

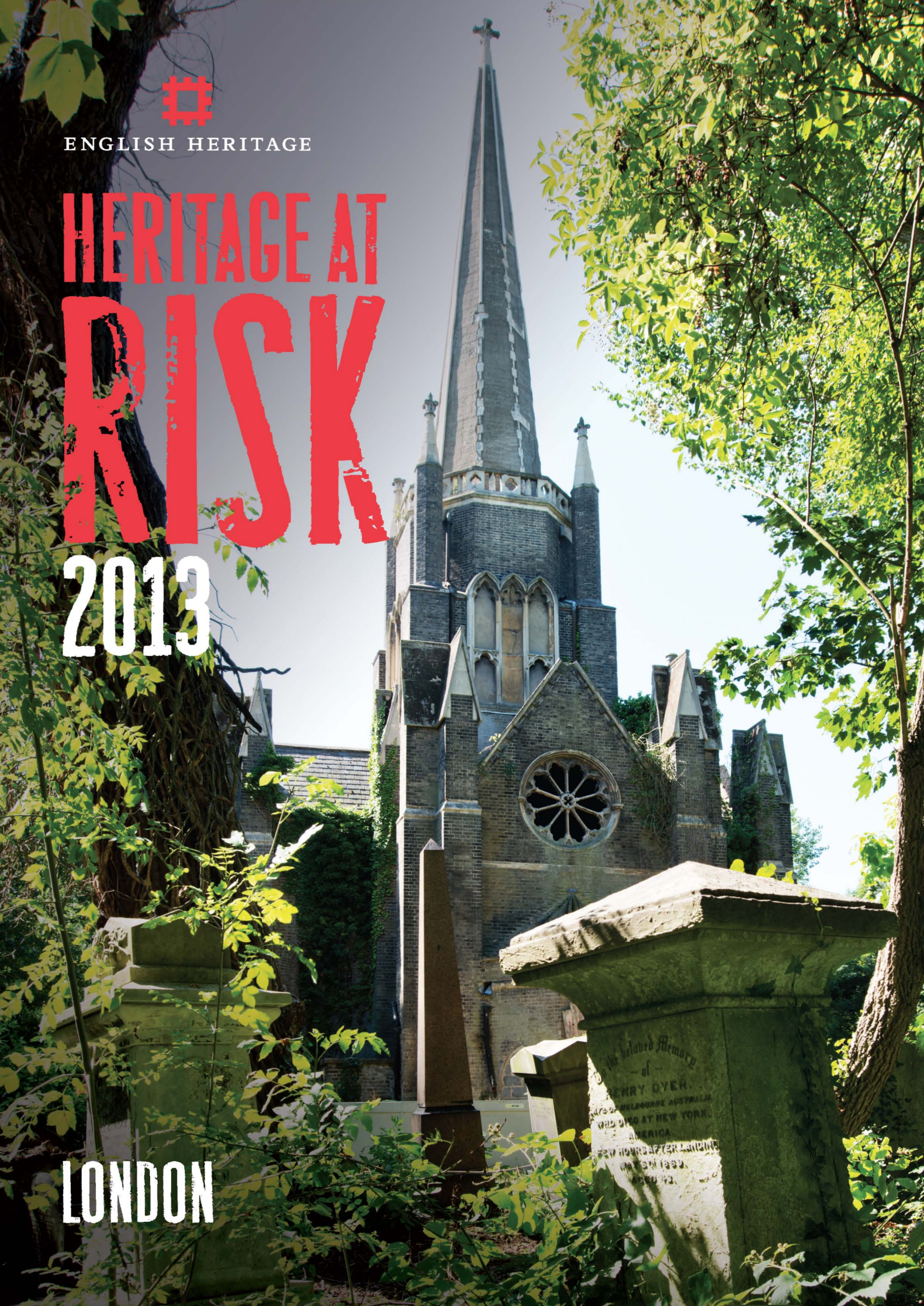


ENGLISH HERITAGE

HERITAGE AT RISK

2013

LONDON



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 Stepney Green Conservation Area to Concrete House in Southwark, 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.

In London a notable achievement in the last year has been the removal of one of our Priority Sites from the Register. Stepney Green Conservation Area has been the focus of enhancement as part of the wider "High Street 2012" Initiative, which was aimed at improving the environment of the east end of London along what was to have been the route of the marathon at the London Olympics. A combination of repair grants from English Heritage and Tower Hamlets, financial support from the private sector and extensive involvement from the local communities in the area has together resulted in an improvement in the conservation area that is a legacy from the Games.

Collaboration has also secured the restoration of 549 Lordship Lane in Southwark, also known as "The Concrete House". It had been on the Heritage at Risk Register since it was listed in 1994 and its repair and adaptation into five flats for affordable housing involved the co-operation of the local council, the Heritage of London Trust and a Housing Association, as well as £110,000 in grant aid from English Heritage. This is just one of 51 buildings that have come off the 2012 Register, although 39 buildings have been added. This number includes the grade II* Sandycombe Lodge in Twickenham, the former home of the artist JMW Turner and now owned by a Trust dedicated to restoring and interpreting it for public appreciation.

In addition to monitoring and managing the Register, we continue to focus on improving the condition of London's burial grounds and cemeteries. These are a strategic priority for English Heritage in London. We are also maintaining progress on our other priority sites including the late medieval Manor Barn at Hamondsworth. Now taken into the ownership of English Heritage, preparatory surveys and preparations

for a programme of repairs have been completed and works should start in the near future, with the aim of opening the building to the public with the support of the local friend's group. Progress is also being made at Gunnersbury Park which is both a registered park and garden and conservation area at risk, and includes 11 structures which are also on the Register. Urgent repairs have been carried out using English Heritage grant aid and the owners of the site, Ealing and Hounslow Councils are working together to submit their detailed Stage 2 application to the Heritage Lottery Fund, which will release substantial funds for the first phase of what is a 13 year programme of revitalisation. In spite of difficult financial times, the enthusiasm, dedication and invention of local authorities, owners and communities can continue to make a difference and we will continue to work with others to reduce risk to our historic environment.

Nigel Barker,
Planning and Conservation Director, London

ABNEY PARK CEMETERY, HACKNEY

One of the so-called 'Magnificent Seven' Victorian cemeteries in London, Abney Park in Stoke Newington was founded as a non-conformist cemetery from the grounds of the home of the hymn-writer Isaac Watts. The condition of the cemetery declined throughout the twentieth century and its Gothic chapel, centrally placed in the landscape, fell into disuse. A condition survey of the chapel was carried out in 2012 and has identified its repair needs.

BUILDINGS AND STRUCTURES

- Nationally, 4.1% of grade I and II* listed buildings (excluding places of worship) are on the Register. In London the percentage is 4.6% (75 buildings).
- 2.6% (434) of London's grade II listed buildings are on the Register.
- 51 building or structure entries have been removed from the 2012 London Register because their futures have been secured, but 39 have been added.

PLACES OF WORSHIP

- Of the 212 listed places of worship assessed in London, 51 are on the Register.
- 5 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 32 are in London.
- 3 archaeology entries have been removed from the 2012 Register for positive reasons, none have been added.
- 29.7% of archaeology entries (11) on London's 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 London the proportion is 9%. The greatest threat for 25% of entries on the London Register is from unrestricted plant, scrub and tree growth.

PARKS AND GARDENS

- 100 (6.2%) of England's 1,624 registered parks and gardens are on the Register. In London, 11 are on the Register, a decrease of 1 on last year's Register.

BATTLEFIELDS

- Of the 43 registered battlefields in England, 6 are on the Register. The only registered battlefield in London is not on the Register.

WRECK SITES

- Of the 46 protected wreck sites around England's coast, 4 are on the Register. London has no protected wreck sites.

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 958 conservation areas surveyed in London, 60 (6.3%) are on the Register.
- 5 conservation areas have been removed from the 2012 London Register for positive reasons, but 1 has been added.



NORTH LODGE, GUNNERSBURY PARK, HOUNSLOW

Over the past year, urgent repair works have been carried out to the North Lodge at Gunnersbury Park, partly financed with grant aid from English Heritage. Now that the Lodge is in a good condition, it is anticipated it will be available for local community group use. Its repair is part of the wider programme for the restoration and reuse of the historic park and its numerous listed buildings.

73% OF
BUILDINGS AND
STRUCTURES
ON THE 1999 REGISTER
HAVE BEEN
SAVED

60
CONSERVATION
AREAS ARE ON
THE REGISTER

20.6%
OF SCHEDULED
MONUMENTS ARE ON
THE REGISTER

£864k IN
GRANTS
WAS OFFERED TO
13 SITES
ON THE REGISTER

PRIORITY HAR SITES

- Abney Park Cemetery, Hackney
- Crossways, 134 Church Road, Hanwell, Ealing
- Finsbury Health Centre, Pine Street, Islington
- Gunnersbury Park (including the west and east stables, the large and small mansions and other structures), Hounslow
- Hanwell flight of locks and brick boundary wall of St Bernard's Hospital, Ealing
- Kensal Green (All Souls) Cemetery (including the Anglican Chapel, a number of monuments and other structures), Kensington and Chelsea
- Manor Farm barn, High Street, Harmondsworth, Hillingdon
- Tide Mill (known as the House Mill), Three Mill Lane, Newham
- Whitechapel High Street Conservation Area (High Street 2012), Tower Hamlets
- 94 Piccadilly, Westminster

FOR MORE INFORMATION CONTACT:

Principal Heritage
at Risk Adviser
English Heritage London
1 Waterhouse Square
138 142 Holborn
London
EC1N 2ST

Telephone: 0207 973 3000

Email: london@english-heritage.org.uk



Following the refusal of applications for its demolition by the then owner, the London Borough of Southwark acquired the house through compulsory purchase in 2010.

IS IT AT RISK?

No. Whilst vacant, the house had developed serious structural problems, and unauthorised works led to further loss.

It was on the Heritage at Risk Register from 1994 to 2013 when it was removed following its successful repair and conversion.

WHAT'S THE CURRENT SITUATION?

The restored building was opened by HRH the Duke of Gloucester on 13 June 2013. Hexagon Housing, working with Heritage of London Trust Operations Ltd and the London Borough of Southwark, has provided five shared ownership flats for local occupation. The garden is being re-landscaped to reflect the original Victorian design.

549 LORDSHIP LANE

BACKGROUND AND HISTORY:

549 Lordship Lane, known as the Concrete House, was built in 1873 by Charles Drake, of the Patent Concrete Building Company, a pioneer in the use of concrete in England. The use of mass concrete, where the concrete is used to construct walls and other architectural elements by being poured in situ, was probably imported as an idea from France in the first half of the nineteenth century. Drake had been a manager for the builder Francis

Tall who had a patent for concrete construction, but Drake went on to patent an improved version in 1867.

Drake showcased his improved processes in building 549 Lordship Lane, and faced the concrete with a layer of a mortar-like composition called 'compo' to make it weatherproof.

Drake was forced to sell the house in 1876 because of financial problems and by the 1980s the house was vacant and its condition deteriorating. It was listed at grade II in 1994 and put on the Heritage at Risk Register.

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

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