



ENGLISH HERITAGE

SAVING LONDON

20 YEARS OF HERITAGE
AT RISK IN THE CAPITAL



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SAVING LONDON

London's historic environment is a precious, but fragile inheritance. In 1991, in response to rising public concern that so many historic buildings were threatened by redundancy, neglect and dilapidation, English Heritage published its first Register of Buildings at Risk in Greater London. Almost 1,000 listed buildings were identified as being at risk. 20 years later, 94% of all the buildings on that first register have been repaired, restored and brought back into use. The Register has been a resounding success – helping both English Heritage and the London Boroughs to identify priorities for action and paving the way for our national Heritage at Risk campaign. The Mayor of London has recognised its importance and encouraged the London Boroughs to put forward eligible listed buildings at risk from the Register for funding to create new homes.

In 2010, as we face a prolonged period of unprecedented financial restraint, it is vital that we make best use of existing resources. Adapting historic buildings to new uses is inherently sustainable and makes sound economic and environmental sense, not least by reusing the embodied energy they contain. Thus we can make maximum future use of the legacy we have inherited from the past.

Today it seems inconceivable that spectacular buildings, like Strawberry Hill or Danson House, or national monuments like the Albert Memorial or Wellington Arch, could ever have been at risk; but they were. It is crucial that we learn from the experience of the last 20 years and work together to identify buildings in danger of becoming at risk, and then get them off the Register, repaired and back in to use, so that they can be used and enjoyed by both present and future generations.

Baroness Andrews OBE

Chair

English Heritage

20 YEARS ON: BUILDING ON SUCCESS

2000 HISTORIC
BUILDINGS
HAVE BEEN
SAVED
OVER THE PAST
20 YEARS

94%
OF ALL THE BUILDINGS ON THE
FIRST REGISTER HAVE BEEN
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In July 2008 English Heritage launched its Heritage at Risk campaign, the most ambitious project of its kind ever undertaken. For the first time, all types of heritage asset, including listed buildings, places of worship, scheduled monuments, conservation areas, historic landscapes and battlefields at risk from neglect, decay or disuse were integrated in a single Register in order to identify future priorities and funding needs.

Heritage at Risk builds on the invaluable experience we have gained through 20 years of action on buildings at risk in London. The London Register pioneered the plight of abandoned and neglected buildings. In January 1991 we published the first annual *Register of Buildings at Risk in Greater London* identifying 939 listed buildings which were either vacant, underused or in disrepair – a daunting backlog of years of neglect across the capital. Since then 94% of all the buildings on that first Register have been saved and brought back into use. The total number now at risk has been halved. As buildings are repaired, others decline and are added to the Register, but despite this a total of over 2,000 historic buildings have been saved over the past 20 years.

Saving London illustrates a small sample of these success stories. Each is testimony to the inherent sustainability of historic buildings, and their unique contribution towards a sense of place that makes London unique as a world city.

The redundancy and recycling of buildings has always been a part of social, economic and cultural change, but since 1991 there has been a much greater awareness of the opportunities which historic buildings can offer. Many are now snapped up by developers and effectively recycled through market forces, although unfortunately the view that historic buildings are obstacles to urban renewal is still commonplace amongst many involved in the regeneration process.

Each year the public response has been overwhelmingly supportive. But the *Register* is not an end in itself; it is a framework for action. The London Boroughs have a pivotal role to play, not only by encouraging schemes for innovative use through the planning process, but also as major owners of historic buildings. Over 24% of all listed buildings at risk are in public ownership. This must be addressed. The London Boroughs can work with regeneration agencies to ensure that the urban renewal of historic areas is conservation-led, and, where necessary, use their statutory powers to save privately-owned listed buildings at risk by serving Urgent Works Notices and Repairs Notices. The Mayor's London Housing Strategy, published in February 2010, offers a real opportunity with a £60m Targeted Funding Stream to tackle the problem of empty homes.

New Imperatives

80% of the building stock we will be using in 30 years time exists today. This means we need to maximise the use of existing resources and the embodied energy they contain. Responsible stewardship is essential – to ensure that buildings are well-maintained, reusable and flexible to future needs.

24% of all waste comes from the demolition and construction industry. Replacing a building demands a considerable investment of energy: the energy embodied in the old building will be lost, and more will be used in its demolition and in the manufacture and transportation of replacement materials and reconstruction. It is usually much more efficient to retain the existing building, particularly when its energy performance is good, or where it can easily be improved. Retaining old buildings, and seeking to enhance their energy performance in benign ways rather than replacing them is not just good heritage conservation practice, but also brings wider sustainability benefits. We need to start managing the built environment in a way which will nurture and enhance the investment of previous generations, not squander it. Action to address Heritage at Risk should form an integral part of all London Boroughs' strategies. It is essential for a sustainable future and successful place making.

The challenge for the future is to avoid buildings becoming derelict and escalating repair costs by anticipating change, planning for redundancy and actively managing the risks much better than in the past. *Saving London* highlights some of the successes and the lessons to be learned, but there is no room for complacency, particularly in the current economic climate.

THE EFFECTIVE REUSE OF
HISTORIC BUILDINGS IS VITAL
IN THE **BATTLE**
AGAINST
**CLIMATE
CHANGE**



Left: Shoreditch Town Hall. Edwardian grandeur: an elegant setting for a new multi-purpose use (see p.21).

OUR EXPERIENCE

HAVING A DEDICATED HERITAGE AT RISK OFFICER WORKS

Right: The Jamyang Buddhist Centre, Lambeth.
This redundant former Magistrate's Court now
provides a different service (see p.23).

Why do buildings become at risk?

Buildings become at risk for a number of reasons. Often these are inter-related.

REDUNDANCY

- Public Buildings**
 Over the past twenty years there has been an unprecedented disposal of historic buildings from the public sector: in defence, healthcare, education, utilities, and other areas. Local authorities are under intense pressure to dispose of property which does not deliver efficient public services. Fine civic buildings such as police, fire and ambulance stations, libraries, swimming baths and town halls, which are often the focal points of local neighbourhoods, have become redundant and in need of new uses. Perceptions of historic buildings as being difficult to adapt can mean a presumption in favour of disposal. Almost a quarter of buildings on the Register are in public ownership.
- Places of Worship**
 Declining congregations as a result of urban migration, changing patterns of worship and secularisation have entailed redundancy for many traditional places of worship.
- Industrial Buildings**
 London's post-war decline as a manufacturing centre and world port resulted in many listed buildings being placed on the original 1991 Register. Many have been refurbished, but a significant number still await reuse.
- Schools**
 Increasing numbers of older school buildings are now becoming vulnerable as a result of disposals or redevelopment proposals.

LOCATION

- Blight** arising from major transport and development schemes can alienate historic buildings from their original cultural and economic context and discourage beneficial new uses.
- Inter-war suburban expansion** triggered the massive development of farmland, country estates and villas, leaving behind a range of chance survivals – barns, lodges, garden buildings and landscape features.



ECONOMIC CHANGE

- In 1991 the collapse of the property market saw many buildings abandoned, or neglected and added to the Register. The current economic downturn poses similar challenges.
- **Local economic decline** has led to clusters of buildings at risk in run-down historic areas.
- **A minimal capacity for beneficial use** means that many structures such as monuments, memorials, street furniture or garden features can easily become at risk.
- **Changing patterns of economic and social activity** in retailing and leisure have led to the closure of high street shops, department stores, cinemas, theatres and public houses.

OWNERSHIP

- **Under use**
Vacant space over ground floor shops in London's high streets and road corridors fosters creeping dilapidation and is a huge waste of potential housing capacity.
- **'Land banking'**
Long-term land banking by property companies and investment funds can marginalise historic buildings as peripheral parts of wider property portfolios and retard reuse.
- **Speculative acquisition**
Over-ambitious development aspirations can encourage developers to pay too much for sites leading to unrealistic proposals, protracted planning applications and appeals, and paralysis.
- **Speculative disposals**
Unrealistic valuations of rundown historic buildings and sites can retard timely disposals.
- **Neglect**
Neglect, and sometimes deliberate damage, can hasten decline to facilitate redevelopment.
- **Management**
The lack of any long-term management plan or effective stewardship can consign buildings to slow decay; a particular factor affecting declining mansions in public parks.
- **Planning for Disposal**
Where disposals are likely, a failure to plan ahead, and provide interim repairs and security, and a clear brief highlighting opportunities and constraints can lead to rapid deterioration and an exponential increase in repair costs radically reducing opportunities for beneficial reuse.
- **Dysfunctional Trusts**
When projects run into difficulties, in some cases trusts and other bodies set up to find practical solutions and beneficial uses can become the problem rather than the solution, usually due to a combination of size, complexity and cost.



Above: 810 Tottenham High Road, Haringey. After 25 years of dereliction, this fine Georgian house has been restored to its former splendour (see p.34).

PREVENTION
IS BETTER
THAN CURE

THE SERVICE OF STATUTORY NOTICES WORKS

Threats and consequences

Any property is vulnerable when vacant, but historic buildings are particularly susceptible to:

- **Deterioration through lack of maintenance.**
- **Vandalism and arson.**
- **Theft of architectural features and building materials.**

In turn, this can rapidly lead to:

- Serious loss of the special interest of a building, or even the loss of the building itself.
- The 'conservation deficit' trap: where the repair costs exceed the end market value. This can place demands on scarce public funds, or lead to pressure for unsuitable conversion schemes, excessive new development, or demolition.

Lessons learned

- **Planning ahead**
Where disposals are planned, clear strategies should be in place to minimise risk pending a new use.
- **Interim uses**
Interim short-term uses can help to keep a building weathertight, waterproof and in use pending long-term solutions.
- **Prevention is better than cure**
Timely maintenance and repair are vital to arrest deterioration and keep costs down.
- **Local capacity building is essential**
Having a dedicated Heritage at Risk officer and Heritage Champion helps.
- **Statutory action**
The service of statutory notices unlocks intractable cases and encourages recalcitrant owners to repair or sell.

Right: Ace Cinema, Harrow. This former 1930s art deco cinema is now a temple for the Zoroastrian community (see p.15).



KEY TRENDS

Over the past 10 years:

- the proportion of grade I and II* buildings at risk has exceeded the national average consistently. In 2010 for grade I it was 3.9 % against a national figure of 2.7%, whilst for grade II* it was 4.8% against 3.3%;
- there has been a slight reduction in the proportion of grade II buildings at risk in London from 3% to 2.4%;
- the percentage of public sector owned buildings at risk has fallen from 27.2% to 24.4% in 2010, but the overall proportion remains unacceptably high (see chart on p.9).

Grade I: Greater London

	Grade I Entries at Risk	Grade I Listing	% at Risk	National Comparison
1999	27	564	4.7	3.3
2000	31	620	5.0	3.2
2001	30	577	5.2	3.2
2002	34	578	5.9	3.2
2003	30	578	5.2	3.1
2004	23	577	4.0	3.0
2005	24	577	4.2	2.9
2006	23	577	4.0	2.8
2007	24	577	4.2	2.7
2008	25	582	4.3	2.8
2009	23	582	3.9	2.7
2010	23	583	3.9	2.7

24% OF BUILDINGS
AT RISK
ARE PUBLIC
SECTOR
OWNED

Grade II*: Greater London

	Grade II* Entries at Risk	Grade II* Listing	% at Risk	National Comparison
1999	71	1213	5.8	4.1
2000	71	1355	5.2	4.1
2001	68	1257	5.4	4.1
2002	68	1282	5.3	3.9
2003	66	1282	5.1	3.8
2004	67	1305	5.1	3.7
2005	69	1305	5.3	3.6
2006	61	1315	4.6	3.5
2007	57	1319	4.3	3.4
2008	59	1321	4.5	3.4
2009	62	1336	4.6	3.3
2010	64	1346	4.8	3.3

OVER
75%
 FEWER
 TERRACED HOUSES
 AT RISK

Grade II: Greater London

	Grade II Entries at Risk	Grade II Listing	% at Risk
1999	468	15855	3.0
2000	484	15956	3.0
2001	487	16143	3.0
2002	508	16169	3.1
2003	498	16273	3.1
2004	474	16364	2.9
2005	464	16406	2.8
2006	449	16437	2.7
2007	435	16473	2.6
2008	403	16558	2.4
2009	396	16561	2.4
2010	407	16684	2.4

Over the past 20 years:













- the total number of buildings in the 'very bad' category has fallen from 17.8% to 14.9%, but the number noted as 'poor' has risen from 38.3% to 52.5%. This suggests that whilst some of the worst cases are being addressed, a hard core of buildings in poor condition remains to be tackled;
- in three boroughs – Islington, Hackney and Southwark – English Heritage part-funded Buildings at Risk officers for limited periods. This demonstrated that targeted capacity building can achieve measurable results. The most remarkable – a reduction in Tower Hamlets from 241 buildings in 1991 to 50 by 2000 – was the direct result of concerted action by the local authority conservation team in close liaison with English Heritage staff. This included a strategy for the sale of neglected Council-owned buildings and the service of statutory notices on the owners of dilapidated private buildings;
- although all boroughs show a substantial decline in numbers of buildings at risk, the persistent high number in Camden (57 in 2010) remains a cause for concern;
- there has been a massive reduction in the number of terraced houses at risk – down by over 75% from a high of 541 in 1991.

Reasons include:

- direct action by London Boroughs and English Heritage to encourage owners to repair or sell;
- the sale of large stocks of Council-owned properties;
- a sustained rise in house prices from 1991 to early 2008;
- the reoccupation and regeneration of once-rundown inner city neighbourhoods as new generations rediscovered their inherent historic qualities in areas such as Hoxton, Shoreditch, Deptford, Bermondsey and Stepney

- the number of public houses, inns and hotels at risk has more than doubled (to 23) over the period due to changing patterns of social and leisure activity;
- the numbers of places of worship at risk have by and large remained constant with 41 at risk in 1991 compared with 44 in 2010;
- the number of swimming baths and pools at risk has decreased from a peak of 10 in 2008 to 7 in 2010 (2 of which are due to be removed from the register);
- whilst there has been a reduction in the total number of civic buildings at risk since 2000 from 20 to 10, further rises are anticipated with the future planned disposal of fire stations, police stations and other public buildings;
- local authority owned mansions at risk in public parks continue to be a particular London problem. Although not large in number, and despite some successes (see p.44) numbers have virtually doubled since 1991 to 8 in 2010. A combination of size, location, adaptability and cost of repair pose significant challenges;
- barns and other agricultural buildings at risk have risen, particularly in the outer boroughs, from 9 in 2000, to 14 in 2010;
- the underuse of upper floors and the dilapidated condition of buildings on major road corridors and high streets remains a persistent problem affecting people's perceptions of London as they pass through it.

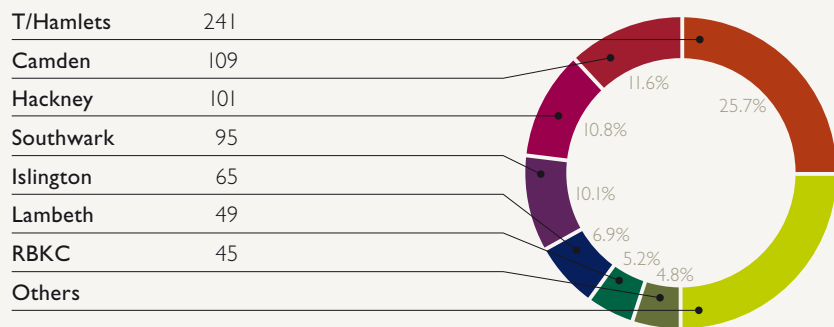
Public sector owned

	All entries at Risk	% in Public Ownership
1999	599	 27.2%
2000	619	 27.5%
2001	619	 27.9%
2002	639	 28.7%
2003	618	 27.3%
2004	588	 28.9%
2005	581	 29.4%
2006	558	 26.3%
2007	541	 25.0%
2008	509	 24.4%
2009	492	 23.8%
2010	499	 24.4%

THE NUMBER OF
**PUBLIC
 HOUSES
 AT RISK**
 HAS MORE
 THAN
DOUBLED

In 1991 75% of all cases were concentrated in seven central boroughs. By 2010 this had reduced to 37% indicating major success in areas of greatest need (almost wholly in areas of high deprivation in inner and east London). The fourth chart shows that the seven boroughs with the highest number of cases in 2010 now includes three different authorities.

1991 (Number of buildings at Risk)



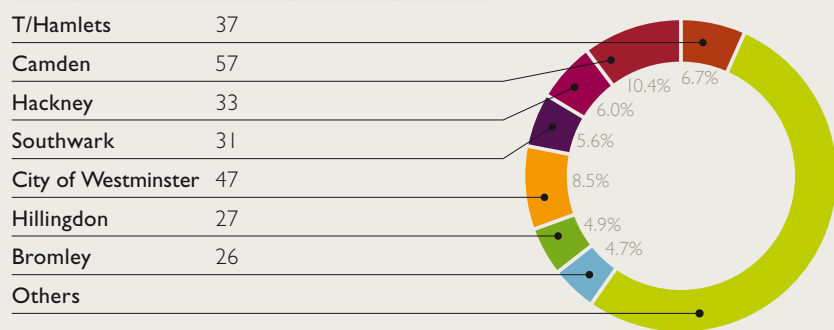
2000 (Number of buildings at Risk)



2010 (Number of buildings at Risk)



2010 (Number of buildings at Risk)



CELEBRATING SUCCESS: THE CASE STUDIES

The Old Dispensary

19A Leaman Street, Tower Hamlets

Listed Grade II

The Old Dispensary demonstrates that statutory powers are an effective tool for unlocking cases where the ownership, rather than inherent problems with the building, is placing it at risk. It shows that unusual historic buildings can have a ready market for conversion, in this case into a stylish bar and restaurant

This handsome stuccoed building in the style of an Italian palazzo was the Eastern Dispensary, built in 1858 to the design of G.H. Simmonds by a charity to provide free medical advice to the poor; a use which continued until the Second World War, after which it was sold. After decades of disuse, it fell into serious disrepair. Concern that the building was being allowed to deteriorate to facilitate redevelopment of this valuable city-fringe site led English Heritage to serve an urgent works notice, which prompted its sale to a new owner. It was restored in 1997-98 by R.S. Hore Associates, and converted into a pub with a new mezzanine gallery overlooking the former public consulting room. It has since undergone further refurbishment as 'The Old Dispensary' Pub and Dining Room.





Claybury Hospital

Woodford Bridge, Redbridge

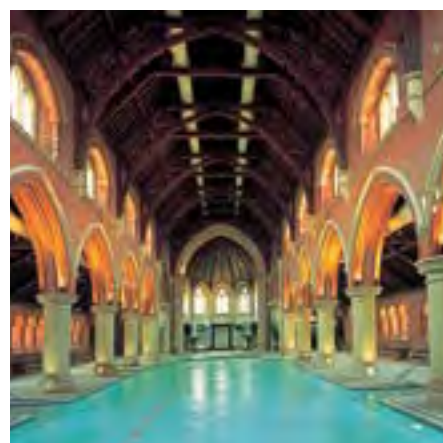
Listed Grade II



This vast mental asylum was built 1889-90 to the design of George Thomas Hine in the grounds of Claybury Hall, a late 18th-century house. A virtual village, it comprised wards for some 2,000 patients, workshops, a recreation hall, a splendid chapel and a massive Gothic tower which is a prominent landmark. Like many other asylums, Claybury became redundant in the wake of 'care in the community' policies, and was placed on the market, during which time its condition deteriorated.

While English Heritage and Redbridge Council argued strongly for a conservation-led approach to the development of the site, proposals for extensive demolition and maximum new build led to a public inquiry in 1997, which upheld refusal of planning permission, and endorsed English Heritage's recommendation that a conservation master plan be adopted as a framework for development. The plan identified key buildings for retention, as well as opportunities for sensitive new build that respected the scale and character of existing buildings. The site was acquired by Crest Nicholson who converted the hospital buildings into high-quality flats together with new build in 2002, renaming the complex 'Repton Park'. The former chapel is now a splendid swimming pool. The surrounding historic parkland is open to the public as Claybury Woods.

Claybury is an outstanding example of successful collaboration between a leading developer, English Heritage, the local authority and the London Wildlife Trust to achieve a common objective. It demonstrates not only that Victorian asylums can provide attractive, sustainable homes for the future, but that conservation planning is a crucial first step in the development process



Ace Cinema

Alexandra Avenue, Harrow

Listed Grade II*

Cinemas with fine interiors need sensitive uses that can utilise large principal spaces without the need for intensive subdivision. This is an inspirational example of the creative reuse of a fine cinema, whose auditorium now provides a splendid setting for colourful and vibrant religious and cultural celebrations



The emergence of multi-screen cinemas in the 1980s led to the closure of many inter-war suburban cinemas. Built in 1936 as the Grosvenor Cinema to the design of F.E. Bromige, and later named 'The Ace', this is one of London's most striking, and least-altered, Art Deco cinemas, distinctive for the great sculptural feature in the shape of a stylised elephant's trunk which rises over the entrance canopy. The interior retains a splendid foyer and auditorium complete with streamlined 1930s décor. The cinema closed in 1986 becoming a snooker hall, then a nightclub. It passed through several changes of ownership and periods of vacancy during which its condition deteriorated before it was refurbished in 2002-03 by Burrell Foley Fisher Architects as the European headquarters of the Parsee and Zoroastrian Community, retaining the original interior spaces and decorative features.

The Clapton Portico

Linscott Road, Hackney

Listed Grade II



This project demonstrates how dislocated historic structures with limited capacity for economic reuse can be woven imaginatively into new developments. The portico remains a distinctive local landmark while providing a distinguished entrance to a modern educational building for the local community

This handsome Greek-Revival portico and colonnade was the forlorn remnant of the London Orphan Asylum, built in 1825 to the design of W.S. Inman, which in 1882 became the Clapton Congress Hall, a Salvation Army 'Training Garrison'. The building fell into disuse in the 1970s and was demolished apart from its frontage. The local landmark now forms the entrance to the Clapton Portico Learning Centre, completed in 2004, providing computer training for schoolchildren and adult education. Funding came principally from the Government's 'Excellence in Cities' programme with English Heritage and Heritage Lottery grant aid for restoration of the historic structure. The new building, designed by Brady Mallalieu Architects for the Learning Trust, subtly echoes the form of the chapel which stood behind the entrance portico, but in a wholly contemporary manner.





Bromley Hall and Poplar Library

Gillender Street, Tower Hamlets

Listed Grade II* and Grade II

An eloquent demonstration of how even the most marginalised historic buildings can be returned to beneficial use as flagships of wider urban renewal



www.oldpoplarlibrary.com
www.leasideregeneration.com
www.heritageoflondon.com
www.regeneration.co.uk



Bromley Hall appears to be the only surviving remnant of the lower of Bromley's two Manors and is a rare survival of an early Tudor building in London with 17th- and 18th-century alterations. The construction of the A12 Blackwall Tunnel Approach Road in the 1970s left the Hall and the neighbouring Edwardian public library in blighted isolation, only yards from one of London's busiest highways. Bromley Hall stood empty for many years next to a petrol station forecourt. The library closed in 1981. After years of neglect, the buildings were purchased in 2001 by Leaside Regeneration for refurbishment as part of the 'Poplar Riverside' project, an ambitious scheme to regenerate this blighted riverside industrial area to provide homes, shops, and offices. The listed buildings were restored by TRP Architects in partnership with Heritage of London Trust (Operations) Ltd, converting the library into small business units, and Bromley Hall into a Business Centre with grant aid from Government, Tower Hamlets, English Heritage and the European Regional Development Fund.



Chandos House

Queen Anne Street, Westminster

Listed Grade I

① | www.esa-ltd.com
www.chandoshouse.co.uk

This case demonstrates how even prestigious West End buildings can fall at risk, and the importance of local authorities using statutory powers to rescue them from unsympathetic owners



Built between 1769 and 1771 by the Portland Estate and occupied from 1774 by the Duke of Chandos, Chandos House is one of only three surviving large Robert Adam town houses. It has magnificent interiors with painted ceilings by Angelica Kauffman. The headquarters of the Royal Society of Medicine until the late 1980s, it was sold to a developer, but fell victim to the early 1990s property slump and stood empty for several years. Widespread dry rot, theft of some of the fine Adam marble chimneypieces, and inaction by the owners to carry out essential repairs (by now in excess of £1m) led to the service of urgent works and

repairs notices by English Heritage in 1996, and parallel action by the freeholders, Howard de Walden Estates, to repossess the lease. This concerted action was successful in prompting the owners to undertake a major repair scheme, after which the Estate bought the lease and completed refurbishment in 2004. Not only is it once again the headquarters of the Royal Society of Medicine, but it also houses an hotel and is a popular venue for weddings and conferences. Architects for the restoration projects were ESA Ltd and Donald Insall Associates.

Shoreditch Town Hall

Old Street, Hackney

Listed Grade II

www.shoreditchtownhall.org.uk

Shoreditch Town Hall shows how civic buildings can find a new lease of life in mixed use retaining them as community assets while generating essential income. It exemplifies the responsible disposal of an historic public asset where the local authority placed the long-term interests of the listed building above short-term capital receipts



Built as Shoreditch Vestry Hall in 1866, but greatly extended and enlarged in 1902, this former town hall exemplifies the burgeoning late 19th-century civic pride which created some of our finest public buildings, boasting a fine classical stone frontage and a suite of ornate rooms including a vast public hall with gilded decoration. It ceased use as a town hall on the formation of the Greater London Council in 1965 when the Borough of Shoreditch became part of Hackney. While remaining in council use for some years, major repair costs had accrued and the building was vacated. Strong local desire to keep

the building in community use led to the formation of the Shoreditch Town Hall Trust, which acquired the building on a peppercorn lease, including a large 1930s annexe, the sale of which helped fund the repair of the main building. The first phase of renovation to enable the building to stay open has been completed with Heritage Lottery Funding and other grant aid. It is now a thriving venue for arts and community events, as well as space for commercial hire.



Courthouse Hotel

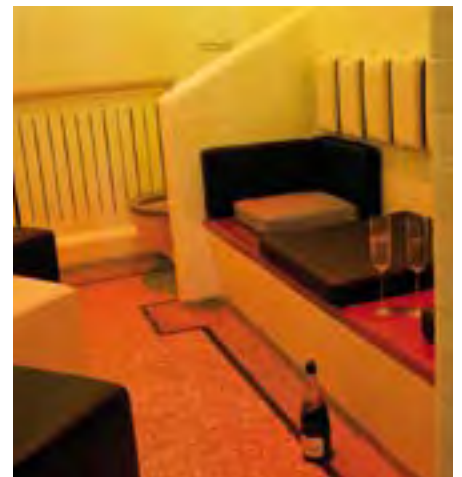
Great Marlborough Street, Westminster

Listed Grade II

Nationally many magistrates' courts have become redundant in recent years superseded by modern, purpose-built, 'combined courts'. Illustrated here are two fine examples where the particular qualities of each have been retained enhancing the new uses to which they have been put



This handsome stone classical building of 1912-13, designed by John Dixon Butler, the foremost architect of London courts and police stations, was one of several listed courthouses in London which fell victim to the move to modern multi-use court facilities. After standing vacant and at risk, in 2003 it was converted into a five-star hotel by Woods Bagot Architects. The splendid panelled main court room is now a restaurant, retaining its panelling and court fittings. The basement bar comprises the former cells.



Jamyang Buddhist Centre

Renfrew Road, Lambeth

Listed Grade II

www.jamyang.co.uk



Built in 1869 to the design of Thomas Charles Sorby, this is the earliest example of a Criminal Magistrates' Court in the metropolitan area, complete with many of its original fittings. It became redundant in 1990, and stood vacant and at risk for five years before it was purchased by the Jamyang Buddhist Centre. Restoration was completed in 2002 as a centre for meditation and the study of Tibetan Buddhism, with Heritage Lottery and English Heritage funding. The scheme, overseen by Carden & Godfrey Architects, has retained the principal rooms, including the original courtroom fittings.

It demonstrates that with flair and imagination former public buildings can be adapted to beneficial new uses without impairing their intrinsic significance.



Stoke Newington Pumping Station Green Lanes, Hackney

Listed Grade II*



The inclusion of this building in the Register was instrumental in attracting an unconventional, but inspired, use for this robust structure

Known locally as 'The Castle', this pumping station was built 1854-56 to the design of William Chadwell Mylne for the Metropolitan Water Board to distribute the water brought to the nearby reservoir by the New River. Designed in the style of a mediaeval Scottish castle with towers and turrets, its battlemented profile is a dramatic landmark. The waterworks was redundant by the 1970s and the pumping engine and other fittings were removed. For years the threat of demolition hung over the buildings, but a vociferous local campaign to save it was successful, demonstrating that local communities can be highly effective in saving vulnerable historic buildings. In May 1994 permission was granted to adapt the buildings as the 'Castle Climbing School' which provides a range of simulated climbing environments, including vertical cliffs, a bouldered 'quarry' and abseiling tower, plus educational spaces. It is now one of the foremost climbing schools in the country.



The Eltham Orangery

Eltham, Greenwich

Listed Grade II*

www.geb.co.uk
www.thomasford.co.uk
www.caroe.co.uk



Suburban London is dotted with chance survivals from the gardens of lost mansions and villas, several of which have appeared in the Register. Eltham Orangery is one of the most notable, now magnificently restored

One of London's forgotten Baroque gems, this early 18th-century orangery once stood in the grounds of Eltham House built in 1723 for Colonel Petit, whose career in the Royal Artillery is celebrated in the carved stone military trophies which adorn the Orangery's frontage. Eltham House fell victim to inter-war suburban development which saw the demise of many fine historic houses. It was demolished in 1937 to make way for a gas showroom, leaving

the Orangery stranded. It was acquired by Greenwich Council in the 1970s, but efforts to find a new use were compromised by its isolated location at the rear of a supermarket car park. Subject to vandalism and arson, the Orangery featured on the cover of the first *Register of Buildings at Risk in Greater London*. The building was purchased in 2000 by Freeman Historic Properties, who restored it with English Heritage grant aid, with Caroe

& Partners overseeing the project. The Greenwich Enterprise Board, the current owners, have recently obtained planning consent to build small business office/studio units on the neighbouring land. Thomas Ford and Partners are the architects leading the design. The development will see a welcome return to use for the Orangery building itself and the provision of much needed workspace for small local businesses.



Dissenters' Chapel

Kensal Green Cemetery, North Kensington

① www.hct.org.uk
www.kensalgreen.co.uk
www.kensalgreencemetery.com

Listed Grade II*

An outstanding example of the role that building preservation trusts can play in forging solutions for buildings in sensitive locations



Laid out 1831-34 by the Metropolitan Cemetery Company, Kensal Green is among the country's finest and most atmospheric cemeteries. It contains some 135 listed structures in a Grade II* registered landscape and a conservation area. Built in 1831-34 to the design of John Griffith, Surveyor to the Company, this imposing Greek Revival building was the first purpose-built Nonconformist funerary chapel in a public cemetery. Derelict and vandalised for decades, it was leased to the Historic Chapels Trust which restored it in 1997 with English Heritage grant aid as a visitor centre and a meeting space for hire, receiving a Europa Nostra Award in 1998.



Isokon Flats

Lawn Road, Camden

Listed Grade I

Isokon is one of London's most celebrated Modernist buildings, sensationally transformed as affordable housing



A seminal International Modernist design, the Lawn Road Flats (as they were originally known) were built in 1933-4 by the Isokon Company to the design of Wells Coates. Intended for occupation by artists and writers, they epitomised the concept of ultra-modern, minimalist living; the writer Agatha Christie lived there, and the founder of the Bauhaus Movement, Walter Gropius. It was acquired by Camden Council in 1972, but long-term lack of maintenance had led to deterioration of the concrete structure and major repair costs. The Council launched a competition for

restoration in 2000, won by Notting Hill Home Ownership, which restored the building in 2003-04 as key-worker shared ownership flats, with some units sold as private housing to help fund the development costs. The project was overseen by Avanti Architects and Alan Conisbee structural engineers, in partnership with the Isokon Trust. English Heritage provided detailed advice and guidance on the restoration process, including concrete repairs, reinstatement of metal windows and interior features: the pinkish finish is true to the original colour.

Paddington Maintenance Depot

179 Harrow Road, Westminster

① | www.ahmm.co.uk

Listed Grade II*



The restoration of these landmark buildings has provided a major thrust to the redevelopment of Paddington Basin, one of Europe's largest regeneration schemes

These striking buildings, inspired by 1920s Modernism, were built by British Railways in 1966-8 to the design of Bicknell and Hamilton to service vehicles in the adjacent Paddington goods yard. They are among the most innovative products of the British Railways post-war building programme, comprising a tall western block with a dramatic nautical silhouette, clad on the upper floors with glazed ceramic mosaic. There is a superb mosaic-clad oval staircase, and a lower, oval garage to the east. Abandoned in 1990, the buildings faced demolition, but their importance was recognised in 1994 when they were listed Grade II*. After various abortive proposals, both blocks were successfully adapted for commercial office use.



Keeling House

Claredale Street, Tower Hamlets

Listed Grade II*

www.keeling-house.co.uk

Keeling House is an innovative example of post-war high-rise housing by an internationally distinguished architect which has survived the test of time. Its restoration is an outstanding example of urban renewal



Built 1957-59 to the design of Sir Denys Lasdun, who deliberately departed from the prevailing solution to inner-city rehousing – the flat slab block with enclosed corridors – by creating an ingenious ‘cluster’ of four towers, each facing the other, but with private outward-facing balconies, all linked to a central communal service and circulation core to enable daily contact between neighbours. However, local economic deprivation and long-term lack of maintenance meant that by the 1990s it faced demolition as yet another failed tower block. It was controversially listed at Grade II* in 1999 which stimulated reconsideration of its future. English Heritage carried out a development appraisal, which showed not only that the building was capable of repair, but also had a ready market for reuse as private flats. It was refurbished for Lincoln Holdings Plc in 1999-2000 by Munkenbeck and Marshall Architects with the addition of a new glass foyer and rooftop penthouse flats.



St Luke's Church

Old Street, Islington

Listed Grade I

① <http://lso.co.uk/lstolukes>
www.levittbernstein.co.uk

This scheme has ingeniously integrated a high-tech 21st-century space into a Baroque shell to stunning effect – St Luke's is one of London's greatest buildings at risk successes and shows how cultural uses can offer new opportunities for redundant historic buildings

Hawksmoor and James' imposing church of 1727-33, a roofless shell since 1959, was one of London's most intractable Buildings at Risk until the London Symphony Orchestra secured its future in 2003 by converting it to a rehearsal, recording and community outreach centre using arts and cultural funding.

The main teaching/rehearsal space is formed within the re-roofed volume of the original church, and is supplemented by teaching rooms, a restaurant, offices and stores in the reconstructed and expanded crypt. This multi-award-winning scheme by Levitt Bernstein architects has been designed to exacting acoustic standards with complex construction to avoid noise transmission within the building and adjustable room acoustics. The design contrasts the new steel structure supporting the roof and balconies with the original walls, which are retained in their raw, unplastered state.





133-139 Mile End Road

Tower Hamlets

Listed Grade II



These, together with 808 and 810 Tottenham High Road (p.34), are just three examples of dozens of neglected Georgian houses along historic road corridors into London. Many early, once-elegant terraces and houses survive behind crude refacings and later shopfronts. Repair and restoration has triggered a dramatic transformation to a blighted urban townscape

A symmetrical pair of early to mid 18th-century houses which had shop extensions built onto their front gardens in the 19th-century; the right-hand house (137-139) was occupied by a printworks until the 1990s, while its partner had become a garage, the panelled interior used for the storage of car tyres. In 1994, an arson attack almost led to the loss of the panelled interior of No 133-5. The service of repairs notices by English Heritage prompted their sale to the Spitalfields Trust in 1997, which restored them as two dwellings and authentically reinstated the ground-floor façades.



54 & 56 Romford Road

Stratford, Newham

Listed Grade II

www.agenda21architects.com



This elegant pair of early-mid 18th-century houses, rare survivals in this locality, was virtually unrecognisable behind 19th-century shop extensions and ugly cement rendering. By 1990, the buildings were derelict and in major disrepair. Following the service of repairs and urgent works notices by English Heritage in 1995-6, they were sold to the Toynbee Housing Association which, in association with Agenda 21 Architects, restored them in 2001 with English Heritage grant aid. The brickwork had survived remarkably well beneath the render, enabling reinstatement of the façades to their original form.



808 & 810 Tottenham High Road

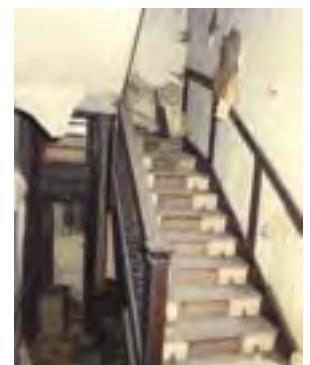
Haringey

Listed Grade II

① www.butlerhegartyarchitects.co.uk
www.heritageoflondon.com
www.singernet.info/tottenham



This handsome symmetrical pair of houses of circa 1715 are now among only a handful of early 18th-century merchants houses that grew up on this historic highway into the City of London. Hidden behind a derelict shop extension, No 810 was acquired by a building preservation trust in the 1980s, which unfortunately failed. The house then lay derelict for over 25 years suffering from arson, theft of features, and structural damage from water ingress. Repairs to the elevation of No 808 were carried out with the help of funding from an English Heritage conservation area grants scheme. However, the collapse of the building preservation trust into receivership hindered progress. In 2004, the trust was reinstated by Haringey Council, and the house has been repaired by the Haringey Building Preservation Trust with grant aid from English Heritage, Heritage of London Trust, and a loan from the Architectural Heritage Fund. Butler and Hegarty Architects were the project architects. It has now been acquired by Tottenham Hotspur F.C. which will complete its refurbishment for residential use.



St Stephen's Church

Rosslyn Hill, Camden

Listed Grade I

www.arparchitects.co.uk
ststephenstrst@aol.com



The restoration of St Stephen's, one of London's most intractable churches at risk for over a quarter of a century, is an example of how a preservation trust can secure major partnership funding



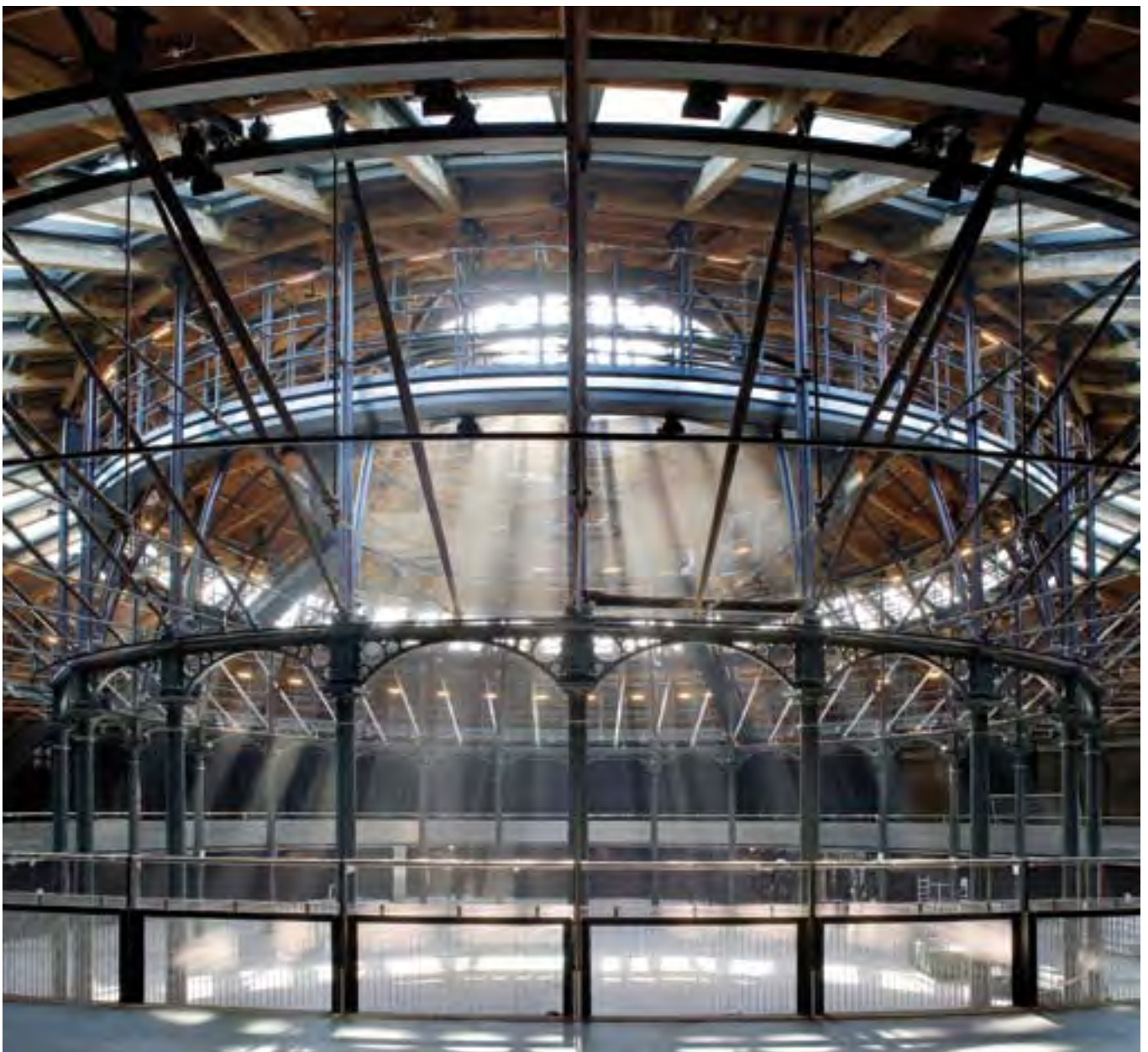
St Stephen's was built 1860-71 in a French Gothic Revival style to the design of S.S. Teulon, and is one of London's largest and most distinctive Victorian churches. A depleted congregation, coupled with structural problems, led to its redundancy in 1977, after which it suffered years of decay, vandalism, and theft of fittings. Numerous abortive restoration schemes ensued, including proposals for residential conversion, until the building was leased to the St Stephen's Restoration and Preservation Trust in 1999. The first phase of repairs, by Anthony Richardson & Partners, was completed by 2002-03 with local donations and an English Heritage grant. This included underpinning, a new floor structure and windows repaired and replaced. The second stage began mid 2007, aided by the Heritage Lottery Fund and the Wolfson Foundation, and is practically complete. The existing undercroft was extended to create space which is let to a school. This involved minimal changes to the historic fabric and plan of the building. It is a venue for the local community offering theatre, concerts, recitals, exhibitions, conferences and receptions, which will generate income towards continuing maintenance.



The Roundhouse

Chalk Farm Road, Camden
Listed Grade II*

① www.mcaslan.co.uk
www.roundhouse.org.uk/about



The Roundhouse, one of north London's most famous buildings, is now a thriving cultural venue. Its adaptation exemplifies the imaginative approach needed in the conversion of unconventional buildings



The Roundhouse has had a chequered history. Originally an engine turntable shed (hence its circular plan), it was built in 1847 by the London and North Western Railway to the design of Robert Stephenson and R.B. Dockray, but became obsolete within 10 years due to rapid advances in locomotive design. It was then used as a warehouse for Gilbey's Gin. In 1964, it became a theatre and legendary rock venue, but closed in 1983 due to lack of funds. After a series of temporary uses and abortive schemes, the building was acquired by the Norman Trust in 1996. Conversion as a performing arts centre was completed in 2006 with Heritage Lottery, English Heritage and many other sources of grant aid. John McAslan and Partners' scheme celebrates the building's greatest asset; its impressive open interior and conical open truss roof. The entrance, foyers, cafes and shops are housed in an elegant curved glazed extension, which has enabled the spectacular interior to be retained intact.



London Hydraulic Power Station

Wapping Wall, Tower Hamlets

① | www.thewappingproject.com

Listed Grade II*



Redundant industrial buildings with important machinery can pose a considerable challenge for reuse: here is a successful example where the fittings have been retained to form an impressive feature of the public foyer



Built in 1890 by the London Hydraulic Power Company, this striking brick building with crow-stepped gables is a remarkable survival of an early hydraulic power station complete with original machinery, hence its Grade II* status. It became redundant in 1977, after which it stood empty for over 20 years. With the regeneration of the wider area, it was acquired by the Wapping Project, and adapted for use as a women's performing arts centre and restaurant, with English Heritage grant aid, opening in 2000.



Belgrave Hospital

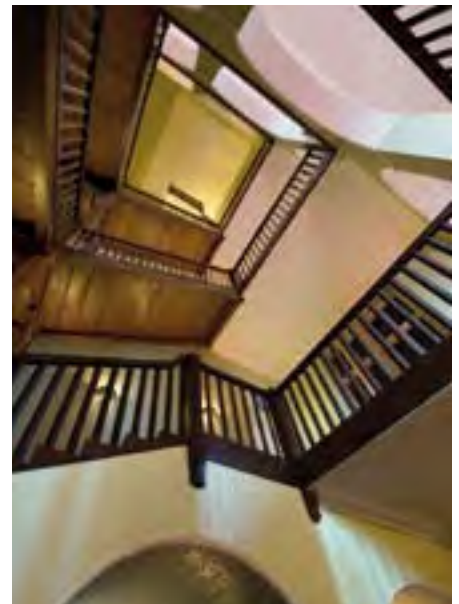
Clapham Road, Lambeth

Listed Grade II*

Hospitals are eminently adaptable for new uses. The Belgrave is one of many redundant listed healthcare buildings which have been successfully converted into stylish new apartments



Built 1899-1903 in an imposing Arts-and-Crafts style with Scottish Baronial influences, this is an important example of the specialist children's hospitals which emerged at the turn of the 20th-century. It was designed by Charles Holden, later renowned as the architect of 1930s underground stations. It became part of Kings College Hospital in 1948, and closed in 1985 when it was sold to an offshore company. Blighted by years of neglect and serious vandalism, during which many of its fine decorative features were stolen or destroyed, the threat of a repairs notice and compulsory purchase prompted sale to a new developer. It was converted into popular apartments in 1994.



Dreadnought Seamen's Hospital

Park Row, Greenwich

① | www.djarchitects.co.uk

Listed Grade II



The repair and reuse of the former seamen's hospital has made a vital contribution to the regeneration of the Royal Hospital, a spectacular complex of Grade I listed buildings in a World Heritage Site



This elegant classical stuccoed building of 1764-86 was designed by James 'Athenian' Stuart as the infirmary to the Royal Naval Hospital (RNH), although it was extensively rebuilt after a fire of 1811. When the RNH closed in 1869, the infirmary was sold to the Seamen's Hospital Society as a hospital for sick and disabled merchant seamen (its name derived from HMS Dreadnought whose hulk had been used as a hospital ship

moored in the Thames off Greenwich prior to the provision of this permanent building). After its closure in 1986, its condition rapidly deteriorated. The Royal Hospital buildings have since become the campus of the University of Greenwich, for which the Dreadnought Seamen's Hospital was converted 1989-9 by Dannatt, Johnson Architects, as the Dreadnought Library.



Grand Store

Royal Arsenal, Greenwich

Listed Grade II*

www.royal-arsenalriverside.co.uk
www.royal-arsenal.com

English Heritage was instrumental in guiding the developers and their architects towards a conservation-led strategy for this unique site, embracing the conversion of more than twenty listed buildings alongside new development, of which the Grand Store is the centrepiece



The closure of the Royal Arsenal in 1994 saw the end of over 300 years of Britain's largest military-industrial complex, producing armaments, ammunition and explosives. The 76-acre site, a conservation area comprising 24 listed buildings, has been developed as a mixture of converted and new-build residential space plus a 10-screen cinema, bars, restaurants and an hotel.

The Grand Store, 1808-13, attributed to James and Lewis Wyatt, ranks amongst the finest warehouses erected in Georgian England. In spite of decades of neglect and severe structural problems, the entire complex has been converted successfully into private apartments by the Berkeley Group as part of the wider regeneration of the former Arsenal.

Boone's Chapel

Lee High Road, Lewisham

Listed Grade I

Another of London's longest-standing buildings at risk, Boone's Chapel has found a sustainable use which will secure its future upkeep while providing public access to the delightful Baroque interior



This small chapel was built in 1682 to serve a row of almshouses founded by London merchant Christopher Boone, later part of the Merchant Taylors' almshouses built at the rear in 1826. Although often attributed to Sir Christopher Wren, it is more likely to be the work of his close associate Robert Hooke. Boone's almshouses were demolished in 1877 and the chapel stood empty for over 60 years.

The building has now been restored by the Blackheath Historic Buildings Trust in association with Research Design Architecture and Rickards Conservation, as a studio and venue for public exhibitions with a small sensitively-designed annexe and physic garden to the rear. The project was grant aided by the Heritage Lottery Fund and English Heritage, and contributions from the Merchant Taylors' Company, the London Borough of Lewisham and local people.



High Cross School

Tottenham High Road, Haringey

Listed Grade II

High Cross shows how, with care and imagination on the part of developers and their architects, Victorian schools can be converted into superb apartments while retaining the features which make them special. High Cross is one of many listed schools which have found a new lease of life as housing



Originally the Drapers' College, this High Victorian Gothic school was built 1860-62 to the design of the company's architect, Herbert Williams and later became Tottenham High School for Girls. It closed in the 1980s, and lay disused for almost ten years during which it suffered serious vandalism and damage from dry rot. Following pressure from English Heritage, Haringey Council undertook urgent works and marketed the building. It was acquired by Metropolitan Home Ownership, which converted the building as shared ownership flats in 1998-9.

Valentine's Mansion

Valentine's Park, Redbridge

Listed Grade II*

① | www.rgarchitects.com
www.valentinesmansion.org.uk
www.redbridge.gov.uk

Mansions in public parks are among the most challenging issues we face in London requiring sustainable uses that are sensitive to the historic fabric and setting, while enabling them both to generate income and continue as valued local amenities. Many park mansions are still at risk. This flagship scheme – encompassing both house and park – points the way towards resolving other long-standing cases



This late 17th-century house, remodelled in 1754, stands in a Grade II registered landscape comprising an early 18th-century formal garden with water features and a grotto. The site was acquired in stages by Ilford Borough Council between 1899 and 1912, and the grounds have been a public park ever since. Used as municipal offices until 1993, the mansion fell into disrepair, as did the associated garden features. The house was marketed for commercial use amidst strong local opposition. A steering group was set up in 2000 to produce a conservation plan for restoration with

the involvement of English Heritage, Redbridge Council and the Friends of Valentine's Mansion. Following successful bids for Heritage Lottery funding, a multi-million pound repair scheme encompassing the house, garden features and landscape has been completed with the house opening, appropriately, on Valentine's Day 2009. The house is used as educational, office and exhibition space, and is a registry office with a museum in the former dairy. Richard Griffiths Architects and HOK Architects have overseen the project.



Hat & Feathers Public House

Clerkenwell Road, Islington

Listed Grade II

① | www.hatandfeathers.com

The Hat & Feathers is just one of Islington Council's many successes in securing the repair of derelict buildings through its local heritage at risk strategy and decisive use of statutory powers



This ornate stuccoed corner public house built c1860 is the work of the noted theatre design partnership, Finch Hill and Paraire. After the refusal of listed building consent and planning permission for office redevelopment in the late 1980s, the building became a derelict landmark. Following a series of urgent works and repairs notices, and the threat of compulsory purchase by Islington Council, the building was refurbished as a pub and restaurant in 2006. It shows that resolute action by the local authority can save neglected historic buildings for the benefit of the local community.



Former Parish Church of St Thomas

St Thomas Street, Southwark

Listed Grade II*

An elegant and imaginative approach to the conversion of an 18th-century church involving minimal intervention

www.ahmm.co.uk
www.cathedralgroup.com
www.rgarchitects.com
www.thegarret.org.uk



Built in 1701 by Thomas Cartwright, Master Mason to Christopher Wren, this was the chapel to the rebuilt St Thomas's Hospital. The hospital was largely demolished c1860 to make way for the enlarged London Bridge Station, but the chapel was retained as a parish church until 1898, after which it became the Chapter House for Southwark Cathedral and, from 1988, offices. Severe subsidence resulting from the construction of the Jubilee Line extension over 12 years ago meant that the building had to be vacated.

In August 2007, the Cathedral Group, a company specialising in unusual and complex projects, often involving listed buildings, acquired the building for use as their London headquarters. English Heritage and Southwark Council were closely involved in the refurbishment proposals by Alford Hall Monaghan Morris and Richard Griffiths Architects, comprising structural repairs, restoration of the interior and creation of contemporary work space by cantilevering a new floor above the existing gallery. The brick-vaulted crypt has been upgraded to provide a project room, meeting space, toilets and a kitchen. It was shortlisted by the British Council for Offices in the category of best refurbished/recycled workspace.

St Thomas's also houses the Old Operating Theatre Museum and Herb Garret which is located in the attic and partly in the 1844 former ward block of St Thomas Hospital.

STILL AT RISK

Despite the many successes achieved over the past 20 years, and the progress that continues to be made, the following cross-section of live cases on the London Heritage at Risk Register 2010 shows that there is no room for complacency. For more information visit www.english-heritage.org.uk/risk or email London@english-heritage.org.uk

St Mark's Church

North Audley Street,
Westminster

Listed Grade I

A Greek Revival church of 1824-28, remodelled by Sir Arthur Blomfield in 1878 and one of the most important public buildings in Westminster. Declared redundant in 1974, it stood empty for nearly 20 years despite numerous proposals for conversion to new uses. In late 2009 permission was refused to convert the building to a well-being centre, a decision upheld at a planning inquiry.

Years on Register: 20



St Mark's Church, Westminster



Manor Farm Barn, Hillingdon

Manor Farm Barn

Harmondsworth, Hillingdon

Listed Grade I

A late mediaeval timber-framed aisled barn, considered exceptional for both size and quality. Change of ownership in 2006 soon led to rapid deterioration. English Heritage served an urgent works notice on the owners in late 2009 and the barn is now wind and weathertight pending further action.

Years on Register: 2

Gunnersbury Park

Hounslow

Listed Grade II* (Gunnersbury Park House)

A Grade II* registered public park containing 20 listed buildings, 9 of which are at risk, including the early 19th-century Gunnersbury Park House. A Conservation Management Plan and an Options Appraisal set out a sustainable vision for the park and the structures within it. This was dependant upon a combination of English Heritage and HLF funding, and the sale of a strip of land for residential development. However there was local opposition to the principle of the land sale so progress has stalled.

Years on Register: 9





Clapham Orangery, Lambeth

Clapham Orangery Worsopp Drive, Lambeth

Listed Grade II

Orangery built in 1793 in a Palladian style. Once associated with the long demolished Thornton House, it now stands isolated in the middle of a housing estate, suffering from neglect and vandalism. However, there is some hope for its future as part of a planned redevelopment of the site as a community centre set within a landscaped and enclosed garden.

Years on Register: 18

549 Lordship Lane Southwark

Listed Grade II

House of 1873, important for its early concrete construction. Having stood empty and neglected for many years, and suffering from serious structural problems, action by Southwark Council to compulsory purchase the property has commenced with a view to passing the house to a building preservation trust, which would oversee its repair and adaptation to residential use.

Years on Register: 16



549 Lordship Lane, Southwark

2 Wilkes Street Tower Hamlets

Listed Grade II

A former silk merchant's house of around 1721, typical of a type common to Spitalfields. Following years of neglect Tower Hamlets Council is considering compulsory purchase. The owner has recently commenced works. The Council and English Heritage are undertaking regular monitoring visits.

Years on Register: 20



2 Wilkes Street, Tower Hamlets



62 & 64 Union Street Southwark

Listed Grade II

A pair of terraced houses built circa 1835, vacant for many years and in extremely poor condition. Works to make the property weathertight plus some structural repairs commenced late 2009. Discussions are underway with Southwark Council over options for regenerating these buildings with applications for their full restoration and conversion expected in autumn 2010.

Years on Register: 15

Fire Station

Old Kent Road, Southwark

Listed Grade II

Fire station built 1903-4 by the London County Council. In private ownership for many years, with only ground floor in use. Upper stories in poor condition, and building badly in need of a scheme for sympathetic conversion. The Council is exploring options with the owner.

Years on Register: 20



Fire Station, Southwark

Haggerston Baths

Hackney

Listed Grade II

Public baths and swimming pool opened in 1904. Closed since 2000, Hackney Council has appointed project architects to prepare a scheme for repair and re-use, although the current financial situation is likely to have a bearing on this.

Years on Register: 17



Haggerston Baths, Hackney



Finsbury Health Centre, Islington



Finsbury Health Centre, Islington

Finsbury Health Centre

Pine Street, Islington

Listed Grade I

Seminal Modern Movement health centre built 1935-8 to the design of Berthold Lubetkin. Conservation plan and management guidelines grant aided by English Heritage. The Health Authority is considering vacating the building. Its future remains in serious doubt.

Years on Register: 18

Old Oxgate Farm

Coles Green Road, Brent

Listed Grade II*

A remarkable survival within inter-war suburbia. This 16th-century timber framed building is in very poor condition and requires major repair. English Heritage is pursuing this with Brent Council, which is negotiating with the owner and considering a possible subsidy from a developer for an adjacent site. Progress is slow and complex.

Years on Register: 9



THE SOLUTIONS

Local authorities are in the vanguard of those protecting the historic environment. They have a crucial role to play in securing a sustainable future for neglected historic buildings and areas at risk as part of their regeneration strategies.

What local authorities can do

They can:

- create their own registers to include all categories of Heritage at Risk, including buildings and sites of local significance;
- prepare a detailed, phased action plan to tackle buildings, sites and areas on a priority basis;
- in areas where there are concentrations of Heritage at Risk, employ a dedicated Heritage at Risk officer supported by the Heritage Champion;
- work with regeneration agencies, such as the Empty Homes Agency, and across Council departments to develop creative solutions and imaginative new uses;
- lead by example: repair or sell Heritage at Risk in Council ownership with the benefit of planning briefs to highlight the potential opportunities and constraints;
- plan ahead to anticipate redundancy and explore the potential for interim uses to minimise risk pending sale;
- make full use of the range of statutory powers available to secure repairs and lift blight on privately-owned properties.

MAKE FULL
USE OF
**STATUTORY
POWERS**

STOPPING THE ROT

Local authorities have a range of statutory powers to secure the repair of privately-owned buildings.

Urgent Works Notices allow councils to carry out emergency works on neglected listed buildings, and also with the prior authorisation of the Secretary of State for Culture, Media & Sport on unlisted buildings in conservation areas. They can also serve Repairs Notices to force a private owner to carry out works to preserve a listed building. Both powers are extremely effective. In the vast majority of cases, the threat, or actual service of, the notice will encourage a recalcitrant owner to repair or sell.

Amenity Notices under S.215 of the *Town & Country Planning Act 1990* are another useful tool. Because they apply to 'any land', and not just buildings, they can be deployed to deal with a range of issues relating to neglect, disrepair or dereliction, where these are detrimental to the amenity of an area. To download *Stopping The Rot: A Step By Step Guide To Serving Urgent Works And Repairs Notices* go to www.english-heritage.org.uk/publications/stopping-the-rot/

What English Heritage will do

We will:

- continue to target our grant aid towards Heritage at Risk;
- work with local authorities to help them address complex cases and, where appropriate, underwrite the cost of remedial works arising from the service of statutory notices;
- where necessary, use our own special statutory powers in Greater London to secure the repair of particularly important or complex Heritage at Risk cases, particularly properties in public ownership;
- provide further advice and guidance, including a new version of *Stopping the Rot* and other relevant publications;
- encourage every local authority to participate in our Conservation Areas survey and to prepare their own local registers of Heritage at Risk;
- work with Building Preservation Trusts and local amenity societies to address Heritage at Risk.

Right: 199 Bow Road, Tower Hamlets. A grade II listed late 17th-century brick building with later shop at street level, which has suffered from unauthorised works and alterations. External repairs are due to be carried out as part of the High Street 2012 regeneration project – see www.highstreet2012.com



FURTHER READING

English Heritage has produced the following publications relating to heritage at risk:

Buildings at Risk: a New Strategy (1998)

Caring for Places of Worship 2010 – a report on the condition of England's listed places of worship and the needs of the congregations

Heritage at Risk: Conservation Areas (2009)

Heritage at Risk 2010 – national report and summaries for each of our nine regions

Heritage at Risk Register 2010 – detailed listings for each of our nine regions can be downloaded from our website or viewed as an interactive database: www.english-heritage.org.uk/risk

In the Public Interest: London's Civic Architecture at Risk (1995)

Conservation policies and guidance

The following publications are among the numerous helpful guidance documents now available on our website: www.english-heritage.org.uk/publications or www.english-heritage.org.uk/helm

Caring for Places of Worship (2010) – a practical booklet for everyone involved in caring for England's listed places of worship

Constructive Conservation in Practice (2008)

Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (2008)

Creativity and Care: New Works in English Cathedrals (2009)

Enabling Development and the Conservation of Significant Places (2008)

Guidance on the Management of Conservation Areas (2006)

Guidance Notes and Application Forms for Grants to Local Authorities:

– *Grants to Local Authorities to Underwrite Urgent Works Notices* (1998)

– *Acquisition Grants to Local Authorities to Underwrite Repairs Notices* (1998)

– *Grants for Historic Buildings, Monuments and Designed Landscapes* (2004)

Heritage at Risk: Conservation Areas (2009) – guidance for local authorities

Managing Local Authority Heritage Assets: Some Guiding Principles for Decision Makers (2003)

New Uses for Former Places of Worship (2010)

Options for the Disposal of Redundant Churches and Other Places of Worship (2010)

Paradise Preserved: An Introduction to the Assessment, Evaluation, Conservation and Management of Historic Cemeteries (2002)

Shared Interest: Celebrating Investment in the Historic Environment (2006)

Stopping the Rot: a Step by Step Guide to Serving Urgent Works and Repairs Notices (1998, updated version due 2011)

The Disposal of Heritage Assets: Guidance Note for Government Departments and Non-Departmental Public Bodies (DCMS, OGC, 2010)

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For more information, see www.english-heritage.org.uk/risk or contact London@english-heritage.org.uk



ENGLISH HERITAGE

More information on English Heritage's Heritage at Risk programme can be found at www.english-heritage.org.uk/risk

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