



ENGLISH HERITAGE

# HERITAGE AT RISK

2013

EAST MIDLANDS



# HERITAGE AT RISK

Heritage at Risk is our campaign to save listed buildings and important historic sites, places and landmarks from neglect or decay. At its heart is the Heritage at Risk Register, an online database containing details of each site known to be at risk. It is analysed and updated annually and this leaflet summarises the results. Heritage at Risk teams are now in each of our nine local offices, delivering national expertise locally.

The good news is that we are on target to save 25% (1,137) of the sites that were on the Register in 2010 by 2015. From a scenic saw mill at Shirley to Boston's first bank, this success is down to good partnerships with owners, developers, the Heritage Lottery Fund, Natural England, councils and local groups. It will be increasingly important to build on these partnerships to achieve the overall aim of reducing the number of sites on the Register. **Anthony Streeten**, Planning and Conservation Director, East Midlands

The introduction to our Heritage at Risk Register last year noted that the raw statistics could not express the many significant successes within step-by-step projects that eventually lead to positive solutions for 'at risk' heritage. Thirteen buildings have come off the Register this year, but we recognise that this achievement represents the combined efforts of many people and organisations applied over several years, or in some cases, many years.

Collaboration and persistence were certainly required at 116 High Street Boston. Robust action by the local authority in applying its statutory powers was matched by the enthusiasm and skill of a buildings preservation trust and funding from several sources. This building was placed on the first national Buildings at Risk Register, the forerunner of today's Heritage at Risk Register, in 1998. Its rescue, at times in serious doubt, we now celebrate as an important landmark in the Heritage at Risk campaign.

The progress we noted at North Leverton Mill in Nottinghamshire and at St Helen's House in Derby last year has culminated in both being removed from the Register this year. Both of these buildings, special for very different reasons, now have long and productive futures ahead of them.

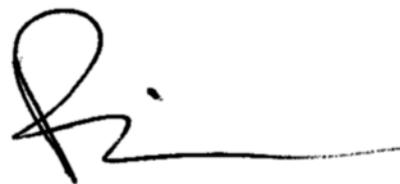
Of course new challenges continue to be identified. The grade II\* Manor House at Thorpe Mandeville in Northamptonshire, an impressive eighteenth century residence, has entered the Register this year after its new owner and the local authority discovered serious problems with its roofs.

Characterising and quantifying risk are the first steps towards finding solutions. Our work to improve knowledge of the condition of places of worship across the East Midlands will continue this year. This will help

to focus our expertise and the available funding on the cases of greatest need. Pilot projects to survey the levels of risk among grade II buildings have been undertaken in Derbyshire and Nottinghamshire.

Nowhere is collaboration and persistence more needed than in conservation areas at risk. Nine have been removed from the Register this year, including Tuxford which featured in our priority list. Seventeen, however, have been added, which reflects the consequences of long-term threats to the traditional role of our high streets coupled with challenging economic times. Considerable success, however, is being achieved in Derby where the City Council's partnership work with owners, backed by English Heritage, is revitalising entire historic streets.

National surveys to understand risk to scheduled monuments and to target resources available through Natural England stewardship schemes were pioneered here in the East Midlands. Though the format of these schemes will now change, we look forward to new frameworks that will deliver similarly impressive solutions for rural monuments, designed landscapes and buildings at risk.



**Ben Robinson,**  
Principal Adviser, Heritage at Risk

## NORTH LEVERTON WINDMILL, NOTTINGHAMSHIRE

North Leverton Windmill has a fascinating history. It was built by a collective of local farmers in 1813 to "grind corn not only for the members of the Company, but also for other farmers and industrious poor persons, at a fee decided upon by the directors". The windmill required extensive repairs, supported by an English Heritage grant, in order to ensure that it was able to celebrate 200 years of wind powered milling in 2013. This wonderful grade II\* building, now in Trust ownership and open to the public, has been removed from the Heritage at Risk Register.

## BUILDINGS AND STRUCTURES

- Nationally, 4.1% of grade I and II\* listed buildings (excluding places of worship) are on the Register. In the East Midlands the percentage is 7.7% (127 buildings).
- 13 building or structure entries have been removed from the 2012 East Midlands Register because their futures have been secured, but 5 have been added.

## PLACES OF WORSHIP

- Of the 477 listed places of worship assessed in the East Midlands, 83 are on the Register.
- 14 places of worship have been removed from the 2012 Register following repair work.

## ARCHAEOLOGY

- 3,265 (16.5%) of England's 19,792 scheduled monuments are on the Register, of which 125 are in the East Midlands.
- 3 archaeology entries have been removed from the 2012 Register for positive reasons and 1 has been added.
- 23.2% of archaeology entries (29) on the East Midlands baseline 2009 Register have been removed for positive reasons, compared to the national figure of 21.1%.
- Nationally, damage from arable cultivation is the greatest risk factor, accounting for 43% of those on the Register. In the East Midlands the proportion is 80%.

## PARKS AND GARDENS

- 100 (6.2%) of England's 1,624 registered parks and gardens are on the Register. In the East Midlands, 6 are on the Register, the same as last year.

## BATTLEFIELDS

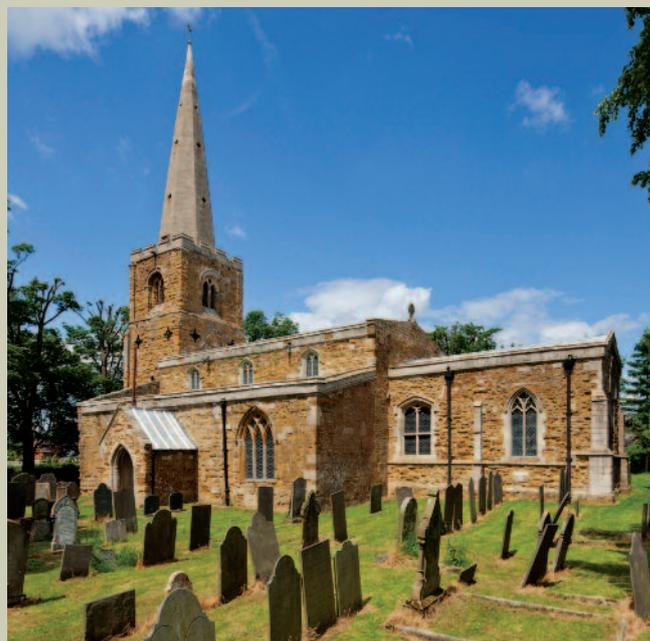
- Of the 43 registered battlefields in England, 6 are on the Register. None of the 5 registered battlefields in the East Midlands are on the Register.

## WRECK SITES

- Of the 46 protected wreck sites around England's coast, 4 are on the Register. There are no protected wreck sites off the coast of the East Midlands.

## CONSERVATION AREAS

- 8,179 of England's 9,839 conservation areas have been surveyed by local authorities. 510 (6.2%) are on the Register. Of the 947 conservation areas surveyed in the East Midlands, 64 (6.8%) are on the Register.
- 7 conservation areas have been removed from the 2012 East Midlands Register for positive reasons, but 17 have been added.



### CHURCH OF ST JAMES THE GREATER, AB KETTLEBY, LEICESTERSHIRE

When the church of St James the Greater at Ab Kettleby closed at Christmas 2006 because of its dangerous condition it was feared that it would never host services again. But the community rallied to the cause. The church is open once more and has been removed from the Heritage at Risk Register.

**52%** OF  
BUILDINGS AND  
STRUCTURES  
ON THE 1999 REGISTER  
HAVE BEEN  
**SAVED**

**64**  
CONSERVATION  
AREAS ARE ON  
THE REGISTER

**8.2%**  
OF SCHEDULED  
MONUMENTS ARE ON  
THE REGISTER

**£1.3m** IN  
GRANTS  
WAS OFFERED TO  
**19** SITES  
ON THE REGISTER

## PRIORITY HAR SITES

- Boston Conservation Area, Lincolnshire
- Chester House, Higham Road, Irchester, Wellingborough, Northamptonshire
- Derwent Valley Mills World Heritage Site: North Mill, Bridge Foot, Belper and Darley Abbey Mills (Long Mill, West Mill, North Mill, Engine House, Boiler House, preparation building, cottage, workshop and cart sheds), Old Lane, Derby
- Former maltings of Bass Industrial Estate, Mareham Lane, Sleaford, North Kesteven, Lincolnshire
- Harlaxton Manor, Harlaxton (Registered Park and Garden), South Kesteven, Lincolnshire
- Scraftoft Hall, Church Hill, Scraftoft, Harborough, Leicestershire
- Snibston Colliery, Ashby Road, North West Leicestershire
- The Crescent, Buxton, High Peak, Derbyshire
- The Station Conservation Area, Nottingham
- Worksop Priory gatehouse, Cheapside, Worksop, Bassetlaw, Nottinghamshire

The East Midlands office is also responsible for the priority site of Grimsby Ice Factory, which appears on the Yorkshire Heritage at Risk Register.

### FOR MORE INFORMATION CONTACT:

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## 116 HIGH STREET, BOSTON

### BACKGROUND AND HISTORY:

A townhouse, a bank, a Diocesan Home for 'fallen women', a potato merchant's establishment. 116 High Street Boston has had a varied past, but its future looked very bleak indeed after 25 years of vacancy and neglect.

Listed at grade II\* this impressive building was built as a private residence during the early 18th century. Boston was Lincolnshire's Georgian boomtown. To service the bustling port's growing commercial importance William Garfit established Lincolnshire's first bank at 116 High Street during 1754, and subsequently expanded to the adjacent 114.

The Garfit family moved on in the 1890s and 116 changed hands several

times until a potato merchant moved in. This led to several unsympathetic changes, such as concreting over the garden, but the problems became much worse when the building became vacant. It suffered heritage crime. The roof was damaged, letting water in and causing rampant wet and dry rot. Unwise structural alterations compounded by a lack of maintenance threatened to pull the building apart.

Unfortunately the owner did not make the necessary urgent repairs to save this important building, so Boston Borough Council took direct action, first serving an Urgent Works Notice and installing structural scaffolding, then eventually compulsorily purchasing 116.

### IS IT AT RISK?

No. 116 High Street was removed from the Heritage at Risk Register in 2013. It was on the Register from 1998 to 2012.

### WHAT'S THE CURRENT SITUATION?

Though in a precarious state, the elegant red brick building, with its original panelling and fireplaces remained a valuable asset. Its loss would have been a disaster.

Following the compulsory purchase by Boston Borough Council, The Heritage Trust for Lincolnshire, a building preservation trust, took on the building in 2008. With considerable financial and technical support from English Heritage, the Heritage Lottery Fund and the Architectural Heritage Fund, and additional funding from the European Development Fund and John Paul Getty Jr Trust, the Trust began a programme of repairs that would lead to new community uses for 116 High Street.

Local residents and members of the High Street Neighbourhood Group helped to build support for the project, wishing to see a notorious eyesore transformed into a building that Boston could be proud of.

Even after securing the necessary funding, many technical challenges had to be overcome during the 15 months of repairs and construction work. However, that work is now complete. The building is no longer on the Heritage at Risk Register and The Lincolnshire Community Foundation has a range of social enterprise and business users lined up to breathe life into the next chapter of the building's history.

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

If you would like this document in a different format, please contact our customer services department on telephone: 0870 333 1181 fax: 01793 414926 textphone: 01793 414878 email: [customers@english-heritage.org.uk](mailto:customers@english-heritage.org.uk)