as giving the opportunity for increasing income generation from visitors.

#### New ticket office and shop:

Architects:	Richard Griffiths Architects
Contractor:	Treasure & Sons Limited
Cost consultant:	Firmingers
Mechanical engineers:	MCA Consulting Engineers
Project manager:	Focus Consultants (UK) Limited

#### Repairs and alterations to the Earl of Leicester's gatehouse:

Architects:	ST Walker & Duckham
Contractor:	Linford's
Cost consultant:	Firmingers
Mechanical engineers:	MCA Consulting Engineers
Project manager:	Focus Consultants (UK) Limited
Exhibition design:	Haley Sharpe



# Lydney Harbour, Gloucestershire

## Reviving a historic inland port

On its creation in 1996 the Environment Agency became responsible for Lydney Harbour (also known as Lydney Docks). To fulfil its duty to safeguard the town of Lydney from flooding, the Agency needed to construct improved flood defences. Given the protection enjoyed by the docks as a scheduled ancient monument which also incorporates a grade II listed structure, the Agency needed to agree with English Heritage and other parties a scheme involving careful treatment of an important historic environment as well as achieving improved flood protection.

In the eighteenth century, the silting-up of Lydney Pill, the confluence of the River Lyd with the Severn Estuary, closed the old harbour and a new canal and wharf were created. The current canal and basin complex was built by the Severn and Wye Railway and Canal Company between 1810 and 1813. Coal production in the Forest of Dean, which had started around 1750, transformed Lydney, which grew rapidly and the harbour was very busy

throughout the nineteenth and early twentieth centuries. During the heyday of the docks around 300,000 tons of coal was exported annually in over 2,000 vessels. This cargo last left the harbour in 1960, though the docks carried on working, importing logs for the manufacture of plywood. This trade ceased in 1977.

In 1985 the harbour, from the swingbridge downstream, was designated a scheduled ancient monument. The swingbridge was listed grade II in 1988. Because the last major alterations to the harbour were made in the 1870s, Lydney is a rare example of an unspoilt nineteenth-century harbour, built to accommodate sailing ships.

In 1998 the Lydney Docks Partnership was established with the aim of securing a sustainable future for this scheduled monument. In 2003 the partnership was granted £873,000 from the Heritage Lottery Fund towards restoring the docks. This was supplemented with further funding from the Environment Agency, English Heritage, Gloucestershire County Council, Forest of Dean District Council and Lydney Town Council.



Tidal gates from outer harbour to Severn estuary

A two-year programme of repairs and improvements has been undertaken, in consultation with English Heritage. The works to the docks included:

- Restoring and enhancing the flood defences which flank the dock
- Installing four bespoke automated metal gates and associated mechanisms in the outer dock and inner harbour. These replaced dilapidated, hand-operated timber gates.
- Dredging the dock and harbour to remove several tons of silt
- Refurbishment of dressed stonework on the walls and floors of the docks
- Improving access for all users
- Landscaping to enhance the context

Additionally, repairs were made to some of the site's industrial buildings that had been damaged through vandalism and neglect, notably the generator shed which previously provided power to the docks.

On 23 July 2005 Lydney Harbour was re-opened and has become both a popular local visitor attraction and a safe haven for many yachts and motor launches.

Client:	The Environment Agency
Consultant:	Glendale Environmental
Contractor:	Ward & Company



View from lock chamber between inner and outer harbours (foreground), towards the outer harbour. Generator shed to the right.



Swing bridge

## Progress with stewardship

### 3.1 Profile of departments' estates

In England, there are nineteen government departments and agencies with historic estates, including 1,100 listed buildings. A brief profile of each department's estate is included in the first column of Table A. The Ministry of Defence (MoD) has the largest single historic estate with about 650 listed buildings, including 50 buildings that are also protected as scheduled monuments. The court service (now part of the Ministry of Justice) has over 150 listed buildings and 7 scheduled monuments.

In addition, there are many more historic buildings on departments' estates that lie in designated conservation areas, registered historic parks and gardens, national parks, areas of outstanding natural beauty or world heritage sites.

The MoD and the Forestry Commission are both major land owners in rural areas. The former, with an estate of 174,500 hectares across England, has over 610 scheduled monuments on its training areas, with over a third of these on Salisbury Plain. The Forestry Commission estimates that it has around 650 scheduled monuments on its 260,000-hectare estate in England. These two estates are managed by Defence Estates and Forest Enterprise England respectively.

Table B provides details of five non-departmental estates. British Waterways (a public corporation) is responsible for 2,792 listed buildings, the third-largest estate of listed buildings in the United Kingdom after the Church of England and the National Trust.

Historic Royal Palaces, the Royal Household and the Parliamentary Estates Directorate each manage estates in and around London which contain nationally significant buildings including the Tower of London and Hampton Court Palace (Historic Royal Palaces), Buckingham Palace and Windsor Castle (the Royal Household) and the Palace of Westminster (the Parliamentary Estates Directorate).

English Heritage, a non-departmental public body, manages an estate which includes about 720 designated buildings and structures including 405 historic sites open to the public.

English Partnerships, a non-departmental public body, has a growing role as the national regeneration agency in ensuring that surplus public-sector land is used to support wider government initiatives, such as improving the supply of affordable housing. Many of the brownfield sites where it is promoting development, such as former hospitals, have heritage value (see 4.5).

### 3.2 Adoption of the Protocol

The standards laid down in the *DCMS Protocol* (see 2.1) provide a benchmark of good conservation management practice which is widely understood and accepted. Table A provides a commentary on the progress of each department against some of the key points in the *Protocol*. Progress varies considerably between departments, with some fully meeting the *Protocol* requirements while others, such as Forest Enterprise, have much more to do.

The majority of departments have provided detailed information in their biennial report. The Ministry of Defence and the Ministry of Justice, with the largest historic estates, have both produced exemplary reports which contain a detailed analysis of current issues. Several others, such as the Foreign & Commonwealth Office, have also produced excellent reports. Two bodies – the Environment Agency and BRB (Residuary) Ltd – have provided reports for the first time.

Table B provides information regarding five non-departmental bodies which have volunteered reports. Historic Royal Palaces has again provided an excellent report. Reports have been received for the first time from the Parliamentary Estates Directorate and British Waterways.



English Partnerships, a non-departmental public body, does not currently produce a biennial report on its historic assets; however it has agreed to do so in future.

Network Rail (a not-for-dividend company) has been invited to contribute to this overview report but has declined to do so. The Metropolitan Police Service has not responded to invitations to provide a report.

### 3.3 Specialist consultants

The procurement of specialist advice is covered by mandatory standards for construction procurement, as set out in *Common Minimum Standards* (see 2.1). *Common Minimum Standards* endorses the *Protocol*, with its requirement that departments and agencies with historic estates will use consultants and contractors with appropriate expertise. Table A, column 4, comments on the use of specialist consultants by each department. There are many different arrangements, ranging from the ad hoc appointment of specialists to the systematic use of framework agreements.

The framework contract for specialist architectural advice run by OGCbuying.solutions and available to all government departments expired in spring 2007, and was not renewed. HM Court Service, now part of the new Ministry of Justice, took on the renewal of the framework, and worked with Parliamentary Estates and the Cabinet Office to appoint new specialist conservation consultants. Three architectural practices are available under the new framework, covering all parts of England and Wales. This arrangement is available to all government departments, local authorities and other public bodies.

### 3.4 Conservation plans

Conservation plans have become widely adopted since the Oxford conference 'Conservation Plans in Action' in

1998 and the requirement for conservation plans to be submitted in support of applications to the Heritage Lottery Fund (HLF). Current guidance from the HLF confirms that a conservation management plan is usually a detailed document which a specialist prepares after consulting different stakeholders. A conservation statement is a shorter and less detailed version of a plan. It is usually prepared in-house on the basis of existing knowledge.<sup>1</sup>

The preparation of conservation plans is endorsed by the *Protocol*. However, progress towards this objective varies considerably between organisations. On the Parliamentary estate, the last two years have seen rapid progress towards producing conservation plans for each major building. Historic Royal Palaces are also equally well-advanced towards completing plans for each of their sites.

On the MoD estate, the objective is being achieved gradually through the roll-out of Integrated Rural/Land Management Plans on the rural estate, Conservation Management Plans for areas of high heritage value, Environmental Management Systems and Integrated Estate Management Plans.

On the Ministry of Justice estate a Conservation and Development Plan is commissioned in cases where an historic building is being considered for disposal or major works. This goes further than a Conservation Management Plan, to consider all the possible future uses for the building. Costed sketch schemes are produced for all the alternatives. This has been successful in encouraging the retention and re-use of historic court buildings.

### 3.5 Progress with condition surveys

Over the past few years there has been a gradual improvement in departments' compliance with the *Protocol's* recommendation for carrying out regular

<sup>1</sup> [www.hlf.org.uk/NR/rdonlyres/F6B05389-9FF5-4565-800A-73439A7ABFDF/505/HLFConsPlan05.pdf](http://www.hlf.org.uk/NR/rdonlyres/F6B05389-9FF5-4565-800A-73439A7ABFDF/505/HLFConsPlan05.pdf)

## Progress with stewardship *continued*

condition surveys through a regime of quadrennial inspections (QIs). The majority of departments have systems in place for commissioning inspections from specialist consultants, although a few (Forest Enterprise, Department for Education and Skills (DfES), Land Registry) use in-house staff. Most departments follow a formal four-yearly cycle, as recommended in the *Protocol*, whilst others (British Waterways, DfES, Forest Enterprise) operate more frequent or 'stepped' inspections. The arrangements of some, such as Forest Enterprise and some of the agencies under the Department of Transport, even if regular, do not meet the *Protocol* standard.

In Table A, the fifth column summarises the progress of each department in carrying out regular condition inspections and reports. The sixth column provides a brief summary of the condition of the historic buildings owned by each department, where information is available.

An increasing number of departments, including the MoD, Ministry of Justice (Custodial Property) and the Royal Household have reported a backlog of inspections and difficulties in feeding recommendations into works programmes due to reduced funding. On the MoD estate, the transfer of responsibility for carrying out QIs to contractual partners has resulted in a drop in the number of inspections being carried out over the past four years. This has led to criticism from the House of Commons Defence Committee which stated in its Fifteenth Report<sup>1</sup> (September 2007) that: 'We find it completely unacceptable that, in 2006, the MoD did not know the condition of 77% of the historic buildings for which it was responsible. We acknowledge the improvements which Defence Estates has made since that time, and look forward to hearing in March 2008 that Defence Estates is aware of the condition of all of the historic buildings for which it is responsible...'. Defence Estates has taken

various steps to correct this situation, including undertaking a baseline condition survey of the estate, issuing a policy instruction on the requirement to undertake QIs in June 2006 and increasing collaboration with its contractual partners on historic environment issues. As a consequence, the condition of 90% of the MoD's historic buildings was known at November 2007. It is expected that by March 2008, the condition of all historic buildings will be known. DE is working on a revised Statement of Requirement for QIs, in consultation with GHEU.

Both Historic Royal Palaces (HRP) and English Heritage have recently set up new systems providing standard QI reporting procedures to ensure the same standards are applied across their respective estates. HRP's new works database provides a 10-year rolling programme which allows all QI recommendations to be properly programmed. On the English Heritage estate, progress with condition surveys was largely halted in 2006 pending the comprehensive resurvey programme for the Asset Management Plan (AMP). The first phase of new AMP surveys, covering approximately 100 sites, is targeted for completion in 2008. Data will be collected using an electronic survey template for downloading into an AMP IT system. GHEU is intending to carry out a study and comparison of the two systems over the next year and to issue generic guidance for all departments on condition surveys.

### 3.6 Buildings at risk

The national Buildings at Risk (BAR) register is available on the English Heritage website and includes details of grade I and grade II\* listed buildings and standing structures that are scheduled monuments. This register is updated annually.

<sup>1</sup> [www.publications.parliament.uk/pa/cm200607/cmselect/cmdfence/535/535.pdf](http://www.publications.parliament.uk/pa/cm200607/cmselect/cmdfence/535/535.pdf)

The criteria for inclusion in the national register and the various priority categories (A-F) are set out in *Buildings at risk: a new strategy* (English Heritage, 1998). English Heritage also publishes, on behalf of the London boroughs, a register of at-risk listed buildings of all grades in London.

Details of all the listed buildings and structures known to be at risk on the government estate are given in Annex 1 of this report. The criteria for inclusion in this list are the same as for the national register, with one important difference: the Biennial Report includes details of grade II listed buildings throughout England.

Departments with historic properties are required by the DCMS *Protocol* to protect any buildings at risk on their estates and to work with statutory authorities and GHEU to agree a strategy for resolving each case, whether by repair, re-use or disposal.

Altogether there are 98 items at 50 sites listed in Annex 1. In the previous report there were 92 items at 48 sites, so this represents a slight increase. Progress in removing buildings from the at-risk list is generally slow, as departments have difficulty in obtaining funding for the repair and upkeep of buildings that are not in operational use.

New entries in this report are:

- Whitebridge Crossing Cottage, Stone (BRB (Residuary) Ltd)
- Bantony Manor House, Silverhill, East Sussex (Department for Transport)
- St John's Abbey precinct walls, Colchester (MoD)
- Cambridge Military Hospital, Aldershot (MoD)
- Hangars 2 & 3 at RAF Scampton (MoD)

One entry has been removed, following its repair:

- Branshaw Bastle, Otterburn Training Area (MoD)

Two entries have been removed, following their disposal:

- The main building, silo & dairy at College Farm, Finchley (Department for Transport)
- Workshops, boilerhouse & engine room, Haslar Gunboat Yard, HMS Dolphin, Gosport (MoD)

English Partnerships has acquired two buildings at risk: Hanham Hall in Bristol, a former hospital site, and Fort Burgoyne at Dover, a scheduled monument which forms part of the Connaught Barracks site. Two at-risk buildings have been transferred to the English Heritage estate: Apethorpe Hall, and the conservatory at Wrest Park, Bedfordshire.

### 3.7 BARs on the defence estate

The Ministry of Defence accounts for about half of the total number of BAR cases on the government estate. Performance on BAR cases is reported in the MoD's Annual Stewardship Report, the Annual Sustainable Development Report and the Biennial Heritage Report. In order to resolve this long-standing issue, the MoD established a two-phase initiative in 2004. The first phase reported in 2006. It provided an audit of existing BAR cases, examined the reasons for buildings falling into poor condition and identified a number of buildings that may be potential BAR cases. Recommendations arising from the report are being taken forward as part of the MoD Historic Environment Delivery Plan. The second phase provides greater detail on each BAR case with costed solutions for repair and re-use. Consultants have been commissioned to produce a number of reports on individual cases whilst the remainder are being produced in-house. This information will be used to inform an action plan for the resolution of each case. The appointment in 2007 of a full-time BAR officer in MoD should help to accelerate progress in this area.



# Branshaw Bastle, Northumberland

## Conservation of an isolated ruin on the Otterburn ranges

Branshaw Bastle, a scheduled monument, is the central building of a small extended farmstead within the Otterburn Ranges about four kilometres to the north of High Rochester village. Since 1942, the bastle has formed part of the MoD's Otterburn Training Area. The building has never been used by the MoD and had become a ruined, roofless shell which was in danger of further collapse. It was therefore added to English Heritage's Buildings at Risk register in 1997.

The repair of the monument, completed in 2006, is largely due to the environmental and conservation management practices in place at Otterburn Training Area, namely the Integrated Land Management Plan (ILMP), first established in 2001, and the associated Archaeology and Historic Environment Management Plan (AHEMP). These prioritise conservation works and ensure cross-disciplinary co-operation; they also involve local authorities and statutory bodies in the decision-making process before any consents are applied for. The AHEMP prioritised Branshaw as a site requiring action based on the recommendations of the Quadrennial Inspection reports of 1999 and 2003.

Access to the site is only possible in short breaks in training, and so survey and consolidation works have had to be fitted into limited opportunities over some three years. In 2004 Northern Archaeological Associates were commissioned to survey the bastle, settlement and field system. A copy of this report was deposited with the Northumberland National Park Authority, English Heritage and Northumberland County Council Historic Environment Record. Based on the results and recommendations of the 2004 NAA survey and the earlier quadrennial inspections, a brief was prepared by DE and passed to Landmarc Support Services to procure a specialist contractor and a supervising architect. An application for scheduled monument consent was made in 2005.

Consolidation work on the bastle was carried out by Historic Building Services of Hexham during Spring 2006. The works were monitored by Robin Kent Architecture. The building is now structurally secure and subject to continued monitoring and maintenance. It was removed from the Buildings at Risk register in April 2007.



Aerial view



# Block Mills, HM Naval Base, Portsmouth

## Repairs to a pioneering industrial building

The Block Mills (a scheduled monument and listed grade I) has been largely disused since the early 1980s and is included on the English Heritage register of Buildings at Risk (see Annex 1). Completed in 1805, the building is nationally significant as the first to be designed around a modern system of mechanised production. Although functionally redundant, it has been retained in MoD ownership due to its location within an operational naval base. GHEU has been involved in discussions with Defence Estates and the Navy to seek a solution and helped to fund a survey and investigation report in 2005.

English Heritage published a monograph in 2005, the bicentenary of the building, drawing attention to its significance (*The Portsmouth Block Mills: Bentham, Brunel and the start of the Royal Navy's Industrial Revolution*, Jonathan Coad). Early in 2007, scheduled monument consent was granted for a major repair scheme costing in excess of £2 million which is due to finish in 2008. The works include structural repairs and reinstatement of the original roof profile of the north wing, which had been destroyed by bomb damage in the Second World War. The project will restore the shell of the building to a secure condition, thus opening the way to sympathetic re-use in the future. A more detailed account of the project will appear in the next issue of this report.



Work in progress on the new roof and brick parapets of the north wing of the Block Mills

## Table A:

# Progress by departments in complying with the Protocol

See paragraph 3.2

Details of the estate	Conservation management and resources	Preparation of a biennial report
<p><b>BRB (Residuary) Ltd (BRB(R))</b></p> <p>BRB(Residuary) Ltd is responsible for the remaining assets and responsibilities of the British Railways Board. Throughout Great Britain these include around 3,800 bridges, tunnels, viaducts and other structures on closed railway lines of which 44 in England are listed.</p>	<p>There is a planned programme of works for future years, subject to budget provision.</p>	<p>BRB(R)'s Annual Report on Built Heritage 2006-07 (<a href="http://www.brbr.gov.uk/railwayheritage/heritage-annual-report-2006-2007">http://www.brbr.gov.uk/railwayheritage/heritage-annual-report-2006-2007</a>) has been forwarded as part of the DfT return for 2005-07.</p>
<p><b>Cabinet Office</b></p> <p>The Cabinet Office is responsible for eleven listed buildings in the Whitehall area of London. Five are listed grade I, including 10 Downing Street and 26 Whitehall.</p>	<p>Conservation activities are managed by a total facilities management provider, using a specialist conservation consultant, and monitored by an in-house facilities management client team.</p>	<p>The Cabinet Office has provided a report containing all the required information.</p>
<p><b>Communities &amp; Local Government (CLG) (formerly Office of the Deputy Prime Minister)</b></p> <p>CLG's historic estate comprises four listed buildings and one building in a conservation area. Three of these are only partly occupied by CLG.</p>	<p>CLG has a conservation officer. Each of the buildings is managed by its own property centre. CLG uses managing agents and maintenance contracts, which are procured through OGC and CLG call-off arrangements.</p>	<p>An informative report has been provided.</p>
<p><b>Department for Education &amp; Skills (DfES)</b></p> <p>The DfES estate comprises four listed buildings on three sites: two are part of Sanctuary Buildings in London (Grade II); the others are Mowden Hall in Darlington and the European School at Culham in Oxfordshire. DfES became the Department for Children, Schools &amp; Families in late 2007.</p>	<p>The DfES has a nominated conservation officer and deputy, who maintain regular liaison with GHEU. The historic estate is managed by in-house facilities managers.</p>	<p>Biennial reports have been provided for the three historic sites.</p>



Use of specialist conservation consultants	Commissioning of periodic condition surveys	Condition of the estate See note on page 41
BRB(R)'s estate contains a very large number of bridges and viaducts, which are dealt with by civil engineers experienced in the conservation of these types of structures; independent conservation consultants are not generally used.	BRB(R) follows the same standards as Network Rail for inspection of structures, listed or not. All structures are inspected visually every year (or more frequently if safety issues make this necessary) and have a detailed examination every six years.	The majority of the listed estate is in fair to good condition.  There is one building included in the 'at risk' category (see Annex 1).
Specialist conservation consultants are used as appropriate as part of the total facilities management package.	A programme of new quadrennial reports was started in 2006, as part of a ten-year forward maintenance plan.	All the historic buildings on the Cabinet Office estate are in good condition, but Churchill's cinema (part of 26 Whitehall) is in disrepair. Maintenance has been undertaken to prevent further deterioration.
Each of CLG's historic properties falls under a different property centre which has its own separate arrangements.	No quadrennial inspections were carried out during the reporting period. Consultants have been appointed to undertake an inspection of New Burlington House. CLG is not responsible for inspections on the rest of the estate.	All the properties are reported to be in good condition.
There is no specialist conservation consultant.	Biennial condition reports have been provided for all three historic sites.	Sanctuary Buildings are in good condition. The European School is in fair condition but structural damage needs to be addressed. Mowden Hall is in good condition.

## Table A *continued*

Details of the estate	Conservation management and resources	Preparation of a biennial report
<p><b>Department for Environment, Food &amp; Rural Affairs (DEFRA)</b></p> <p>DEFRA has 22 historic buildings on its estate in England: four at grade II*, 14 at grade II, and four 'buildings of merit'. Five of these listed buildings were transferred to DEFRA from the Countryside Agency, and four from English Nature, in October 2006. The lease on the scheduled ancient monument at Redesdale was given up in August 2007.</p>	<p>There is a departmental conservation officer: GHEU were fully consulted on the refurbishment of the Whitehall buildings.</p>	<p>A report was submitted in December 2007.</p>
<p><b>Department of Health (DoH)</b></p> <p>The Department of Health's historic estate comprises Richmond House, Whitehall (listed grade II*) incorporating 85 Whitehall (grade II), and the historic façade of Wellington House, Waterloo (grade II).</p>	<p>The DoH has a nominated conservation officer. The buildings are looked after by a facilities management contractor. Specialist conservation advice is provided by consultants. There is close liaison with GHEU on Richmond House.</p>	<p>A fully compliant report has been submitted.</p>
<p><b>Department of Trade and Industry (DTI)</b></p> <p>Wrest Park closed at the end of March 2006 (see previous biennial report). The DTI's remaining historic site at Teddington is leased from the Crown Estate and occupied by the National Physical Laboratory (NPL).</p> <p>The site includes Bushy House, grade II*, and various listed buildings and structures within the grounds. The DTI became the Department for Business, Enterprise and Regulatory Reform (BERR) in 2007. However, the NPL was transferred to the new Department for Innovation, Universities and Skills (DIUS).</p>	<p>During the reporting period, NPL was operated on behalf of the DTI by a management contractor, NPL Management Ltd.</p> <p>The redevelopment of the site is due to be completed in 2008.</p>	<p>The DTI has provided an update, based on their previous detailed report prepared in 2005.</p>

Use of specialist conservation consultants	Commissioning of periodic condition surveys	Condition of the estate See note on page 41
Specialist conservation consultants are appointed through the term commission contractors, and advise the departmental Estates Division on a region-by-region basis.	<p>Quadrennial inspections were undertaken for the London buildings in 2006 by a specialist conservation consultant.</p> <p>Quadrennial inspections for the other buildings will be undertaken in 2008.</p>	<p>The overall condition is good, with all grade II* listed buildings in excellent condition.</p> <p>The refurbishment of Nobel House was completed in December 2005.</p>
Specialist conservation consultants have carried out quadrennial inspections but are not involved in projects.	<p>Quadrennial inspections are planned for 2007 and will cover all elements of the buildings, not just the historic parts. The previous inspections were carried out in 2003.</p>	The historic parts of Richmond House, 85 Whitehall and Wellington House are all in fair condition.
Not known.	Not known.	Not known.



Table A *continued*

Details of the estate	Conservation management and resources	Preparation of a biennial report
<p><b>Department for Transport (DfT)</b></p> <p>The historic estate is divided between four Property Centres: Maritime and Coastguard Agency, Highways Agency, Driving Standards Agency and Vehicle and Operator Services Agency. The department also owns British Railways Board (Residuary) (see above); excepting the buildings for which BRB(R) is responsible, there are 53 listed buildings and 12 scheduled ancient monuments in the DfT estate.</p>	<p>Management of the DfT historic estate is delegated to four Property Centres. Although not formally adopted, most aspects of the <i>Protocol</i> are complied with by the DfT Executive Agencies. No specialist conservation officers are employed by DfT, but specialist advice is available and utilised where appropriate.</p>	<p>A comprehensive report has been provided, including a complete list of properties.</p>
<p><b>The Environment Agency (EA)</b></p> <p>The Agency owns a significant number of regionally and locally important industrial heritage assets associated with water control, in addition to nationally recognised and designated sites. Many of these structures continue to perform a water control function; examples include sluices, pumping stations, flood banks and locks. The Agency plans to compile a full list of historic assets, with support from EH, for the next report.</p>	<p>EA's National Environmental Assessment Service (NEAS) was created in 2003 and has three archaeologists on its staff. It manages the environmental risk within all of the agency's high and medium risk capital projects and undertakes the preparation of Strategic Environmental Assessment (SEA) for relevant strategies and plans, and Environmental Impact assessment (EIA) for all relevant projects or developments. NEAS also provides guidance and advice on landscape and archaeological issues.</p>	<p>EA (a non-departmental public body reporting to DEFRA) has prepared a report which is informative though not comprehensive. This is the first year that the Agency has made a return; it intends to prepare a more detailed report including quantitative data on historic assets in 2009.</p>
<p><b>Foreign &amp; Commonwealth Office (F&amp;CO)</b></p> <p>The F&amp;CO estate includes five historic buildings, four of which are in Westminster. The Foreign &amp; Commonwealth Office main building and Lancaster House are both listed grade I, while 1 Carlton Gardens is grade II*.</p>	<p>The present facilities managing agent has managed the home estate since 2001. The F&amp;CO's Home Estate service includes a conservation officer. There is regular liaison with GHEU about casework on the London buildings. Specialist conservation advice is provided by external consultants.</p>	<p>A comprehensive and informative report has been provided.</p>

Use of specialist conservation consultants	Commissioning of periodic condition surveys	Condition of the estate See note on page 41
Specialist conservation consultants are used by the DfT executive agencies where appropriate.	All DfT sites are inspected regularly. In addition, the Maritime & Coastguard Agency commissions quadrennial reports from specialist conservation consultants.	Of the 65 listed or scheduled structures in the estate, 19 are reported to be in good condition, 10 in fair condition, 8 poor and one classified as very bad (Bantony Manor House, East Sussex). The condition of 17 others is unknown. Ten buildings have been disposed, plus College Farm, Finchley, a building at risk, which was sold to a charitable trust in autumn 2006.
No information has been provided.	No information has been provided.	There is one scheduled monument at risk – Lydney Harbour in Gloucestershire (see Annex 1 and case study).
Specialist conservation consultants are currently employed on the major external refurbishment project at F&CO main building and Old Admiralty Building, and consultants have also carried out quadrennial inspections.	Quadrennial inspections of the London buildings were carried out by conservation consultants between 2003 and 2005.	All the buildings are now in good condition, following improvements to Lancaster House and 1 Carlton Gardens.

## Table A *continued*

Details of the estate	Conservation management and resources	Preparation of a biennial report
<p><b>Forest Enterprise (FE)</b></p> <p>Forest Enterprise's estate of 260,000 hectares of land in England contains many archaeological remains and historic landscape features. Statutory protection applies to 16 listed buildings (15 grade II, and one II*) and about 900 scheduled monuments. In addition, FE manages woodland within 38 registered historic parks and gardens.</p>	<p>FE was established in 2003. The Forestry Commission's Historic Environment Adviser is the main point of contact with GHEU.</p>	<p>A table noting condition and recent works to the listed buildings has been submitted.</p>
<p><b>HM Revenue &amp; Customs (HMRC)</b></p> <p>HMRC was formed in April 2005 following the merger of the Inland Revenue and HM Customs &amp; Excise Departments. HMRC occupies 18 listed buildings and monuments in England, including the New Wing of Somerset House which is listed grade I. They also occupy part of the GOGGS building which was refurbished under a PFI contract for HM Treasury.</p>	<p>The ownership of the whole HMRC estate was transferred to Mapeley Estates Ltd in 2002, apart from Somerset House, which is the responsibility of a separate trust, and the GOGGS building which is operated by the PFI contractor. Mapeley is required to ensure the historic estate remains in good order as well as providing fully-serviced accommodation over a 20 year period.</p>	<p>A fully compliant report has been submitted by Mapeley Estates Ltd.</p>
<p><b>HM Treasury</b></p> <p>HM Treasury's HQ is at 1 Horse Guards Road, London. This is the western end of Government Offices Great George Street which is listed grade II*. It was refurbished under phase 1 of a PFI contract, completed in 2002. Phase 2, the eastern part, was completed in 2004 and is occupied by HM Revenue &amp; Customs.</p>	<p>The PFI contractor has overall responsibility for the maintenance of the fabric for the whole of Government Offices Great George Street under a contract that runs until 2037. This responsibility is subcontracted to a facilities management team. Financial resources for conservation are the responsibility of the PFI contractor.</p>	<p>A fully compliant report has been provided by the SCC, covering the whole of the building.</p>



Use of specialist conservation consultants	Commissioning of periodic condition surveys	Condition of the estate See note on page 41
There are no arrangements in place for use of specialist conservation consultants.	FE carries out annual condition inspections on its historic buildings, rather than preparing quadrennial reports.	Of the 16 listed buildings in in FE's English estate, nine are reported to be in good condition and three in fair condition. The position on 'at risk' buildings (see Annex 1) has improved slightly since the previous report.
Specialist conservation consultants are used for quadrennial inspections and to provide specialist advice when required.	Quadrennial inspections throughout the HMRC estate were completed in 2005.	The HMRC estate in England is all recorded as in either good or fair condition. One property, 2a & 2b The Mount, Shrewsbury, is a building at risk (see Annex 1).
A specialist conservation consultant (SCC) is retained under a framework agreement to provide conservation advice and guidance to the facilities management team, to liaise with EH, and to update the conservation plan as required.	The first quadrennial inspection following the major refurbishment was carried out in 2006 by the SCC.	The building is in good condition.

## Table A *continued*

Details of the estate	Conservation management and resources	Preparation of a biennial report
<p><b>Home Office</b></p> <p>Bramshill House, Hampshire, is the most important part of the Home Office's historic estate, and is listed grade I. Its park, included in the Register of Historic Parks &amp; Gardens, has seven listed structures.</p> <p>Bramshill is occupied by the National Policing Improvement Agency (NPIA, formerly Centrex). Electric House in Croydon, listed grade II, is occupied by the Home Office Border &amp; Immigration Agency.</p>	<p>The Home Office employs a conservation officer who is involved at Bramshill. Specialist conservation advice is provided by consultants. GHEU has frequent liaison with NPIA and its consultants. Electric House is maintained by a facilities management contractor employed by Home Office General Property.</p>	<p>Reports have been provided for Bramshill and for Electric House.</p>
<p><b>Land Registry (LR)</b></p> <p>LR has two office buildings that are listed grade II: the head office in Lincoln's Inn Fields, London, and a regional office at Westbridge Place in Leicester. In addition, a Cold War bunker, in the grounds of the Land Registry office at Nottingham, is listed grade II.</p>	<p>External consultants are used to manage maintenance and works programmes on all properties, on five-year contracts.</p>	<p>Basic information has been provided.</p>

Use of specialist conservation consultants	Commissioning of periodic condition surveys	Condition of the estate See note on page 41
<p>Specialist conservation consultants are employed as part of the project team at Bramshill and advise on the current works programme. They have prepared a draft conservation plan.</p>	<p>Quadrennial inspections were carried out in 2005 for Bramshill mansion and the buildings on the estate.</p>	<p>At Bramshill, several repair projects identified in the 2005 QI for the mansion are still awaiting funding, including library ceiling repairs, chimney repairs etc. Six buildings and structures on the Bramshill estate are at risk, but repairs have been started on some – see Annex 1.</p> <p>The report states that Electric House is in good condition.</p>
<p>Specialist conservation consultants have not been engaged over the reporting period. However, two specialist conservation consultants have now been engaged to undertake future work as outlined in the Protocol.</p>	<p>Condition reports are provided by the works consultant on a three-year cycle, but these do not conform to the QI standard.</p> <p>The Land Registry has now commissioned specialist consultants to undertake QI reports on the listed LR sites as an independent addition to the condition surveys produced by the term works consultants.</p>	<p>Both the office buildings are in good condition. The Cold War bunker is at risk – see Annex 1.</p>



## Table A *continued*

Details of the estate	Conservation management and resources	Preparation of a biennial report
<p><b>Ministry of Defence: Defence Estates (DE)</b></p> <p>The MoD's UK historic estate is of unparalleled size and diversity. In England alone there are 657 listed buildings and 664 scheduled monuments. A number of military sites have area protection, either as conservation areas, registered parks and gardens or registered battlefields. Parts of the MoD estate are situated within seven cultural World Heritage Sites in England.</p>	<p>The role of departmental conservation officer is split between the Heritage Policy Adviser within the DE Estate Strategy &amp; Policy (ES&amp;P) Directorate and the Head of the Historic Environment Team (HET) within the Operations Directorate Environmental Support Team (EST). Casework is taken forward by HET (which employs four archaeologists and two historic buildings advisers) and policy or legislative matters are dealt with by the Heritage Policy Adviser.</p> <p>HET and ES&amp;P staff are in regular contact with GHEU regarding casework and policy matters. Biannual liaison meetings between English Heritage and DE are held at officer level, with occasional director-level meetings as required.</p>	<p>A full and detailed report has been received which includes an in-depth analysis of all aspects of the management of the MoD historic estate.</p>
<p><b>Ministry of Justice (Moj) (formerly Department for Constitutional Affairs)</b></p> <p>The Moj's estate in England consists of Crown and county courts, former magistrates' courts and Judges' Lodgings. The single most important building is the Royal Courts of Justice. All these come under HM Court Service. In all, there are 156 listed buildings, seven of which are on sites scheduled as ancient monuments, and 26 conservation area buildings. HQ buildings in Whitehall are the Scotland Office (Dover House) and the Wales Office (Gwydyr House).</p>	<p>There are seven regional court circuits, as well as the Royal Courts of Justice/Supreme Court (London). These are grouped into four regions, each with an estate manager. The HMCS departmental architect maintains regular contact with GHEU.</p>	<p>A well-illustrated, structured and highly informative report has been provided.</p>

Use of specialist conservation consultants	Commissioning of periodic condition surveys	Condition of the estate See note on page 41
<p>It is MoD policy to use Specialist Conservation Consultants (SCC) where appropriate. Responsibility for commissioning SCCs has largely transferred to Regional/Functional Prime Contractors. DE has issued a policy instruction on commissioning QIs and SCCs. This is supported by advice given by DE Historic Environment Team.</p>	<p>71 QI reports were submitted to EST during the reporting period. This equates to 77 listed buildings or 9.8% of all MoD's listed buildings. This is a welcome improvement compared to the previous two-year period when only 37 reports were recorded. The MoD Historic Environment Strategic Statement commits the Department to strengthen the system of QIs across the MoD estate.</p> <p>A system is in place to monitor the condition of the MoD scheduled monuments on a quinquennial basis.</p>	<p>There has been a considerable improvement in the data available on the condition of listed buildings. The percentage of buildings with condition unknown has fallen from 77% to 16%. Based on data from QI reports and site visits by the HET Historic Buildings Advisers, the condition of the listed buildings (excluding unknowns) divides as follows: 59% of listed buildings are in good condition, 28% in fair condition and 13% in poor condition.</p> <p>Data on the condition of scheduled monuments has also improved with a reduction in the number where condition is unknown from 17% to 6%. The condition of monuments for which MoD has conservation management responsibility (excluding unknowns) divides as follows: 40% in good condition, 37% in fair condition, 23% in poor condition.</p>
<p>From April 2007 three firms of conservation architects are retained as Specialist Conservation Consultants, replacing the OGC framework.</p>	<p>Progress in carrying out QIs varies: two English regions have made nil returns; NE and NW are up to date; SW produced 5 in 2005, 6 in 2006, and 3 are due in 2007-9. No QIs have been made for the HQ buildings.</p>	<p>A shortage of funds has limited maintenance expenditure. Six buildings are noted as being vacant, surplus or underused; details of three of them are included in Annex 1: Buildings at risk.</p>

## Table A *continued*

Details of the estate	Conservation management and resources	Preparation of a biennial report
<p><b>Ministry of Justice (Custodial Property) (formerly NOMS Property)</b></p> <p>The Ministry of Justice (Custodial Property) has since May 2007 had responsibility for the maintenance of the Prison Service historic estate. During the reporting period the estate was known as NOMS Property, under the Home Office.</p> <p>The Custodial Property historic estate in England includes 155 listed buildings and eight scheduled monuments. The majority of the listed items are nineteenth-century prison buildings. These range in size from individual structures such as gatehouses to whole establishments. One site, Hewell Grange in Worcestershire, is included in the Register of Historic Parks and Gardens.</p>	<p>There is no change to the departmental conservation officer, who maintains regular contact with GHEU regarding historic estate matters.</p>	<p>An illustrated biennial report has been provided and circulated to the internal senior management teams.</p>
<p><b>Royal Parks (RP)</b></p> <p>There are eleven registered historic parks and gardens within the management of the Royal Parks, including seven at grade I. All of these are located in London. There are 114 listed or scheduled items including 34 statues and monuments.</p>	<p>There are three staff managing projects on the RP estate. Following an internal staff change, liaison with GHEU has resumed with a new departmental conservation officer.</p>	<p>RP have provided an update on the comprehensive report provided for the period 2003-05.</p>

Use of specialist conservation consultants	Commissioning of periodic condition surveys	Condition of the estate See note on page 41
<p>Custodial Property can refer prospective works to a framework of conservation specialists, though they are not involved in all work to listed buildings on the estate.</p>	<p>In year 2006-07 QIs were completed for nine sites, including HMPs Canterbury, Parkhurst, Pentonville and Reading. The forward programme proposes that 15 QIs are undertaken in 2007-08.</p>	<p>The overall condition of the estate is reported to be fair to good because most of the historic estate is required operationally and hence maintained in good repair. However, there are six non-operational buildings in the 'at risk' category – see Annex 1. There has been no significant progress towards finding a solution to these cases since the previous biennial report.</p>
<p>Specialist advice is sought in respect of all major interventions to the historic estate. A single specialist practice is retained to undertake QIs. A specialist sculpture conservator is also used.</p>	<p>A full set of QIs has been completed, beginning in 2005. The next cycle of inspections is due in 2009.</p>	<p>The previous report referred to a major backlog of maintenance and repair work. There has been some progress since then – out of a total works budget for 2005/06 of £7 million, about £1.5 million was spent on conservation projects, including repairs to Primrose Hill Bridge. In 2006/07, out of a works budget of £5.4 million, about £950,000 was spent on conservation projects, including the repair of the Buxton Memorial in Victoria Tower Gardens. Two buildings are at risk – see Annex 1.</p>



# Foreign & Commonwealth Office

## Stone cleaning and conservation on a Whitehall landmark

The Foreign & Commonwealth Office was designed by Sir Gilbert Scott in 1861 and completed in 1875. It is listed grade I, and is one of the grandest buildings on the government estate. It was subject to a major refurbishment between 1978 and 1997. Although the building has been regularly maintained, a recent quadrennial inspection highlighted problems caused by aggressive cleaning methods in the 1970s, which damaged the stonework surfaces and left areas of brown mottled staining, particularly on the south elevation of the quadrangle. Other problems included old cementitious repairs which were causing stone erosion, and rotting window frames.

A specification for the cleaning was developed in consultation with conservation specialists, who devised and trialled methods to address previous problems and clean the façades without further damage. Samples of stone repairs were also agreed before the main project started, as a requirement of the listed building consent. The work, divided into a number of phases, was started in 2007 in the quadrangle before moving to the street and park elevations.

The external stonework of the King Charles Street elevation was cleaned using a nebulous water spray (timed to avoid over-saturation) and bristle brushes. The DOFF cleaning system, using superheated water, was used on the quadrangle and King Charles Street façades. The brown staining was reduced by a neutral-ph poultice, which was left on for up to 24 hours.



South elevation of quadrangle showing brown staining on columns



DOFF cleaning in progress



East elevation statues after cleaning and repair

Stone repair methods included piecing in new stone indents, plastic repairs to cracks using a lime/crushed stone/sand mix, and repointing. A specialist stone conservator repaired and re-set the high-level statues, which had lost their finer features and definition as a result of previous aggressive cleaning methods.

The windows were repaired to make them fully operable, and were redecorated to match the existing finish. Localised roof repairs were also carried out: cracked asphalt was cut out and renewed, and mansard roof slates were replaced. All the pigeon protection was replaced, and metalwork repainted. A final clean-down and polish-up of the windows and fittings completed the works.

The work to the quadrangle and King Charles Street elevations is now complete, enabling the external appearance of the Foreign & Commonwealth Office to match its internal splendour.

GHEU wishes to thank Jon Evans of Watts Group plc for this information.



Results of DOFF cleaning on the south elevation of the quadrangle, before (right) and after (left)

<b>Client:</b>	Operon, on behalf of the F&CO
<b>Project manager:</b>	Watts Group plc
<b>Conservation advisers:</b>	Ingram Consultancy
<b>Contractor:</b>	Triton Building Restoration
<b>Sculpture conservator:</b>	Carthy Conservation Limited



# Household Cavalry Museum, Whitehall

## A major refurbishment of part of Horse Guards

The Household Cavalry Museum was opened by HM the Queen on 12 June 2007. It brings to central London the collections of the Household Cavalry and houses them in two galleries in the north wing and one in the north-west pavilion of Horse Guards.

## Historical background

Horse Guards was built 1750-59 and supervised by a committee of government architects. It was thought to be a posthumous design of William Kent, but recent research shows that his executor Stephen Wright was the most likely architect of the drawings sold to the government. It is the oldest purpose-built barracks still in army use and houses three military functions: the headquarters of the Army's London District, the headquarters of the Household Division, and a working barracks and stables to support the twice-daily mounting of the Queen's Life Guard.

## The museum scheme

Office functions had spread into the north range by c1900, and the major vaulted stable (now Gallery 3), had been sub-divided by a concrete mezzanine floor. Its proposed removal had also to solve settlement problems, achieved by inserting ties at the feet of the walls and within the floors above the vaults. In the working stable yard, the removal of latrines allowed the restoration of the Portland stone facades, expertly handled in comparison to earlier work by the Property Services Agency. Horses and troopers both had to move out at various points, but all returned to better quarters, with an improved layout of loose-boxes and stalls, and associated flooring. A surprise for the visitor is the view from Gallery 2 into a working stable, where the troopers and horses are seen through a glazed screen. An original tripartite window exposed during the building works has been conserved as found in Gallery 1.



Horse Guards, Whitehall



Household Cavalry Museum: Gallery 3

One of the aims of the scheme was to retain the working character of the stable, with its cobbled or setted floors, stalls and kit racks, while inserting modern physical access and museum service requirements. This became especially important where eighteenth-century flooring was found to survive in Gallery 1.

In Gallery 3, the full height of the original space has been reinstated, with groin-vaults supported on Tuscan Doric piers. The structure of the museum installation has been designed to be subordinate to the original building. The collections are housed in cabinets supported off the newly installed floor; merely braced against historic fabric; only a large portrait of Charles II is angle-fixed against the columns. The rich and colourful displays back up the pomp and ceremony of the mounting of the Queen's Life Guard and give a historical narrative of the Household Brigade from the Restoration to the present day. Display boards highlighting the building and its repair are still to be provided. Funding was raised privately from within the regiment, supplemented by a grant from the Heritage Lottery Fund.



Household Cavalry Museum: Gallery 2, working stables visible through new glazed screen

Client/Project sponsor:	Household Cavalry Museum
Architects:	Hampshire County Council Architects
Engineers:	Gifford
Exhibition designers:	At Large



## Table B:

### Progress by other historic estate holders

See paragraph 3.2

Details of the estate	Conservation management and resources	Preparation of a biennial report
<p><b>British Waterways (BW)</b></p> <p>The British Waterways estate in England, Scotland and Wales comprises 2,200 miles of river navigations and canals and contains 2,792 listed buildings, 45 scheduled monuments and forms part of or bisects 4 world heritage sites, 8 historic battlefields, 24 registered historic parks and over 480 kilometres of linear conservation areas.</p>	<p>Heritage conservation is led by the Head of Heritage. The BW estate is managed by nine regionally-based waterway business units. Seven of these employ a Heritage &amp; Environment Manager and a Heritage Adviser while one employs a Heritage &amp; Environment Manager only and the other employs a Heritage Adviser only. Currently BW is participating with EH and the LPAs in one Heritage Partnership Agreement and is actively developing further HPAs.</p>	<p>BW is a public corporation created by the Transport Act 1962. It is not a Crown body or NDPB. BW's sponsoring government department in England and Wales is DEFRA. BW does not submit a biennial report but its Head of Heritage produces an annual <i>State of the Waterways Heritage</i> report.</p>
<p><b>English Heritage (EH)</b></p> <p>There are 405 historic sites in the care of EH open to the public. The majority of these are either held in guardianship (65%) or owned by the Secretary of State (25%). Around 16% are earthworks. Together with historic operational property, such as office buildings, EH is responsible for about 720 designated buildings and structures. There are also 36 registered parks and gardens in the care of EH. In addition, EH cares for 45 London statues, 30 of which are listed.</p>	<p>Client responsibility for EH's historic estate rests with the Properties and Outreach group within EH, while the Administrative Estates Department acts as client for most office buildings, some of which are listed. The Estates Department, with four territory-based teams and headed by an Estates Director, acts as a service provider for all conservation and maintenance work. Project management and maintenance are delivered separately from each other. The Research &amp; Standards group sets conservation standards and provides specialist technical advice to the Estates Department.</p>	<p>The preparation of a full biennial report has been postponed until the project, now underway, to produce a comprehensive 20-year Asset Management Plan (AMP) for the estate is complete. However, the Estates department has provided the information needed for this table.</p>

Use of specialist conservation consultants	Commissioning of periodic condition surveys	Condition of the estate See note on page 41
<p>BW has its own functional construction teams but sometimes uses specialist heritage contractors for conservation works. Archaeologists are sometimes employed to undertake evaluations and for recording scheduled monuments and other sites in advance of works. Heritage conservation specialists also provide training in use of lime-based mortars and brick and stone repair techniques.</p>	<p>BW employs an Asset Manager and in-house certified technical specialists to carry out inspections of engineering assets to national standards. A stepped process of increasingly detailed inspections is carried out, and these feed into waterway-based major works programmes. In addition, BW carries out preventative maintenance throughout its estate where this is practicable.</p>	<p>Despite a backlog of maintenance arrears costed at more than £110m in 2006/07, BW is increasingly efficient at improving the condition of its estate. Of the two remaining BARs on the EH Register, Foxton Inclined Plane has been regraded to F (repair scheme in progress) and the Navigation Warehouse Wakefield, to E. Both are expected to be removed from the register in 2009.</p>
<p>EH has an unrivalled body of in-house conservation expertise.</p> <p>External specialist advice is procured both through framework agreements and by individual tendering, particularly for significant or highly specialist projects.</p> <p>Nine regional framework agreements have been set up for the surveys which will form the basis of the new AMP.</p>	<p>Periodic surveys of EH historic properties are carried out by conservation architects or surveyors normally on a four or five-year cycle. The survey programme was largely halted in 2006 pending the comprehensive resurvey programme for the AMP.</p> <p>171 sites have had a condition survey within the last five years (2002-06). Of these, 49 surveys were completed in the last two years (2005-6). This compares with 56 sites within the previous two years (2003-4). 238 sites have no recent formal condition survey. Some of these are field monuments which are periodically inspected by EH Historic Environment Field Advisers; they tend to be in a more stable condition than buildings.</p> <p>The first phase of new AMP surveys, covering approximately 70 sites, is targeted for completion by March 2008.</p>	<p>As new surveys are completed, and the Asset Management database is established, it will be possible to provide reliable information about the condition of the Estate.</p> <p>Meanwhile, annual programmes of work continue to address the most urgent conservation needs and routine maintenance. Sites where significant work was completed between 2005 and 2007 included Goodrich Castle, Witley Court, Farleigh Hungerford Castle, Chester Castle, Houghton House and Chiswick House.</p> <p>There are several buildings at risk on the estate (Annex 1). These include Ditherington Flax Mill and Apethorpe Hall, taken on by English Heritage for the purpose of repair prior to future disposal.</p>

## Table B *continued*

Details of the estate	Conservation management and resources	Preparation of a biennial report
<p><b>Historic Royal Palaces (HRP)</b></p> <p>HRP is a self-funding trust with a royal charter to manage, conserve and improve the Tower of London, Hampton Court Palace, Kensington Palace state apartments and Kew Palace (all scheduled monuments; the Tower and Kew Palace are also World Heritage Sites), the Banqueting House Whitehall (grade I listed) and Queen Charlotte's Cottage Kew (grade II*). HRP also manages Hampton Court Park and the gardens immediately surrounding Kensington Palace (both grade I on the Register of Historic Parks and Gardens).</p>	<p>The conservation director is the nominated conservation officer; supported by well-qualified and experienced in-house conservation staff. There is regular liaison with GHEU on strategy and works programmes as well as consultation on individual projects. HRP has produced a Maintenance Handbook containing method statements for minor repairs which support the scheduled monument standing clearance procedure agreed with DCMS and EH.</p>	<p>A full and detailed report covering 2005-07 has been produced which gives a good overview of the current strategies and recently completed projects, and also sets out works programmes to individual properties.</p>
<p><b>Parliamentary Estates Directorate (PED)</b></p> <p>PED has overall responsibility for the care and maintenance of the grade I listed Palace of Westminster and the rest of the Parliamentary Estate which includes several grade I and II* listed buildings as well as a few unlisted buildings. In the past year No 1 Millbank (grade II*) has been added to the estate.</p>	<p>The departmental conservation officer is the PED Conservation Architect. Works are carried out to PED requirements by the Parliamentary Works Services Directorate (PWSD) guided by their consultants. PED has overall responsibility for the care and maintenance of the estate.</p>	<p>PED has for the first time submitted a detailed report in line with GHEU recommendations, having now formally adopted the Protocol for the Care of the Government Estate.</p>

Use of specialist conservation consultants	Commissioning of periodic condition surveys	Condition of the estate See note on page 41
<p>HRP manages projects in-house and employs appropriate specialist consultants where required.</p>	<p>The entire HRP estate was the subject of a full condition survey in 2002-03 and is currently undergoing an interim revision prior to commissioning a full resurvey in 2012-13.</p>	<p>The estate is in generally good condition. Areas noted as fair or poor are prioritised in the forward maintenance programme.</p> <p>As a self-funding organisation, HRP operates in a difficult financial climate, but all of the planned maintenance objectives set out in the previous Biennial Report have been achieved with the exception of one roof repair project which has been deferred to 2008.</p>
<p>PED and PWSD have some in-house conservation expertise but increasingly employ external specialist consultants for both large and small projects.</p> <p>The in-house conservation architects work closely with these architectural practices to facilitate a high standard of conservation.</p>	<p>A programme of quadrennial inspections is followed. During the reporting period, inspections have been completed for the Palace of Westminster, No 1 Millbank, 6-7 Old Palace Yard, 1 Derby Gate and Canon Row.</p>	<p>The Parliamentary Estate is in a generally good condition with ongoing maintenance items being addressed. There are no buildings at risk on the estate and the condition of the historic buildings can be categorised as 'good'.</p>



## Table B *continued*

Details of the estate	Conservation management and resources	Preparation of a biennial report
<p><b>Royal Household</b></p> <p>The Royal Household Property Section (RHPS) has responsibility for the care and maintenance of the royal estate which includes Windsor Castle and Kensington Palace (both scheduled monuments) and Buckingham Palace, St James's Palace, Clarence House, Frogmore House, (all grade I listed) as well as several other buildings.</p>	<p>The Director of RHPS holds regular liaison meetings with GHEU and RH property managers to discuss the annual works programme for the scheduled monuments and listed buildings in the royal estate in England. Detailed five-year and ten-year plans have been prepared for the whole estate which are used to manage the grant-in-aid. A plan showing the basis for prioritisation of projects is being prepared.</p>	<p>RHPS is considering whether to prepare biennial conservation reports in future.</p>

Use of specialist conservation consultants	Commissioning of periodic condition surveys	Condition of the estate See note at foot of table
RHPS has built up considerable experience in the management of historic estates and employs a number of professional surveyors with a background in historic buildings. Their in-house conservation expertise is supported by appropriate specialist consultants where required.	There is a programme of planned inspections which is reviewed annually by auditors on behalf of the DCMS.	The royal estate is generally in good condition and increasing priority is being given to conservation maintenance. However, long term programmes, such as external fabric repairs or the replacement of services, are not being progressed due to limitations of funding. Some significant conservation projects, including the repair of the Victoria & Albert mausoleum and the cleaning of the quadrangle façades at Buckingham Palace, are also on hold pending adequate funding.

## Condition categories are as defined as follows:

**Good** means structurally sound, weathertight and with no significant repairs needed.

**Fair** means a building which is structurally sound, but in need of minor repair or showing signs of a lack of general maintenance.

**Poor** means a building or structure with deteriorating masonry or a leaking roof or defective rainwater goods, usually accompanied by rot outbreaks within and general deterioration of most elements of the building fabric, including external joinery; or where there has been a fire or other disaster which has affected part of the building.

**Very bad** means a building where there has been structural failure or where there are clear signs of structural instability; (where applicable) there has been loss of significant areas of the roof covering leading to major deterioration of the interior; or where there has been a major fire or other disaster affecting most of the building.

Buildings at risk are defined in Annex I.

# The Clore Learning Centre

## A new facility for visitors to Hampton Court Palace

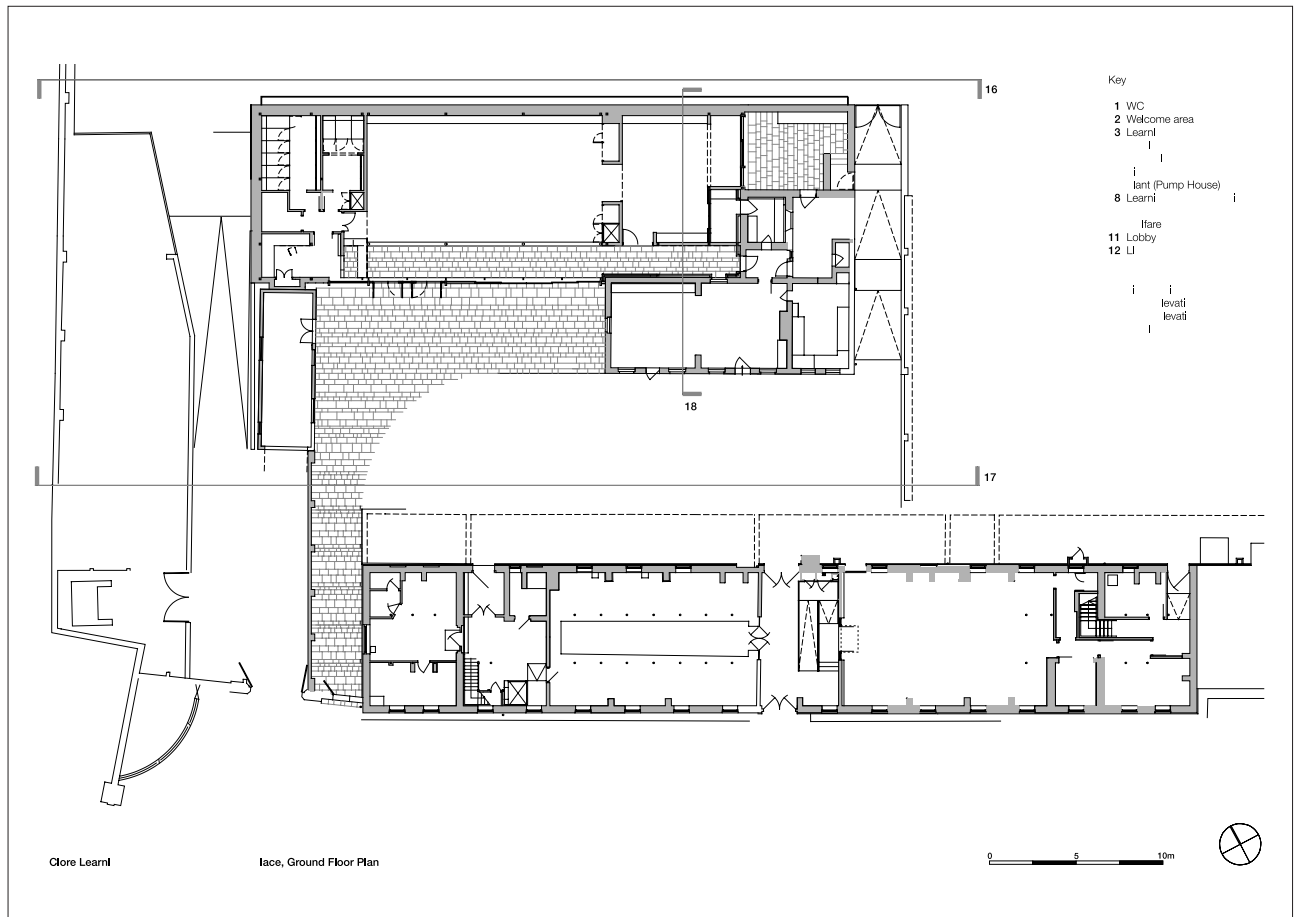
The Clore Learning Centre at Hampton Court Palace has been created by adapting the Guard House and part of the Barrack Block, complemented by a sensitively-designed new building, all facing a central courtyard.

Early consultation with GHEU allowed the development of a design approach which uses and respects the historic buildings, keeping physical alterations to the minimum necessary, while making a positive contribution to their setting. The Gallery inside the new building is the focal point of the new Clore Learning Centre, with visitors greeted here on their arrival at Hampton Court Palace. Five large education rooms are provided, one in the new building, and four in the existing buildings.

## The new building and its setting

The new building is set back between the Guard House, incorporated into the Centre, and the early twentieth-century Forage Store (now used as a plant room), between the Barrack Block and the car park. A new courtyard is formed against the western end of the Barrack Block, the upper floor of which has been converted as part of the Centre. Opening off the courtyard, the Gallery is a dramatic top-lit space which can be used for exhibitions and events as well as for education. Interest is provided by bronze door handles depicting historic figures designed by Edinburgh-based artist Jill Watson.

The siting of the new building was chosen to allow the full length of the impressive Barrack Block to be appreciated. Its form has been designed to echo the chimneyed roofscape of the historic buildings, using traditional



Ground floor plan showing Gallery (top) and Barrack Block (bottom) separated by the new courtyard (Feilden Clegg Bradley)

handmade bricks and roof tiles in a modern idiom. The courtyard and the rear wall of the new building are planted with trees and shrubs, reflecting the planting of the kitchen garden and orchard that were once here.

During the preliminary archaeological work on the site a Tudor wall related to Henry VIII's Tiltyard was located and recorded by archaeologists. Although the wall is shown on historic plans and drawings, its precise location was hitherto unknown.

The design of the new building uses high insulation, natural ventilation and daylighting to achieve low energy consumption. The building won the 'Sustainable Innovation' award at the Sustainable Building Services Awards in November 2007, for the innovative design of the natural ventilation system.

## The Barrack Block

The building now known as the Barrack Block was built to house the soldiers stationed at Hampton Court Palace. Listed grade I and a scheduled monument, it is architecturally significant as the earliest surviving purpose-built barracks in the country. It was built in 1689, when the Tudor palace was extended and adapted for William and Mary. The construction of the barracks marked the beginning of military life at Hampton Court, which continued until the 1940s.

The upper floor of the barracks contained two large dormitories where the soldiers slept, with separate smaller rooms for officers. In the 1980s these dormitories and



Interior of Barrack Block converted to education room



New building and courtyard

rooms were converted into offices. The stripping-out of modern insertions has allowed the recovery of the dormitory spaces, now converted to education rooms. A sensitively-positioned new lift allows full access.

## The Guard House

The Guard House was built around 1900, when the exercise yard was relocated to the north side of the barracks. Originally the building consisted of two separate rooms, plus a small cell and a walled exercise yard for the 'prisoner'. At some point the two separate rooms were combined to create a large room which is now one of the education spaces.

## The Clore Learning Centre

The Clore Learning Centre was largely made possible by a generous £1 million donation from the Clore Duffield Foundation. The new facilities will enable Historic Royal Palaces to improve the on-site learning experience for the thousands of primary school pupils who visit Hampton Court Palace annually. The Centre was officially opened by HRH The Prince of Wales on 5 March 2007.

Architects:	Feilden Clegg Bradley
M&E engineers:	King Shaw Associates
Structural engineer:	Alan Baxter Associates
Main contractor:	Chorus



# Kew Palace

## Conservation and re-presentation of a former royal residence

Historic Royal Palaces (HRP) completed an extensive £6.6m internal conservation of Kew Palace in 2006 which included a highly successful, imaginative and fully accessible re-presentation. Consultation throughout the project with GHEU influenced the design approach to internal presentation and access issues which respected the Palace's historic development and its garden setting.

### Conservation

Structural repairs to the exterior, and the application of a coloured limewash in imitation of an eighteenth-century scheme, had been completed in 1997. Structural and servicing works were carried out in a further contract to the interior of the building in 1999. Finishing and fine work

to the interior could not commence until a grant of £1.6m had been secured from the Heritage Lottery Fund in 2004. Lift access was incorporated, as well as structural repairs to an elaborate 1630s plaster ceiling.

### Re-presentation

One of the most significant periods for Kew was 1801-18 when George III lived with his family in the Palace in virtual seclusion during his recurrent bouts of illness. Detailed research was undertaken into the appearance of the interiors during his occupancy. A re-creation of the interiors from archaeological and archival sources, where available, was combined with the imaginative use of audio-visual installations, to produce a lively interpretation of royal life in the Palace in the early nineteenth century. The ground and first floor rooms have new paintwork and textiles as a setting to new displays of paintings and furniture, principally from the Royal Collection.



Kew Palace exterior, showing the new timber-clad lift shaft. The brickwork is painted with limewash coloured with brick dust in imitation of the eighteenth-century decorative scheme.



The new access slope outside the front entrance to Kew Palace. The slope is hidden from long views of the palace by the formal box hedging.

One wall in Princess Elizabeth's bedroom was left with exposed archaeology revealing parts of the 1630s structure. On the second floor, 200-year-old painted surfaces have survived virtually untouched, and are shown to visitors as part of a study centre, the People's Library.

## Accessibility

A key requirement of the project was to facilitate access throughout the building, but the status of Kew Palace as a scheduled ancient monument and grade I listed building required carefully-crafted solutions. A solution was agreed to locate an external platform lift on the site of modern external steps at the side of the building. This provides basement access without impacting greatly on the principal view of the Palace. An external inclined approach has been discreetly inserted at the front of the building, leading to the ground-floor entrance.

The provision of lift access to the upper floors posed a dilemma. An internal lift shaft would have compromised both the Palace's significant historic fabric and the internal circulation. An external shaft had to be considered in relation to its physical impact on the highly significant 1630s brickwork (Kew Palace is one of the earliest examples of Flemish-bond brickwork in the country) and to its visual impact on key views of the Palace. The solution was to position a new lift on the site of an eighteenth-century water closet shaft and ground-floor extension which had been demolished in the 1880s. Historically, openings had been made through the west side wall of the Palace at all levels, so re-using them merely involved unpicking 1880s brickwork. Sight-line studies confirmed that a lift would not dominate key views within Kew Gardens. Major concerns for GHEU were devising a lead-covered detail to join the lift shaft to the building to avoid intricate brick detailing, and preventing the projection



## Kew Palace *continued*

of the motor room above the second floor cornice. The project team worked hard to achieve a refined lead detail and to reduce the height of the motor room. The lost water closet shaft had been timber-clad, and this was reflected in the use of untreated oak cladding to the lift shaft, used in a modern way which will weather naturally and will blend with its garden setting.

### Welcome centre

A 1920s brick toilet block nearby was extended and adapted to include a new welcome centre for ticketing and interpretation, thus preventing modern clutter from encroaching into the Palace. The opportunity was also taken to re-landscape the immediate surroundings in Kew Gardens to retrieve something of the earlier nineteenth-century design.

Kew Palace was re-opened by the Prince of Wales in May 2006. In 2007, the project won the Museums and Heritage Award for excellence in conservation and the RICS London Region Award for Building Conservation. It was also the RICS overall regional winner and the recipient of the Building Conservation Grand Final RICS Award.



A craftsman completes work on the rare 1630s plaster ceiling depicting a 'banquet of the senses' in the Queen's Boudoir at Kew Palace

Client and project manager:	HRP
Architect:	Purcell Miller Tritton
Construction manager:	Gardiner & Theobald



The Queen's Boudoir (or sulking room) at Kew Palace is re-presented to its appearance in 1800. The walls are decorated with handmade green verditer wallpaper with a black Greek-key pattern.

## Development and disposal

### 4.1 Development on defence sites

**Colchester Garrison** has been redeveloped under a PFI contract, one of the largest of its type on the defence estate. Some historic buildings on the garrison have become surplus to defence use as a result. The Garrison Church closed in 2006 and new uses are being sought.

At the former **Le Cateau Barracks**, there is a proposal to convert two of the listed barrack buildings into a pub and flats and to convert the listed Riding School into shops.

At **Aldershot Garrison** 163 hectares of land are to be sold for a new urban extension of some 4,500 dwellings and commercial uses as part of the Allenby/Connaught PFI. This includes several listed buildings – the Cambridge Military Hospital, the Maida Gym, Smith Dorrien Institute, HQ 4 Division and the Observatory. Rushmoor Borough Council have prepared a Supplementary Planning Document for the urban extension which includes policies to protect these listed buildings and various memorials in the military town.

**Naval Base Review.** In September 2006, the Secretary of State for Defence announced a review of the three naval bases. The review has examined a range of options, including closure of the bases at Portsmouth and Plymouth. GHEU participated in stakeholder consultation meetings early in 2007. The review has concluded that all three naval bases will remain but with a rationalisation of their resources and activities. Opportunities may arise for the closure of parts of the operational estate and relocation of some activities.

### 4.2 Disposals policy

Current policy on the disposal of historic buildings is set out in a guidance note for government departments and non-departmental public bodies, issued by the Department

for Culture, Media & Sport (DCMS) in 1999<sup>1</sup>. Related guidance issued by the Office of Government Commerce *Guide for the disposal of surplus property (2005)*<sup>2</sup> includes a section on historic buildings which reaffirms the key points set out in the DCMS guidance note.

During the reporting period, the National Trust commissioned an independent research project on current policy and practice regarding the disposal of historic assets by central and local government throughout the United Kingdom. GHEU contributed to the research and was consulted on the draft report. This was published as *The disposal of heritage assets by public bodies: a report for the National Trust* in September 2006<sup>3</sup>. One of the recommendations of this report was that government advice on the disposal of historic buildings should be extended to include other kinds of heritage asset, particularly land and chattels.

The Culture, Media & Sport Select Committee report, *Protecting and preserving our heritage*<sup>4</sup>, published in 2006, also commented on the issue of the disposal of publicly owned heritage assets. It recommended that 'DCMS and DCLG (Department for Communities & Local Government) should make renewed efforts to encourage public bodies to exercise dispensations to dispose of assets for less than best consideration when those assets have heritage value and it is satisfied that the buyer has a viable plan for maintenance'.

<sup>1</sup> [www.culture.gov.uk/Reference\\_library/Publications/archive\\_1999/Disposal\\_HisBuildings.htm](http://www.culture.gov.uk/Reference_library/Publications/archive_1999/Disposal_HisBuildings.htm)

<sup>2</sup> [www.ogc.gov.uk/better\\_asset\\_management\\_disposal\\_of\\_surplus\\_property.asp](http://www.ogc.gov.uk/better_asset_management_disposal_of_surplus_property.asp)

<sup>3</sup> [www.nationaltrust.org.uk/main/w-policy-heritage\\_assets.pdf](http://www.nationaltrust.org.uk/main/w-policy-heritage_assets.pdf)

<sup>4</sup> [www.publications.parliament.uk/pa/cm200506/cmselect/cmcumeds/912/912-i.pdf](http://www.publications.parliament.uk/pa/cm200506/cmselect/cmcumeds/912/912-i.pdf)

## Development and disposal *continued*

Partly in response to these comments, and in order to bring the existing guidance up-to-date, the text of the DCMS guidance note is being thoroughly revised and will be reissued in 2008 following consultation with departments and other bodies.

### 4.3 Site disposals by the MoD

The disposal of surplus defence sites has continued through the reporting period, often involving large complex sites which have heritage value. In addition to achieving best financial return through the disposal of these sites, the challenge for Defence Estates is to secure prompt disposal while safeguarding the public interest, for example by identifying and protecting any natural or cultural heritage. Early consultation with English Heritage is advisable to provide purchasers with full information regarding any constraints or opportunities arising from the historic environment.

Delays to the disposal of vacant sites can pose a serious risk to historic buildings. At RAF Bicester, the best-preserved inter-war bomber station in the UK, the majority of the technical site has been empty for more than ten years and eighteen of the listed buildings are at risk. The site is expected to be sold in the next financial year (2008/09).

The previous biennial report referred to the disposal of several historic sites as part of the MoD's Greater London estate consolidation project, Project MoDEL. The project contract was awarded in 2006 to VSM Estates (a consortium of VINCI PLC and St Modwen Properties PLC) and required VSM to dispose of the surplus sites. These include RAF Bentley Priory, where Harrow Borough Council has drawn up a Supplementary Planning Document to provide a development framework for the

whole site. Given the historical importance of the RAF Bentley Priory site, MoD and VSM are seeking full planning consent before disposal, thus more effectively securing the heritage arrangements. The Bentley Priory Battle of Britain Trust has been established to take on the heritage element of the mansion. The Trust is currently developing proposals, with the help of the Prince's Regeneration Trust, for a sustainable heritage venue in the principle rooms on the ground floor of the mansion, including Sir Hugh Dowding's office. RAF Uxbridge, another MoDEL disposal site, includes two listed buildings: the Group I I command bunker (listed grade I) and Hillingdon House (grade II). Hillingdon Borough Council is preparing a planning strategy to guide future development of the site.

The previous report referred to three RAF sites in Norfolk in disposal. RAF Coltishall and RAF West Raynham have now been sold, the former to the Home Office and the latter to private owners. At Coltishall, English Heritage has undertaken an innovative project to record the base during the period prior to closure (see case study).

### 4.4 English Partnerships

English Partnerships (EP), the Government's regeneration agency, is increasingly working with Defence Estates to secure the development of surplus defence land. One example is the development of the South Yard Enclave in Devonport, formerly owned by the MoD and closed to the public. It is now being reintegrated into the surrounding town as a mixed-use neighbourhood. The existing Market Hall building and clock tower are being refurbished and will be brought back into public use. The Connaught Barracks site at Dover, which includes Fort Burgoyne, a scheduled monument and BAR, was transferred to EP in September 2007.



The government's Housing Green Paper, *Homes for the future: more affordable, more sustainable*,<sup>1</sup> published in July 2007, re-emphasised the use of surplus public land for housing development. This is driving forward an increasing number of disposals to EP.

Building on the experience of their successful co-operation over the hospital sites programme, English Heritage and English Partnerships are developing closer ties through exchanging information on best practice at a national level, as well as engaging at a regional level in early consultation on forthcoming development proposals. This process is being assisted by the secondment of a full-time heritage adviser from the Prince's Regeneration Trust, commencing in April 2007. The forthcoming merger of English

Partnerships with the Housing Corporation to create the new Homes & Communities Agency, with a brief to accelerate housing development on surplus public sector land, will only increase the need for joint working.

## 4.5 Hospital Sites Programme

A large portfolio of former National Health Service hospital sites was transferred to English Partnerships in 2005, under a deal between the Department of Health and the Office of the Deputy Prime Minister. The transaction involved 96 sites across England with land totalling 1,600 hectares. By the end of March 2007 English Partnerships had appointed preferred developers for over 20 of these sites.

(continued on p 52)

<sup>1</sup> [www.communities.gov.uk/publications/housing/homesforfuture](http://www.communities.gov.uk/publications/housing/homesforfuture)



Aerial view of the former Graylingwell Hospital, Chichester



## Corsham tunnels, Wiltshire

The underground site at Corsham is a huge labyrinth of old quarry tunnels over an area of 286 acres, connected by 26 miles of underground roadways. It had various secret uses during the twentieth century. The surface site is still in operational use by the MoD's Information, Systems & Services Organisation. After a visit by the Chairman and Chief Executive of English Heritage in May 2006, EH staff have had regular meetings with Defence Estates, the Commanding Officer of Corsham, and Inteq, the private sector partner selected by the MoD to develop the above-ground establishment. A project proposal for recording, survey and evaluation of the quarry tunnels has been agreed. In 2007, EH appointed consultants to carry out a detailed characterisation study of the site and a survey of the artefacts and fixtures. This will create a permanent record of the site and a basis for decisions about its management. The future use of the tunnels is still uncertain, but this study will help to ensure that any development plans are informed by a comprehensive analysis of its historical significance.



Two of the murals in the underground tunnels at Corsham. These were painted by the artist Olga Lehmann in 1943, when part of the underground had been adapted to become an aircraft engine factory for the Bristol Aircraft Corporation. There are about fifty murals decorating the canteen areas of the factory, on various themes including prehistoric animals. English Heritage has made a photographic record of the murals, as part of a larger project to record and evaluate the site.





# RAF Coltishall, Norfolk

Originally built as a bomber station in the late 1930s, Coltishall became a fighter station in 1940 and remained in continuous use until it closed in November 2006. Jaguar fighter aircraft were based here from 1974. Prior to closure, English Heritage undertook a recording project that involved conventional photography, historic landscape characterisation and the involvement of three visual artists. This was timed to document the base while it was still functioning as an operational station. The project is described in greater detail in *Research News number 6* (English Heritage, June 2007).



A Jaguar fighter plane stands next to murals in Hangar I



This aerial view shows the huge impact of the site, with its domestic areas, technical buildings, flying field and runways, on the surrounding rural landscape

## Development and disposal *continued*

(continued from p 49)

English Partnerships and English Heritage have co-operated on the hospital sites since the announcement of the programme. It was agreed at the outset that a comprehensive review of the portfolio was necessary to ensure that the historical and architectural significance of each site was understood and protected in any development plans. A rapid desk-top survey was carried out by English Heritage during 2005. This confirmed that many sites already have statutory protection: 44 listed buildings and a number of scheduled monuments. The portfolio includes several well-preserved examples of purpose-built asylums set in landscaped grounds. Four of these sites (Graylingwell, Fairmile, Springfield and Severalls) were already on English Heritage's Register of Historic Parks and Gardens.

English Heritage's study recommended further investigation at about 30 sites of historical or architectural interest, to provide a basis for recording and detailed assessment. The Heritage Protection teams have followed up those cases where buildings or landscapes appear to meet the criteria for statutory designation. This has helped to clarify the historical interest of all these sites and in a handful of cases buildings have been listed as a result.

Many former hospital buildings have been woefully neglected during the years following their closure and have suffered degradation of their historic fabric through decay, vandalism, theft and the over-zealous stripping-out of interiors. This presents a challenge for English Partnerships to improve the safeguarding of vacant historic sites.

The historical and architectural character of former hospital sites can help to create a distinct sense of place for the new communities that English Partnerships is tasked with creating. Local planning authorities also have

a lead role in shaping the future of these sites through the policies in their Local Development Frameworks and the use of their powers to designate conservation areas. Of the 96 former NHS sites referred to above, five are protected as conservation areas, including Park Prewett near Basingstoke, West Park in Epsom and Graylingwell in Chichester.

At Graylingwell, a former mental hospital, English Heritage has produced a pilot characterisation study, in partnership with English Partnerships, to provide a structured understanding of the historic interest and character of the site. This has helped to inform plans for a 'net zero carbon' development of up to 800 new homes as well as community facilities, announced in October 2007. The development will renovate and preserve two listed buildings (a grade II farmhouse and the former hospital chapel), and other key hospital buildings, and will preserve existing landscape features.



Park Prewett, Basingstoke, Hampshire: a former hospital site. It is now being developed for housing and other uses.



## Current issues and initiatives

### 5.1 Reform of Crown immunity

The previous biennial report explained the reform of Crown immunity. Under the Planning and Compulsory Purchase Act 2004, Crown immunity from the planning acts was removed with effect from 7 June 2006. However, the Crown remains immune from the provisions of the Ancient Monuments and Archaeological Areas Act 1979 for the time being. GHEU has issued a *Guidance note for Crown bodies on the removal of Crown immunity and their historic estate*. This is available at: [www.helm.org.uk/gheu](http://www.helm.org.uk/gheu)

### 5.2 Reform of heritage protection

The reform of the heritage protection system in England has taken another step forward with the publication in March 2007 of the government White Paper 'Heritage protection for the 21st century'. The full text is available on the Department for Culture, Media & Sport's website [www.culture.gov.uk](http://www.culture.gov.uk), together with various supporting documents, including a review of the eight pilot projects which were undertaken to test the application of the new proposals. One of these pilots covered RAF Scampton on the MoD estate, where a draft management agreement has been drawn up (the subject of a case study in the previous biennial report). Another involved Kenilworth Castle in Warwickshire, a site which is partly in English Heritage guardianship.

The White Paper proposes a new unified 'Register of Historic Sites and Buildings of England' (RHSBE) which will bring together scheduled ancient monuments, listed buildings, registered parks and gardens, registered battlefields and World Heritage Sites. The register would be complemented by local designations including conservation areas. English Heritage would compile the national Register; and local authorities would be

responsible for local designation. A new type of 'Heritage Partnership Agreement' is proposed between owners, managers, local authorities and English Heritage. These agreements could help to reduce time-consuming consent procedures and encourage strategic management of large sites, such as military establishments.

The current timetable is for legislative changes to be taken through Parliament in 2008 and for the new arrangements to come into effect in 2010.

In another development, English Heritage has published a series of selection guides which set out the criteria for listing different types of building. The categories include Health & Welfare, Law & Government, Maritime & Naval and Military Buildings. These guides and further information about all aspects of heritage protection are available at [www.english-heritage.org.uk/server/show/nav.1368](http://www.english-heritage.org.uk/server/show/nav.1368)

### 5.3 Conservation Principles

Over the reporting period, English Heritage has been developing *Conservation principles, policies and guidance*. This comprises six headline principles supported by policies and guidance which explain the basis for English Heritage's decisions about change in the historic environment. The second-stage consultation process was completed in May 2007. English Heritage plans to publish a revised version of *Conservation principles*, taking account of the responses received, in March 2008. For details, see: [www.english-heritage.org.uk/conservationprinciples](http://www.english-heritage.org.uk/conservationprinciples).

In parallel to this, and in consultation with English Heritage, a draft *Standard and guidance for stewardship of the historic environment* has been developed by the Institute of Historic Building Conservation, the Institute of Field Archaeologists and the Association of Local Government Archaeological Officers.



## Current issues and initiatives *continued*

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### 5.4 Energy use in historic buildings

During the reporting period, the issue of climate change has received unprecedented attention. The *Stern Review* (HM Treasury, 2006) has drawn attention to the economics of climate change. In June 2006, new targets were launched for sustainable operations on the government estate. One important new target is for the government office estate to go carbon-neutral by 2012 through a combination of reducing carbon emissions, using renewable energy and offsetting the remaining balance of emissions. Other targets which the government has adopted for its own estate require departments to increase their energy efficiency per square metre and to source more energy from renewables and combined heat and power systems. These targets are focusing attention on how the existing building stock can be adapted to reduce energy use.

Two recent examples on DEFRA's estate have demonstrated how this can be achieved. The refurbishment of 3-8 Whitehall Place, the subject of a case study in the previous biennial report, was completed in spring 2005 and achieved a BREEAM 'Excellent' standard. It won the RICS 2005 award for 'Sustainability'. The refurbishment of Nobel House (listed grade II), completed in December 2005, also achieved the BREEAM 'Excellent' standard and received the RICS London Region 2006 award for 'Sustainability building of the year'.

GHEU's seminar in October 2007 (see 6.5) highlighted how energy efficiency can be reconciled with conserving heritage values. A summary of the seminar presentations is available on the HELM website.

### 5.5 World Heritage Sites

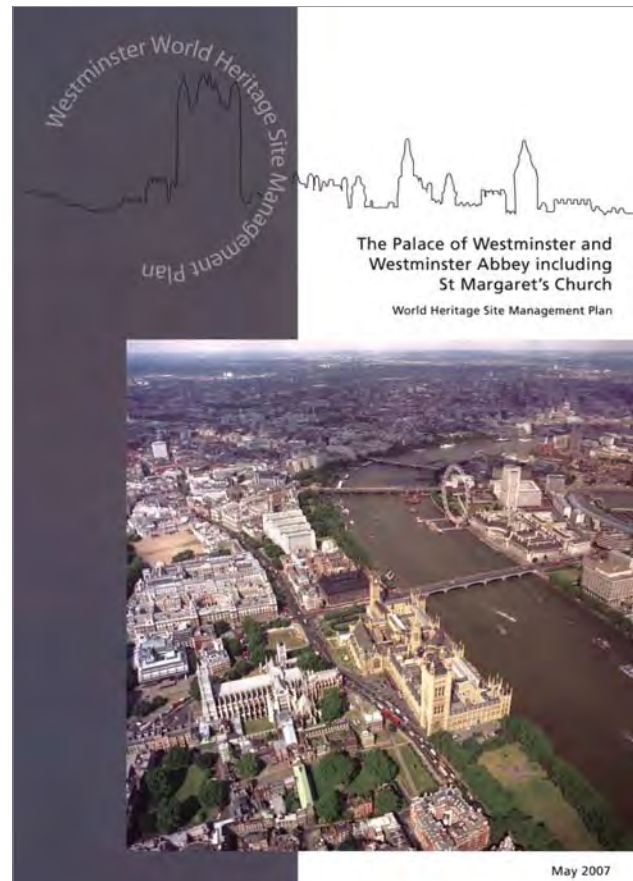
World Heritage Sites are recognised under the UNESCO World Heritage Convention which promotes their management, protection and conservation. In all, 851 sites have been inscribed worldwide so far; full details are available at <http://whc.unesco.org/en/list>.

England has seventeen World Heritage Sites, the most recent being the Cornwall and West Devon mining landscape which was inscribed in July 2006. The MoD owns land within seven of these sites, ranging from Stonehenge & Avebury to Hadrian's Wall. There is a 'Tentative List' of potential World Heritage Sites which includes Chatham Naval Dockyard (including the Chatham Lines and Brompton Barracks, in MoD ownership), Down House (managed by English Heritage), the Great Western Railway (managed by Network Rail) and Pont-Cysyllte Aqueduct (managed by British Waterways). The Tentative List was published in 1999 and will be reviewed in the near future following a review of World Heritage policy which has been commissioned by the Department for Culture, Media & Sport.

All of the World Heritage Sites in England now have non-statutory management plans and steering groups made up of people or organisations who own or manage them. Management plans aim to achieve a balance between conservation, access, sustainable use of the site and the needs of local communities. Two of the most recently completed plans are for the Westminster and the Tower of London World Heritage Sites. English Heritage chaired a Steering Group including representatives of the Palace of Westminster, Westminster Abbey, the Greater London

Authority and the relevant London boroughs to produce the Westminster World Heritage Site Management Plan which was published in June 2007. The Tower of London Management Plan was drafted in 2001 but not adopted at the time. It has now been comprehensively revised and updated by Historic Royal Palaces to reflect the evolving planning policy framework and the greater emphasis on the setting of the Tower. Following public consultation, the Plan was adopted in June 2007.

In 2006, UNESCO's World Heritage Committee expressed concerns regarding the impact of tall buildings on the setting of both the Tower of London and Westminster World Heritage Sites and the inadequacy of planning policies to offer the level of protection that is expected. However, the World Heritage Committee decided in June 2007 not to place these sites on the 'in-danger' list, as they were reassured by efforts to complete management plans, the commencement of a Dynamic Visual Impact Study and the creation of a statutorily-protected view of the Tower of London. The Government's White Paper on heritage protection (see paragraph 5.2) includes a commitment to strengthen protection for World Heritage Sites including a new planning circular which will clarify policy on World Heritage Sites including the use of buffer zones.



Westminster World Heritage Site management plan

# Apethorpe Hall, Northamptonshire

## The rehabilitation of a great Jacobean house

Apethorpe Hall is a large and historically important country house dating back to the late fifteenth century. Its state apartments were rebuilt in 1622-4 to receive James I. It is listed grade I and is set in a grade II registered park. During a long period of neglect, it became a notable Building at Risk case. English Heritage took over the site in 2004, following compulsory purchase proceedings, and undertook a major programme of research and investigation, using a variety of techniques, during 2005-07. The results of this research are described in the newsletter *Research News* (English Heritage, January 2007).

A £4 million programme of rescue works are in progress, and are due for completion in 2008. The roofs of the south and east ranges, covered in Collyweston stone slates, have been structurally stabilised and repaired, and the elaborate plaster ceilings of the early seventeenth-century State Apartment, on the first floor, have been conserved. Once the repairs to the external shell are complete, and the important parts of the historic interior conserved, English Heritage will market the property as a privately-owned country house in single ownership, leaving the full internal fit-out to the future owner.

Project manager:	Nick Hill, English Heritage
Architect:	Rodney Melville & Partners
Quantity surveyor:	Bare Leaning & Bare
Structural engineer:	SFK Consulting Ltd
Contractor:	Bowman & Sons Ltd



East range in 2004, prior to repair



Detail of completed roof repairs, 2007





Roof repairs in progress, 2006



## Government Historic Estates Unit

### 6.1 Team structure

GHEU is a team in English Heritage providing advice and guidance at a national level to government departments and agencies. It is part of the Planning & Development group in EH and reports to the South Territory Director, Philip Davies. The head of the unit is Will Holborow, who is supported by five other specialist staff and a team assistant.

### 6.2 Policy work

GHEU's policy work includes:

- setting and monitoring standards for the care of departments' historic estates
- producing the *Biennial Conservation Report on the Government Historic Estate*
- providing training for departmental property staff
- publishing conservation guidance for departments
- maintaining records of the government's historic buildings and monuments
- advising departments on the selection of specialist conservation consultants
- carrying out work on behalf of English Heritage's Research and Standards department, including management of the Fire Research Database (FReD)
- liaising with government departments, agencies and other public bodies in relation to the management of their historic estates.

In 2007, GHEU introduced an email newsletter and established a page on the HELM website ([www.helm.org.uk/gheu](http://www.helm.org.uk/gheu)) dedicated to the government historic estate.



GHEU at Brompton Barracks, November 2006

### 6.3 Informal site-specific advice

GHEU provides informal site-specific advice:

- informal advice to departments at an early stage in the formulation of their development proposals
- technical advice on repair and conservation projects, calling where necessary on the specialist sources of advice elsewhere within English Heritage
- advice on the commissioning and writing of management plans and conservation plans
- monitoring the condition of all listed government buildings at risk and working with departments to find solutions for them
- advice on proposals where there are issues of national security.



## 6.4 Statutory advice

GHEU handles statutory casework relating to specific government buildings, including offices in Whitehall and the naval bases at Portsmouth and Plymouth. It also deals with all casework relating to Historic Royal Palaces, the Royal Household and the Parliamentary Estate. GHEU responds to local planning authorities in respect of proposals affecting listed buildings and to the Department for Culture, Media & Sport in respect of works to scheduled monuments. The abolition of Crown immunity from the planning acts (see 5.1), which came into effect in June 2006, has introduced a greater degree of formality to the way in which departments consult GHEU and local authorities regarding applications for listed building consent.

## 6.5 Annual conservation seminars

The series of annual conservation seminars, which have been running since 1997, continued during the reporting period. Each seminar has been attended by between 80 and 90 delegates, including representatives of a wide range of government departments and other public bodies in the United Kingdom, and their professional advisers. The seminars provide an opportunity to update departments on developments that affect their estate management and to highlight best practice.

### Seminar at Bramshill, Hampshire, 3 October 2006



The seminar was held at Centrex (now the National Policing Improvement Agency) at Bramshill, Hampshire. The theme was 'Be prepared! Emergency planning for historic buildings & collections'. The programme included presentations and

workshops on various aspects of risk assessment and disaster preparedness. There were also opportunities to hear about the history of the site and guided tours of the grade I listed mansion. A resume of the seminar is available on the GHEU page of HELM.

### Seminar at the Building Research Establishment, 9 October 2007



The theme of the seminar was 'Cutting down on carbon: Improving the energy efficiency of historic buildings'. The programme was developed with the assistance of the Building Research Establishment and was held at the BRE site at Garston near Watford.

The presentations addressed the challenges arising from new government targets to reduce carbon emissions from its own estate and changes to building regulations on energy use. Several exemplar projects and initiatives to reduce energy use were explained. The programme included a visit to the demonstration houses built on the BRE's Innovation Park. A resume of the seminar is available on the GHEU page of HELM.

# Annex I: Buildings at risk

This annex contains brief details of listed buildings at risk belonging to departments and other public bodies in England. An overview of progress with buildings at risk is provided in paragraph 3.6. The entries below are listed in this order:

## Departments:

BRB (Residuary) Ltd  
Department for Transport  
English Partnerships  
Environment Agency  
Forest Enterprise  
HM Revenue & Customs  
Home Office  
Land Registry  
Ministry of Defence  
Ministry of Justice  
Ministry of Justice (Custodial Property)  
Royal Parks

## Non-departmental bodies:

British Waterways  
English Heritage  
Royal Household

The categories of risk are defined as:

- 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 or 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.

## Departments:

### BRB (Residuary) Ltd

#### **Whitebridge Crossing Cottage, Stone, Staffordshire.**

An early level-crossing keeper's cottage, immediately adjacent to the main line from Stafford to Stoke-on-Trent, listed grade II. It is too close to the railway tracks and high-voltage electrification equipment to allow sale or safe occupation. The building is boarded up and it is proposed to dismantle it and re-erect it at a heritage railway, but no specific site has been identified. A scheme to slide the building back from the railway tracks proved impractical. New entry.

Category A

## Department for Transport

#### **Guardhouse buildings, Agaton Fort, Plymouth, Devon.**

A vehicle test centre is located within this fort which is a scheduled monument dating from the 1860s. The site is managed by the Vehicle and Operator Services Agency. Although the fort is generally in fair condition, some of the ancillary buildings are vacant and in poor condition.

Category D

**Bantony Manor House, Silverhill, East Sussex.** Eighteenth-century house, listed grade II, owned by the Highways Agency. In a derelict state. Secured to prevent vandalism. The building is currently blighted by plans for the A21/Hurst Green bypass. New entry.

Category C

## English Partnerships

**Fort Burgoyne, Connaught Barracks, Dover.** Scheduled monument. Polygonal fort of the 1860s, now part of a later barracks. Structures on the ramparts are at risk from lack of maintenance and invasive vegetation. The site has been transferred from the MoD to English Partnerships for residential/mixed use development (announced October 2007).

Category C



Hanham Hall, Bristol

**Hanham Hall Hospital, Bristol, Blocks 1 and 2 and linking arcade.** Grade II\*. Large house built 1655. Building derelict and prone to vandalism. Substantial areas need re-roofing and refurbishment is required to make building habitable. The site has been selected as one of English Partnership's 'Carbon Challenge' sites. New entry.

Category C

## Environment Agency

**Lydney harbour and docks, Gloucestershire.** Scheduled monument. The docks and harbour date from about 1810 to 1821 and were once the main commercial port in the district. They were closed in the 1960s. The Outer Basin is now repaired with the surrounding area used for recreation, but the Inner Basin is still in poor condition. A lottery bid is being submitted for a marina and boat-building workshop off the Inner Basin, with housing to the west of the monument.

Category F

## Forest Enterprise

**Bastle and associated buildings north-west of Comb, Northumberland.** Scheduled monument, also listed grade II. Ruins survive to first floor level of this late sixteenth-century or early seventeenth-century bastle. The vault has mostly collapsed but a number of interesting features survive. The scope of work to stabilise the monument has been agreed and funding is being sought. It is also known as Barty's Peel and Borbie Castle. English Heritage offered a grant in 2006 for preparation of a consolidation scheme.

Category D

**Shilla Hill Bastle, west of Comb, Northumberland.** Scheduled monument. The bastle's masonry is in poor condition with damaging vegetation growth and fallen debris both around and within the building. The scope of work to stabilise the monument has been agreed and funding is being sought. English Heritage offered a project development grant in 2006 for preparation of a consolidation scheme.

Category D

## Annex I: Buildings at risk *continued*

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**Hawkhope Farmhouse, Falstone, Northumberland.** Listed grade II. A stone and slate bastle house. Mid sixteenth-century construction with Georgian and Victorian additions. The building was vacant for many years but is now partly occupied. Though wind and weather tight the building has been stripped down; modern windows have been removed and openings boarded up, and most internal doors have been removed. The building has been re-roofed and is in stable condition.

Category C

**Mount Misery Farmhouse, Hackness, North Yorkshire.** Listed grade II. Late seventeenth-century farmhouse. The building has been re-roofed since the last report but further works are required, though it is now structurally sound.

Category E

**Ironstone mine ventilation shaft in Chargot Wood, Somerset.** Scheduled monument. Probably dating from the 1860s. The monument includes the standing chimney stack and parts of the remains of a stone-built ventilation flue that formerly served the Bearland Wood iron mine on Langham Hill. A bid for a Heritage Lottery Fund grant has been made in partnership with the Exmoor National Park authority.

Category C

### HM Revenue & Customs

**2a and 2b The Mount, Shrewsbury, Shropshire.** These outbuildings comprise the original stable yard to the Mount, listed grade II\*. The latter was the birthplace of Charles Darwin in 1809. It is now occupied by the Valuation Office and managed by Mapeley. The outbuildings include some residential accommodation that is capable of re-use, but are currently unoccupied. The buildings are overgrown, causing damp penetration. Remedial work is now being carried out

to cut back vegetation and repair gutters and roofs to restore water-tightness, and a survey of the main roof has been commissioned.

Category E

### Home Office

**Bramshill House, Hampshire.** The estate is managed by the National Policing Improvement Agency (formerly Centrex) for the Home Office and is used as a police training college. The grade I listed mansion stands in a parkland setting which is included in English Heritage's Register of Historic Parks & Gardens at grade II\*. Funding had been identified to clear the backlog of repairs on the estate, and a specification prepared. However, following the change of management to NPIA, funding is being renegotiated.

The following items in the grounds of the mansion are considered to be in poor condition and at risk:

The garden walls and gateways north-east of the mansion, listed grade I. Some areas require partial rebuilding. All areas require partial repointing and brick repairs. Repairs to north-east walls were abandoned because of lack of funding.

Category D

The postern gate, listed grade I. The postern gate stands on axis with the north-east façade of the mansion and is listed separately from the surrounding walls. It is in poor condition. Substantial stone repairs and conservation are required.

Category D

The walls and turrets south-west of the mansion, listed grade I. The south-east turret and the adjoining retaining wall are in very poor condition, and the turret requires underpinning.

Category D

The walls and gate piers north-west of the mansion, listed grade II. These walls enclose the kitchen garden. One section collapsed in 2003 due to vegetation growth. Currently being stabilised or rebuilt, with the first phase now completed.

Category F

The High Bridge, listed grade I. Repairs to the structure of the bridge were commenced in 2000 but work was interrupted and further work is required.

Category D

The Hazeley Lodges, listed grade II. They have been subject to extensive fabric repairs but remain unoccupied. Both lodges are suffering from water penetration and rot, and substantial work is required.

Category D

## Land Registry

**Former Regional Seat of Government at Chalfont Drive, Nottingham.** An early-1950s War Room, extended c1963 in the grounds of the Land Registry office site, listed grade II in 2003. The bunker is in poor condition with no operable mains electricity and water ingress to the upper levels. Access is limited because of the presence of asbestos throughout. Local authority approval has now been given for roof replacement and external redecoration, which is planned for 2007/08, and tests are being undertaken on the outer concrete degradation.

Category C

## Ministry of Defence

### Berkshire

**Infirmary Stables, Arborfield Garrison.** Scheduled monument. Built 1911-12. The building is vacant and in very bad condition. There has been no progress in

improving its condition since the last report in 2004.

Arborfield Garrison is within the scope of the Defence Training Review and is expected to be disposed of after 2012. An options study has been undertaken.

Category A

### Buckinghamshire

**Garden Summerhouse at Halton House, RAF Halton.**

This is the focal point of an Italian garden in the grounds of Halton House, built for Alfred Rothschild in the late nineteenth century. The house is listed grade II\* and the gardens are registered grade II. The structure is in very poor condition but is capable of repair. No solution has been agreed.

Category A

### Cornwall

**Tregantle Fort, Antony.** Fort, built 1858-1865. Scheduled monument and listed grade II. A phased programme of repairs to the asphalt roof of the Keep is complete. No end use has been identified. The interior is still in poor condition, but is now drying out. Further repairs have been discussed but not yet carried out. An options study has been undertaken.

Category D

**Scaesdon Fort, Antony.** Scheduled monument and listed grade II. Built 1868. Used for military training purposes. A programme of works to remove vegetation and rotting timber has been carried out, the main gates have been repaired and there is a commitment to renew the bridge in due course; further works are subject to discussion with GHEU. A conservation plan has been prepared for the site.

Category F



## Annex I: Buildings at risk *continued*

### Devon

**The South Smithery, HM Naval Base, Devonport.** This was built as the dockyard smithery in 1857 and remained in use as such until 1987 when structural faults were discovered. It is a large industrial building with a complex building history. English Heritage has recommended listing at grade II\* and a decision by the DCMS Secretary of State is awaited. An options study has been made.

Category A

**South Saw Mills, HM Naval Base, Devonport.** Listed grade II\*. Dating from 1847. The sawmills ceased to be used as such in 1987 but the ground floor remained in light industrial use and for storage until 1997. Following recent repairs, the building is now rated as being in fair condition, but it remains vacant.

Category E

**Master Ropemaker's House, Devonport.** Also known as the Turncock's Residence. Listed grade II. Dating from the 1770s. Previously noted as being 'at risk' in 2000 and subsequently subject to remedial works including roof repairs. The building remains unused and there are signs of damp and timber decay internally. An options study has been undertaken.

Category C

**Buildings 165 and 166, Dunkeswell Airfield.** Listed grade II. A group of buildings on the opposite side of the airfield to the control tower group (see below). Building 166 is the Operations Block and Office Annex. The closely adjoining Building 165 is the Crew Briefing Room. Built in 1942, the buildings were listed in 2002 and are unused. The site is in disposal.

Category C

**Buildings 22, 24 and 25, Dunkeswell Airfield.** Listed grade II. A group of three buildings on the perimeter of the

airfield: Building 25 is the Watch Office (Control Tower); Building 22 is the Fire Tender Shed; Building 24 is the Floodlight Trailer and Tractor Shed. Built in 1943, the buildings were listed in 2002. Though unused, they are within a secure enclosure, boarded up, and are wind and weathertight. The site is in disposal.

Category C

### Essex

**Sutton's Manor House, Shoebury.** Listed grade II\*. House dated 1681. Currently vacant, last used as residential quarters. Re-use of the building is complicated by its location within a military site. A serious dry rot problem has been treated, but has caused considerable damage to the interior.

Category C

**Ridgemark Farmhouse, Court End, Foulness.** Listed grade II. Farmhouse of c1700. Located on a Ministry of Defence firing range, the building is in poor condition and is currently unsuitable for permanent occupation because of its location within the range danger template.

Category C

**Quay Farmhouse, Foulness.** Listed grade II. Farmhouse of c1811. Located on a Ministry of Defence firing range, the building is in poor condition and is currently unsuitable for permanent occupation because of its location within the range danger template.

Category C

**St John's Abbey precinct walls, Colchester.** Scheduled monument. East wall (and other fragments) of the monastic precinct of St John's Benedictine Abbey, founded 1095, which is part of the perimeter wall of Colchester Garrison. Internal wall face incorporates much decorative stonework from the Abbey. In need of repointing and stone repairs. Excavation suggests twelfth-century core to

wall. Emergency repairs have been undertaken, with full repairs planned for 2007/08. Within the scope of the Colchester Garrison PFI initiative. New entry.

Category D

## Hampshire

**Cambridge Military Hospital, Aldershot.** Listed grade II. A large purpose-built military hospital dating from 1879 with extensive ranges of later wings and wards. The main range is dominated by a large clock tower which overlooks Aldershot Military Town. Part of the building is still occupied by a Primary Care Trust which is due to vacate in 2008. The site was transferred to Defence Estates in 2006 who are managing the disposal of this and adjacent sites. New entry.

Category C

**Guardrooms, Haslar Gunboat Yard, HMS Dolphin, Gosport (Buildings 85 and 139).** Scheduled monument. The buildings have been unoccupied for many years and are derelict. In 1999 basic repairs were carried out to make the buildings weathertight but there has been no progress since then. An options study has been undertaken.

Category C

**Iron and Brass Foundry, HM Naval Base, Portsmouth.** Listed grade II\*. The main part of the building was converted to office use in 2003. The east wing (Building 1/136) remains unused and at risk.

Category C

**Number 6 Dock, HM Naval Base, Portsmouth.** Scheduled monument and listed grade I. Naval dock c1600, immediately adjacent to the Block Mills (see below). The dock is suffering from rotation and thus the opening-up of mortar joints on the stonework abutments on the north side. Underpinning may be the only solution.

Category C

**Block Mills, HM Naval Base, Portsmouth.** Scheduled monument and listed grade I. The first mass-production factory, dating from the beginning of the nineteenth century. English Heritage published a monograph on the building in 2005 and gave financial assistance for a rapid condition survey. Major repairs and replacement of the north wing roof began in 2007, due for completion in 2008.

Category E

**No. 25 Store, HM Naval Base, Portsmouth.** Grade II\*. 1782. Two-storey storehouse with internal courtyard. In fair condition but vacant. Future use uncertain.

Category C

**2-8 The Parade, HM Naval Base, Portsmouth.** Grade II\*. Terrace of dockyard officers' lodgings, 1715-19. Converted to office use c1990. Prone to wet rot and some structural movement. An options report has been undertaken, but future use is uncertain.

Category C

**Fort Elson, Gosport.** Scheduled monument. Polygonal artillery fort of 1853-60. Damaging vegetation has taken hold on the site over a number of years. A programme of vegetation removal has commenced. A management plan has been written and there is ongoing discussion with English Heritage to agree an appropriate management regime. The building cannot be occupied because of its proximity to a munitions storage area.

Category C

**Fortifications north of Mumby Road, Gosport.** Scheduled monument. A 600-metre length of the western fortifications of Gosport dating from c1770. There is no foreseeable future use for the site, which was excluded from a major redevelopment scheme at the adjoining barracks.

Category C

## Annex I: Buildings at risk *continued*

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### Kent

**Dymchurch Redoubt, Hythe Ranges.** Scheduled monument. Currently used as a military training facility. The original fort of 1806 is a massive brick circular structure within a dry moat, and has twentieth-century additions. Located on MoD ranges, some parts have recently been brought back into use. There is brickwork deterioration to both the original fort and later additions. Some repairs to rainwater goods have been carried out since the previous report. A conservation plan has recently been completed. Investigatory works are in progress.

Category D

**Chatham Lines, Brompton Barracks, Chatham.** Scheduled monument. The monument comprises the landward defences to Chatham Dockyard, consisting of a dry moat, subsequently bridged by roads and occupied in one place by a substantial building. The Lines are for the most part in the possession of the Royal School of Military Engineering (RSME). The future development of the RSME estate is subject to a Public Private Partnership. Planning consent has been granted for a new college campus and public park (to include parts of the fortifications at the northern end of the RSME estate) following the sale of the Lower Lines site to Mid Kent College in July 2007.

Category C

### Lincolnshire

**Hangars 2 and 3 at RAF Scampton.** Listed grade II. Two hangars in an arc of four C-type hangars, built 1936-7 as part of a RAF bomber station. The hangars are vacant and the future use of the site as a whole is uncertain. The annexes are in poor condition. Since listing in 2005, quadrennial inspection reports have been carried out. Various repair works have been identified including repairs to the hangar doors and flat roofs to the annexes; funding

is being sought through the Regional Prime Contract.

New entry.

Category D

### London

**The Garrison Church, Woolwich.** Listed grade II. An Italianate design of 1863, now a roofless ruin following bomb damage in 1944. The west end retains decorative wall mosaics, one commemorating those members of the Royal Artillery who were awarded the Victoria Cross. An improved temporary protection is now in place over the decorated apse. The future of the church is uncertain. The last remaining Royal Artillery Regiment departed Woolwich June 2007. The current garrison Quartermaster is to be responsible for maintenance and repair.

Category C

**The Rotunda, Woolwich Common.** Grade II\*. Built in 1814 as a temporary pavilion at Carlton House, Westminster; by 1818 it had been re-erected at Woolwich. It housed the Royal Artillery Museum for many years until the museum moved to Firepower at Woolwich Arsenal at the end of the 1990s. It now houses the reserve collection of Firepower. The lead roof is failing and expert advice has confirmed that this defect can only be corrected by complete replacement of the roof covering. An options study has been undertaken.

Category C

### Oxfordshire

**Former RAF Bicester.** This is an important inter-war bomber station retaining a grass airfield. The whole site is designated as a conservation area and about thirty buildings were listed (all at grade II) in December 2005. The technical site (vacant and in poor condition) and the airfield (used for gliding) have been earmarked for disposal since the 1990s. However, the disposal process has

become delayed due to local planning issues. All the listed buildings on the technical site, other than one of the hangars (Building 113), are vacant, as follows (18 individual buildings, covered by 14 list entries):

Buildings 79 and 137 (Type A hangars)	Category A
Building 108 (Type C hangar)	Category E
Building 109 (Watch Office and Tower)	Category C
Building 87 (Fire Party House)	Category C
Building 89 (Guard and Fire Party House)	Category C
Building 90 (Main Stores)	Category A
Building 92 (Parachute Store)	Category A
Building 96 (Lubricant Store)	Category A
Building 99 (Main Workshops)	Category A
Building 103 (Link Trainer)	Category A
Building 123 (Lecture Rooms and Armoury)	Category C
Buildings 129, 130 and 131 (Motor Transport Sheds)	Category A
Building 135 (Special Repair Bay Shed)	Category C
Buildings 146 and 147 (Station Offices and Operations Block)	Category A



Watch Office and Tower c1937 at former RAF Bicester with pillbox in front

## Ministry of Justice

**Coach house at the Judges' Lodgings, Liverpool.** This grade II outbuilding is vacant and in poor condition. Minor works have been undertaken to try and prevent water ingress. Despite being largely vacant there is no obvious use for the upper floor of the buildings. Part of the ground floor remains in use as garaging. External users are not viable for security reasons.

Category C

**Judges' Lodgings, Plawsworth, Chester le Street, County Durham.** Part of the ground floor only. This is a vacant cottage requiring extensive repairs, attached to the Judges' Lodgings, listed grade II. No progress reported.

Category C

**Gatehouse to Birmingham Judges' Lodgings, Birmingham.**

Early nineteenth-century Italianate lodge listed grade II.

The building has been unoccupied for several years and is internally in poor condition. Capable of re-use if alienated from the adjacent Judges' Lodgings. No progress reported.

Category C

## Ministry of Justice (Custodial Property)

**The western outworks and moats, Western Heights, Dover, Kent.** Scheduled monument. An Immigration Removal Centre, managed by the Home Office, occupies the Citadel on the Western Heights. The surrounding moats and western outworks are in poor condition and there is no programme for their maintenance. Funding for a quadrennial inspection report for this site has not been secured. There has been no progress since the previous report in 2004.

Category C



## Annex I: Buildings at risk *continued*

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**Chapel and kitchen block at HM Prison, Dartmoor, Devon.** Listed grade II. Chapel of c1870. The chapel and kitchen block are both derelict and in very poor condition. The old chapel was formed in about 1870 by adapting one of the barrack blocks which had been built in the first decade of the nineteenth century to house prisoners of war. The building was severely damaged in the 1990s and remains derelict and unused. A scheme to refurbish the chapel as a chaplaincy and multi-faith centre has stalled due to lack of funding. A quadrennial inspection of the building was carried out in 2005.

Category C

**Ruins of the old mansion, Hewell Grange, Worcestershire.** Listed grade II. Set in grade II\* registered parkland. The structure was scaffolded several years ago, but parts are now at risk of collapse. A successful application has been made to the Heritage Lottery Fund for a development grant, in relation to the proposed restoration scheme for the surrounding parkland and lake. However, the ruins remain in a vulnerable condition with no guarantee that funding will be forthcoming.

Category A

**Cast-iron bridge, Hewell Grange, Worcestershire.** Unlisted structure within the registered parkland surrounding the grade II\* listed mansion. This early nineteenth-century bridge is located to the north of the lake. It is an ornamental road bridge, spanning a small stream, constructed in cast-iron and with stone abutments. The bridge is no longer in use and has been blocked to traffic. An initial structural assessment was made in 2003 but a detailed repair scheme has not yet been prepared. A successful application has been made to the Heritage Lottery Fund for a development grant, in relation to the proposed restoration scheme for the surrounding parkland and lake. However, the bridge remains in a

vulnerable condition with no guarantee that funding will be forthcoming.

Category C

**The old granary and adjoining tithe barns, Hallgarth Street, Durham.** Listed grade II\* and grade II respectively. An important group of medieval farm buildings adjoining HM Prison Durham and used as a prison officers' club and workshop. A quadrennial inspection report was commissioned for the site in 2003. Repointing has begun but work on the granary has yet to begin and no scheme of repair has been agreed.

Category D

**Deerhouse, east and west stockhouses, East Sutton Park, Kent.** Three items separately listed grade II. A group of farm buildings, dating from c1850. They are still in use but are in poor condition. In 2003 the Estates Planning Committee of the Prison Service declined to fund a quadrennial inspection report for the site. Repair works are urgently required to rainwater goods, roofing and drains.

Category A

### Royal Parks

**Arcade forming circle and avenue, Brompton Cemetery, Kensington, London.** The arcade dates from 1839-40 and is listed grade II\*. A magnificent united composition comprising the four quadrants that form the circle and the avenue. Each has a flight of steps leading down to the catacombs. The structure is suffering gradual decay owing to the later addition of a cast concrete flat roof, and is now partially propped. Some stone and brick cleaning was carried out in 2007.

Category C

**Old Brewhouse, Bushy Park, Richmond.** This brick building of c1700 is both a scheduled monument and

listed grade II. The building is presently in fair repair, but vacant and vulnerable to vandalism. A repair scheme has been designed and is due to commence in 2008. This is in the context of a major restoration of Bushy Park, with funding from the Heritage Lottery Fund.

Category D

## Non-departmental bodies

### British Waterways

**The Foxton Inclined Plane, Leicestershire.** Scheduled monument in a conservation area. Remains of an early twentieth-century inclined plane which allowed canal boats to bypass the adjacent locks. The site is being consolidated, and a repair scheme is in progress.

Category F

**Calder & Hebble Navigation Warehouse, Wakefield, West Yorkshire.** Two warehouses c1790, converted to a single warehouse and remodelled 1816. Grade II\*. Built for the Calder & Hebble Navigation Company. The Wakefield Waterfront area is currently subject to an ambitious programme of regeneration. Temporary roof repair carried out. A scheme for restoration and re-use has been approved, and substantial repairs and refurbishment are underway.

Category E

### English Heritage

**Baguley Hall, Manchester.** Listed grade I. A mid-14th century timber-framed hall in the care of English Heritage. It has suffered serious vandalism. The location and character of the building present a considerable challenge to securing a sustainable re-use. A development brief has been prepared in consultation with Manchester City Council but the decision on whether EH will be able to

make a significant contribution towards the substantial conservation deficit involved will not be taken until the final quarter of the 2007-08 financial year.

Category E

**Fort Cumberland, Eastney, Portsmouth, Hampshire.** Listed grade II and a scheduled monument. Coastal fort of 1746-1812 with later buildings and features. The fort is partly occupied by English Heritage staff. Parts of the defensive walls are in need of repointing and repair and many of the casemates and the guardhouse would require significant work to bring them into use. However, the fort is a robust structure and the decay is slow. A conservation plan has been completed. A feasibility study into a possible new use for the Guardhouse was completed in September 2007.

Category F

**The north entrance, north-centre bastion and adjoining detached bastion on the Western Heights, Dover, Kent.** Scheduled monument. The permanent fortifications on Western Heights were begun in 1793 at the start of the Napoleonic wars and finally completed towards the end of 1867. Parts of the fortifications are in the care of English Heritage. However, public access to these areas is limited to the exterior of the Drop Redoubt. The whole of the area is deteriorating slowly. In particular, the north entrance, north-centre bastion and adjoining detached bastion are in poor condition and inaccessible. A comprehensive architectural survey by English Heritage of the Western Heights fortifications is now complete. English Heritage is working with Kent County Council to identify options for the future of whole of the Western Heights, including the areas in its guardianship. A conservation management plan has been commissioned for delivery in spring 2008.

Category C

## Annex I: Buildings at risk *continued*

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### **Ditherington Flax Mill, Spring Gardens, Shrewsbury.**

English Heritage acquired the property from the receiver in March 2005 with the support of Advantage West Midlands and will hold it while development partners are identified. English Heritage has funded a master plan, a condition survey and engineering assessment. On the basis of this information, a programme of urgent works involving vegetation removal and repair or replacement of roof coverings and rain water goods was commissioned in 2007. The Main Mill was provided with support scaffolding at the same time. A private sector consortium to take forward the development of the site has now been selected. All the listed buildings are 'at risk' (category A) as follows:

Former Ditherington Flax Mill and attached former malting kiln. Grade I. Former flax mill, subsequently maltings, now disused. Built 1797 onwards.

Former apprentice house for flax mill c1812, now disused. Grade II\*. This building was an early and significant component of the Flax Mill complex.

Flax-dressing building. Grade II\*. Built 1797 onwards. Last used as a maltings, but vacant since 1987.

Stove House and Dye House. Grade II\*. Now disused. These buildings were an early and significant component of the Flax Mill complex.

Flax warehouse. Grade II. Now disused. Brick with Welsh slate roof, iron-framed.

Workshop and offices. Grade II. Subsequently offices and maintenance workshop, now disused. Built before 1805.

Stable and hayloft of former flax mill, grade II. Subsequently workshop and store, now disused. Built before 1805, with minor late nineteenth and twentieth century alterations.

**Conservatory at Wrest Park, Silsoe, Bedfordshire.** The conservatory has been closed for several years due to deterioration of the structure and is in poor condition. It is attached to the west end of the mansion house, dating from 1834-36 and is listed grade I. Ownership transferred from Department of Trade & Industry in April 2006. A bid has been made for money to conserve and repair the conservatory.

Category C

**Apethorpe Hall, Northamptonshire.** Country house, late-15th to early-17th century, listed grade I and set in a grade II registered park. English Heritage took possession of the site after a public enquiry in 2004, and Compulsory Purchase Order proceedings followed. Urgent repair works were carried out in 2004, and a full repair programme is ongoing, with the intention to sell the building to a single owner for use as a house. New entry.

Category D

### **Royal Household**

**Royal Mausoleum, Frogmore, Windsor.** Mausoleum of Queen Victoria and Prince Albert, 1862-71, listed grade I. Damp problems are placing external and internal historic fabric at risk, including the internal frescoes. The roof and rainwater drainage need repair. Monitoring is now being carried out.

Category C

## Annex 2: Government sites open on heritage days

There is public access to the government estate through a variety of arrangements and special events. The main vehicles for encouraging access are Open House weekends in London and Heritage Open Days in the rest of England, organised by Open House and the Civic Trust respectively. Around 50 government sites open their doors to the public each September. However, there has been a noticeable reduction in the number of MoD sites participating from 20 in 2005 to 12 in 2006.

The following sites participated in 2005/2006:

(This excludes numerous English Heritage sites)

### Cabinet Office

26 Whitehall (Admiralty Ripley Building), London

### Commonwealth Secretariat

Marlborough House, Pall Mall, London

### Ministry of Justice

43-45 Bedford Square, London

Aylesbury Crown Court

Bradford Combined Court, West Yorkshire

Bristol Crown Court

Calderdale Magistrates Court, Halifax, West Yorkshire

Coventry Magistrates Court

Darlington County Court, County Durham

Dover House, Whitehall, London

Durham Crown Court, County Durham

Greenwich Magistrates Court

Kingston Magistrates Court, Kingston-upon-Thames, Surrey

Lewes Combined Crown and County Court, East Sussex

Northampton Crown & County Court

Northampton Magistrates Court

Royal Courts of Justice, Strand, London



Visitors to Marlborough House, St James's (headquarters of the Commonwealth Secretariat), on London Open House weekend, September 2007

### Department for Culture Media & Sport

2-4 Cockspur Street, London

### Foreign & Commonwealth Office

Foreign Office and India Office, Whitehall, London

### HM Treasury

HM Treasury, 1 Horse Guards Road, London

### Ministry of Defence

ABRO Warminster, Wiltshire

Air Defence Radar Museum, RAF Neatishead, Norfolk

Devonport Naval Base, Devon

Frimley Park Manor House, Camberley, Surrey

Halton House, Wendover, Buckinghamshire

HMS Excellent, Whale Island, Portsmouth, Hampshire

HMS Sultan, Fort Rowner, Gosport, Hampshire

HMS Victory, Portsmouth, Hampshire

Hounslow Cavalry Barracks, London

Institute of Naval Medicine, Monckton House, Gosport, Hampshire



## Annex 2: continued

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Visitors to Hounslow Cavalry Barracks on London Open House weekend, September 2007. The Officers' Mess (listed grade II), is seen in the background.

Light Infantry Museum, Winchester, Hampshire

Okehampton Battle Camp, Devon

RAF Bicester domestic site, Oxfordshire

RAF Digby, Lincolnshire

Royal Air Force College Cranwell, Lincolnshire

Royal Armouries, Fort Nelson, Fareham, Hampshire

Royal Hampshire Regiment Museum & memorial garden,  
Winchester, Hampshire

Royal Hospital Haslar, Gosport, Hampshire

Royal Military Police Museum, Roussillon Barracks,  
Chichester

Royal Naval Museum, HM Naval Base, Portsmouth,  
Hampshire

St George's RAF Chapel of Remembrance, Biggin Hill, Kent

Seaford House, Belgrave Square, London

Southwick House D-day map room, Fareham, Hampshire

### Ministry of Justice (Custodial Property)

Parkhurst Heritage, Newport, Isle of Wight

### National Policing Improvement Agency

Bramshill, Hampshire

### Parliamentary Estates Directorate

Westminster Hall, London

Portcullis House, Bridge Street, London

### Royal Parks

Brompton Cemetery Chapel, London



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Front cover image: The Buxton Memorial Fountain, dating from 1865. It was upgraded to grade II\* on 21 December 2007 as part of English Heritage's 'Designating History' project. The memorial, designed by S S Teulon, commemorates Thomas Fowell Buxton, an abolitionist MP. It originally stood in Parliament Square, and was moved to its present location in Victoria Tower Gardens in 1957. It has recently been repaired by Royal Parks.

Back cover image: Runway at RAF Coltishall.



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