



ENGLISH HERITAGE

# MONUMENTS AT RISK LONDON

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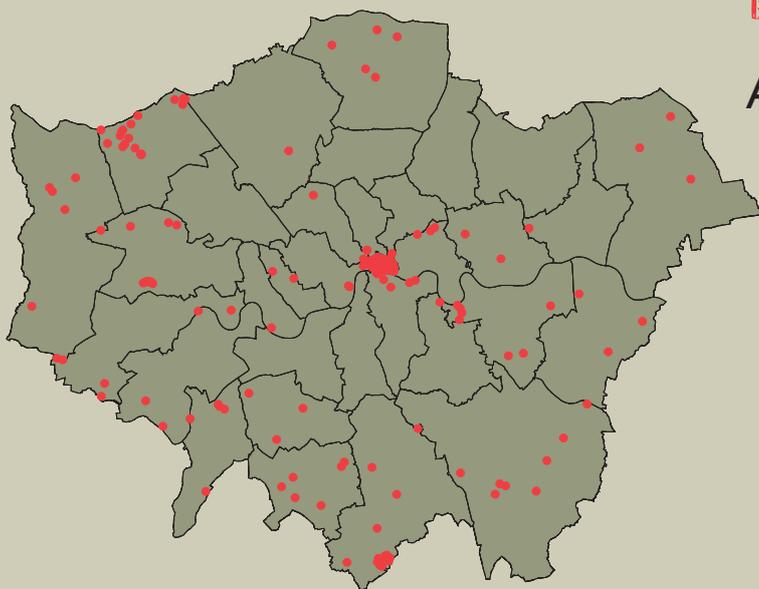
Scheduled monuments are our most cherished, nationally important archaeological sites and landscapes. In London they include prehistoric burial mounds and hillforts, Roman and medieval residences and defences, palaces, livery halls, moats, abbeys and the industrial structures of our more recent past.

They are a unique inheritance that tell the story of many generations of human endeavour and life. They create our sense of time and place, and add greatly to the distinctiveness of our cities, towns and countryside.

Although protected by law, scheduled monuments are vulnerable to a wide range of human activities and natural processes. Survey in the Greater London Region has shown that 121 monuments are at risk. Deterioration through development, urbanisation and neglect are the main agencies compromising their settings and putting them at risk.

Once damaged or lost, scheduled monuments cannot be replaced. Careful management is needed if we are to pass them on to future generations in good condition. This requires close co-operation between the owners of scheduled monuments, government, and all organisations charged with care for the environment.

ALL CONFIRMED SCHEDULED MONUMENTS  
WITHIN THE GREATER LONDON AUTHORITY  
Scheduled Monument •



**4.7%** OF SCHEDULED  
MONUMENTS  
ARE  
OWNED  
BY LOCAL  
AUTHORITIES

## SCHEDULED MONUMENTS AT RISK: LONDON

In 1998 English Heritage published a national Monuments at Risk Survey (MARS). This showed that since 1945, an average of one archaeological site had been destroyed every day. These losses include scheduled monuments – historic sites designated as being nationally important. Consequently, English Heritage has now undertaken a more detailed assessment of the risks currently facing scheduled monuments in Greater London.

The survey had two main objectives:

- to evaluate the condition, setting and amenity value of scheduled monuments in the region and the extent to which they are at risk
- to establish priorities for action and monument management.

The Greater London survey found that with 80% of monuments at risk, there is an urgent need for action before more of our heritage is damaged or lost. Of London's 33 boroughs, 26 (including the City of London) have scheduled monuments within their districts. These range from single sites in some boroughs to the 49 scheduled monuments that lie within the boundary of the City of London.

1 Winchester Palace, Southwark: demolition of the warehouse and party wall in advance of redevelopment required substantial bracing to minimise the risk of damage.



## FACTS & FIGURES

Greater London covers 1579km<sup>2</sup> and the average density of scheduled monuments is one per 10.32km<sup>2</sup>. Because Greater London has a population of 7.39 million this means that there are 48,300 people for each scheduled monument.

### OWNERSHIP

47% of scheduled monuments are owned by local authorities, 25% are in private ownership, 16% belong to charitable trusts, 9% to government or their agencies, and 3% are owned by utilities.

### DATE

The majority (67%) of scheduled monuments are medieval or post medieval in date, 25% are Roman and 8% are prehistoric.

### FORM

61% are buildings or standing structures of which 57% lie within, or are themselves listed buildings, often Grade I. Half are in conservation areas and 23% are partly or entirely made up of earthworks.

### LAND USE

Developed and urban land is overwhelmingly (80%) the principal land use on and around scheduled monuments in Greater London. A high proportion of scheduled monuments in Greater London are on display to the public (22%). Others are in use as buildings (20%), built over (13%), or in gardens, parks and heathland open to the public for recreational use (45%).

2 Visitor pressure and vandalism at King Edward III's moated manor house resulted in a partnership scheme with the London Borough of Southwark to restore the monument.

3 The Charnel House at Spitalfields in Tower Hamlets, discovered by excavation in 1999 and now preserved and made accessible to the public.

4 Archaeological evaluation was used to determine the position of piles on the site of Bermondsey Abbey, Southwark.



# MEASURING THE RISKS

The study assessed not only the condition of each monument's fabric (whether its remains are buried or upstanding), but also included an initial evaluation of its setting and amenity value. The setting of a monument is its general surroundings and is usually fundamental to forming an understanding and appreciation of the site itself. Amenity value is what the visitor can appreciate of the monument when visiting the site. Clearly inappropriate development or land use next to a scheduled monument can be an eyesore, or can lead to the site becoming an island, cut-off from its surroundings. Naturally in London, the intense development associated with a capital city can significantly affect the setting of historic monuments and compromise amenity value. Nevertheless, the fabric of the monuments can and does receive extensive conservation treatment to mitigate the effect upon the setting (Fig 5).



## KEY FINDINGS

### CONDITION

Various issues were recorded at 78% of sites; extensive or major issues were noted at 12% of sites. Nearly half of the scheduled monuments are in a declining condition and only 4% of scheduled monuments are improving in condition.

**20%** OF  
MONUMENTS IN  
GREATER LONDON  
ARE IN  
**GOOD**  
CONDITION

### RISK

80% of London's monuments are at medium or high risk because of their extensively compromised settings, a reduction in their amenity value or in some instances damage to their actual physical fabric. There is a limited number of prehistoric scheduled sites in Greater London and all 12 are at high or medium risk. All 23 sections of the Roman and medieval city wall are at high or medium risk.

### RISK AND LAND USE

The preservation of scheduled monuments in Greater London is highly dependent on land use. 64% of the high-risk monuments are located on developed urban land.

**83%**  
ARE **VISIBLE**  
AND SURVIVE  
ABOVE GROUND



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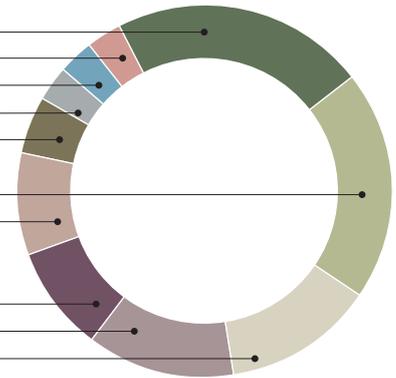
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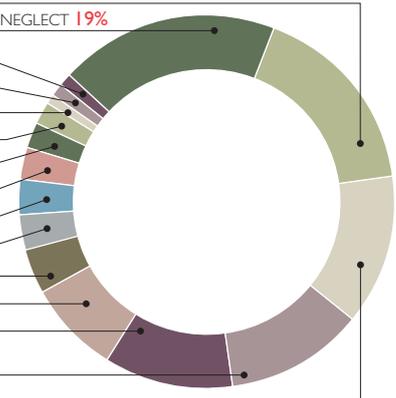
**LAND USE**

- DISPLAY OF A MONUMENT **22%**
- OTHER **3%**
- STANDING WATER **3%**
- CULTIVATED LAND **3%**
- HEATHLAND **5%**
- IN USE AS BUILDING **20%**
- THROUGHFARE **9%**
- WOODLAND **9%**
- RECREATIONAL USAGE **13%**
- BUILT OVER **13%**



**SOURCE OF RISK**

- SCRUB / TREE GROWTH **17%**
- DETERIORATION AS A RESULT OF NEGLECT **19%**
- RAIN ENTRY **1%**
- GARDENING **1%**
- DRAINAGE / DEWATERING **1%**
- VEHICLE DAMAGE / EROSION **2%**
- ARABLE PLOUGHING **2%**
- VANDALISM **3%**
- COLLAPSE / SUBSIDENCE **3%**
- NATURAL EROSION **3%**
- PUBLIC UTILITIES **4%**
- OTHER **8%**
- PERMITTED DEVELOPMENT **11%**
- DEVELOPMENT REQUIRING PLANNING PERMISSION **12%**
- VISITOR EROSION **13%**



5 Assessment of the condition of the stonework at the Monument, City of London as part of the restoration scheme.

6 The Merton Priory Trust is enhancing the presentation of this urban 'island site' whose setting is compromised by its proximity to the modern road.

7 Clearance of fly tipping and scrub on the site of Stratford Langthorne Abbey, Newham, was recently undertaken by the borough in a community-focused project, which also included archaeological excavation with public participation.

8 Gallows Tamkin, Royal Borough of Kingston: a partnership scheme has been used to resolve structural problems and provide better interpretation.

9 Modern services are a persistent threat to buried archaeology. Here a cable trench has cut through the Roman remains at Fordcroft, Bromley.

10 Graffiti and misuse of this Tudor brick conduit in the London Borough of Greenwich which originally supplied water to nearby Eltham Palace.

**VULNERABILITY**

There is a wide variation in threats to the fabric of monuments in London: 19% are vulnerable to decay and neglect, 17% are susceptible to tree/scrub growth, 13% are subject to visitor erosion, and 12% are threatened by development. Other threats are from permitted development, public utilities, natural erosion, structural problems, tipping, vandalism and graffiti. Agriculture is the main threat to only 3% of scheduled monuments in London.

**AMENITY VALUE**

A high proportion (83%) of London's scheduled sites, are visible and survive above ground. 20% of these are at low risk. 17% of sites survive as buried remains and all but one of these are at high or medium risk. 87% have some degree of public access. 16% are freely accessible with no restrictions. Only 15% of sites have well developed interpretation on or close to the site, and 59% have no interpretation at all.

**SETTING**

77% of scheduled monuments have a threat to their setting as a result of development. A third of sites are preserved on 'island' sites, for example earthworks in an urban location surrounded by development. The setting has a negative impact on nearly 40% of scheduled monuments. The setting of nearly three quarters of scheduled monuments in Greater London, is completely different to what it was at the time of their original use or occupation.

**77%**  
OF SCHEDULED MONUMENTS HAVE A THREAT TO THEIR SETTING

## IMPROVED AREA CONSERVATION

Many of our landscapes and townscapes are recognised as being of special importance because of their historic, natural, or aesthetic qualities – or because they are in need of economic regeneration. These areas normally benefit from strong safeguards against unsympathetic development, and can be eligible for grant schemes that could significantly help to reduce the extent to which scheduled monuments within their boundaries are at risk.

11 Remedial works to address the structural problems at Ruxley Old Church, Bromley, were part-funded by a Section 24 grant as the first stage in the building's conservation.



In some cases the risks to scheduled monuments can be reduced simply by good land management, or through planning policies and decisions that take full account of the national importance of historic sites. However, some monuments do require significant resources to stabilise their condition, to carry out repairs, or to change the way in which the land on and around the monument is used. Some of the various approaches used for working towards alleviating risks are:

**Small grants in the form of management agreements:** under section 17 the Ancient Monuments and Archaeological Areas Act 1979 English Heritage is empowered to enter short-term agreements with landowners or tenants to promote the preservation and good management of scheduled monuments.

**Condition surveys and conservation management plans:** primary targets for management action are the 23 sections of the Roman and medieval city wall. The completion of a unified management plan, incorporating a condition survey and recommendations for remedial work will enable maintenance work to be prioritised and carried out on a regular basis.

For the first time the priorities for improved scheduled monument management have been identified throughout the Greater London region.

At the strategic level, the major sources of risk to the condition of monuments in the region have been identified. At the individual site level, practical management needs have been identified. Nevertheless, the key factors that compromise the setting of the monuments often require improved partnerships between ourselves, local authorities and developers.

Practical advice on the management of scheduled monuments is available from the Historic Environment Local Management website at [www.helm.org.uk](http://www.helm.org.uk)

12 Ivy Conduit, Royal Borough of Kingston, which supplied water to Hampton Court Palace, was previously neglected, flooded and overgrown. However its complex structural and drainage problems have been addressed and it is now restored and well cared for.



13 Conservation repairs carried out in conjunction with our partners have long-term benefits in preserving sites for public display.



14 Tree and scrub removal at the moated site of Down Barns Farm, Ealing, under the terms of a Section 17 management agreement.



# THE RISKS TO SCHEDULED MONUMENTS CAN BE REDUCED BY GOOD LAND MANAGEMENT

The threat to nationally important remains from development at Bermondsey Abbey, Southwark was balanced by archaeological evaluation, recording and negotiation with the developers to achieve preservation and public display of the key remains within the new development.

## THE WAY FORWARD

There will be no easy or overnight solution to the issues identified by the Greater London Scheduled Monuments at Risk study. Although English Heritage has a statutory duty to promote the conservation of ancient monuments, our financial resources can only solve a small fraction of the problems. Other partners will also play a vital role in improving the condition of these important sites and, in some cases, legislative change is required.

The current level of risk to scheduled monuments in Greater London must be reduced. Over three quarters are in need of management action to prevent further deterioration, loss or damage. English Heritage believes that no monuments legally protected in the public interest should be at high risk.

One of the impediments to efficient and effective management of scheduled monuments has until now been England's overly complicated system of heritage legislation. We therefore welcome government's commitment to reform the current arrangements for the protection of the historic environment in the context of the draft Heritage Protection Bill presented to Parliament in April 2008.

English Heritage believes that concerted effort by landowners, local and national government and the organisations that make decisions about our environment can make a real difference.

We particularly encourage public sector funding bodies to achieve a balance between historic, natural and other environmental issues when deciding grant priorities and we welcome the enhanced profile accorded to the heritage by the Entry Level and Higher Level agri-environmental schemes.

We believe that reducing the risk to scheduled monuments should be accorded a similar priority to the achievement of biodiversity targets, and that these efforts can often be mutually supportive.

English Heritage is committed to measuring its success as an organisation by securing a year-on-year reduction in the number of buildings, monuments and landscapes at risk. As part of a wider Historic Environment at Risk campaign we will set targets for reducing the types and degree of threats to scheduled monuments at risk in Greater London.

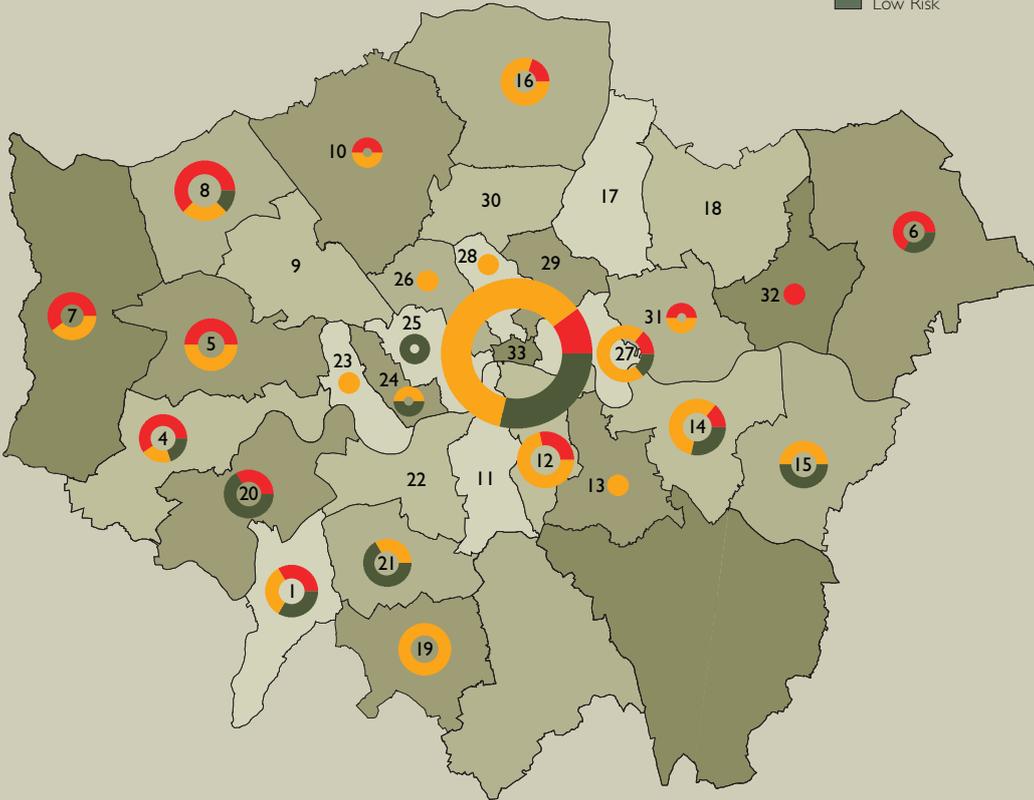


**SCHEDULED MONUMENTS  
RISK CATEGORY**

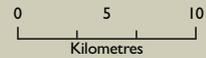
- High Risk
- Medium Risk
- Low Risk

**BOROUGHES OF LONDON**

1	Kingston upon Thames
2	Croydon
3	Bromley
4	Hounslow
5	Ealing
6	Havering
7	Hillingdon
8	Harrow
9	Brent
10	Barnet
11	Lambeth
12	Southwark
13	Lewisham
14	Greenwich
15	Bexley
16	Enfield
17	Waltham Forest
18	Redbridge
19	Sutton
20	Richmond upon Thames
21	Merton
22	Wandsworth
23	Hammersmith and Fulham
24	Kensington and Chelsea
25	City of Westminster
26	Camden
27	Tower Hamlets
28	Islington
29	Hackney
30	Haringey
31	Newham
32	Barking and Dagenham
33	City of London



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This document is one of a series of publications produced as part of English Heritage's new national Heritage at Risk campaign. More information about Heritage at Risk and other titles in the series can be found at [www.english-heritage.org.uk/risk](http://www.english-heritage.org.uk/risk)

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