

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

This Register is published at a time of significant change in the heritage sector. Alongside the impacts of the global recession are the effects of the 2010 Spending Review, proposed changes to the planning system, and the continued emphasis on the Big Society. The Register reminds us that the challenge of securing sustainable futures for vulnerable heritage assets is here to stay.

Whilst we have cause for celebration this year, with 13 grade I and II\* buildings removed from the Register; no protected wreck sites at risk, and more data on the condition of our conservation areas, we know that future success depends on adapting to rapidly changing circumstances. The 16 new grade I and II\* listed buildings added to our 2011 Register remind us that for every building secured, another awaits an urgent solution.

As the South West economy makes tentative steps toward recovery, we continue to encourage developers to invest in vulnerable historic buildings. High profile buildings at risk such as Tone Mills near Taunton, Somerset remain mothballed, and will be a priority for us in the coming year. Many public sector funding sources have been cut or reduced; smaller awards, particularly our own, must be carefully targeted and invested strategically. Heritage assets with little or no ability to generate revenue funding depend on such public subsidy, and have been a priority for our limited grants this year.

What will change in the planning system mean for heritage at risk? The shift to community-led plan-making could benefit the way that local heritage assets are understood, used and cared for. We could learn lessons from places like Chudleigh, Devon, whose community masterplanning exercise might help address the issues which have placed its conservation area at risk.

Communities, trusts and voluntary organisations play crucial roles in saving historic buildings. With the reduction in public resources taking effect, their roles may become even more crucial. Trusts like the Cullompton Walronds Preservation Trust in Devon, the community of Maker-with-Rame in Cornwall and the church council of St Peter and St Paul, Wincanton, Somerset are all engaged in major repair schemes to secure local heritage assets at risk. And our research with the UK Association of Preservation Trusts on the work of the region's building preservation trusts will inform joint working on heritage at risk in the future.

In the midst of so much change, the value of expert advice cannot be underestimated. It helps establish appropriate courses of action, accurate costings and sensitive repair techniques; it provides reassurance to communities and funders tackling major heritage at risk projects. This was the case at Bimbeck Pier, North Somerset, where English Heritage technical advice was instrumental in informing a phased repair programme for this long-term building at risk.

The value of the Heritage at Risk Register is clear at this time: it provides a fixed point of reference, sets out the priorities for action, and reminds us that securing a sustainable future for historic assets is often a long process which can and must weather economic and political change.

**Andrew Vines, Planning Director**  
**SOUTH WEST**

## BUILDINGS AT RISK

- Nationally, 3.0% of grade I and II\* listed buildings are at risk. In the South West this falls to 2.1%, representing 154 sites.
- 13 sites have been removed from the 2010 Register, but 16 have been added.
- 58% of entries (106 buildings) on the baseline 1999 Register for the South West have been removed as their futures have been secured, compared to the national figure of 53% (757 buildings).
- Nationally, £5.2m was offered to 71 sites on the Register during 2010/11. In the South West we awarded grants totalling £509k to 4 sites.
- 21 listed places of worship are included on our Register this year. We estimate the cost of repairing these buildings is £2.9m.

## SCHEDULED MONUMENTS

- 16.9% (3,339) of England's 19,748 scheduled monuments are at risk, compared to 20.3% (1,419 sites) in the South West.
- In the South West, 84 sites have been removed from the 2010 Register, but 93 sites have been added.
- 8.5% of entries (121 sites) on the baseline 2009 Register for the South West have been removed due to positive reasons, compared to the national figure of 11.9% (399 sites).
- Arable ploughing and unrestricted plant, scrub or tree growth account for nearly two thirds of sites at risk nationally. The proportion is similar in the South West.
- Nationally, 82% of scheduled monuments at risk are in private ownership, this falls to 75% in the South West.
- Of the £357k offered by English Heritage to owners of scheduled monuments at risk in 2010/11, £71k was to 27 sites in the South West.

## REGISTERED PARKS AND GARDENS

- 103 of England's 1,610 registered parks and gardens are at risk, an increase from 6.2% (99) in 2010 to 6.4% this year. In the South West, 18 of our 293 sites are at risk (6.1%).
- Nationally, 6 sites have been added and 2 removed from the 2010 Register. In the South West, 2 sites have been added.

## REGISTERED BATTLEFIELDS

- Of the 43 registered battlefields in England, 6 are at risk, 2 less than the 2008 baseline. None of the 8 registered battlefields in the South West are at risk.

## PROTECTED WRECK SITES

- Of the 46 protected wreck sites off England's coast, 7 are at risk, 3 less than the 2008 baseline. None of the 23 protected wreck sites off the coast of the South West are at risk.

## CONSERVATION AREAS

- 288 local planning authorities (86%) have taken part in the national survey of conservation areas, of which 35 are in the South West. This is 90% of our local planning authorities.
- We now have information on the condition of 7,841 of England's 9,600 designated conservation areas and 516 (6.6%) are at risk.
- Of the 1,089 conservation areas surveyed in the South West, 88 (8.1%) are at risk.



LITERARY AND SCIENTIFIC INSTITUTE, BRIDPORT, WEST DORSET

Making progress: The Bridport Area Development Trust will develop a project to repair the Literary and Scientific Institute and to find a new use consistent with its original purpose.

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## IN THE SOUTH WEST:

**58%** OF  
BUILDINGS  
AT RISK  
ON THE 1999 REGISTER  
HAVE BEEN SAVED

**20.3%** OF  
SCHEDULED  
MONUMENTS  
ARE AT RISK

**90%** OF  
OUR LOCAL  
AUTHORITIES  
HAVE SURVEYED THEIR  
CONSERVATION AREAS

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

# INDUSTRIAL HERITAGE

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

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

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

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

## What we know

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



## ROBINSON'S SHAFT, SOUTH CROFTY, CORNWALL

Robinson's Shaft complex is an early C20 development at the last working tin mine in Europe. The complex has suffered from redundancy, neglect and vandalism, but with significant public funding, it will be the centrepiece of a regeneration project to provide work, employment and greenspace for former mining communities

## What are we doing?

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

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

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

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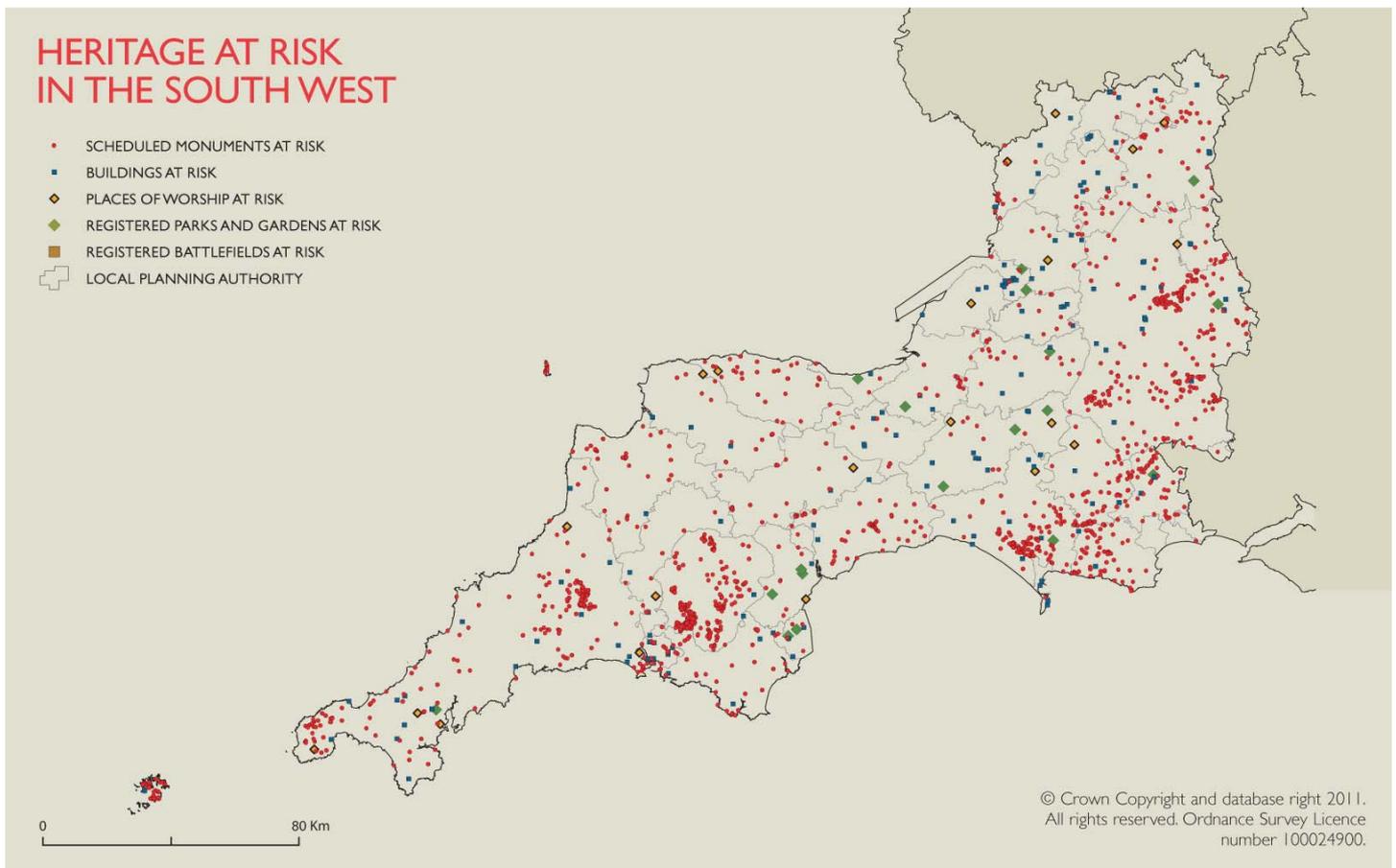
## PRIORITY SITES

- Academy Theatre and Great Western Hotel (Palace Theatre), Union Street, Stonehouse, Plymouth
- Bimbeck Pier; Weston-Super-Mare, North Somerset
- Carriage Works, 104 Stokes Croft, Bristol
- Cloth finishing works at Tone Mills, north range, Langford Budville, Somerset
- Former Saxon church to west of Priory House, Leonard Stanley, Stroud, Gloucestershire
- Grenville Battery 550yds (500m) SSW of Maker Farm, Maker-with-Rame, Cornwall
- Guns Mill Barn, Littledean, Gloucestershire
- Medieval moated site and Romano-British settlement at White Walls Wood, Easton Grey, Wiltshire
- The Mechanics Institute, Emlyn Square, Swindon
- Torbay Cinema, Torbay Road, Paignton, Torbay

## COVER IMAGE:

Carriage Works, Bristol, Building at Risk and Priority Site

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

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