

BIENNIAL CONSERVATION REPORT

The Government Historic Estate 2011–13
Compiled by the Government Historic Estates Unit





CONTENTS

Section 1.0	Introduction	3
Section 2.0	Progress with stewardship	4
2.1	Profile of departments' estates	4
2.2	Changes to the management of departments' estates	4
2.3	The <i>Protocol</i>	5
2.4	Specialist conservation advice	5
2.5	Condition surveys and asset management	5
2.6	Heritage at risk	6
2.6.1	Buildings at risk	6
2.6.2	Field monuments at risk	7
2.6.3	Historic parks and gardens at risk	8
2.6.4	Maritime heritage at risk	8
2.7	Access to heritage sites	8
Section 3.0	Recent initiatives	9
3.1	National planning policy and guidance	9
3.2	The Enterprise and Regulatory Reform Act	9
3.3	Standing clearances	9
Section 4.0	Disposals and transfers	11
4.1	Surplus public-sector land	11
4.2	Disposals on the MOD estate	11
4.3	Disposals on the civil estate	11
Section 5.0	English Heritage's planning and conservation advice	13
5.1	National Planning & Conservation Department	13
5.2	Informal site-specific advice	13
5.3	Works by Crown bodies	13
5.4	General conservation advice	14
5.5	Conservation training	14
	Case Studies	15
	Tables	38
A	Progress by departments in complying with the DCMS <i>Protocol</i>	38
B	Progress by other historic estate holders	54
	Annex: Heritage Assets at Risk	58



Diamond Jubilee stained-glass window for Westminster Hall
Front and rear cover image: HM Prison Kingston, Portsmouth: Roof of the central octagonal rotunda

I.0

INTRODUCTION

This report on the condition of the government's historic estate covers the two financial years 2011/12 and 2012/13, and subsequent developments up to the end of December 2013. Its purpose is to draw attention to the government's record in managing its historic estate, in accordance with the standards set out in the *Protocol for the Care of the Government Historic Estate*.

The report is based on returns provided by individual departments and agencies (referred to throughout this report as 'departments'). A summary of their progress, measured against some of the standards set out in the *Protocol*, is provided in Table A. This confirms that some departments have not yet instigated a comprehensive programme of inspections for their heritage assets, and are thus unable to report on their condition, whilst others are falling behind with their programmes of inspections. Three non-departmental organisations – Historic Royal Palaces, Parliamentary Estates Directorate and the Royal Household Property Section – provide information for this report on a voluntary basis. Their progress is summarised in Table B.

The report includes case studies that illustrate some outstanding conservation projects, examples of good design in historic areas and changes arising from the disposal or transfer of heritage assets. The Annex provides details of all heritage assets at risk on the government estate.

Significant changes during the reporting period include the setting up of the Canal & River Trust in 2012 as an independent charity to replace British Waterways. In July 2013 the government announced that English Heritage's National Collection of historic properties would be transferred to a new charity in April 2015.

The sale of surplus land across the government estate continues, involving heritage assets such as courts, prisons and military sites. English Heritage has maintained and strengthened its relationships with the departments at the forefront of the government's disposal programme – the Homes & Communities Agency, the Ministry of Defence and the Ministry of Justice. This is helping to ensure that the significance of any heritage assets is understood at an early stage in the disposal process, and that opportunities for appropriate re-use are identified.

Other notable developments during the reporting period have included the wholesale review of national planning guidance, concluding with the publication in March 2012 of the National Planning Policy Framework, and the enactment of the Enterprise & Regulatory Reform Act of 2013, which introduces a new suite of measures designed to streamline listed building controls.

The Government Historic Estates Unit (GHEU) continues as a source of strategic and specialist advice within English Heritage (see Section 5). The Unit supports government property managers in fulfilling their obligations towards the heritage assets in their care, and monitors their progress in doing so through this report.

2.0

PROGRESS WITH STEWARDSHIP

2.1 Profile of departments' estates

Table A gives details of the historic estates managed by 24 government departments and agencies (including four property centres which report to the Department for Transport), and two non-departmental public bodies (English Heritage and Royal Botanic Gardens Kew). A brief profile of each organisation's estate is included in the first column of the table, with a summary of their heritage assets. There is a wide range in the number of designated assets on each estate; 15 of the estates are small, with up to 10 listed buildings and scheduled monuments. At the other end of the scale, there are six estates with over 100 listed buildings and scheduled monuments:

Ministry of Defence – 1,360
 Forestry Commission – 910
 Environment Agency – 579 (estimated)
 Highways Agency – 426
 Ministry of Justice – 319
 The Royal Parks – 170

In addition to listed buildings and scheduled monuments, departments' estates include designated conservation areas, registered historic parks and gardens, registered battlefields and world heritage sites.

Some assets have received statutory protection as listed buildings or scheduled monuments during the reporting period. The great majority of new designations have been on the MOD estate; these include buildings or structures which have been given statutory protection under English Heritage's thematic study of Cold War sites, including parts of the underground site at Corsham – see case study on p.27.

Other designations have been prompted by the disposal of surplus military sites – see case study on p.28.

2.2 Changes to the management of departments' estates

Notable changes during the reporting period include the transfer in 2011 of prisons, formerly under NOMS (National Offender Management Service), and the Probation Service estate to the Ministry of Justice. The Department for Education and the Department for Communities and Local Government have merged their property management functions. The Department of Energy and Climate Change appears in this report for the first time, having taken over from Defra as occupier of two listed buildings in Whitehall.

In 2012, British Waterways in England and Wales was replaced by the Canal & River Trust (CRT), a company limited by guarantee and a registered charity. The future sustainable operations of the Trust rely in part on a 15-year funding agreement with Defra. Further information about the transfer is included in the CRT's annual report¹. As a result of this change in status, the waterways estate is no longer covered in this report. In June 2013 the government announced its proposal to establish a new charity to manage English Heritage's National Collection of historic properties – see p.17. The government will confirm its decision, following public consultation, in 2014.

1. <http://canalrivertrust.org.uk/about-us/>

2.0 PROGRESS WITH STEWARDSHIP

2.3 The Protocol

The *Protocol for the Care of the Government Historic Estate*² lays down a consistent approach to the management of heritage assets. These standards are widely understood and accepted as a benchmark of good conservation management practice for public bodies. *Government Construction: Common Minimum Standards for procurement of the built environment in the public sector* (Cabinet Office)³ summarises the mandatory standards that apply to central government, including departments, executive agencies and the non-departmental public bodies for which they are responsible. It states that all projects or programmes that impact on the historic estate are to comply with the requirements of the *Protocol, Managing Heritage Assets*⁴ and *The Disposal of Heritage Assets*⁵.

Table A provides a commentary on the progress of each department against some of the key points in the *Protocol*. Table B provides a similar commentary on Historic Royal Palaces, the Parliamentary Estates Directorate and the Royal Household. The majority of departments are fully compliant with the *Protocol's* reporting requirements. However, there are some very significant variations in practice, and some of the larger departments have either not yet instituted programmes of periodic inspections (Environment Agency, Forestry Commission and Highways Agency), or have programmes which have fallen behind schedule and are far from being comprehensive (Ministry of Defence and Ministry of Justice).

2.4 Specialist conservation advice

The *Protocol* requires that departments and agencies ensure that their professional advisers have appropriate expertise in relation to their heritage assets. Table A, column 4, comments on the use of specialist conservation 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 Ministry of Justice manages a framework contract for specialist architectural and conservation advice. It covers all parts of England and Wales, and is available to all government departments, local authorities and other public bodies. This arrangement was re-let from March 2013 and now covers two regions (previously three). English Heritage and Historic Royal Palaces each have their own framework agreements with specialist conservation consultants.

2.5 Condition surveys and asset management

Periodic condition surveys are a requirement of the *Protocol*. More detailed guidance is given in *Managing Heritage Assets: Guidance for government departments on the use of periodic inspections, forward work plans and asset management programmes* (English Heritage, 2009)⁶. The progress made by each department in fulfilling this objective is summarised in Table A

2. <http://www.english-heritage.org.uk/publications/protocol-for-the-care-of-the-government-historic-estate/>

3. <https://www.gov.uk/government/publications/common-minimum-standards/>

4. <http://www.english-heritage.org.uk/publications/managing-heritage-assets/>

5. <http://www.english-heritage.org.uk/publications/disposal-heritage-assets/>

6. <http://www.english-heritage.org.uk/publications/managing-heritage-assets/>

2.0 PROGRESS WITH STEWARDSHIP

(column 5). Most follow a quadrennial (four-year) cycle, although other frequencies are followed where appropriate. More frequent 'stepped' inspections are employed by some departments, including Forest Enterprise, the Department for Education and the Land Registry. Most departments employ specialist consultants to carry out inspections, but some use in-house staff. Several organisations have in-house standards and systems for monitoring condition and planning work across their estate. Both the Ministry of Justice and the Defence Infrastructure Organisation have fallen significantly behind with their programmes of quadrennial condition surveys on listed buildings. The Environment Agency and the Forestry Commission are not yet able to provide accurate information about the condition of the individual heritage assets in their ownership. Detailed information about the condition of most of the heritage assets owned by the Highways Agency is also missing.

2.6 Heritage at risk

English Heritage's Heritage at Risk (HAR) Register⁷ gives details of vulnerable heritage assets including scheduled monuments, registered parks and gardens, battlefields, wreck sites and conservation areas, as well as listed buildings. The Buildings at Risk section of the Register covers grade I and II* listed buildings and standing structures that are scheduled monuments, as well as all grades of listed building at risk in London. The Annex contains details of all heritage assets known to be at risk on the government estate. These entries are consistent with the national register, but include some additional entries relating to grade II buildings outside London and some curtilage listed

structures. The priority categories, A-F, for listed buildings and structural scheduled monuments at risk are explained at the beginning of the Annex. In total there are:

- 52 listed buildings
- 23 structural scheduled monuments (ruins, fortifications etc), some of which are also listed
- 5 curtilage listed structures
- 74 scheduled field monuments (prehistoric burial mounds etc)
- 3 registered historic parks and gardens
- 2 protected wrecks

There are limited resources available, both in English Heritage and in departments, for carrying out on-site inspections of heritage assets at risk. The information available on their condition is neither fully up to date nor comprehensive. This is especially so in relation to the Environment Agency, Forestry Commission, Highways Agency, Ministry of Defence and Ministry of Justice.

2.6.1 Buildings at risk

The Annex includes 80 entries that are either listed or curtilage listed buildings or structural scheduled monuments. This compares to 121 equivalent entries in the previous report. One of the main reasons for this large drop is that the report no longer includes details of the assets at risk on the former British Waterways estate. Also, the Ministry of Defence has sold the sites at Bicester and Wrockwardine where there were groups of listed buildings at risk. There have been seven new entries since the previous report – these are noted in the Annex.

7. <http://www.english-heritage.org.uk/caring/heritage-at-risk/>

2.0 PROGRESS WITH STEWARDSHIP

The following buildings and structures have been removed from the Annex since the previous report:

- Hawkhope Farmhouse (Forestry Commission) – reassessed as not at risk
- 2a and 2b The Mount, Shrewsbury (HM Revenue & Customs) – reassessed as not at risk
- Bramshill High Bridge (Home Office) – repair works complete
- Hanham Hall (Homes & Communities Agency) – repair works complete
- Bewsey Old Hall (Homes & Communities Agency) – repair works complete
- St Clement's Hospital (Homes & Communities Agency) – transferred to the Greater London Authority in April 2012
- Wrockwardine Hall and associated buildings and structures (MOD) – sold
- Former RAF Bicester – listed buildings and scheduled monument (MOD) – sold
- Master Ropemaker's House, South Yard, Devonport (MOD) – sold

Where there has been progress towards removing assets from the at risk register through repair, this is noted in the Annex. Examples include Tregantle Fort (MOD), Scraesdon Fort (MOD), Dymchurch Redoubt (MOD) and Fort Burgoyne (Homes & Communities Agency).

Progress towards identifying solutions to buildings at risk on the government estate has slowed during the reporting period, partly due to resourcing issues within departments. For example, Defence Infrastructure Organisation no longer has a Buildings at Risk officer. As a result, some long-standing cases, including buildings in the operational dockyards

at Portsmouth and Devonport, have not been inspected, or have been relatively neglected during the reporting period.

2.6.2 Field monuments at risk

The Annex includes details of scheduled field monuments at risk on the government historic estate. These are non-structural monuments such as prehistoric burial mounds. There are 10 new entries in this category since the previous report.

There has been significant progress in the management of scheduled field monuments on Forestry Commission land. The number of monuments at risk has been reduced from 64 in the previous report to 41 in this report. In most cases this is due to improved management practices. In other cases, the items have been removed where it has been confirmed that the Forestry Commission does not have management responsibility. In the Yorkshire forests alone, the number of monuments at risk has fallen from 32 to 17.

On the MOD estate there are 33 scheduled field monuments at risk; this is a significant reduction compared to the previous report, when 67 field monuments were noted as being at risk. This reduction is due to improved management. However, a significant group of 16 field monuments on the MOD's Porton Down site in Wiltshire has not been inspected during the reporting period.

Two new entries relate to monuments owned by the Highways Agency in Cambridgeshire.

2.0 PROGRESS WITH STEWARDSHIP

2.6.3 Historic parks and gardens at risk

There are 23 sites on the government estate which are included on English Heritage's Register of Historic Parks and Gardens, including 10 Royal parks in London. Three registered landscapes are classified as being at risk: Bramshill Park, Hampshire (Home Office); Halton House, Buckinghamshire (MOD); and Hewell Grange, Worcestershire (Ministry of Justice). Details are given in the Annex.

2.6.4 Maritime heritage at risk

Government policy in this area is still evolving, influenced by high-profile cases such as the wreck of the *Victory* (1744) in the Western Approaches. Within England's inshore region, English Heritage is committed to understanding and managing risks to sunken military heritage. A programme of ultrasonic investigation and analysis has commenced, as a means to understand the conservation management requirements of metal warship wrecks, particularly First World War submarines in the first instance. This research was prompted by the necessity of investigating steel hulls of wreck sites without causing damage or risking increased degradation. Non-intrusive methodologies have been developed on the Royal Navy's first commissioned submarine *Holland No. 5*, lost under tow off Hastings in 1912.

For earlier warships, English Heritage has recently commissioned a programme of archaeological evaluation and excavation of the remains of the warship *London*, which blew up off Southend in 1665. The *London* was a Second Rate 'Large Ship' built in Chatham in 1654 during the Interregnum. She is known to have participated in the First Dutch War (1652-4) and later formed part of an English Squadron sent to collect Charles II from the Netherlands and restore him to the throne. Both the *London* and the *Holland No.5* are on the Heritage at Risk Register – see Annex.

2.7 Access to heritage sites

Public access to government sites is possible through a variety of arrangements and special events. In London, open days are organised and publicised through Open House London, held each September. Access to sites outside of London is promoted through Heritage Open Days, also held annually in September. In all, about 50 government sites participate in these events annually. Since 1 November 2011, Heritage Open Days has operated under the management of the Heritage Open Days National Partnership (a partnership of the National Trust, Civic Voice and The Heritage Alliance, supported by English Heritage). Access on foot is available across most of the forest estate and many field monuments feature in restoration projects. Details of access to military areas is published online at <https://www.gov.uk/public-access-to-military-areas/>

3.0

RECENT INITIATIVES

3.1

National planning policy and guidance

A new National Planning Policy Framework was issued in March 2012⁸. The Framework replaces the previous suite of national Planning Policy Statements, Planning Policy Guidance notes and some Circulars with a single document. The government has also issued Planning Practice Guidance on conserving and enhancing the historic environment⁹.

- a system of local and national listed building consent orders is introduced under which works of the type described in the local or national listed building consent order will not need listed building consent.
- a certificate of immunity from listing may be applied for at any time.
- a certificate of lawfulness of proposed works is introduced (valid for 10 years) that categorically confirms that the works described in it do not affect the character of the listed building and do not therefore require consent.

3.2

The Enterprise and Regulatory Reform Act 2013¹⁰

This deregulatory legislation is aimed at improving efficiency without affecting existing levels of heritage protection. Some of the reforms were promoted in the draft Heritage Protection Bill of 2008 and some have arisen as a result of the Penfold Review of Non-Planning Consents. The changes are:

- conservation area consent is replaced with planning permission.
- listed building heritage partnership agreements may be entered into between local authorities and owners setting out works for which listed building consent is granted (excluding demolition).
- the extent of protection of a listed building can be better defined by excluding attached buildings and structures and those within the curtilage of the principal listed building from protection, and by stating definitively that some feature of a listed building is not of special architectural or historic interest.

The changes allowing better definition for new and amended listed building list entries and relating to certificates of immunity from listing came into force in June 2013. The other changes require supporting regulations to be produced by Government and are expected to come into force by spring 2014.

3.3

Standing clearances

'Standing clearances' for scheduled monuments are a type of heritage partnership agreement. They have been agreed by GHEU with both Historic Royal Palaces (HRP) and the Royal Household (RH), and cover non-invasive day-to-day care, repetitive maintenance and minor repairs, carried out to strict conservation principles. Both agreements comprise a set of practice notes which embody current sound conservation practice and pay regard to HRP and RH's specific operational constraints, policies and procedures. They set out when in-house

8. <http://planningguidance.planningportal.gov.uk/blog/policy/>

9. <http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/>

10. <http://www.english-heritage.org.uk/professional/advice/hpg/HP/>

3.0 RECENT INITIATIVES

specialists should be consulted, when English Heritage should be informed, and whether works can be carried out without further reference to outside bodies.

HRP's standing clearance, which covers all their sites, was initially approved in 1993 and has been subsequently monitored by GHEU on behalf of the Department for Culture, Media & Sport (DCMS). The handbook, adopted in 2002, is updated by HRP in consultation with GHEU as required, and several minor additions have been made in the past two years. Further additions are planned.

The Royal Household Property Section has developed a handbook for a standing clearance, in consultation with GHEU, to cover maintenance and minor repairs at their scheduled sites. This was formally adopted by English Heritage, on behalf of DCMS, for Windsor Castle in 2012 and a version for Kensington Palace is anticipated in 2014.

As previously reported, a standing clearance has been in place for many years for regular works to scheduled monuments on the MOD's training estate on Salisbury Plain. It was renewed for a further five-year period in February 2012.

4.0

DISPOSALS AND TRANSFERS

4.1 Surplus public-sector land

The government aims to release public-sector land with capacity to deliver up to 100,000 homes between 2011 and 2015. Sites for new homes have been identified, including former military sites such as Foxhill in Bath, RAF Brampton in Huntingdonshire and Erskine Barracks at Wilton, Wiltshire.

The government is seeking to identify and make available as many brownfield and previously used sites as possible for new homes, working with the Homes & Communities Agency. The HCA publishes a Land Development and Disposal Plan (LDDP) which lists the landholdings that it expects to bring forward for development or disposal over the remainder of the Spending Review period, up to the end of March 2015. The latest version of this plan was published in December 2013¹¹. English Heritage is working with the HCA on assessment of sites in the LDDP to identify those which may raise heritage issues, and will continue to work closely with the agency to ensure that the heritage interests in its portfolio are properly understood.

English Heritage published guidance on the disposal of heritage assets in 2010, with the endorsement of DCMS and the Office of Government Commerce, and this is included in the Treasury guidance *Managing Public Money*¹², as updated in July 2013.

4.2 Disposals on the MOD estate

Many of the largest and most complex disposal sites on the government estate are military sites that have been declared surplus to operational

requirements. These are the subject of a project under the National Heritage Protection Plan which aims to provide timely assessments of sites on the MOD disposal programme. GHEU and other English Heritage staff have been working closely with Defence Infrastructure Organisation to ensure that any heritage assets on these sites are properly identified, understood and protected at an early stage in the disposal process (see case study on p.28).

4.3 Disposals on the civil estate

Some notable examples of the disposal of listed operational properties during the reporting period are:

Cabinet Office. Admiralty Arch (grade I) – see case study on p.16.

Department for Education. Mowden Hall, Darlington (grade II). In September 2013 the Old Hall part of this site was transferred under a virtual freehold (125-year lease) to a local Free School.

HM Revenue & Customs. Custom House Falmouth (grade II*) and adjacent Kings Pipe Monument (grade II); Deansgate, Wolverhampton (grade II).

Ministry of Justice: Court service. The court closure programme, announced by the Justice Minister in December 2010, confirmed that 93 magistrates' courts and 49 county courts would close. Examples of listed courts which have been sold during the reporting period are Barking Magistrates' Court (grade II), Barnsley County Court (grade II), Dewsbury County Court

11. <http://www.homesandcommunities.co.uk/ourwork/our-land/>

12. <https://www.gov.uk/government/publications/managing-public-money/>

4.0

DISPOSALS AND TRANSFERS

(grade II), Gravesend County Court (grade II), Lewes Combined Court (grade II*), Penzance County Court (grade II), Salford Magistrates' Court (grade II), West Bromwich Magistrates' Court (grade II), Whitehaven County Court (grade II) and Woolwich Magistrates' Court (grade II).

Properties in the course of disposal at the time of publication include:

HM Land Registry. The former war room and regional seat of government at Nottingham (grade II). This is a building at risk – see Annex – which stands on a surplus office site.

Home Office. Bramshill House in Hampshire (grade I). The registered landscape and some structures within it are at risk – see Annex.

Ministry of Justice: Prison service. The historic prisons at Canterbury, Shrewsbury, Shepton Mallet, Kingston and Gloucester were all vacated at the end of March 2013 and preparations for disposal are in progress. A further tranche of closures was announced in September 2013, including historic prisons at Reading, Dorchester and Northallerton. See case study on p.29.



HM Prison Shepton Mallet

5.0

ENGLISH HERITAGE'S PLANNING AND CONSERVATION ADVICE

5.1 National Planning & Conservation Department

English Heritage's National Planning & Conservation Department has been restructured during the reporting period, to ensure that its national expertise is delivered wherever possible through locally based teams. The Government Historic Estates Unit (GHEU) is now part of the National Engagement Team and handles statutory casework for specific government buildings in London, including government offices in Whitehall. It also deals with all casework relating to the Royal Household and the Parliamentary Estate, and some sites managed by Historic Royal Palaces. All other casework on the government historic estate is handled by English Heritage's local offices, through their Heritage at Risk, Development Management and Historic Places teams. Further information about English Heritage's role in the planning system is available on its website¹³.

National Engagement Team



5.2 Informal site-specific advice

Through GHEU and its local offices, English Heritage provides a range of informal conservation advice to government departments and other public bodies:

- informal advice at an early stage in the formulation of proposals which affect heritage

assets, including alterations, repairs, new development, transfer of ownership or disposal

- 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 heritage assets at risk, and working with departments to find solutions for them
- advice on proposals where there are issues of national security (through GHEU).

5.3 Works by Crown bodies

Government departments have followed the standard procedure for planning and listed building consent applications since the abolition of Crown immunity from the planning acts in 2006. However, there are certain 'permitted development' rights which relate to works by the Crown, including cases of urgency and national security. Guidance on the handling of Crown development within the planning system is published on the Planning Portal¹⁴. Applications for works to scheduled monuments by Crown bodies are made under the non-statutory 'clearance' procedure. GHEU has revised its guidance note on the procedures for Crown bodies applying for scheduled monument clearance to reflect the changes arising from the publication in 2012 of the National Planning Policy Framework.

13. <http://www.english-heritage.org.uk/professional/advice/our-planning-role/>

14. <http://planningguidance.planningportal.gov.uk/blog/guidance/crown-development/>

5.0

ENGLISH HERITAGE'S PLANNING AND CONSERVATION ADVICE

5.4 General conservation advice

In addition to giving site-specific advice, GHEU promotes the conservation of the government historic estate by:

- publishing standards and guidance (see 2.3)
- liaising with government departments, agencies and other public bodies about the management of their historic estates
- maintaining a web page for government estate managers on the English Heritage website¹⁵
- producing the *Biennial conservation report on the government historic estate*. Copies of previous reports are available on the English Heritage website¹⁶
- providing training for departmental property staff (see 5.5)
- assisting departments to collect and maintain data on their heritage assets
- advising departments on the selection of specialist conservation consultants
- chairing the Historic Buildings Fire Research Co-ordinating Committee (HBFRC) and managing the Fire Research Database (FreD)¹⁷

5.5 Conservation training

Since 1997, GHEU has been running a series of conservation-themed seminars for property and estates staff from government departments and agencies. These are a valuable opportunity for networking and disseminating best practice in the management of heritage assets. Resumés of recent seminars are available on the English Heritage website¹⁸.

Seminar at Wrest Park, 25 April 2012

The seminar theme was 'Understanding historic landscapes'. The venue, Wrest Park at Silsoe in Bedfordshire, was occupied by an agricultural research establishment until 2006, when the freehold interest was transferred to English Heritage. The landscaped park, which is registered at grade I, has been carefully restored in recent years following detailed historical research and archaeological investigation.

The seminar programme included presentations on development and planning in historic landscapes, military landscapes, ecological issues and water management. Other speakers presented the results of their detailed research and investigation of the house and landscape at Wrest Park. The day concluded with guided tours of the house and grounds.

Wrest Park



15. <http://www.english-heritage.org.uk/professional/advice/our-planning-role/advice-for-government-historic-estate/>

16. <http://www.english-heritage.org.uk/professional/advice/our-planning-role/advice-for-government-historic-estate/biennial-conservation-reports/>

17. <http://www.english-heritage.org.uk/professional/research/buildings/fire-research-database/>

18. <http://www.english-heritage.org.uk/professional/advice/our-planning-role/advice-for-government-historic-estate/gheu-annual-seminar/>

CASE STUDIES

Admiralty Arch: Disposal by the Cabinet Office	16
The National Heritage Collection	17
Kenwood House and Dairy	18
British Railways Board (Residuary) Body	19
The Cenotaph, Whitehall	20
Flood defences in historic areas	21
Kew Kitchens	22
Foreign & Commonwealth Office	23
Tower of London: New wharf restaurant	24
2012 Summer Olympics: Beach volleyball at Horse Guards	25
New housing in historic hospitals	26
MOD Corsham	27
Surplus MOD sites	28
Ministry of Justice: Closure of historic prisons	29
Spitfire crash site on Salisbury Plain	30
Palace of Westminster: Conservation of encaustic tile pavements	32
Royal Botanic Gardens Kew	35
Westminster Hall: Diamond Jubilee stained-glass window	36

CASE STUDIES

ADMIRALTY ARCH

Disposal by the Cabinet Office

Admiralty Arch, spanning the Mall, is one of the most prominent and well-known buildings in London. It was designed by Sir Aston Webb and completed in 1911, and is now listed grade I. Occupied until recently by the Cabinet Office, its sale was announced in 2011 on a long lease to a commercial purchaser, for use as a luxury hotel. The sale was handled by the Government Property Unit (GPU), part of the Cabinet Office, in full compliance with government guidelines on the disposal of heritage assets. On the advice of English Heritage, a conservation plan was prepared prior to sale, to clarify the history and significance of the building, and GHEU was involved in the assessment of a number of proposals from short-listed bidding teams.

GPU evaluation criteria were based on:

- maximising best value to the Exchequer
- maintaining involvement throughout the planning process to ensure there was a feasible scheme before agreeing a sale
- respect for the heritage of the building
- enabling public access
- security considerations
- consultation with major stakeholders

The unique circumstances of the building, including its historical significance and relationship to the route of state processions, meant that the sale conditions needed to incorporate very careful safeguards. Completion of the sale was dependent on the purchaser obtaining the necessary consents; planning permission and listed building consent for the hotel scheme were granted in August 2013.

Admiralty Arch



CASE STUDIES

THE NATIONAL HERITAGE COLLECTION

In the 1880s the Government started collecting the most important ancient monuments in the country to form a national collection. By 1945 there were over 250 monuments, buildings, abbeys and castles in the Government's care that were opened to the public.

English Heritage (EH) was established under the provisions of the 1983 National Heritage Act. Its official name is the Historic Buildings and Monuments Commission for England. It owns some properties in its own name but the majority are either owned by Government or are in the Government's guardianship on behalf of third-party owners. Guardianship is defined in the Ancient Monuments and Archaeological Areas Act 1979.

There are about 411 historic sites in the care of EH, most of which are open to the public. They include stone circles, prehistoric burial chambers, industrial monuments, castles, abbeys, forts, and historic houses such as Osborne House on the Isle of Wight, Audley End in Essex and Kenwood House in London (see case study on p.18).

Audley End House,
Essex

In addition, EH cares for 47 statues and monuments in Central London, including the



Cenotaph in Whitehall (see case study on p.20). Fifty EH properties are located in World Heritage Sites, including Stonehenge, Down House and significant parts of Hadrian's Wall. All of the land and buildings at these properties have been classified as either pure heritage (non-operational heritage), operational (heritage), or operational (non-heritage). Over 550 pure heritage assets have been identified at these properties.

EH properties are managed under various arrangements. The majority are in the guardianship of the Secretary of State for Culture, Media & Sport with the freehold being retained by the owner. The remaining properties are either in the ownership of EH, other government departments or the Crown Estate.

The primary criterion for a heritage asset coming into state care is whether it contributes to this national collection of buildings: that is, whether it is nationally significant, at risk, and should be in the care of the nation for the benefit of present and future generations. In recent years, EH has acquired a number of properties where it used its resources to save a nationally important building, with a view to repairing and passing it on to a new owner. These include Apethorpe Hall in Northamptonshire, Ditherington Flax Mill in Shrewsbury, and the silverware workshops of JW Evans in Birmingham.

In December 2013, the DCMS issued a public consultation ('English Heritage New Model'), proposing that the National Heritage Collection be managed and maintained by a new charity, retaining the name 'English Heritage', and operating under a licence from the Historic Buildings and Monuments Commission. One of the aims of this proposal is to address a backlog of conservation work that has accumulated on the estate, through additional government funding.

CASE STUDIES

KENWOOD HOUSE AND DAIRY

Conservation and re-presentation

Kenwood House (listed grade I), on the edge of London's Hampstead Heath, was remodelled and extended by the architect Robert Adam from 1764 to 1779. The interiors designed by Adam include some of his finest surviving schemes, particularly the 'Great Room' or library. The house and grounds were bought by Edward Cecil Guinness, 1st Earl of Iveagh, in the 1920s; he bequeathed them to the nation in 1927, together with his outstanding collection of paintings, and they have been enjoyed free of charge by generations of Londoners and visitors.

In November 2013, English Heritage re-opened Kenwood House to the public after an 18-month programme of conservation and re-presentation works. The project cost £6.1 million, of which the Heritage Lottery Fund (HLF) provided £3.8 million, the remainder coming from EH central funds and private donations. The project addressed a number of serious defects in the roof covering and external wall finishes, but the closure provided an opportunity to transform the presentation of the house and its



The Dairy

internationally important collections. Four of the Adam rooms were redecorated and furnished in an evocation of their appearance in the 1770s, using information from the oldest surviving inventory. An intensive programme of paint analysis revealed that the prominent gilding in the library was not an original feature, but a second phase overlying the original lead white. It has been reversibly over-painted to copy the original white paint. A platform lift has been installed in an area previously reconstructed, allowing disabled access to the upper floors for the first time. The interiors and collections are

The south front of the house



CASE STUDIES

now interpreted with a new suite of materials, both printed and digital, intended to broaden the appeal of Kenwood to visitors, one of the fundamental objectives of the project.

The Library of 1767-70 showing the colour scheme that has been adopted following paint analysis



Conservation works to the late-eighteenth-century Dairy (listed grade II) were carried out under the same HLF-assisted project, assisted by a generous donation of £0.5 million from the Wolfson Foundation, funds raised by the Kenwood Dairy Restoration Trust, and private donations. The Dairy has been brought back into use as a hub for various volunteer groups working on the Kenwood Estate and Hampstead Heath, and for the administration of the growing volunteer network at Kenwood. Two of the spaces – the dairy room and tea room – have been re-presented as historic spaces and may be visited on set days, or as part of education sessions.

KENWOOD HOUSE

PROJECT MANAGER: ENGLISH HERITAGE ESTATES DEPARTMENT

ARCHITECTS: CARDEN & GODFREY ARCHITECTS

PRINCIPAL CONTRACTOR: PAYE STONEMWORK AND RESTORATION LTD

HISTORIC INTERIORS ADVICE: RICHARD IRELAND

PAINT ANALYSIS: CRICK SMITH (UNIVERSITY OF LINCOLN)

KENWOOD DAIRY

PROJECT MANAGER: ENGLISH HERITAGE ESTATES DEPARTMENT

ARCHITECTS: PTOLEMY DEAN ARCHITECTS

PRINCIPAL CONTRACTOR: FAIRHURST WARD ABBOTTS

BRITISH RAILWAYS BOARD (RESIDUARY) BODY

BRB (Residuary) Ltd, or BRB(R), was a subsidiary of the Department for Transport. It was responsible for the assets and liabilities of the British Railways Board that were not passed to others on privatisation of the rail industry between 1993 and 1997. Throughout Great Britain these include around 3,900 bridges, viaducts and tunnels on closed railway lines, of which 38 in England are listed. BRB(R) was abolished under the Public Bodies Act with effect from September 2013. No historic properties were sold in advance of abolition and the bulk of the estate will transfer to, or be managed by,

Grade II* North Eastern Railway Company War Memorial, York, designed by Sir Edwin Lutyens

the Highways Agency who will report on them in future returns. The following sites, however, will transfer to Network Rail: Britannia Bridge Memorial, Whitebridge Crossing Cottage and the Railway Company War Memorial, York.



CASE STUDIES

THE CENOTAPH, WHITEHALL

Cleaning and conservation

English Heritage is the official custodian of 47 statues and monuments in Central London, most notably the Cenotaph at Whitehall. Designed by Sir Edwin Lutyens in Portland stone, the Cenotaph was built in 1920 to replace a wood and plaster structure erected to mark the signing of the Treaty of Versailles in 1919. This grade I listed monument is the focal point for many of the commemorative activities that take place on Remembrance Sunday in November each year. As the nation's primary national war memorial, it is of the utmost importance that the Cenotaph be kept in good condition and properly prepared for the commemorative events marking the centenary of the First World War, starting in 2014. Thus, in addition to the annual cycle of maintenance and cleaning, conservation and repair works were carried out in the summer of 2013. Although the stonework was in generally good condition, water ingress (particularly at the top), pollution and microbiological growth had led to dirt and staining. After a series of trials and mortar mix tests, the Cenotaph was cleaned and completely repointed, and a shelter coat was

applied to the tomb at the top of the monument. The aim has been to help ensure the long-term preservation of the monument while enhancing its appearance.

PROJECT MANAGER: ENGLISH HERITAGE ESTATES DEPARTMENT

PRINCIPAL CONTRACTOR: DBR (LONDON) LIMITED

STONE CONSULTANT: ODGERS CONSERVATION CONSULTANTS



Conservation works in progress (left and bottom left)

Temporary site hoarding (below)



CASE STUDIES

FLOOD DEFENCES IN HISTORIC AREAS

Upton-upon-Severn, Worcestershire

New flood defences were built by the Environment Agency in 2012 on the historic waterfront at Upton-upon-Severn. In January 2014 the new wall saved a number of homes and businesses from serious flooding. Construction of the flood defences included a programme of archaeological excavation. This work was combined with a community open day, allowing local residents to learn more about Upton's heritage and to see some of the discoveries. Finds included the remains of an Elizabethan bridge and a burial ground dating from the 1860s. The Agency worked closely with English Heritage to ensure that the brick cladding to the wall was appropriate for the conservation area and did not detract from the setting of a number of listed buildings, including the Plough Inn (pictured below).

Coton, Tamworth

Archaeological work carried out as part of the 2013 Coton Flood Alleviation Scheme revealed a Bronze Age mound of fire-cracked stone, commonly known as a burnt mound. The Environment Agency relied heavily on the advice of the English Heritage Regional Science Advisor when devising a strategy for excavating and recording the mound. As part of the opening of the new defences the Agency arranged a Heritage Open Day for the local community. People took the opportunity to handle some of the objects that had been found, including a prehistoric quern stone for grinding wheat into flour. There was also the chance to sample food made using ingredients that would have been available in the Bronze Age. Heritage events of this type provide a good opportunity to engage with local residents, often attracting parts of the local community that are not aware of the work the Environment Agency carries out. In this instance people were told about the standard of flood protection provided by the new works, and given advice on what to do before a flood, while also learning about their local historic environment.

Flood defence wall at Upton-upon-Severn (right)



Heritage Open Day at Coton, Tamworth (far right)



CASE STUDIES

KEW KITCHENS

Revealing a royal service building

Kew Kitchens is the most important building in a group of surviving royal service buildings. The kitchens were built under the supervision of William Kent in 1730-31 as a detached block for Frederick, Prince of Wales to serve the White House (demolished in 1802). They subsequently served Kew Palace, but were abandoned after the death of Queen Charlotte in 1818, and in the twentieth century much of the building's significance was obscured when it was subdivided into flats.

Historic Royal Palaces (HRP) produced a conservation plan in 2005, which demonstrated the building's importance as a very rare example of an early eighteenth-century kitchen for the Royal Household, and where its formal, symmetrical plan is clearly legible. Remarkably, the abandoned basement areas still contained eighteenth-century paint surfaces, boilers and ovens, a kitchen range, charcoal burners, a scullery dresser and an elm-topped kitchen table. This is the only surviving building from the 1730s royal palace at Kew, and from this



important phase in the history of Kew Gardens. HRP's research contributed to the building's upgrading in May 2011 from grade II to grade I.

The main kitchen (above) and bakehouse (far right)

The management of the building was transferred from the Royal Botanic Gardens to HRP in 2011. Between July 2011 and May 2012 an ambitious conservation and presentation project was undertaken. The brick and slate exterior was fully repaired. Internally, twentieth-century additions were recorded and removed to reveal the 1730s plan of the basement floor with its double-height kitchen. The ground floor and basement have been redecorated following historic paint



East elevation of the royal kitchens

CASE STUDIES

research where the original schemes were lost, and rooms furnished and opened to the public, with full access to the basement provided by an external lift. A kitchen garden has been created on the south side.

A second phase on the first floor was completed in April 2013. This has provided office accommodation, and completed the external presentation of the kitchens by replacing twentieth-century casement windows with replica 1730s sash windows, using the original sash boxes, some of which retained their original timber sash pulleys.



ARCHITECT:	MARTIN ASHLEY ARCHITECTS
CONTRACTOR PHASE 1:	GARDINER & THEOBALD CONSTRUCTION MANAGEMENT
CONTRACTOR PHASE 2:	FAIRHURST WARD ABBOTTS

FOREIGN & COMMONWEALTH OFFICE

Conservation plan

In 2012, the Foreign & Commonwealth Office (FCO) commissioned specialist conservation architects Feilden+Mawson to prepare a conservation plan for the grade I listed headquarters in Whitehall. This large and complicated building required in-depth analysis in order to gain a baseline understanding of both its significance and its condition. GHEU worked

closely with the FCO and the architects to help bring the draft to its final, adoptable version. The document outlines the complex history of the building, categorises each room in terms of its significance, provides a snapshot of the building's condition and sets out policies for its future management. The FCO, the FM Client Unit, Westminster City Council and English Heritage have fully signed up to it. Having a working document such as this in place will greatly benefit the future management of such a complex asset.



West front of the Foreign & Commonwealth Office, facing St James's Park

CASE STUDIES

TOWER OF LONDON

New restaurant

Historic Royal Palaces (HRP)'s new restaurant on Tower Wharf opened in summer 2012. The size and location of the new building was agreed with GHEU to open up views of the Tower, compared with the previous café, and its relationship with Tower Bridge is designed to respect the historic stonework and windows. The new building, by Tony Fretton Architects, is a strong and clean design; it makes a positive contribution to the Tower of London World Heritage Site through its form and choice of natural and modern materials, echoing the strength of the Tower and the complex history of the Wharf. The scheme incorporates the vaulted spaces under the bridge and included conservation repairs to the stone window surrounds. The new timber-clad building has large glazed openings, and an adjacent external seating area has retractable blinds, allowing views of both the Tower of London and Tower Bridge.

The Tower of London is a scheduled monument, and the adjacent Tower Bridge is listed grade I. The new building replaces a previous café erected in the 1970s which was never very



sympathetic to its surroundings and had become progressively unsightly. GHEU worked with HRP and their consultants, pre- and post-application, to secure a building which respects its setting in the World Heritage Site, and minimises disturbance of the below-ground archaeology of the Wharf.

The Wharf is an important open space and thoroughfare along the southern edge of the Tower of London, dating largely from the

The restaurant occupies part of the vaults under Tower Bridge, the original windows forming a screen between the bar and restaurant areas



The new restaurant on the Wharf, with the Tower of London behind

CASE STUDIES

The new restaurant seen from Tower Bridge, with the Tower of London behind



mid-fourteenth century. The area was used for Ordnance storehouses and gun foundries until the late nineteenth century, when it was landscaped as a promenade. Trial excavations by Museum of London Archaeology exposed walls of part of the seventeenth-century Ordnance stores, the line of which has been indicated in the new project by a change in paving detail, and the foundations of the new building have been designed to allow for the preservation of the archaeology in situ.

2012 SUMMER OLYMPICS

Beach volleyball at Horse Guards

Horse Guards Parade was the location for the beach volleyball events at the 2012 Summer Olympic Games. William Kent's 1745 Horse Guards building, and the adjacent Admiralty Buildings, provided an impressive backdrop to the 15,000-seater temporary stadium constructed on the Parade Ground. GHEU worked with the project team (LOCOG, Saville, Team Populous and Atkins), the Royal

Beach volleyball at Horse Guards Parade

Parks and Westminster City Council to ensure that the stadium respected the historic location. Horse Guards Parade is best known for the daily Changing of the Guard ceremony and the annual Trooping the Colour to celebrate the Queen's birthday. It was formerly the site of the Palace of Whitehall's tiltyard where tournaments, including jousting, were held in the time of Henry VIII, and is now part of St James's Park. The stadium was designed to require no excavated foundations in this archaeologically sensitive location.



CASE STUDIES

NEW HOUSING IN HISTORIC HOSPITALS

Three developments enabled by the Homes & Communities Agency

As the government's housing and regeneration agency, the Homes & Communities Agency (HCA) holds a very large portfolio of surplus government land, including a number of former NHS psychiatric hospitals. The Agency helps to increase the supply of new housing by selecting developer partners with the capacity to undertake conversion and re-use of historic buildings, as well as the construction of new housing. The Agency's role in the re-use of historic hospitals was described in the previous biennial report. Three examples where development is in progress are described below. These demonstrate a careful policy of conservation and re-use of the original buildings, balancing the need for new housing with respect for the setting of the retained structures. In each case a masterplan has been developed in consultation with English Heritage, and informed by a detailed historical analysis of the site.

Hanham Hall

The current development by Barratt Homes aims to provide 185 homes in the 12-acre grounds of this former hospital in south Bristol. Hanham Hall (listed grade II*) was until recently a building at risk; it has now been refurbished for community use, with the former formal garden reinstated to the front of the hall. The character of the pre-existing small estate will be recovered through the layout of new zero-carbon housing, complemented by waterways, orchards, allotments, gardens and the preservation of views from the site to the adjoining Hanham Hills.



Graylingwell Hospital

Graylingwell Hospital, on the outskirts of Chichester, opened in 1897 as the West Sussex County Lunatic Asylum. The buildings were designed in Queen Anne Revival style by the architect Sir Arthur Blomfield. Although none of the main hospital structures are listed, the site is part of a conservation area. The current development project by Linden Homes, which began in 2010, aims to be carbon neutral. In the recently completed first phase, new homes intermingle with retained and converted administration and ward blocks. The development allows for conservation and enhancement of the mature landscape context with its many specimen trees.

Former Graylingwell Hospital: newly built houses sited in gaps between the converted ward blocks

Hanham Hall



CASE STUDIES

Fair Mile Hospital

This former psychiatric hospital at Cholsey opened in 1870 as the asylum for the county of Berkshire to the design of C H Howell. Later extensions were by the prolific hospital architect G T Hine. The grounds of the hospital are included in the English Heritage Register of Historic Parks and Gardens. The current development, which will provide a total of 358 homes, is being undertaken by developer Thomas Homes (creating 134 dwellings in the retained buildings) and Linden Homes who are building the balance as new-build alongside.

Former Fairmile Hospital: rear face of main range, following conversion to residential use

**MINISTRY OF DEFENCE CORSHAM**

A management agreement for the quarry tunnels

The extensive quarry tunnels which underlie the Ministry of Defence (MOD) site at Corsham once housed a highly secret military complex. They played an important part in national defence capability during the Second World War and the Cold War. The site was the subject of

Mural showing 'runaway bride'



Telephone exchange prior to recent deterioration



a case study in the biennial report for 2007-09. In 2013, several areas of outstanding heritage value and significance were granted statutory protection. They include a group of wooden quarry cranes, murals dating from the Second World War and areas used for the Central Government War Headquarters during the Cold War. One of these areas – the telephone exchange – has been deteriorating and is included in the Annex as a scheduled monument at risk.

Since 2010, an informal heritage partnership agreement has been developed by English Heritage, in partnership with the MOD, Defence Infrastructure Organisation (DIO), MOD Defence Equipment and Support (DE&S) Information Systems and Services (ISS), and Wiltshire Council. The agreement sets out recommended practice and procedures for managing the designated areas and other areas of historic interest. It also includes guidance on managing the extensive assemblage of historic artefacts that remains underground. A series of annotated maps have been produced to clarify which areas are of special interest. English Heritage photographers have carried out an extensive programme of recording since 2001, which now covers almost all the areas of historical significance. The results are available in the English Heritage archives: <http://www.englishheritagearchives.org.uk/>

CASE STUDIES

SURPLUS MOD SITES

Assessment of heritage issues

The previous biennial report included a case study on the Wiltshire Pilot Project, carried out in 2011, which tested a method of whole-site assessment of the surplus military sites in the county. This approach to assessing the heritage issues of surplus sites prior to disposal has now been rolled out nationally as a project under the National Heritage Protection Plan. The project rests on close co-operation between English Heritage and the Defence Infrastructure Organisation, with six-monthly meetings to review current priorities. Desk-top assessments are carried out on sites that are considered to have potential heritage issues, with site visits carried out where necessary to determine the heritage interest in more detail. In all cases, the assessment is captured in a standard template. This summarises all the available information about heritage assets on the site, or adjacent to it. It can also be used to make recommendations for recording, further investigation or masterplanning. In some cases, the assessments identify heritage assets that merit consideration

for statutory designation, or designated assets that merit reassessment. A small number of new listings have resulted. Examples of sites where assessments have been completed are RAF Lyneham in Wiltshire, Shorncliffe Camp in Kent, RAF Daws Hill at High Wycombe, Deepcut Barracks in Surrey, and RAF Waterbeach and RAF Brampton (both in Cambridgeshire). Another example is the Defence School of Languages, Beaconsfield, pictured below. It occupies the site of Wilton Park, which was requisitioned in 1939 and has remained in government ownership ever since. Elements of the parkland survive and within the former walled kitchen garden stands a 1950s Armed Forces Headquarters bunker.

Further assessments are planned for sites that are coming forward for disposal or redevelopment. In a related exercise, English Heritage is undertaking a rapid assessment of territorial army and cadet sites which are planned for closure, following the publication in July 2013 of the White Paper on Reserve Forces.



Defence School of Languages, Beaconsfield, The 1960s accommodation tower marks the position of the mansion house, which was demolished during the 1960s.

CASE STUDIES

MINISTRY OF JUSTICE

Closure of historic prisons

Since the announcement in 2012 that the Ministry of Justice (MOJ) will be disposing of a number of prisons across England, English Heritage has been working with the ministry to ensure that the heritage of these important buildings is properly recognised and protected in the course of the disposal programme. Many of these sites – including the prisons at Canterbury, Dorchester, Gloucester, Kingston (Portsmouth), Reading, Shepton Mallet and Shrewsbury – contain listed buildings. However, the older list descriptions are generally in need of revision and updating. Fortunately, much of the necessary historical investigation had already been undertaken by staff of the former Royal Commission on the Historical Monuments of England, prior to its merger with English Heritage in 1999.

To initiate the process of assessment, GHEU arranged with the MOJ for a series of visits by staff from English Heritage's Designation,

National Planning and Heritage Protection departments, including a professional photographer. These visits allowed a re-appraisal of the character and significance of each site, leading to a reassessment of the existing designations. So far eight historic prisons have been assessed, with potentially more to come in 2014. English Heritage's Designation Department has given a high priority to producing new list descriptions. As a consequence of the Enterprise and Regulatory Reform Act 2013, these can provide much greater clarity than before about the extent of special interest on each site. This will ensure that potential purchasers have clear guidance on exactly where the special interest lies and which elements can accommodate change. Historic prisons can provide challenges in respect of re-use because of their unusual layouts and the high walls which separate them from surrounding urban areas. New list descriptions and early engagement with English Heritage's local offices should help to ensure that these assets find appropriate new uses, capitalising on their distinctive character and history.

HM Prison
Gloucester: East
façade of the Central
Block (listed grade II*)
dating from 1844-50,
and incorporating a
gatehouse of c.1789
by William Blackburn.
(right)



HM Prison Kingston
(listed grade II):
Designed in 1874 by
a local architect
George Rake, and
completed in 1877.
(far right)



CASE STUDIES

SPITFIRE CRASH SITE ON SALISBURY PLAIN

Excavation involving Operation Nightingale

Military aircraft crash sites, most of which date from the Second World War, are an important part of Britain's military and aviation heritage. They have significance for remembrance and commemoration, as well as cultural value as historic artefacts. Some crash sites may contain human remains, giving them additional value and status. Under the 1986 Protection of Military Remains Act anyone wishing to excavate or



recover a military aircraft is first required to apply for a licence. However, crash sites are vulnerable to damage and unauthorised disturbance, whether by well-intentioned enthusiasts or by 'treasure hunters'. English Heritage's guidance on Military Aircraft Crash Sites¹, first published in 2002, is now being revised in collaboration with the Ministry of Defence (MOD). This case study, involving the archaeological excavation of a Mk I a Spitfire, was undertaken as an example of best practice for inclusion in the new edition of the guidance. The Spitfire had been shot down near Upavon on Salisbury Plain Training Area, during the Battle of Britain in October 1940. The pilot, Paul Baillon, bailed out and survived the crash but died in action later that year. The excavation team comprised tri-service military service personnel (many of whom were on Operation Nightingale), civilian volunteers and the pilot's daughter.

1. <http://www.english-heritage.org.uk/publications/military-aircraft-crash-sites/>



Aerial view of the impact crater

CASE STUDIES

Operation Nightingale was established by the Defence Infrastructure Organisation (DIO) and British Army unit The Rifles to help personnel injured on operations, including Afghanistan, to return to their regiment or prepare for civilian life. This helps the MOD fulfil its obligations to personnel, as well as achieving heritage

objectives, including the development of archaeological skills. Operation Nightingale received a 'special merit' award in 2012 from the British Archaeological Awards in recognition of its innovative use of archaeological work to boost the recovery and career prospects of injured personnel.



Excavation in progress

CASE STUDIES

PALACE OF WESTMINSTER

Conservation of encaustic tile pavements

The Palace of Westminster's encaustic tile pavements are an important part of the grade I listed building, contributing to the richly decorated interiors which were designed by Charles Barry and A W Pugin to provide a permanent exhibition of British arts and craftsmanship. Heavy wear and inappropriate repairs over 160 years have caused loss of pattern, detracting from the overall impression of the highly significant interiors, but a programme of carefully researched conservation repair is now underway.

In 2010, St Stephen's Hall was identified for trial repairs to confirm techniques, demonstrate compatibility with the retained fabric in terms of design, quality and durability and establish costs and programming implications. Over the reporting period production of the tiles has been



A badly worn section of encaustic tiles in St Stephen's Hall floor before conservation

refined, and the first phase of a programme to repair all the tiled pavements in the Palace of Westminster commenced in early 2013.

The design of the tile pavements

The design for the New Houses of Parliament in the Gothic style was a deliberate link with the past, with construction using cutting-edge technology of the time. Emphasis was placed on

The newly reinstated floor to St Stephen's Hall



CASE STUDIES

Conservation of the encaustic tile pavement in St Stephen's Hall



New encaustic tiles being made for the Palace of Westminster



decoration, reviving 'lost' skills to display British arts and craftsmanship. The encaustic tiled pavements played a significant part, decorating the important sequence of spaces forming the main routes through the building.

The term 'encaustic' in this context means 'inlaid'. Medieval clay tiles were impressed with a pattern, then filled with a soft clay, known as slip. The process was introduced into Britain from France in the thirteenth century, and encaustic tiles were used in high-status buildings until the Reformation in the sixteenth century. The method was revived in the 1830s by Samuel Wright, whose patent for tile manufacture

utilised a frame with a screw press to force the clay into the mould. After the slip was applied the tiles were planed level before firing, giving uniformity in size and sharpness of pattern.

The tiles for the Palace of Westminster, laid between 1847 and 1852, were the result of the collaboration of Barry and Pugin, and the manufacturer Herbert Minton of Stoke-on-Trent, who had worked with Wright. By this time tiles with up to six colours could be successfully produced, and were used in panels of one inch thick with various brightly coloured patterns, with stone borders – either Valentia slate from County Kerry in South West Ireland or Hopton Wood limestone from Derbyshire.

The effects of 160 years of use

Heavy wear has caused the loss of coloured slips, reducing the visual impact of the original designs, and creating an undulating surface. Many tiles have also suffered mechanical damage, exposing the core and creating trip hazards, and there have been repairs of varying quality. Temporary repairs using coloured epoxy resins introduced visual disharmony and guaranteed failure.

CASE STUDIES

Later repairs, using replacement tiles around half the thickness of the Minton originals and laid in hard mortar, rather than the original softer type, proved less able to accommodate movement without cracking.

Repair strategy

Repair to the original design is essential to sustain the historical integrity of the building, but intensive use requires that repairs withstand heavy pedestrian traffic. The decorative patterns in each area were recorded, and surveys identified condition and repair issues.

Trials developed an approach that strikes a balance between the need for safe use and the desire to preserve historic fabric. Tests showed that the original mortar contained an early Portland cement, not as strong as modern Portland cement, but closer to an eminently hydraulic lime in strength. A mix with a hydraulic lime binder was therefore agreed for the repair work. Substitution of Welsh slate for the original Valentia slate had introduced discontinuity; new slate has now been sourced from the original mine. The Hopton Wood quarry ceased production of building stone in 2009, and alternatives are being sourced for repairs that will be required in future phases.

Development of replacement tiles

Minton ceased production in the 1960s; new tiles for repairs after this date from various sources were not a good match for the originals. It was recognised that new tiles must be extremely good facsimiles if they are not to detract from the presentation of the historic interiors, and product development started in 2008.

Modern manufacturing techniques are based on those of Wright and Minton but mechanisation of the clay milling process significantly reduces the health risks of manufacture. Modern kilns, fired by gas or electricity rather than by coal or wood, make greater control of the firing process possible, allowing precise matching of colours, cutting waste and reducing the carbon footprint. Chris Cox and the team at Craven Dunnill

Jackfield in Shropshire have reproduced the artwork of the original tile designs and developed clays that, on firing, give a precise match to the colour of the original materials used as well as having excellent wearing characteristics.

In January 1852, A W Pugin wrote to Herbert Minton "...I declare your St. Stephen's tiles are the finest done in the tile way, vastly superior to any ancient work; in fact, they are the best tiles in the world and I think my patterns and your workmanship go ahead of anything..."

Meticulous repairs to St Stephen's Hall floor are now complete, allowing the results of the collaboration between Barry, Pugin and Minton to again be fully appreciated.



Panel of replacement tiles

CLIENT & PROJECT MANAGEMENT:	PARLIAMENTARY ESTATES DIRECTORATE
CONSERVATION ARCHITECT:	DONALD INSALL ASSOCIATES
TILE DEVELOPMENT AND MANUFACTURE:	CRAVEN DUNNILL JACKFIELD
CONTRACTOR:	DBR (LONDON) LTD

GHEU would like to thank Adam Watrobski of Parliamentary Estates Directorate for supplying the information for this case study

CASE STUDIES

ROYAL BOTANIC GARDENS, KEW

The Palm House is one of six buildings listed grade I within Kew Gardens, the others being the Orangery, the Temperate House, the Pagoda, Kew Palace and Kew Royal Kitchens. The last two are managed by Historic Royal Palaces (HRP). Kew Gardens also contains six grade II* buildings (one of which is managed by HRP); and 31 at grade II, making 43 listed buildings in total. The entire site is grade I on the English Heritage Register of Parks and Gardens, and lies within the Kew Gardens Conservation Area. Kew was inscribed as a UNESCO World Heritage Site in July 2003, and its World Heritage Site Management Plan is currently being revised. There is also a Landscape Masterplan, which provides an overall, long-term vision and outlines the conservation and enhancement of the gardens. A 2020 Masterplan is in preparation.

The Palm House, Kew

Kew has a second garden at Wakehurst, Sussex, which is the home of Kew's Millennium Seed Bank. Wakehurst Place is the property of the National Trust, but is funded and managed by RBG Kew. The garden is grade II* on the English Heritage Register of Parks and Gardens. It contains three listed buildings (grade I Wakehurst Place, and one grade II* and one grade II).

The Palm House in Kew Gardens was completed in 1848 by the pioneering iron-founder Richard Turner to the designs of architect Decimus Burton. It is currently included in the Heritage at Risk Register. A HLF grant of £14.7 million was announced in March 2013 to conserve the building, enhance the display and improve care of the plant collection. Defra has contributed £10.4 million and Kew has raised an additional £7.7 million for the project from private donors. The £34.3-million project will be completed in May 2018.



CASE STUDIES

WESTMINSTER HALL

Diamond Jubilee stained-glass window

As a gift to mark Her Majesty the Queen's Diamond Jubilee, members of the Houses of Parliament, by private donation in 2012, commissioned a new armorial stained-glass window by John Reyntiens. GHEU was consulted on the design, which is based on seventeenth-century stained glass and traditional armorial designs. Westminster City Council gave listed building consent for its installation in the north window of Westminster Hall (part of the grade I listed Palace of Westminster).

Westminster Hall is the oldest part of the Palace of Westminster, and is considered to be one of most significant medieval spaces in Europe. Originally built in the late eleventh century, it was rebuilt and heightened in the late fourteenth century. The north window was glazed with coloured armorial glass in the early sixteenth century, but has been clear glass since the Reformation. It was reglazed again in 1975 after damage by an IRA bomb, so this was seen to be a fitting location for a new stained-glass tribute.

Much of the internal stonework of Westminster Hall was refaced in the 1830s, but a large amount of medieval stonework, with original tooling and masons' marks, has been rediscovered at high level during the recent



The unicorn section of the window under construction



John Reyntiens in his workshop working on the lion section of the window

CASE STUDIES



The Jubilee window installed in the north window of Westminster Hall in 2013

repair works to the north wall. These repairs are the first part of a phased programme of cleaning and conservation repairs to the internal stonework of the Hall. Following the completion of stone repairs to the north window, John Reyntiens' Diamond Jubilee window was installed in 2013.

CLIENT: MEMBERS OF BOTH HOUSES OF PARLIAMENT (BY PRIVATE DONATIONS)

STAINED GLASS DESIGN AND MANUFACTURE: REYNTIENS GLASS STUDIO

CONSERVATION ARCHITECT: DONALD INSALL ASSOCIATES

STONEMWORK CONSERVATION: SKILLINGTONS

ARCHAEOLOGICAL RECORDING: WESSEX ARCHAEOLOGY



TABLE A

PROGRESS BY DEPARTMENTS IN COMPLYING WITH THE PROTOCOL

(This includes departments, agencies and non-departmental public bodies)

Details of the estate	Conservation management & resources	Data on heritage assets
<p>Cabinet Office</p> <p>This estate covers the following heritage assets: 10 & 11 Downing Street (grade I); 70 Whitehall (grade I); Admiralty House (grade I); 26 Whitehall (grade I); 36 Whitehall (grade II*); 12 Downing Street (grade II).</p> <p>Admiralty Arch (grade I) was vacated and granted a long lease during the reporting period (July 2012).</p> <p>26 Whitehall and 36 Whitehall were also vacated during the reporting period.</p>	<p>With effect from April 2002, the Cabinet Office let a total facilities management contract for the maintenance and servicing of the estate. As part of this contract, a forward maintenance programme has been agreed. This involves undertaking independent building surveys and quadrennial inspection (QI) reports, and developing a 10-year programme of works across the estate from October 2004.</p>	<p>A compliant biennial report has been received covering all of the heritage assets on the Cabinet Office estate.</p> <p>The Department operates a CAFM system, which is able to provide greater detail of works undertaken in historic buildings.</p> <p>A business continuity plan is in place and annual conservation reports are produced by the facilities management contractor.</p>
<p>Department for Communities and Local Government (DCLG)</p> <p>DCLG has responsibilities for both Old and New Burlington House, Piccadilly (both listed at grade II*) and The Queen Elizabeth II Conference Centre at Broad Sanctuary, Westminster (which has been granted a certificate of immunity from listing). The Cunard Building, Liverpool was vacated in late 2011 on lease expiry and the Department no longer has responsibility for the building.</p>	<p>Old Burlington House is occupied by the Royal Academy. New Burlington House is occupied by the Learned Societies.</p> <p>The Societies have long leases that pass responsibility for internal repairs and insurance to them. The Department retains responsibility for repairs and maintenance of the exterior and structure of the building, while the Learned Societies are responsible for the costs incurred by the Department in doing so.</p>	<p>A fully compliant biennial report has been provided.</p>
<p>Department for Business, Innovation & Skills (BIS)</p> <p>The Bushy House estate, occupied by the National Physical Laboratory (NPL), is the only historic property on the BIS estate. Bushy House is listed grade II*; there are further listed buildings and structures in the grounds that are part of Bushy Park (grade I on the Register of Historic Parks and Gardens).</p>	<p>Responsibility for the Bushy House estate rests with the National Measurement Office, an executive agency of BIS. Since 1995 NPL has been operated on behalf of the Secretary of State by NPL Management Ltd.</p>	<p>A helpful report has been provided by the National Measurement Office with all the required information.</p>

Use of specialist conservation advice	Commissioning of periodic condition surveys	Condition of the estate (see note on p.56)
<p>For any conservation activities, the Department uses specialist conservation consultants.</p> <p>EH & Westminster City Council are consulted as appropriate.</p> <p>When contractors are engaged to work across the estate they are assessed to ensure that they have the required skills and knowledge to carry out the works in accordance with the current building needs.</p>	<p>Five quadrennial inspection (QI) reports were completed in 2009-10.</p> <p>A programme of repeat QIs was begun at the end of 2013.</p>	<p>10 & 11 Downing Street, and 70 Whitehall are described as in very good condition.</p> <p>Admiralty House, Admiralty Arch, 12 Downing Street and 26 Whitehall are described as in good condition.</p> <p>36 Whitehall is described as in poor condition; however, consent has been granted for refurbishment.</p>
<p>Appropriately qualified staff and specialist advice are sought as necessary. Conservation of historic buildings is described as 'an important aspect of the Department's estate strategy'.</p>	<p>A QI report was issued in 2009 and its recommendations have been addressed systematically. A new report will be commissioned to take place in 2014.</p> <p>The majority of works identified within the last report on New Burlington House have been addressed.</p>	<p>The overall condition of both Old and New Burlington House is good.</p>
<p>External specialist advice is procured where needed, including for carrying out condition surveys. There are no in-house specialist advisers in the Department.</p>	<p>Following a QI report, completed in January 2014, a programme of priority maintenance works has been instructed. This will follow on from the 2011-13 work on windows, steps, and railings refurbishment.</p>	<p>The condition of the listed buildings and structures is rated as being either fair or fair to good. There are no heritage assets deemed to be at risk.</p>

TABLE A continued

PROGRESS BY DEPARTMENTS IN COMPLYING WITH THE PROTOCOL

Details of the estate	Conservation management & resources	Data on heritage assets
<p>Department for Education (DfE)</p> <p>DfE operates from Sanctuary Buildings at 20 Great Smith Street in Westminster, while the European School in Abingdon, Oxfordshire is occupied by Culham School. Both retained sites are listed grade II. In September 2013 the DfE disposed of Mowden Old Hall, part of its Darlington site, under a virtual freehold (125-year lease) to a local Free School and it is no longer the Department's responsibility.</p>	<p>There are facilities management contracts for both retained sites, contracted to the DfE Property Asset Management Unit (PAMU).</p> <p>Maintenance work for the Culham School is the responsibility of the school caretaker with repairs managed by DTZ.</p>	<p>Fully compliant biennial conservation reports have been provided for both retained sites.</p>
<p>Department of Energy & Climate Change (DECC)</p> <p>This is DECC's first biennial report, as the buildings under its management were previously occupied by Defra. There are two listed buildings on the DECC historic estate: 3 Whitehall Place (grade II) and 55 Whitehall (grade II*).</p>	<p>DECC has a facilities management contract that will remain in place for at least the next two years. This is a continuation of a contract previously held with Defra.</p>	<p>A very brief biennial report has been submitted. This is partly due to the nature of the heritage assets, where no works have been undertaken in the past two years.</p>
<p>Department for Environment, Food & Rural Affairs (Defra)</p> <p>The Defra estate includes the following buildings (all at grade II): Nobel House in Smith Square; Ergon House on Horseferry Road; three floors in 9 Millbank, which is managed by Ofgem; West Pier, Scarborough; part of Bridgewater House in Manchester; 4-5 Waterloo Crescent in Dover, Kent; and Oast House, Coldharbour Farm, Wye, near Ashford, Kent.</p>	<p>There is a departmental heritage officer. Facilities management is now provided by a single contractor.</p>	<p>A basic report has been submitted covering the entire estate.</p>
<p>Department of Health (DH)</p> <p>The historic buildings in the Department of Health HQ estate are Richmond House, Whitehall (Richmond Terrace listed grade II* and 85 Whitehall and 54 Parliament Street listed grade II); and Wellington House, Southwark (historic façade listed grade II).</p>	<p>The DH has a nominated heritage officer. A facilities management contractor is responsible for regular maintenance and small works.</p> <p>GHEU is regularly consulted about works to Richmond House.</p>	<p>An informative report has been provided on the DH estate.</p> <p>A desire has been registered to develop a Heritage Partnership Agreement for Richmond House to clarify what works require listed building consent.</p>

Use of specialist conservation advice	Commissioning of periodic condition surveys	Condition of the estate (see note on p.56)
<p>Specialist advice is sought as necessary by the FM contractors for both sites.</p>	<p>QI reports for both retained sites were issued in 2009. Actions raised in these reports have been completed and new reports undertaken in 2014.</p>	<p>Sanctuary Buildings: The overall condition of the building is good.</p> <p>European School: The overall condition of the building is fair to good.</p> <p>No areas at either site are at risk.</p>
<p>Professional advice beyond that of consultation with EH has not been required thus far. Were it needed, DECC Estates would procure that advice through the facilities management provider.</p> <p>The DECC internal Estates team are experienced in dealing with all types of government estate. Where in doubt, they will consult GHEU.</p>	<p>Although DECC has not produced QI reports before, this will occur at the next due date (May 2014).</p>	<p>Both heritage assets are reported as in very good condition.</p>
<p>Specialist conservation consultants have been procured through a framework for the Government Historic Estate procured by the Ministry of Justice.</p> <p>It is expected that the service will be in place for financial year 2014/15.</p>	<p>Condition surveys are undertaken biennially on all assets – most recently in June 2013. Due to the fact that a number of their properties are being disposed or handed back to the landlord, a quadrennial review is scheduled to commence in April 2014.</p>	<p>All the buildings surveyed are in good or in very good condition.</p>
<p>Specialist conservation consultants have carried out QIs, but have not yet been involved in projects.</p>	<p>Specialist conservation consultants carried out QIs in 2013 of all the historic buildings on the DH estate.</p>	<p>The historic parts of Richmond House are reported to be in fair condition, but 85 Whitehall and 54 Parliament Street are currently vacant.</p> <p>The façade of Wellington House is in poor condition; urgent repair works are programmed for 2014-15.</p>

TABLE A continued

PROGRESS BY DEPARTMENTS IN COMPLYING WITH THE PROTOCOL

Details of the estate	Conservation management & resources	Data on heritage assets
<p>Department for Transport (DfT): Driving Standards Agency (DSA)</p> <p>The Agency occupies six listed buildings in whole or in part and three buildings located in conservation areas.</p>	<p>DSA is a Property Centre in the DfT. Liaison with GHEU is via the DfT Heritage Officer.</p>	<p>A very brief summary of progress has been supplied.</p>
<p>Department for Transport (DfT): Highways Agency (HA)</p> <p>The Highways Agency is responsible for 176 scheduled monuments and 250 listed buildings. The listed items include a large number of highway structures such as mileposts, milestones, bridges and viaducts. About 45 of the items are buildings. In addition, the highways estate traverses 88 registered parks and gardens, five registered battlefields and five World Heritage Sites. The Agency has reported the disposal of seven historic properties since the previous report.</p>	<p>HA is a Property Centre in the DfT. Liaison with GHEU is via the DfT Heritage Officer.</p> <p>The Agency's Environmental Strategy sets out the means for managing conservation activities on the estate.</p>	<p>The Agency's Environmental Information System (EnvIS) is a GIS system that records cultural assets by area, location, type, period, status and condition. The Agency's guidance on how to identify, survey and manage heritage assets, first published in 2007, is due to be updated as part of the Design Manual for Roads and Bridges. A short report on the Agency's assets has been supplied as part of the DfT biennial report.</p>
<p>Department for Transport (DfT): Maritime & Coastguard Agency (MCA)</p> <p>The Agency is responsible for heritage assets in coastal locations, including 10 listed buildings (four of which are MCA freehold). A further 11 assets are located in designated conservation areas.</p>	<p>MCA is a Property Centre in the DfT. Liaison with GHEU is via the DfT Heritage Officer.</p>	<p>A brief report from DfT confirms that the size of the MCA's historic estate is unchanged since the previous report. However there are plans for disposal of two coastguard sites by 2015.</p>
<p>Department for Transport (DfT): Vehicle & Operator Services Agency (VOSA)</p> <p>The Agency is responsible for Agaton Fort in Plymouth, a scheduled monument.</p>	<p>VOSA is a Property Centre in the DfT. Liaison with GHEU is via the DfT Heritage Officer.</p>	<p>Basic information has been supplied as part of the DfT biennial report. The VOSA historic estate comprises a single site and is unchanged since the previous report.</p>

Use of specialist conservation advice	Commissioning of periodic condition surveys	Condition of the estate (see note on p.56)
<p>DSA has in-house specialist chartered surveyors.</p>	<p>The properties were all surveyed in 2011-12 and condition surveys produced that cover the next five years' maintenance.</p>	<p>All the occupied heritage assets are rated as being in good condition. Stanley House in Nottingham (grade II) has been vacant since 2008, and is in poor condition. It is due to be returned to the landlord.</p>
<p>There are no specialist resources in-house and these are therefore procured through the Agency's Framework Contract.</p>	<p>Since the last report, cultural heritage asset management plans (CHAMPs) have been undertaken throughout the strategic road network in England for heritage assets for which the Agency is responsible. Following initial inspection, these make recommendations for prioritising management actions. It is reported that about 60% of maintenance areas have produced CHAMPs.</p>	<p>The condition of the majority (at least 82%) of the scheduled monuments is reported as unknown. This includes monuments that have not been inspected or are inaccessible. The condition of listed buildings is unknown in 75% (191 out of 256) cases. These include items, particularly milestones and mileposts, that are missing, destroyed or location unclear. Details of three assets at risk are given in the Annex.</p>
<p>The MCA had no in-house conservation expertise during the reporting period, but used specialist conservation consultants where appropriate.</p>	<p>The MCA QI programme was undertaken in March 2013.</p>	<p>The general condition of four out of five buildings was fair to good, and a fifth was deemed to be improving.</p>
<p>VOSA has an in-house specialist chartered surveyor.</p>	<p>A QI of Agaton Fort is due to be carried out by VOSA's in-house chartered building surveyor.</p>	<p>Agaton Fort is assessed as being in fair condition. Parts of the fort are at risk – see Annex.</p>

TABLE A continued

PROGRESS BY DEPARTMENTS IN COMPLYING WITH THE PROTOCOL

Details of the estate	Conservation management & resources	Data on heritage assets
<p>English Heritage (EH): National Collection</p> <p>There are 412 historic sites in the care of EH, most of which are open to the public. See page p.17 for further details. The operational estate is managed separately (see table entry below).</p>	<p>The National Collections Group (NCG) is responsible for stewardship of EH's national collection of buildings, artefacts and archives. The Historic Properties Director has 'ownership' of the assets and manages their day-to-day operation. There is an Asset Management Team that reports to the Estates Director. The Estates Teams are responsible for the planning and delivery of the agreed programme of conservation maintenance to the historic estate.</p>	<p>EH's first Asset Management Plan¹ for the maintenance of the National Collection, completed in April 2011, is based on a comprehensive survey programme that has enabled the organisation to understand the investment needs of the estate. A biennial report has not been provided.</p>
<p>English Heritage (EH): Office estate</p> <p>EH occupies eight listed buildings as offices, including one grade I building (in Newcastle), two grade II* buildings (in London and Bristol) and five grade II buildings (in Swindon, York, Cambridge, Manchester and Northampton).</p>	<p>The estate is managed by the Head of the Office Estate.</p> <p>The Cambridge office is owned freehold. EH also has repairing responsibilities for the offices at Newcastle (part), Northampton, York, Bristol and Swindon.</p>	<p>The main source of data is the Property Benchmarking Service performance statement, compiled by the Government Property Unit.</p>
<p>Environment Agency (EA)</p> <p>The Agency's internal estate register highlights 194 scheduled monuments, 385 listed buildings and 110 historic parks and gardens in locations where it has structures, buildings or land holdings. There are many more heritage features that are either undesignated, or with unconfirmed ownership status. The Agency's heritage assets include a significant number of bridges, and structures associated with water control, such as walls, embankments, sluices and weirs.</p>	<p>There are three full-time historic environment specialist posts in EA's National Environmental Assessment Service (NEAS) covering cultural heritage responsibilities.</p> <p>Detailed negotiation with EH and statutory heritage consultees regularly takes place in relation to individual schemes. Agency staff also meet EH at a national level every six months. Staff from both agencies attend an annual heritage-themed conference.</p>	<p>EA has supplied a detailed report listing all the heritage assets in the vicinity of its estate. In 2011 EA created a purpose-built GIS that will be used to confirm ownership of these assets. EA remains committed to determining which it owns, which it maintains and which are the responsibility of other landowners.</p>

1. <http://www.english-heritage.org.uk/about/who-we-are/corporate-information/plan-maintaining-our-historic-estate/>

Use of specialist conservation advice	Commissioning of periodic condition surveys	Condition of the estate (see note on p.56)
<p>EH has an unrivalled body of in-house conservation expertise.</p> <p>Four territory framework agreements have been set up to provide Architectural/Building Surveying, Quantity Surveying and Mechanical and Engineering Services across the estate.</p> <p>A new framework has been procured to deliver the quadrennial cycle of condition surveys to inform the Asset Management Plan.</p>	<p>The second cycle of quadrennial condition surveys on the historic estate is now in progress. By 2015 all survey data will be reviewed and refreshed via a condition survey, or, where appropriate, an internal survey review carried out by in-house professionally qualified staff. The data from the surveys is captured in a centralised IT System and used to develop the Conservation Maintenance Programme. The next Asset Management Plan will be published in 2015.</p>	<p>The condition of the National Collection of buildings continues to deteriorate. The investment needed to bring the estate to the required benchmark standard is about £61 million, an increase of £5 million since the last report. This backlog estimate can be compared with the current level of maintenance spend, which is in the order of £16 million per annum. It has remained at this level for the past six years.</p> <p>There are several buildings and monuments at risk on the estate (see Annex).</p>
<p>The architectural framework for EH National Collections Group was not judged to be appropriate for much of the building surveying work needed on the office estate. However, the government framework for estates professional services is used.</p>	<p>Condition surveys were carried out on the offices at Newcastle, Bristol, Swindon, York, Northampton, and Fort Cumberland at Eastney as part of the first round of quadrennial condition surveys.</p>	<p>All the assets are in fair condition.</p>
<p>EA uses a number of specialist heritage sub-contractors, particularly to carry out archaeological assessment and mitigation work as part of the capital flood-risk management programme.</p>	<p>There has been little progress with quadrennial condition surveys. However, the Agency recognises the need to rectify this, so that the condition of heritage assets can be systematically recorded.</p>	<p>In the absence of condition surveys, the Agency is unable to report on the overall condition of its heritage estate.</p> <p>There is one scheduled monument at risk – the Inner Basin of Lydney Harbour (see Annex).</p>

TABLE A continued

PROGRESS BY DEPARTMENTS IN COMPLYING WITH THE PROTOCOL

Details of the estate	Conservation management & resources	Data on heritage assets
<p>Foreign & Commonwealth Office (FCO)</p> <p>The FCO estate in England mainly comprises: FCO Main Building in King Charles Street (KCS), listed grade I; The Old Admiralty Building (OAB) in Spring Gardens, listed grade II; Lancaster House, St James's listed grade I; 1 Carlton Gardens listed grade II*; and Hanslope Park in Buckinghamshire, where the FCO occupies some 47 acres including more than 30 buildings, three of which are listed at grade II.</p>	<p>The FCO has a Facilities Management Client Unit (FMCU), part of the Estate and Security Directorate. It has subcontracted its facilities management service. This applies to all five sites. This contract was begun in December 2008 for seven years with a possible three-year extension. This contract includes responsibility for delivering biennial and quadrennial reports.</p>	<p>A compliant biennial conservation report has been provided.</p> <p>The FCO, in 2012, commissioned a conservation management plan (CMP) for its main building in Whitehall – see p.23. There is currently no CMP for the OAB, Carlton Gardens, Lancaster House or Hanslope Park.</p>
<p>Forestry Commission (FC)</p> <p>The FC is responsible for some 250,000 hectares of woods and forests in England. The estate contains many archaeological remains and historic landscape features. Statutory protection applies to 128 listed structures (24 of which are buildings) and 782 scheduled monuments. In addition, FC is responsible for woodland within 44 registered historic parks and gardens.</p>	<p>The FC estate is managed by Forest Enterprise England (FEE). The Heritage Adviser is FC's heritage officer and there is regular liaison with GHEU. Conservation of heritage assets is taken into account in Forest Design Planning, all operations being subject to a checking procedure to meet standards and safeguard the assets.</p>	<p>A brief report has been submitted.</p> <p>A database recording condition, risks and trends affecting scheduled monuments is maintained, and is a useful management tool.</p>
<p>HM Revenue & Customs (HMRC)</p> <p>HMRC has given up four of its listed buildings in England since the last report and is now responsible for eight listed buildings in England (on five sites).</p> <p>It also occupies 1 Parliament Street, which is part of the grade II* listed GOGGS building maintained under a PFI contract for HM Treasury (see p.48).</p>	<p>The ownership of the whole HMRC estate was transferred to Mapeley Estates in 2001 under a STEPS contract.</p> <p>Mapeley is required to ensure that the historic estate remains in good order and in compliance with the DCMS <i>Protocol</i> as well as providing fully serviced accommodation over a 20-year period.</p>	<p>A biennial conservation report has been provided by Mapeley Estates, for the historic estate.</p> <p>Mapeley uses database tracking tool CONCEPT to plan forward maintenance.</p> <p>There has been no progress in providing conservation management plans but Mapeley have agreed to draft conservation statements for two complex sites.</p>

Use of specialist conservation advice	Commissioning of periodic condition surveys	Condition of the estate (see note on p.56)
<p>Specialist conservation consultants are used for QI reports and to provide specialist advice where required.</p>	<p>QIs were undertaken at FCO Main Building, Lancaster House, Carlton Gardens and at all three heritage assets at Hanslope Park in 2009, with reports issued in January 2010. The next QIs will be reported in early 2014.</p> <p>The most recent QI for the OAB was issued in 2012.</p> <p>The FCO uses a forward maintenance plan to register recommendations from the QIs.</p>	<p>The FCO buildings are all reported as in good condition, excepting 1 Carlton Gardens, which is good to fair, and the Barn at Hanslope Park, which is noted as fair.</p> <p>It is anticipated that both fair entries will become good by the time of the next report.</p>
<p>There is one in-house historic environment specialist. Working with EH, FC has reviewed its inventory of heritage assets and is taking action to reduce the number of assets that appear in the Heritage at Risk Register. External specialist contractors are commissioned to guide survey or development projects.</p>	<p>All buildings in use are subject to periodic inspection and condition assessment. However, there are no arrangements for quadrennial reports to be produced for heritage assets.</p> <p>Management plans are in place or under discussion for all scheduled monuments.</p>	<p>Information regarding the condition of each of the heritage assets on the estate is not available. However, it is noted that inspections since the previous report have recorded buildings in use as being in either good or fair condition.</p> <p>Heritage at Risk data compiled by EH suggests there are 40 scheduled monuments and two listed buildings at risk (see Annex).</p>
<p>Specialist conservation consultants are used for QI reports and to provide specialist advice where required.</p>	<p>Good progress has been made in carrying out the repairs recommended in the QI reports of 2009, including the installation of a new fire alarm system for the Custom House London.</p> <p>Independent property consultants carried out QIs on all historic buildings in the HMRC estate in May/June 2013.</p>	<p>The HMRC estate in England is reported as in fair condition.</p> <p>The Coach House attached to Darwin House, The Mount, Shrewsbury, previously noted as at risk, is still partly vacant but is included in the maintenance regime for the adjacent properties.</p>

TABLE A continued

PROGRESS BY DEPARTMENTS IN COMPLYING WITH THE PROTOCOL

Details of the estate	Conservation management & resources	Data on heritage assets
<p>HM Treasury (HMT)</p> <p>HM Treasury's HQ is at 1 Horse Guards Road London; this comprises the western end of Government Offices Great George Street (GOGGS) which is listed grade II*. It was refurbished for HMT under a PFI contract, completed in 2002.</p> <p>The eastern part was completed in 2004 for HMRC. Other departments including the Cabinet Office, Northern Ireland Office and DCMS have also taken space in the building. The Churchill War Rooms, run by the Imperial War Museum, occupy part of the basement.</p>	<p>The PFI contractor Exchequer Partnership has overall responsibility for the maintenance of the fabric of GOGGS under a contract that runs until 2037. This responsibility is subcontracted via Lend Lease FM to a facilities management team, now ASEL.</p> <p>Financial resources for conservation are the responsibility of the PFI contractor:</p>	<p>A fully compliant biennial conservation report has been provided by the specialist conservation consultant, covering the whole of the building.</p> <p>A conservation plan for the whole building was written prior to the refurbishment contracts and is updated in conjunction with QI reports.</p>
<p>Home Office</p> <p>Bramshill House is a Jacobean mansion house in Hampshire and is listed grade I. Its park is registered at grade II*, and incorporates seven listed structures. Bramshill was owned by the National Policing Improvement Agency (NPIA) until December 2012. It is now in the course of disposal by the Home Office. NPIA also previously occupied Harperley Hall, County Durham (listed grade II); it is now occupied by the College of Policing. The UK Border Agency occupies Electric House, Croydon and Waterside Court, Leeds (both grade II).</p>	<p>The Home Office has a heritage officer. Specialist conservation advice for Bramshill is provided by consultants. Harperley Hall is managed by an on-site facilities management team. Electric House and Waterside Court are managed by Home Office General Property, which employs a facilities management contractor.</p>	<p>Individual biennial reports have been provided for Bramshill, Harperley Hall, Electric House and Waterside Court. No overview of the whole estate has been received.</p>
<p>Homes & Communities Agency (HCA)</p> <p>The HCA holds thousands of hectares of land ranging in size from major development assets to small parcels of open space. These have been inherited from a number of former public bodies, including English Partnerships and the Regional Development Agencies. At the end of the reporting period, the HCA was responsible for a total of 87 listed buildings and 13 scheduled monuments.</p> <p>The HCA does not occupy or use any listed buildings or scheduled monuments for its own operational purposes.</p>	<p>Relations with EH are conducted in accordance with a Memorandum of Understanding between the two agencies, agreed in 2010. There are links between the HCA and EH at a number of levels both locally and nationally.</p> <p>The HCA's strategic approach to heritage assets is overseen by the Senior Strategy Manager for Sustainable Development, while the role of Conservation Officer is held within the Asset Management Team.</p>	<p>The Agency has produced a well-illustrated and comprehensive report on its heritage assets. This is the Agency's third such report. This provides details of all designated assets and their condition, and confirms responsibility for maintenance.</p>

Use of specialist conservation advice	Commissioning of periodic condition surveys	Condition of the estate (see note on p.56)
<p>The specialist conservation consultant (SCC), who wrote the conservation plan, is retained under a framework agreement to provide conservation advice and guidance to the facilities management team and to liaise with GHEU as required.</p>	<p>QIs are carried out by the SCC. The 2010 QI was issued in June 2011 and recommendations are being systematically addressed.</p> <p>Annual inspections by the SCC are ongoing and the next QI is due in 2014.</p>	<p>The building was renovated to a high standard, completed in 2004, and remains in good condition.</p> <p>No areas are empty or at risk.</p>
<p>Specialist conservation consultants were employed as part of the project team at Bramshill to advise on the works programme, and there has been close liaison with GHEU during the reporting period.</p>	<p>QIs were carried out in 2013 for all the Bramshill estate.</p> <p>There are no QIs for the other three sites.</p>	<p>Following structural and external repairs, the mansion at Bramshill is now reported to be in good condition. The High Bridge was repaired in 2012 and has been removed from the Heritage at Risk register. However, the registered landscape and six buildings and structures within it remain at risk (see Annex). No further works are proposed at Bramshill by the Home Office, pending its sale.</p> <p>Harperley Hall and Waterside Court are in good condition. Electric House is in fair to good condition.</p>
<p>Where appropriate, for example in masterplanning heritage sites, specialist conservation advice is procured from architects, surveyors and engineers accredited in historic building conservation. This advice is often procured in consultation with EH and local authorities.</p>	<p>The Asset Management and Estates Services (AMES) team commissions or undertakes regular inspection of all HCA assets and submits regular reports on their condition, security and maintenance.</p> <p>The team previously reviewed their work practices to take account of the guidance published by the Office of Government Commerce (OGC) and GHEU on managing heritage assets and these practices are regularly reviewed.</p>	<p>The condition of listed buildings is categorised as follows: 40 good; 35 fair; 12 poor.</p> <p>The condition of scheduled monuments: 10 good; 2 fair; 1 poor.</p> <p>Of the four buildings at risk (BAR) noted in the previous report, two (Bewsey Old Hall and Hanham Hall) have been transferred to developer partners and repaired; one (St Clement's Hospital) has been transferred to the GLA. Details of the three current BAR cases (Paragon Mill at Ancoats, Fort Burgoyne at Dover and St John's Church at Whittingham) are included in the Annex.</p>

TABLE A continued

PROGRESS BY DEPARTMENTS IN COMPLYING WITH THE PROTOCOL

Details of the estate	Conservation management & resources	Data on heritage assets
<p>Land Registry (LR)</p> <p>The LR's HQ at 32 Lincoln's Inn Fields was sold in 2010 to the London School of Economics. Another listed building, the Regional Seat of Government (RSG) in Nottingham, is in course of disposal. The only other listed building is a regional office at Westbridge Place in Leicester.</p>	<p>There has been regular contact between LR staff and GHEU, including site visits to two of the LR sites.</p> <p>In 2011, the maintenance and management of Westbridge Place was transferred from an in-house service to a building management company.</p>	<p>Individual biennial reports have been received for the listed buildings in Nottingham and Leicester.</p>
<p>Ministry of Defence (MOD)</p> <p>The MOD is one of the largest landowners in the UK. On the defence estate in England there are 711 listed buildings and 649 scheduled monuments. The total number of designated heritage assets has increased over the reporting period, as the disposal of some assets has been offset by new designations.</p> <p>A number of military sites have area protection, either as conservation areas, registered parks and gardens, or registered battlefields, or through their location within World Heritage Sites.</p>	<p>The Defence Infrastructure Organisation (DIO) is now tasked to lead on all property matters. The role of Heritage Officer is split between the Estates Policy area within the Strategic Asset-Management and Programming Team (DIO SAPT) and the Senior Archaeologist and Senior Historic Buildings Adviser of the Historic Environment Team (HET), part of Operations, Development and Coherence, DIO. Casework is taken forward by the HET. Policy and legislative matters are dealt with by the SAPT Estates Policy.</p> <p>There are frequent contacts between EH and DIO staff regarding casework and policy matters with biannual liaison meetings between EH and DIO held at officer level.</p>	<p>DIO has not produced an illustrated report, as in previous years, but has supplied GHEU with updated information, including statistics for heritage assets and their condition, new designations and disposals.</p> <p>DIO and EH have worked closely together to ensure that heritage assessments of sites affected by plans for disposal or major operational development are carried out – see case study on p.28.</p> <p>Details of heritage assets are included within the various levels of estate management plans.</p>
<p>Ministry of Justice (MOJ)</p> <p>The MOJ Estates Directorate has responsibility for the maintenance of courts, prisons and probation service estate. The MOJ historic estate comprises the following designated assets:</p> <p>Court service estate: Seven scheduled monuments and 137 listed buildings</p> <p>Prison service estate: Seven scheduled monuments, 146 listed buildings and one registered historic park (grade II*)</p> <p>Probation service estate: 22 listed buildings</p> <p>For details on the prison disposal programme see p.29.</p>	<p>The prisons under the National Offender Management Service (NOMS) and the Probation Service joined MOJ in 2011 from the Home Office. During the period of this report Her Majesty's Courts and Tribunal Service (HMCTS) has been the operating arm of the MOJ, with responsibility for the Crown Courts, magistrates' courts, tribunals and county/civil courts. NOMS is the equivalent for prisons.</p> <p>The estates divisions of the courts, the tribunals, the HQ offices and the prisons were merged in April 2011 to form MOJ Estates.</p>	<p>A fully compliant biennial report has been received.</p> <p>HMCTS is committed to preparing conservation and development (C&D) plans for all listed buildings being considered for major works or disposal. This requirement has now been extended to all MOJ historic buildings, and C&D reports have been produced for the historic prisons due for closure, and for all listed courts on the closure list. Information for the probation estate has not been supplied.</p>

Use of specialist conservation advice	Commissioning of periodic condition surveys	Condition of the estate (see note on p.56)
<p>A specialist conservation consultant has been used to visit each of the listed buildings and to prepare the biennial reports.</p>	<p>Condition reports have been received for the LR's remaining two listed buildings.</p>	<p>The office building in Leicester is in good condition. The RSG Cold War bunker is vacant and in poor condition. It is classified as a building at risk (see Annex).</p>
<p>The DIO HET currently has two archaeologists and one historic buildings adviser. In addition to these in-house specialists, it is MOD policy to use specialist conservation consultants (SCCs) where appropriate, including for the preparation of condition surveys for listed buildings and scheduled monuments.</p> <p>Responsibility for commissioning SCCs has largely transferred to the estate contractors (Regional and Functional Primes, PPPs, PFIs, etc) under advice from both DIO and EH.</p> <p>SCCs are also used for drafting conservation management plans.</p>	<p>The number of quadrennial inspections of listed buildings completed in the reporting period was 106. The two previous reporting periods resulted in 139 (2009-11), and 77 (2007-09) QIs.</p>	<p>The condition of the listed buildings divides as follows: 57% are in good condition, 29% in fair condition and 11% in poor condition. The condition of the remaining 3% is unknown. The condition of scheduled monuments for which MOD has conservation management responsibility divides as follows: 49.3% in good condition, 31.4% in fair condition, 19.3% in poor condition.</p>
<p>Since the merger of courts, prisons and probation, there is now one member of staff with the appropriate qualifications in management of the historic environment.</p> <p>SCCs are employed by framework contracts, which have been let from March 2013. The new framework has two regions (previously three).</p>	<p>QIs have been undertaken for just six buildings on the courts estate in 2011-12. The report notes that several buildings are overdue for QIs that have not been instructed.</p> <p>The contract for QIs expired in April 2012 and has not been renewed. Therefore there is no planned future maintenance.</p> <p>Information about QIs for the prisons and probation estates has not been submitted.</p>	<p>The MOJ estate contains a number of buildings at risk (see Annex).</p>

TABLE A continued

PROGRESS BY DEPARTMENTS IN COMPLYING WITH THE PROTOCOL

Details of the estate	Conservation management & resources	Data on heritage assets
<p>Royal Botanic Gardens (RBG), Kew</p> <p>RBG Kew, an Executive non-departmental public body with exempt charitable status, receives about half its funding from Defra. Further funding comes from donors, membership and commercial activity.</p> <p>For details of the estate's heritage assets, see case study on p.35.</p>	<p>A new Estates Team has responsibility for development, maintenance and facilities management services for all buildings at Kew. The Estates Department manager oversees the maintenance of the site's buildings and infrastructure, and manages the capital works programme, as well as implementation of the World Heritage Site Management Plan.</p>	<p>No specific report on the condition of the estate has been received.</p> <p>A site conservation plan provides an understanding of the history and significance of every historic building on site, although key structures such as the Palm House require individual conservation management plans.</p>
<p>Royal Parks (RP)</p> <p>There are 11 registered historic parks and gardens in the Royal Parks estate, including seven at grade I. All are located in Greater London. There are 170 listed or scheduled items, including 73 listed statues or monuments and three scheduled monuments.</p>	<p>There is one staff member with postgraduate qualifications and experience in historic estate management.</p> <p>Management and maintenance of all assets is through a facilities management contract for a seven-year term ending in 2014.</p> <p>There are management plans for all the parks.</p>	<p>A brief report has been provided including updated statistical data on the estate and its condition.</p> <p>A computerised database of historic buildings is maintained, and there has been good progress in improving its accuracy. This has resulted in an increase in the reported number of listed and scheduled assets, from 115 in 2011 to 170 in 2013.</p>
<p>Supreme Court of the United Kingdom (UKSC)</p> <p>The Supreme Court occupies the former Middlesex Guildhall, a grade II* listed building in Parliament Square. It was opened in 2009 following a two-year project to renovate and convert it.</p>	<p>Regular liaison meetings are held with EH. These ensure that any proposed alterations are subject to pre-application discussion.</p>	<p>A conservation plan was prepared prior to the conversion project. The history and significance of the building has been fully documented in <i>The Supreme Court of the United Kingdom: history, art, architecture</i> (Merrell, 2010).</p>

Use of specialist conservation advice	Commissioning of periodic condition surveys	Condition of the estate (see note on p.56)
<p>Conservation architects are employed on major repair schemes, such as the Marianne North Gallery, which was repaired and re-presented in 2012.</p>	<p>The quinquennial report for Kew was updated in 2012.</p> <p>The 2009 Wakehurst Place report is due to be updated in 2014.</p>	<p>The Temperate House (grade I) is at risk – see Annex and the case study on p.55.</p> <p>Substantial conservation work is necessary on the Pagoda, and negotiations are currently underway to transfer management responsibility for the building to Historic Royal Palaces (HRP). The riverside ha-ha is also in a bad state of repair.</p>
<p>Specialist consultant advice is sought in respect of every major intervention in the historic estate.</p> <p>A specialist metalwork and statuary conservator has prepared surveys determining specific maintenance regimes for statues and monuments.</p>	<p>A full set of quadrennial reports was undertaken in 2010. The priority 1 and 2 works identified are being executed, subject to availability of funds.</p>	<p>The condition of the designated assets has improved significantly from the 2011 report. 65% of the listed items are now reported to be in good condition, 32% in fair condition and 3% in poor condition.</p> <p>One item remains at risk – the arcade at Brompton Cemetery (see Annex).</p>
<p>A specialist conservation architect advises on any works that affect the historic character of the building.</p>	<p>A QI has not been undertaken since the refurbishment of the building. However, the UKSC is aware of the need to undertake one, and is aware of outstanding repairs.</p>	<p>The building is in excellent condition following its refurbishment.</p>

TABLE B

PROGRESS BY OTHER HISTORIC ESTATE HOLDERS

Details of the estate	Conservation management & resources	Data on heritage assets
<p>Historic Royal Palaces (HRP)</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 and Kew Royal Kitchens (both 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 heritage officer, supported by well-qualified and experienced in-house conservation staff. There is regular liaison with EH on strategy and works programmes as well as consultation on individual projects. HRP has produced a maintenance handbook, which is periodically updated, containing method statements for minor works and repairs that support the scheduled monument standing clearance procedure agreed with DCMS and EH.</p>	<p>A full and detailed report has been produced, which gives a good overview of current strategies and projects including: continued masonry repairs at the Tower of London; ongoing major re-presentation and the completion of landscape works at Kensington Palace; and the repair and re-presentation of Kew Royal Kitchens (see case study on p.22). The report also sets out works programmes to individual properties. Major projects are accompanied by conservation management plans or statements. The Tower Conservation Management Plan was completed in November 2012.</p>
<p>Parliamentary Estates Directorate (PED)</p> <p>PED has responsibility for the care and maintenance of the grade I listed Palace of Westminster and the rest of the Parliamentary Estate, which includes 20 separately listed elements as well as a few unlisted buildings. All of the estate lies within designated conservation areas. The Palace of Westminster is also part of the Westminster World Heritage Site.</p>	<p>The PED Principal Architect (Conservation and Design) is the main point of contact for liaison with GHEU. He is supported by the Assistant Conservation Architect and the Estates Archivist and Historian. The DCMS <i>Protocol</i> has been adopted, although the Parliamentary Estate is not a government department.</p>	<p>PED has submitted a statement for this biennial report. Conservation management plans (CMPs) are in place for the Palace of Westminster; 1 Millbank, 6 & 7 Old Palace Yard, and Norman Shaw North. CMPs for the rest of the Parliamentary Estate have been delayed and are currently programmed for completion in 2014-15. The CMP for the Palace of Westminster (currently in second edition, 2007) is to be updated in 2014-15.</p>

Use of specialist conservation advice	Commissioning of periodic condition surveys	Condition of the estate (see note on p.56)
<p>HRP manages projects in-house and has also entered into framework agreements with leading conservation architectural practices, quantity surveyors, and a structural engineering practice to ensure the employment of appropriate specialist consultants where required.</p>	<p>The entire HRP estate was the subject of a full condition 'State of the Estate' survey in 2002-03. An interim survey revision was carried out in 2007-08. The 10-year programmes of work for the Tower of London and Hampton Court Palace that were created from the 2002 survey were reviewed and updated annually. A comprehensive 'State of the Estate' survey was undertaken in 2012-13. More detailed condition surveys are undertaken prior to the preparation of repair strategies and specifications of work for current projects.</p>	<p>71% of the estate is in good condition. Areas noted as fair (25%), poor (3.9%) or very poor (0.1%) are prioritised in the forward maintenance programme.</p> <p>As a self-funding organisation, HRP is funded through visitor income and increasingly through grants and sponsorship. All of the planned maintenance objectives set out in the previous biennial report have been achieved.</p>
<p>External specialist consultants are appointed for the execution of work on all projects. The in-house architects work closely with these consultants and the project team to ensure a high standard of work in design and conservation.</p>	<p>A general condition survey of the whole Parliamentary Estate was undertaken in 2008-09.</p> <p>A cyclical programme of QIs to cover all listed buildings on the estate is in its fourth year.</p>	<p>The buildings on the Parliamentary Estate are subject to a long-term programme of maintenance and an effort is being made to reduce the proportion of backlog repairs.</p> <p>A major project is underway to replace outdated services in the medium to long term.</p> <p>A comprehensive options appraisal is in preparation, including a summary of all current concerns regarding the fabric of the Palace of Westminster.</p> <p>There are no buildings at risk on the Estate.</p>

TABLE B continued

PROGRESS BY OTHER HISTORIC ESTATE HOLDERS

Details of the estate	Conservation management & resources	Data on heritage assets
<p>Royal Household Property Section (RHPS)</p> <p>The Occupied Royal Palaces are held in trust for the nation and are used by the Sovereign to carry out official duties. The RHPS is responsible for the maintenance and care of the royal estate, including Buckingham Palace, St James's Palace, Clarence House and Frogmore (all listed grade I), and Windsor Castle and Kensington Palace (both scheduled monuments), as well as other buildings and gardens.</p> <p>During 2012-13 work to replace services at Buckingham Palace has continued, and essential roof repairs at Buckingham Palace and Windsor Castle have been carried out.</p>	<p>The Director of RHPS is the heritage officer. He and his staff hold regular meetings with GHEU to review current and forthcoming projects.</p> <p>Since April 2012 the funding of maintenance and repair works is now provided by a Sovereign Grant from the Treasury based upon a percentage revenue of the Crown Estate. This resulted in an initial cut in funding for maintenance work in 2012, but it is anticipated that increased funding in subsequent years will be used to expand the programme of property-related work.</p>	<p>A full biennial report has been prepared. This provides all the necessary information including a profile of the estate, an account of recent conservation projects and an analysis of current maintenance and funding issues.</p> <p>Conservation plans and statements of significance are being developed for all parts of the estate by specialist consultants, and a presentation masterplan is in preparation for Windsor Castle. Scheduled monument standing clearances have been implemented for Windsor Castle, and it is proposed to develop the templates for Kensington Palace.</p>

Note:

Condition categories are 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 there has been (where applicable) 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 the Annex.

Use of specialist conservation advice	Commissioning of periodic condition surveys	Condition of the estate (see note on p.56)
<p>The Royal Household has a limited amount of in-house conservation expertise, so employs specialist consultants for conservation projects and conservation plans.</p> <p>Biennial inspection reports are carried out by the in-house surveyor, rather than independent consultants.</p> <p>RHPS is developing the skills of conservation-qualified employees, and offers two one-year internships for graduate surveyors.</p>	<p>Planned inspections of all parts of the estate are carried out at two-year intervals.</p> <p>In 2013 the in-house surveyor completed the second full survey of every property as part of an estate-wide record of condition.</p>	<p>The condition of the estate varies. The majority of the buildings are in good condition, but the 2013 survey showed that 39% of the estate was below target condition. A number of assets are in poor condition including the 100 steps at Windsor Castle which collapsed several years ago. Five buildings (one lodge, and three towers at Windsor Castle, and an apartment at St James's Palace) are noted as being vacant due to their condition. However, some properties previously noted as vacant have been re-occupied. The Victoria and Albert Mausoleum at Frogmore remains a building at risk – see Annex.</p>

ANNEX:

HERITAGE ASSETS AT RISK

This annex contains brief details of heritage assets at risk (listed buildings, related curtilage structures, scheduled monuments, registered parks and gardens and protected wreck sites) belonging to departments and other public bodies in England. An overview of heritage assets at risk is provided in section 2.6.

The entries are listed in this order:

Department for Transport
 English Heritage
 Environment Agency
 Forest Enterprise England
 Home Office
 Homes & Communities Agency
 Land Registry
 Ministry of Defence
 Ministry of Justice
 Royal Botanic Gardens Kew
 Royal Household
 Royal Parks

The categories of risk for listed buildings and structural scheduled monuments are defined as:

Category A

Immediate risk of further rapid deterioration or loss of fabric; no solution agreed.

Category B

Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented.

Category C

Slow decay; no solution agreed.

Category D

Slow decay; solution agreed but not yet implemented.

Category 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).

Category F

Repair scheme in progress and (where applicable) end use or user identified; functionally redundant buildings with new use agreed but not yet implemented.

ANNEX: HERITAGE ASSETS AT RISK

Department for Transport

CAMBRIDGESHIRE

Romano-British settlement 200m west of Allington Hill. Scheduled monument

At risk from arable ploughing.

New entry

Settlement complex north-east of Haslingfield. Scheduled monument

At risk from arable ploughing.

New entry

DEVON

Officers' quarters, Agaton Fort, Devon. Scheduled monument

A vehicle test centre is located within this fort, dating from the 1860s. The site is managed by the Vehicle & Operator Services Agency. The fort is generally in fair condition and well managed. Some ancillary buildings are vacant but have been subject to remedial repairs.

Category C

KENT

Burgess Hill Farmhouse and barn, Pembury Road, Tonbridge, Kent. Listed grade II

A listed farmhouse and barn adjoining the A21, owned by the Highways Agency. Applications were made to demolish in 2009, in connection with a road-widening proposal. Funding has been secured and a public inquiry for the scheme was held in 2013, with a recommendation from English Heritage that if the appeal is allowed the barn should be located to another site. The Secretary of State's decision is expected in 2014; however, the road scheme is one of those programmed for start of construction in 2015 or later.

Category C

English Heritage

DURHAM

Derwentcote steel cementation furnace, iron finery forge and drift coal mine. Scheduled monument, listed grade I

At risk due to plant growth. A programme of archaeological excavation is ongoing.

Category B – New entry

GREATER LONDON

Manor Farm Barn, Harmondsworth. Listed grade I

Medieval timber-framed, aisled barn of 12 bays, one of the finest buildings of its type. Urgent works were undertaken by English Heritage in January 2010 to repair the roof covering and areas of weatherboarding. It was acquired by English Heritage in 2011. A consultant team have been appointed who are preparing tender documentation with a view to repair work starting in 2014.

Category D

GREATER MANCHESTER

Baguley Hall, Manchester. Listed grade I

A mid-14th century timber-framed hall. It has suffered vandalism, but is now secure. Arrangements are being made to transfer the ownership of Baguley Hall from the Secretary of State to a Building Preservation Trust. If these negotiations can be concluded satisfactorily English Heritage will provide a grant for essential repairs and the BPT will seek partnership funding for the enhancement and re-use of the property for community uses.

Category E

HAMPSHIRE

Fort Cumberland, Eastney, Portsmouth. Scheduled monument, listed grade II

Coastal fort of 1746-1812 with later buildings and features. The Fort is partly occupied by English Heritage staff. It is a robust structure and decay is slow. A conservation plan is in place. Parts of the defensive walls are in need of repair. The guardhouse and many of the casemates would require significant work to bring them into use.

Category F

ANNEX:

HERITAGE ASSETS AT RISK

English Heritage continued

KENT

The north entrance, north-centre bastion and adjoining detached bastion on the Western Heights, Dover. Scheduled monument

The permanent fortifications on the Western Heights were begun in 1793 at the start of the Napoleonic Wars and finally completed towards the end of 1867. The whole of the scheduled area is deteriorating slowly and extensive work is needed to bring the monument back into good repair. Parts of the fortifications are in the care of English Heritage but public access to these areas is limited to the exterior of the Drop Redoubt. The surrounding moats and western outworks are in poor condition and there is no programme for their maintenance. English Heritage is working with Kent County Council to identify options for the whole of the Western Heights, including the areas in its care. A conservation management plan is in preparation.

Category C

NORTHAMPTONSHIRE

Apethorpe Hall. Listed grade I

Country house, late 15th to early 17th century, set in a grade II registered park. English Heritage took possession of the site in 2004, following service of a compulsory purchase order. During 2012 a further tranche of repair works was completed. A major contract has been let to finish off the whole of the outstanding urgent repairs, with a start on site in March 2013, and completion due at the end of 2014. Marketing of the property was undertaken in 2012, and it is hoped that a sale to new owners will be concluded when the current repairs contract is completed.

Category E

SHROPSHIRE

Ditherington Flax Mill, Shrewsbury. Listed (various grades)

A site of exceptional historical significance for having the world's first iron-framed multi-storey building (Main Mill of 1797) and other early iron-framed buildings. English Heritage acquired the property from the receiver in 2005 and has funded a masterplan, a condition survey and an engineering assessment. A programme of urgent works including vegetation removal and repair or replacement of roof coverings and rainwater goods has been carried out. A bid to the Heritage Lottery Fund was resubmitted in April 2013. In the meantime, the process of appointing contractors for the main works is in hand. The listed buildings at risk are as follows:

Flax Mill and attached former malting kiln. Listed grade I

Category B

Flax-dressing building. Listed grade I

Category A

Flax warehouse. Listed grade I

Category A

Apprentice house. Listed grade II*

Category D

Stove House and Dye House. Listed grade II*

Category B

Workshop and offices. Listed grade II

Category A

Stable and hayloft. Listed grade II

Category A

SUSSEX

Artillery castle and associated earthworks at Camber, Icklesham / Rye. Scheduled monument, listed grade I

Artillery castle built in three phases between 1512 and 1543. Failed wall-head cappings, plant growth and the effects of harsh winters are causing damage to the stirrup towers and mural galleries associated with the von Haschenperg's scheme. A programme of repairs needs to be implemented.

Category B – New entry

ANNEX: HERITAGE ASSETS AT RISK

Environment Agency

GLOUCESTERSHIRE

Lydney Harbour and Docks, Gloucestershire.

Scheduled monument

The docks and harbour 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.

Category C

Forest Enterprise England

CHESHIRE

Glassworking remains in Glazier's Hollow, 330m south of Kingswood Cottage, Manley.

Scheduled monument

Management agreement being discussed.

CUMBRIA

Prehistoric enclosure, field system and cairnfield, medieval and early post-medieval settlements and field systems 600m south-south-west of Blacklyne House, Kershope Forest. Scheduled monument

Although a management plan has been prepared by Forest Enterprise, severe bracken infestation will have damaged the site.

DEVON

Deer park and rabbit warren at Newnham Park, Sparkwell. Scheduled monument

At risk due to forestry activities and tree growth. Some stonework has collapsed in places due to animals and people. Positive management is taking place through a Higher Level Stewardship agreement.

Post-medieval deer park, medieval fishpond, 18th-century triumphal arch and a 19th-century lead mine, ore works and smelt mill at Boringdon Park, Plympton. Scheduled monument

The site is at risk as walls are under threat of collapse due to tree growth. Recent removal of trees from these and mining structures leaves all in urgent need of consolidation. The triumphal arch is in private ownership.

Thorn Barrow 520m south-east of Coop, in Highermoor Plantations, Broadwoodwider. Scheduled monument

The site is at risk due to a badger sett.

DORSET

Bowl barrow 610m east of Bere Heath Farm, Bere Regis. Scheduled monument

The barrow has been occupied by badgers and there is extensive damage on all sides of the mound. There is a management plan to remove and control the badgers, and protect the monument from scrub regeneration.

GLOUCESTERSHIRE

Offa's Dyke

The following scheduled monuments are at risk:

Section in Caswell Wood, 280m west of Beeches Farm.

Medieval earthwork. There is significant erosion by visitors in places. Previously identified badger activity appears to be reduced.

Section in Passage Grove, 660m west of Sheepcot.

The monument is at risk from two badger setts. It has also been affected by significant erosion in places due to the Offa's Dyke Long Distance Path.

Section in Worgan's Wood, 800m west of Chase Farm.

There are some active badger setts in the side of the bank. There is also serious erosion along the line of Offa's Dyke Long Distance Path on the crest of the bank; this is being mitigated by resurfacing and consolidation.

Section in Boatwood Plantation, 320m south-west of Chase Farm.

Offa's Dyke Long Distance Path, which runs on the crest of the bank, has been diverted here to minimise visitor erosion and allow for natural regeneration of ground cover. The site is privately owned, in EH guardianship and leased out for 999 years by the owner to the Forestry Commission, which actively manages it.

New entry

Soudley camp, Lower Soudley. Scheduled monument

Prehistoric hillfort. Both the ramparts and the interior are covered by a dense layer of bracken and there is also scrub and gorse encroachment.

ANNEX:

HERITAGE ASSETS AT RISK

Forest Enterprise England continued

HAMPSHIRE

Bouldnor Battery, Shalfleet, Isle of Wight.

Scheduled monument

Battery built in 1938, in need of structural repair. A concrete survey has been undertaken and temporary propping is being put in place. Discussions on future management to follow survey.

Category A

Castle Hill, Chilworth. Scheduled monument

Prehistoric enclosure. The site is at risk from scrub and sapling growth and also from anti-social activity such as vandalism and fires. There is ongoing discussion with the Forestry Commission regarding future management.

Hillfort 400m south of Home Farm, New Forest.

Scheduled monument

The fort is at risk from bracken growth and badger activity.

HEREFORDSHIRE

Penyard Castle. Scheduled monument, listed grade II

The monument suffers from extensive ivy growth, near-collapsing masonry, scrub and weed growth. A programme of vegetation control is being undertaken. A survey of the site was completed in 2013.

Category A

NORTHUMBERLAND

Cross dyke, south of Campville, Harbottle, Northumberland. Scheduled monument

This cross dyke is at risk from bracken growth and self-set trees. A management plan is in place. Part of the monument lies within a nature reserve.

New entry

Shilla Hill Bastle, 350m west of Comb, Northumberland. Scheduled monument

A grant-aided repair programme is now complete but further monitoring is required to ensure the building is sound.

Category F – New entry

Bastle and associated buildings 730m north-west of Comb, Northumberland. Scheduled monument

Ruins of a bastle. Consolidation works have been carried out but further monitoring is required to ensure the building is sound.

Category F – New entry

Blacka Burn shieling, Blacka Burn.

Scheduled monument

The monument is at risk from tree growth.

Two cairn cemeteries west of Willie Law, Chillingham. Scheduled monument

The monument is at risk from tree growth.

NORTH YORKSHIRE

Round barrow on Reasty Hill Top, 550m west-south-west of Breckenhurst, Hackness, Scarborough. Scheduled monument

At risk from a bracken infestation and the spread of birch, larch, spruce and brambles.

New entry

Broxa Forest

The following scheduled monuments are at risk:

Square barrow 285m west of Swarth Howe, Suffield-cum-Everley, Scarborough, North Yorkshire.

At risk from bracken, which covers most of the site.

New entry

Square barrow 580m south-east of Whisperdales, Suffield-cum-Everley, Scarborough, North Yorkshire.

At risk from the spread of bracken and birch that has not yet been treated despite a management plan being in place.

New entry

Square barrow 720m south-west of Surgate Brow Farm.

At risk from the spread of bracken and birch that has not yet been treated despite a management plan being in place.

New entry

ANNEX:

HERITAGE ASSETS AT RISK

The Thieves' Dikes: prehistoric linear boundaries and associated features.

This is a complex monument which is protected in four constraint areas, covering different management regimes and ownership. At risk from arable clipping. An agreed management plan should help deal with many of these issues.

Dalby Forest

The following scheduled monuments are at risk:

Cross dyke centred 480m south of Fox & Rabbit Farm.

This cross dyke is protected in three constraint areas which fall under a number of different management regimes. It is at risk from scrub growth, arable clipping and an actively worked plantation.

Oxmoor and Givendale Dikes: prehistoric linear boundaries and associated features.

The dikes are under several different management regimes. Arable clipping and arable ploughing are the main threats, while badger burrowing, scrub and quad bikes are issues at other parts of the site.

Rabbit type 570m south-east of Pexton Moor Farm.

The monument is at risk from bracken, scrub and tree growth. A management plan to deal with these issues has been agreed but not implemented.

Round barrow at Blanket Head, 350m north-west of Broad Head Farm.

At risk from bracken and scrub growth. A management plan has been agreed.

Warrening enclosure 975m north-east of High Paper Mill Farm, Thornton-le-Dale.

The monument is at risk from bracken, scrub and tree growth. An existing management plan deals with tree and scrub growth and new measures are to be introduced to deal with bracken growth.

Hambleton Forest

The following scheduled monument is at risk:

Round barrow on Grimston Moor 350m north-east of Black Gill Plantation.

At risk from bracken growth. Although a management plan is in place, the site will remain at risk until the bracken is dealt with.

Harwood Dale Forest

The following scheduled monuments are at risk:

Round barrow known as Penny Howe.

The monument is principally at risk from badger activity. Other issues relating to scrub and bracken growth are dealt with through the existing management plan.

Round cairn on Cowgate Rigg, 790m south-west of Teydale Farm.

The monument is at risk from scrub and bracken growth, although a revised management plan should mitigate this.

Round cairn on Cowgate Rigg, 870m north of Brooklands Farm.

The monument is at risk from scrub and bracken growth, although a revised management plan addresses this.

Langdale Forest

The following scheduled monument is at risk:

Round barrow on Maw Rigg, 1.6km south-west of High Langdale End.

The monument is at risk from tree, scrub and bracken growth although an agreed management plan should deal with these risks.

Wykeham Forest

The following listed building and scheduled monuments are at risk:

Mount Misery Farmhouse, Hackness. Listed grade II

Late 17th-century farmhouse. The building has been re-roofed but further works are required. No update has been received from the agency.

Category E

Round barrow in Wykeham Forest, 440m east of Jenny Thrush Spring.

The monument is at risk from a substantial badger sett.

The Moor Dikes and Cradlegrip Dike prehistoric linear boundaries and other prehistoric remains.

This is a very complex monument in a number of different management regimes. Where not planted or cultivated, the monument is also at risk from scrub and forestry activity. An active management plan should help to deal with some of these issues, although multiple ownership may make some difficult to resolve.

ANNEX: HERITAGE ASSETS AT RISK

Forest Enterprise England continued

SOMERSET

Round barrows south-west of Cleeve's Plantation. Scheduled monument

Thick conifer planting prevented access to the monument and its condition is unknown.

SOUTH YORKSHIRE

Iron Age and Roman quern workings on Wharnccliffe Rocks, Stocksbridge. Scheduled monument

Although a management plan is in place and showing good progress, the monument is still at risk from bracken growth. A revised management plan should help to mitigate this.

Romano-British settlements at Finkle Street, Stocksbridge. Scheduled monument

This monument is primarily at risk from bracken growth and has complex management issues.

SUFFOLK

Old Keeper's Lodge west of High Lodge Farm, Thetford Road, Mildenhall, Suffolk. Scheduled monument

Remains of a medieval Warreners lodge. English Heritage grant approved, repairs and re-roofing project nearing completion. Can be removed from the HAR register in 2015 when the defects period has elapsed.

Home Office

HAMPSHIRE

Bramshill, Hampshire

The estate has been used as a police training college since 1948. With the abolition of the National Policing Improvement Agency (NPIA) in 2013, the decision has been taken to dispose of Bramshill. The grade I listed mansion stands in a parkland setting. The following heritage assets are at risk:

Bramshill Park. Registered park/garden. Grade II*

Early 17th-century formal walled gardens within a park of medieval origin which was landscaped in the 17th and mid-18th century and later deformalised and enlarged. An up-to-date conservation management plan is required. Some of the individual buildings on the estate are also at risk – see below.

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.

Category A

Hazeley Lodges. Listed grade II

The lodges are unoccupied. Both are suffering from water penetration and rot, although the roof of the south lodge has been replaced, and substantial repair work is required.

Category C

Postern Gate. Listed grade I

The postern gate is in poor condition. Substantial stone repairs and conservation are required.

Category C

Walls and gate piers north-west of the mansion. Listed grade II

These walls enclose the kitchen garden. A section of wall was rebuilt in 2006 but repairs are still required to other areas.

Category D

Walls and turrets south-west of the mansion. Listed grade I

The south-east turret (Pepperpot) was repaired in 2010, and parts of the deerpark wall were repaired in spring 2011. Some repointing outstanding.

Category E

Well House. Curtilage listed structure

Small 17th/18th-century masonry building, crudely rendered, in remote woodland location. Severe structural cracking.

Category A

Homes & Communities Agency

GREATER MANCHESTER

Paragon Mill, Royal Mill Complex, Jersey Street, Ancoats. Listed grade II*

Cotton mill of 1912. Complex also includes Royal Mill and Sedgewick Mill. Limited repairs have been undertaken, and are ongoing. A comprehensive repairs and conversion scheme had previously stalled but is now active on site.

Category D – New entry

ANNEX: HERITAGE ASSETS AT RISK

KENT

Fort Burgoyne, Connaught Barracks, Dover. Scheduled monument

1860s polygonal-plan fort now part of a later barracks. The earth-covered terraced casemates are vacant and the structures on the ramparts (the brick-built Haxo casemates) have been at risk from lack of maintenance and invasive ivy growth. Substantial progress is being made to make repairs to the brickwork and the moat has been cleared of vegetation. Transfer of ownership to a Land Trust was completed following the reporting period.

Category C

LANCASHIRE

St John's Church, Whittingham Hospital, near Preston, Lancashire. Listed grade II

Built in 1875, this served as the church for a very large mental hospital. It has been unused since the hospital closed in 1995. The church was severely damaged as a result of neglect, theft and vandalism prior to its transfer to English Partnerships (now HCA) in 2005. Work has started on asbestos removal. There is a renewed planning permission for the site, which includes plans to convert the church for community use under a later phase of the development. HCA will manage and preserve the church until that time.

Category C

Land Registry

NOTTINGHAMSHIRE

Former Regional Seat of Government, Chalfont Drive, Nottingham. Listed grade II

An early 1950s War Room, extended c1963 in the grounds of the Land Registry office site, which is in the course of disposal. The bunker is in poor condition with no operable mains electricity. Access is limited because of the presence of asbestos throughout. English Heritage has funded an assessment of the interior by a specialist in Cold War artefacts.

Category C

Ministry of Defence

BEDFORDSHIRE

Forcing shed at Chicksands Priory, Chicksands Priory. Curtilage listed structure

Lean-to structure against grade II listed garden wall, in an overgrown and ruinous condition.

Category A

BERKSHIRE

Infirmary Stables, Arborfield Garrison. Scheduled monument

A specialised 'horse hospital' built 1911-12. The building is redundant, vacant and in very bad condition. Arborfield Garrison is within the scope of the Defence Training Review and is expected to be sold. Investigation and photographic recording has been carried out and scope of work agreed to make wind- and weathertight.

Category A

BUCKINGHAMSHIRE

Halton House landscape, RAF Halton. Registered park/garden. Grade II

A Rothschild country house with late 19th-century formal gardens and park with woodland rides. The estate was sold to the RAF in 1918 and Halton House is now the Officers' Mess. The Forestry Commission manages the woodland rides. Some of the ornamental features of the garden are in poor condition. A conservation management plan has been written for the landscape and will be used for assessing options for a proposed accommodation block.

Garden summerhouse at Halton House, RAF Halton. Curtilage listed structure

This is the focal point of an Italian garden in the grounds of Halton House. The structure is in very poor condition. An options study was prepared in 2010 but there has been no progress since then.

Category A

ANNEX: HERITAGE ASSETS AT RISK

Ministry of Defence continued

CORNWALL

Scraesdon Fort, Antony Training Area.

Scheduled monument, listed grade II

Built 1868, used for military training purposes. Vegetation in the interior is kept under control to an agreed conservation management plan, but works are still outstanding to stop water ingress to the range west of the entrance; repairs are being carried out to the main gates and to metalwork throughout the site. The bridge has been replaced to the historic design. The moat has been cleared of trees and silt, and the drainage system brought into use.

Category C

Tregantle Fort, Antony Training Area.

Scheduled monument, listed grade II

Fort, built 1858-65. The Keep is vacant, with no end use identified. The interior is still in poor condition – still drying out following roof repairs, especially wooden floors; wood and glass partitions have been temporarily removed. New doors and windows have been fitted to external face of keep as well as interior elevations. Elsewhere the barrack accommodation is no longer used and interiors deteriorating due to outstanding roof repairs.

Category C

CUMBRIA

Stone hut circle settlement, associated field system & two round cairns, DTE North Warcop.

Scheduled monument

Prehistoric cairns and earthworks. At high risk due to bracken infestation.

Shieling 150m south of Tinkler Crag, RAF Spadeadam. Scheduled monument

Medieval shieling. The turf roof has collapsed and there is particular concern about the condition of the partially collapsed north and west walls.

DEVON

Ernesettle Battery. Scheduled monument

Structures within the fort and ditch are at risk due to scrub and tree growth. The section of military bank lying south-east of the fort is in the process of restoration.

New entry

Fort Bovisand, (Joint Service Sub Aqua Diving Centre, JSSADC). Scheduled monument

MOD retains freehold of two casemates. The remainder of the fort is leased to a private company. Two Second World War lookout posts sited on the roof of the battery are in urgent need of weather protection or restoration. The map room on the basement floor historically suffers from damp.

Category D

Watch House Battery and ditch, Staddon Heights. Scheduled monument

Constructed by 1904, but utilising an 1860s ditch system, with First World War and Second World War additions. The site was leased to a school until 2009. It is now unused and at risk due to fabric deterioration, theft and plant growth. Recording has been put in hand. A conservation plan is required in order to agree options for repair/re-use.

Category A

HM Naval Base, Devonport: South Yard

The following listed buildings are at risk:

South Sawmills. Listed grade II*

Sawmill of 1856-59. The sawmills ceased to be used as such in 1987 but the ground floor remained in light industrial use and for storage until 1997. An options report was issued in 2010, but it remains vacant with no identifiable use.

Category E

South Smithery. Listed grade II*

Dockyard smithery dating from 1771. It remained in use until 1987 when structural faults were discovered. It was listed in 2008. There is continuing deterioration of the roof, masonry and interiors. An options report was issued in 2010, but a repair strategy has not been put in place.

Category A

DORSET

Bindon Hill Camp, Lulworth Gunnery School. Scheduled monument

At risk of coastal erosion.

Round barrow cemetery on West Holme Heath, 850m north-west of Hurst Mill, Lulworth Gunnery School. Scheduled monument

This has been cleared of gorse and bracken, and has been palisaded to prevent tanks movements. On completion of tree removal works, it will be no longer be 'at risk'.

ANNEX: HERITAGE ASSETS AT RISK

Flower's Barrow: a small multivallate hillfort and associated outwork on Rings Hill, Lulworth Gunnery School. Scheduled monument

At risk from coastal erosion.

Two bowl barrows known as 'water barrows' 650m west-north-west of Whiteway Farm: part of a round barrow cemetery, Lulworth Gunnery School. Scheduled monument

Very overgrown with several trees fallen across the mound; severely affected by badgers.

DURHAM

Cup-marked rock 100m north of West Loups's, DTE North Battlehill Training Area. Scheduled monument

Prehistoric rock carving. At risk due to water erosion. A process of laser-scanning and recording the monument is underway; it will then be protected by turf. A strategy for removal from the register has been agreed (regular scanning and monitoring).

Cup-, ring- and groove-marked rock 310m west of East Loups's, DTE North Battlehill Training Area. Scheduled monument

Prehistoric rock carving. At risk due to water erosion. A process of laser-scanning and recording the monument is underway; it will then be protected by turf. A strategy for removal from the register has been agreed (regular scanning and monitoring).

EAST SUSSEX

The Holland No.5, Royal Sovereign Bank, off Bexhill. Protected wreck site

This was the last in the experimental 'Holland' series of submarines built for the Royal Navy. She was launched in May 1902 and foundered in 1912. The site has been subject to unauthorised access and the removal of the bow torpedo hatch as well as fishing damage.

Category E

ESSEX

Environmental Test Centre Foulness

The following listed buildings are at risk:

George & Dragon public house. Listed grade II

17th-century former public house, now vacant. Re-opening as a public house is unlikely because of its location within a military area.

Category C

Ridgemarsh Farmhouse, Court End. 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

Ridgemarsh Barn. Listed grade II

Timber-framed barn c1700 adjacent to Ridgemarsh Farmhouse. Located on a Ministry of Defence firing range, the barn is unused because of its location within the range danger template.

Category C

Quay Farmhouse (or Monkton Barns). Listed grade II

Farmhouse of c1811. Located on a Ministry of Defence firing range, the building is in poor condition. DIO is exploring options with interested parties to take on a long-term lease.

Category C

Bakehouse/brewhouse at Quay Farm. Listed grade II

Early 19th-century bakehouse or brewhouse by Quay Farmhouse. Located on a Ministry of Defence firing range, unused and in poor condition.

Category C

Suttons Manor House, Shoebury. Listed grade II*

House dated 1681. The building has been vacant for many years. Disposal is unlikely because of its location in a high security area and the application of a three-year break clause in long leases granted by the MoD. This has proved to be a deterrent to acquisition by a charitable trust.

Category C

GREATER LONDON

Feltham House, Elmwood Avenue, Feltham. Listed grade II

Villa dating from mid-18th century with later additions. Vacant, with extensive rot damage in the principal storey and rainwater penetration.

Category C – New entry

ANNEX: HERITAGE ASSETS AT RISK

Ministry of Defence continued

The Keep (Armoury) to Hounslow Cavalry Barracks. Listed grade II

Three-storey brick keep, built in 1875. Vacant, with evidence of water penetration from the roof parapet and blockages in rainwater pipes.

Category C – New entry

The Rotunda, Woolwich Common, Woolwich Common. Listed grade II*

Built in 1814 as a temporary pavilion at Carlton House, Westminster; by 1818 it had been re-erected at Woolwich. The lead roof is failing and investigative works are proposed to understand the extent of repair or replacement required. The building is now vacant following the departure of the reserve collection of the 'Firepower' museum, but ideas for its re-use are being explored.

Category C

GREATER MANCHESTER

Simon's Sundial Cottage, Defence Training Estate Holcombe Moor. Listed grade II

Stone-built Pennine vernacular cottage of c1700 with later extensions. The building is unoccupied. Negotiations to transfer it on a long-term repairing lease to the Holcombe Moor Heritage Group have been frustrated by the issue of a break clause in the lease.

Category C

HAMPSHIRE

HM Naval Base Portsmouth

The following listed buildings and scheduled monuments are at risk:

Former Royal Naval Academy (Buildings 1/14 and 1/116-9). Listed grade II*

Former Royal Naval Academy, 1729-32; extensively remodelled 1808; bomb-damaged 1941 and parts subsequently rebuilt. One of the oldest structures in the Dockyard, this building is a Georgian forerunner of the Britannia Royal Naval College at Dartmouth.

Category A

2-8 The Parade. Listed grade II*

Terrace of dockyard officers' lodgings, 1715-19. Partially converted to office use c1995, but now empty. Prone to wet rot and some structural movement. There has been no reported progress in carrying out repairs or finding a new use.

Category A

Iron and Brass Foundry. 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. There are concerns over water ingress.

Category C

No. 25 Store. Listed grade II*

Two-storey storehouse of 1782, with internal courtyard. In fair condition but vacant. Future use uncertain.

Category C

Number 6 Dock. Scheduled monument, listed grade I

Naval dock c1690 rebuilt 1737, immediately adjacent to the Block Mills. The dock is suffering from rotation and mortar joints on the stonework altars on the north side have opened up.

Category C

Fort Elson, Defence Storage & Distribution Agency. Scheduled monument

Polygonal artillery fort of 1853-60. Damaging vegetation has taken hold on the site. Programmes of vegetation removal are intermittent. A management plan has been drafted but not agreed or implemented. The building cannot be occupied because it lies within a munitions storage area.

Category A

Fort Grange, Military Road, Gosport.

Scheduled monument

A polygonal fort of c1860, part of the Gosport outer defence line, now located in HMS *Sultan*. Some parts of the fort are in poor condition, including the gun casemates and soldiers' quarters to the south of the central caponier, and the right flank gun casemates and officers' quarters.

A condition survey is required.

Category C

Fort Rowner, Military Road, Gosport. Listed grade II

A polygonal fort of c1860, part of the Gosport defence line, now located in HMS *Sultan*. Some parts of the fort are in poor condition, including the left flank gun casemates and officers' quarters. A condition survey is required.

Category A

Guardrooms, Haslar Gunboat Yard, HMS Dolphin (Buildings 85 and 139). Scheduled monument

The buildings have been unoccupied for many years and are derelict.

Category A

ANNEX: HERITAGE ASSETS AT RISK

Old Military Swimming Baths, Aldershot Garrison. Listed grade II

Former military swimming baths of 1900 with minor later accretions; largely unused for many years, Most of the interior inaccessible due to health and safety concerns. A scheme has been developed for conversion to a conference centre but is unlikely to be realised until at least 2014. A conservation management plan was prepared in 2010. Weatherproofing and internal clearance of the building was undertaken in 2011.

Category C

Cambridge Military Hospital, Aldershot Garrison. Listed grade II

A large purpose-built military hospital dating from 1879 with extensive ranges of later wings and wards. The building has now been transferred to Grainger, the MOD's development partner, but remains in MOD freehold.

Category C

The Orangery, Southwick House (Defence Police College), Defence Police College. Curtilage listed structure

Orangery, much altered in the 1990s. A curtilage building to Southwick House (listed grade II), overgrown and decaying.

Category A

Long barrow 400m south-east of Moody's Down Farm, Chilcombe Range. Scheduled monument

The monument is at risk from annual cultivation by the tenant farmer.

Three disc barrows on Longmoor Common, 250m north-west of the church, Longmoor Camp. Scheduled monument

At risk due to bracken coverage.

KENT

Chatham Lines (Brompton Lines), Brompton Barracks. Scheduled monument

The monument comprises the landward defences to Chatham Dockyard: a dry moat, subsequently bridged by roads and occupied in one place by a substantial building. The lower lines site has now been released to a new owner. Discussions continue about the management of retained Ministry of Defence areas.

Category D

Dymchurch Redoubt, Defence Training Estate 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 20th-century additions. Located on MOD ranges, some parts have been brought back into use. There is brickwork deterioration to both the original fort and later additions. Phased repairs to the brickwork and terreplein are in progress.

Category E

The *London*, The Nore, Thames Estuary. Protected wreck site

The *London* was a Second Rate 'Large Ship' built in Chatham in 1654 for the Cromwellian navy. She blew up on passage from Chatham in March 1665. The remains of the ship lie on the Nore, a sandbank at the mouth of the Thames Estuary.

Category E

LINCOLNSHIRE

Hangars 2 and 3, 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. In 2012, the station Heritage Centre re-opened in the annex to Hangar 2 following refurbishment by volunteers, cadets and trainees. There are plans for upgrading the hangar to repair and maintenance standard. Hangar 3 remains vacant. Exterior repainting and roof maintenance works are planned for both hangars.

Category E

NORFOLK

Lime kiln, Defence Training Estate STANTA. Listed grade II

The kiln is covered and secure, but at risk from lack of maintenance. An adjacent storage structure requires attention to the capping and stabilisation of the vault. This has been repaired.

Category C

NORTHUMBERLAND

Defence Training Estate Otterburn

The following scheduled monuments are at risk:

Crigdon Hill round cairn.

The monument is at risk from (possibly historic) military action. It is in the third year of a three-year monitoring programme.

ANNEX: HERITAGE ASSETS AT RISK

Ministry of Defence continued

Round cairn 230m west of Ridlees Cairn.

The monument is at risk from (possibly historic) military action. It is in the third year of a three-year monitoring programme.

Round cairn 340m west of the Beacon.

The monument is at risk from military training activity including 'digging in' and shells. The monument has now been fenced off.

NORTH YORKSHIRE

Oran House and farmstead, Marne Barracks.

Listed grade II

Small manor house of c1830 with later additions and separately listed farmstead buildings, including barn, stables, cottages, outbuildings and a laundry. The three maisonettes within the manor house were last occupied c1998, and the outbuildings currently are unused. Weatherproofing works and basic maintenance works have allowed the house to dry out. Disposal may be possible following major road upgrades close to the barracks.

Category C

WILTSHIRE

Corsham, GPO Telephone Exchange.

Scheduled monument

The underground exchange occupies part of a former quarry tunnel and is in very poor condition. High humidity levels and water ingress are leading to collapse of parts of the ceiling and decay of the exchange desks and equipment. Measures to address these problems are under discussion.

New entry

Defence Science & Technology Laboratory, Porton Down

This site has not been inspected during the reporting period. However, the following scheduled monuments are believed to be at risk:

Bell barrow 250m north-north-east of the sports ground; one of a group of round barrows north-west of Idmiston Down.

At risk from rabbit activity.

Bell barrow and bowl barrow 500m north-north-west of Long Orchard.

The monuments are suffering from extensive rabbit activity.

Bell barrow, bowl barrow and section of hollow way 600m north-north-west of Long Orchard.

The monuments are suffering from extensive rabbit activity.

Bell barrow, three bowl barrows and gas testing trenches on Idmiston Down.

The monuments are suffering from extensive rabbit and badger activity, as well as severe scrub encroachment.

Bowl barrow 250m south of Martin's Clump.

The monument is at risk due to significant rabbit activity.

Bowl barrow 260m south-south-east of the southern corner of Moll Harris's Clump.

The monument is suffering from extensive rabbit activity.

Bowl barrow 440m south-south-west of the southern corner of Moll Harris's Clump.

The monument is suffering from extensive rabbit activity.

Bowl barrow 530m south-south-west of the southern corner of Moll Harris's Clump.

The monument is suffering from extensive rabbit activity.

Bowl barrow 535m south-south-west of the southern corner of Moll Harris's Clump.

The monument is suffering from extensive rabbit activity.

Bowl barrow 750m north-north-east of Easton Down Farm.

The monument is at risk from extensive rabbit burrowing.

Bronze Age enclosure and two bowl barrows 520m north-east of Moll Harris's Clump.

The larger bowl barrow has significant scrub covering and extensive rabbit activity.

Flint mines, linear boundary and two bowl barrows at Martin's Clump.

The monument is partially cleared of trees and scrub but continues to be damaged by burrowing animals.

Long barrow 140m west-south-west of the Battery Hill triangulation point.

The monument is suffering from extensive rabbit activity.

Saucer barrow 400m north-east of the sports ground; one of a group of round barrows north-west of Idmiston Down.

At risk from rabbit activity.

Two bowl barrows 265m south of the southern corner of Moll Harris's Clump.

The monuments are suffering from extensive rabbit activity.

ANNEX: HERITAGE ASSETS AT RISK

Two disc barrows & two bowl barrows 900m north of Moll Harris's Clump on Idmiston Down.

The monuments are at risk from extensive rabbit burrowing.

Horse barrow, Defence Nuclear Biological & Chemical Centre. Scheduled monument

Prehistoric round barrow. The monument is at risk from farming activity.

Defence Training Estate, Salisbury Plain

The following scheduled monuments are at risk:

Barrow clump, bowl barrow, east of Ablington.

There is extensive damage caused by badgers. Scheduled monument clearance was granted for excavations in 2012 and 2013 to record archaeological information and assess current levels of damage, with a final season planned for 2014.

Enclosure and linear earthworks between Bishopstrow Down and South Down Sleight.

Prehistoric enclosure. The monument is suffering extensive damage from tracked vehicles during military training.

Three round barrows west of Netheravon Aerodrome.

The monument is at risk due to extensive badger damage.

The following items are on Schedule 1 land – permanent farm tenancy land for which the MOD does not have management responsibility: A group of round barrows south of Bulford; Casterley Camp and associated monuments; Long barrow, Tinhead Hill; Round barrow on the south side of Cotley Hill; Round barrow cemetery 400m north of the eastern end of the Cursus; Bowl barrow, one of a group of dispersed barrows south-east of Norton Plantation.

Ministry of Justice

DEVON

The chapel and kitchen block, HMP Dartmoor, Devon. Listed grade II

These are vacant and in very poor condition. The old chapel was severely damaged in the 1990s. A quadrennial inspection was last carried out in 2005. There has been no update on its condition since then.

Category C

DURHAM

The old granary and adjoining tithe barns, HMP Durham. Listed grade II*

Proposals to convert into civil courts developed, but not pursued. Proposals to convert into open-plan offices for the prison are now being progressed. Funding agreed.

Category D

Outbuilding at Southill Hall, Judges' Lodgings, Plawsworth, Durham. Listed grade II.

The outbuilding has been reported as vacant for at least 10 years. No recent information regarding its condition is available.

Category – unconfirmed

KENT

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 has not been secured.

Category C

Anglican church of the Good Shepherd, Maidstone, Kent. Listed grade II

Maidstone Prison's Anglican chapel of 1910, built almost entirely of concrete blockwork imitating smooth ashlar and rock-faced ragstone. The tracery of the aisle windows is in urgent need of repair.

Category C

MERSEYSIDE

Coach house at the Judges' Lodgings, Newsham House, Liverpool. Listed grade II.

Part of the building is used as garaging. The upper floor clerks' accommodation has been vacant for at least 10 years but funding has now been secured for works in 2013/14.

Category C

WEST MIDLANDS

Gatehouse to Judges' Lodging, Birmingham. Listed grade II

Previously reported to be vacant and in poor condition, but no recent information to confirm this is available.

Category – unconfirmed.

ANNEX:

HERITAGE ASSETS AT RISK

Ministry of Justice continued

WORCESTERSHIRE

Hewell Grange, Tardebigge, Worcestershire.

Hewell Grange is a grade II* listed mansion set in an important designed landscape which in turn is set within a conservation area embracing the historic estate and Tardebigge village. The mansion and park are occupied by an open prison and there are two further purpose-built prison establishments located on the edge of the parkland. The following heritage assets are at risk:

Hewell Grange park. Registered park/garden. Grade II*

Multi-phase landscape, including work by Lancelot 'Capability' Brown in the second half of 18th century and by Humphrey Repton in early 19th century. Further alterations were carried out towards the end of the 19th century when the current house was built, leaving the original house as a ruin. Post-war development by the Prison Service has had a major impact on legibility of design. A management plan and partnership with the County Gardens Trust has led to renewed interest in and care for designed landscape, including restoration of a bridge to the island.

The ruins of the old mansion. Listed grade II

An engineer's report has been produced on remedial work to the ruins. Funding agreed for repairs to structure and alterations to support scaffold. Principle of rebuilding behind facades to fund restoration of the historically important gardens has been discussed. As a first step, a Statement of Significance for the ruins is to be commissioned by the County Gardens Trust.

Category A

The large cast iron bridge. Curtilage listed structure

Detailed reports produced and studies carried out to restore bridge and abutments to take pedestrian traffic. Funding provisionally secured, and it is hoped that works will commence soon.

Category C

Royal Botanic Gardens Kew

Temperate House, Royal Botanic Gardens, Kew. Listed grade I

Begun in 1860 by Decimus Burton and not completed until 1897-9. Three communicating glasshouses in iron, glass and stucco. Heritage Lottery Funding has been secured and planning permission and listed building consent granted for major repair and refurbishment works, along with the former Evolution House.

Category D

Royal Household

Royal Mausoleum, Frogmore. Listed grade I

Mausoleum of Queen Victoria and Prince Albert, 1862-71. Long-standing damp problems were placing external and internal historic fabric at risk, including the internal paintings. After much research, interim repairs were implemented during the reporting period, including the installation of temporary rainwater gutters and additional downpipes. The interior is now slowly drying out. The environmental condition of the building will continue to be monitored prior to devising and implementing permanent repairs.

Category D

Royal Parks

GREATER LONDON

Arcade forming circle and avenue, Brompton Cemetery, London. Listed grade II*

The arcade dates from 1839-40. A magnificent united composition comprising four quadrants that form the circle and the avenue. The structure is suffering gradual decay owing to the later addition of a cast concrete flat roof, and is now partially propped.

Category C

The report has been written by Will Holborow with contributions from colleagues in GHEU

Design by Francis & Partners

Printed on recycled paper by Park Communications Ltd

Photographic credits:

Front and back cover: English Heritage/James O. Davies

2, 32-34, 36, 37: Parliamentary Estates Directorate (Adam Watrobski)

12: English Heritage/James O. Davies

18, 19 (top); 20, 23 (bottom), 28, 29: English Heritage

13, 16, 19 (bottom), 25 (bottom), 35: GHEU

14, 17: © English Heritage Photo Library

21: Environment Agency

22, 23 (top): Barrett Forster Ltd

24, 25 (top): Peter Cook

26, 27 (top): Alan Johnson

27 (middle and bottom): © English Heritage.NMR

30 (bottom): Crown copyright

30 (top), 31: Mark Khan

English Heritage

1 Waterhouse Square

138-142 Holborn

London EC1N 2ST

www.english-heritage.org.uk

This report is available in pdf form on the English Heritage website (www.english-heritage.org.uk)

Hard copies are available free of charge from GHEU (tel. 020 7973 3174)

If you would like this document in a different format, please contact our Customer Services department:

Telephone: 0870 333 1181

Fax: 01 793 414926

Textphone: 0800 015 0516

Email: customers@english-heritage.org.uk

Any queries regarding the subject matter should be addressed to the Head of GHEU at the address above

Product code 51875

April 2014

English Heritage
1 Waterhouse Square
138 – 142 Holborn
London EC1N 2ST

T: 020 7973 3000
www.english-heritage.org.uk



ENGLISH HERITAGE