

Heritage at Risk in Worcester



Register 2019



Worcester
CITY COUNCIL

HERITAGE AT RISK REGISTER 2019

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1. INTRODUCTION

The City Council is involved in taking steps to protect and enhance those historic structures, scheduled monuments and areas that are considered to be at risk of further deterioration, through neglect, decay and unsympathetic development. This Heritage at Risk Register (HAR or the *Register*) is produced as a tool to provide identification, understanding of the risk, and strategies and solutions for protection; this *Register* is an updated version of the previous *Register* produced in 2018.

Most of the buildings and structures contained in this register are in a poor to very bad condition but a few, which are in a fair condition are also included because they are either vacant or because their future is uncertain.

Whilst every effort has been made to ensure that information is accurate at the time of production, the *Register* can only be a snapshot in time. Some omissions are inevitable, particularly as the *Register* is produced annually. The City Council therefore welcomes any further information that may affect the status of the asset.

The *Register* is intended to keep attention focused on neglected historic buildings, structures and sites. It is a working tool that enables the City Council to define the scale of the problem and establish the extent to which these important assets are at risk. The information helps the City Council and owners alike to establish the resources necessary to bring these buildings back into good repair and beneficial use.

A number of locally listed assets have also been included on the *Register*. Local listing includes a full range of assets that reflect local distinctiveness which merit consideration in planning decisions.

Locally listed assets may not have national listing designation but are still extremely important in the full make-up of the historic environment and the City Council considers that opportunities should be sought for their repair.

2. WHAT IS 'HERITAGE AT RISK'?

Heritage at Risk includes historic buildings, scheduled monuments or historic areas, such as conservation areas or battlefields, which have been identified as being at risk through neglect, decay or subject to unsympathetic work. Buildings and structures at risk range from those that are virtually on the point of collapse to those just in need of minor repair and can be vacant or inhabited buildings. Scheduled Monuments at risk are sites that are identified as such through matters affecting their appearance, historic significance or that are vulnerable.

3. WHY ARE BUILDINGS AT RISK?

There are a number of reasons why a building may be at risk:

REDUNDANCY

Buildings can be redundant and may become at risk through changes in technology, demography, economic patterns, popular taste or government policies. Churches, libraries, hospitals, farm buildings or even residential houses are just a few examples.

Less obvious problems are faced by the traditional high street shops, many of which have unused and poorly maintained upper floors, putting the whole of the property at risk. In the majority of cases new uses can be found.

Many buildings however, particularly industrial ones can lie redundant for years. Without regular maintenance, their condition can deteriorate before a new use is identified, leading in some cases to pressure for their demolition, a stage that historic buildings should not be allowed to reach. Empty buildings can attract vandalism and blight the quality of an area's environment.

OWNERS

It has become a well known phrase of building conservation that 'there are no problem buildings, only problem owners'. This may be an exaggeration but some owners can be uncooperative and avoid repair and renovation. Problems can be overcome, but owners can lengthen the time before a building is repaired. The City Council is committed to resolve the issues associated with HAR through negotiation.

LOCATION

The location of a building can also be a problem. The building may have been isolated by a modern shopping development or lie in an abandoned industrial estate or simply be situated in area characterised by neglect. This does not mean that there is no hope, as the restoration of a building can often be a key factor in the regeneration of an area. A local eyesore can be transformed into a building the citizen can feel proud of, enhancing the quality of the environment and the desirability of the area, often providing employment or residential possibilities.

4. ASSESSMENT CRITERIA

Risk assessment on the basis of condition and, where applicable, occupancy.

OVERALL CONDITION CLASSIFICATIONS

- 1 - Very Bad
- 2 - Poor
- 3 - Fair
- 4 - Good

1. VERY BAD means a building where there has been structural failure or where there are clear signs of structural instability; where applicable, if there has been loss of significant areas of 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. The classification will include derelict buildings and would include buildings which are incomplete.

2. POOR means a building or structure where there has been general deterioration of the building fabric. There will obviously be faults likely to lead to structural failure, such as an area of missing tiles though the roof structure appears to be sound, and/or deterioration masonry or timber frame, and/or defective rainwater goods. A building with numerous failings would fall into this class. This classification could include a building where there has been a fire or other disaster.

3. FAIR means a building which is structurally sound but in need of minor repair, or showing lack of general maintenance e.g. decayed window frames or gutters blocked or signs of water ingress.

4. GOOD means structurally sound, water-tight with no significant repairs needed.

OCCUPANCY

Occupancy is noted, to the best of our knowledge, as vacant, part-occupied, occupied or unknown. For many monuments this is not applicable and no comment appears.

PRIORITY

Priority is given to buildings that are deteriorating rapidly. They may not necessarily be those in the worst condition.

If the priority category has altered since the 2016 edition of the *Register*, the previous category is given in brackets after the current priority category. Priority for action is graded as follows:

A	Immediate risk of further rapid deterioration or loss of fabric; no solution agreed.
B	Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented.
C	Slow decay; no solution agreed.
D	Slow decay; solution agreed but not yet implemented.
E	Under repair or in fair repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use)
F	Repair scheme in progress and where applicable end use or user identified.

DESIGNATION

A 'listed' building is a statutorily protected building of special architectural or historic interest; listed building consent is required for any works that would affect its character, externally or internally.

There are three grades of listed buildings:

- Grade I
- Grade II*
- Grade II

Most listed buildings are grade II listed. Scheduled Ancient Monuments are not graded but are all of high national significance.

Locally listed buildings are not graded, but are significant at a local level; their importance is given consideration within the planning framework.

5. CONSERVATION AREAS

The reasons why conservation areas become at risk are complex and varied, depending on their situation. Often a conservation area can be at risk due to one or more buildings and structures becoming neglected or identified as being in poor condition.

Historic England offers a survey to every local authority in England to complete and update the current condition, threats and trends of its conservation areas. The survey identifies conservation areas that are deteriorating, or are in a very bad or poor condition and are not expected to change significantly in the next three years.

The information collated provides a detailed assessment of each conservation area and an overall category for condition, vulnerability and trend.

6. REGISTERED BATTLEFIELDS

Inclusion of registered battlefields at risk was originally established by Historic England in order to encourage appropriate policies and other mechanisms in place to manage change and development affecting battlefields.

ASSESSMENT CRITERIA FOR REGISTERED BATTLEFIELDS AT RISK

The following four key criteria are used to assess the risk of loss of historic significance to the battlefield:

- **Landscape readability:** Is it possible to understand the context of the battle by reading the landscape?
- **Landscape features:** Can the layout of hedgerows, trees, walls and other landscape features which may have had an impact on the battle be appreciated?
- **Archaeological interest:** Is any archaeology being disturbed which may have detrimental impact on our ability to assess the site in the future?
- **Ambience:** Are there any activities, such as noise, development or infrastructure, which have a negative impact on the site?

The above criteria are taken into account when looking at the current condition and future vulnerability of a battlefield.

7. CONTACTS

Worcester City Council

Heritage and Conservation
The Guildhall
High Street
Worcester
WR1 2EY
Tel.: 01905 721132
E-mail: james.dinn@worcester.gov.uk

For grade I and II* listed buildings and Scheduled Monuments a member of the Historic England team can act as another point of contact. Historic England's West Midlands Office is:

Historic England

West Midlands Office
The Axis
10 Holliday Street
Birmingham
B1 1 TG
Tel.: 0121 6256820
www.historicengland.org.uk

SAVE Britain's Heritage

70 Cowcross Street
London
EC1M 6EJ
Tel: 0207 2533500
www.savebritainsheritage.org

The Institute of Historic Building Conservation (IHBC)

3 Stratford Road
Tunbridge Wells
Kent
Tel.: 01747 873133
www.ihbc.org.uk

The Society for the Protection of Ancient Buildings (SPAB)

37 Spital Square
London
E1 6DY
Tel.: 020 7377 1644
www.spab.org.uk

Ancient Monuments Society

St. Ann's Vestry Hall
2 Church Entry
London
EC4V 5HB
Tel.: 0207 2363934
www.ancientmonumentsociety.org.uk

The Battlefields Trust

60 Seymour Road
St. Albans
Hertfordshire
AL3 5HW
Tel.: 01727 831413
www.battlefieldstrust.com

8. HERITAGE AT RISK 2019

GRADE I:

1. Edgar Tower (and Scheduled Monument)

GRADE II*:

2. Church of St. Helen

SCHEDULED MONUMENTS:

3. Edgar Tower (and Grade I listed)
4. Remains of City Wall (and Grade II listed)
5. Moated site at Earl's Court

GRADE II:

6. Remains of City Wall (and Scheduled Monument)
7. Nos. 55-57 Lowesmoor
8. Nos. 18-20 Silver Street
9. No.11 The Tything
- 10.1, 1a and 3 Angel Street
- 11.12 Sansome Place
- 12.3-7 and 7a Sansome Street
13. Pedestal Tomb, Church of St. John Baptist, Claines
14. Corn Exchange, Angel Street
15. Walls, Gate, Piers and Gate Lodge to Pitmaston House
16. War Memorial, Lichfield Avenue, Ronkswood

LOCALLY LISTED:

17. Railway Viaduct
18. 79-81 St. John's
19. Scala Theatre
20. Ice Factory
21. The Granary, St. Martin's Quarter

CONSERVATION AREAS AT RISK:

22. Lowesmoor

9. DETAILED ENTRIES



HAR Reference No.1 and 3

Site name

Edgar Tower

Designation

Grade I LB,
Scheduled Monument, CA

Date of entry on register

2016

Condition

Poor

Occupancy

Occupied

Priority

F (F)

Action/comment

Work to South side complete. North side under repair.



HAR Reference No.2

Site name

Church of St. Helen

Designation

Grade II* LB, CA

Date of entry on register

2016

Condition

Poor

Occupancy

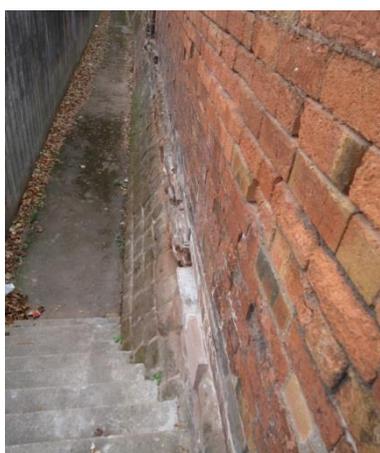
Occupied

Priority

F (F)

Action/comment

Phase 1 repair work complete. A Further stage of stonework repairs is required before consideration of removal from the register.



HAR Reference No.4 and 6

Site name

Remains of City Walls

Designation

Grade II LB,
Scheduled Monument, CA

Date of entry on register

2007

Condition

Poor

Occupancy

n/a

Priority

E (E)

Action/comment

A solution to this area is under negotiation. The owner has removed most of the vegetation and funding is being sought from Historic England to install fencing to improve the appearance of the monument.



HAR Reference No.5
Site name
Moated site at Earl's Court
Designation
Scheduled Monument
Date of entry on register
2018
Condition
Poor
Occupancy
n/a
Priority
C (C)

Action/comment
The at-risk part of the site is in Malvern Hills rather than Worcester, but the management arrangements derive from the Earls Court housing scheme which is in Worcester



HAR Reference No.7
Site name
55-57
Lowesmoor
Designation
Grade II LB, CA
Date of entry on register
2006
Condition
Very bad
Occupancy
Part-occupied
Priority
C (C)

Action/comment
Property is in a very Bad state and urgent repair is required.



HAR Reference No.8
Site name
No. 18 and 20
Silver Street
Designation
Grade II LB, CA
Date of entry on register
2007
Condition
Very Bad
Occupancy
Unoccupied
Priority
F (B)

Action/comment
Works on-going to repair and restore the building. Completion of scheme required prior to removal from register.



HAR Reference No.9
Site name
11 The Tything
Designation
Grade II LB, CA
Date of entry on register
2011
Condition
Poor
Occupancy
Part-occupied
Priority
C (C)

Action/comment
Second Floor is unoccupied and in poor state of repair.



HAR Reference No.10
Site name
1, 1a and 3,
Angel Street
Designation
Grade II LB, CA
Date of entry on register
2016
Condition
Fair
Occupancy
Unoccupied
Priority
C (C)

Action/comment
Both shop units and upper floors are unoccupied. Lawful development certificate approved for A1 use to ground floor and residential use above but the details of the scheme are not yet agreed.



HAR Reference No.11
Site name
12 Sansome Place
Designation
Grade II LB, CA
Date of entry on register
2016
Condition
Fair
Occupancy
Unoccupied
Priority
F (F)

Action/comment
Planning application approved in 2017 but not implemented.



HAR Reference No.12

Site name

Forsyth sculpture, Hop pickers,
3-7 and 7a Sansome Street

Designation

Grade II LB, CA

Date of entry on register

2016

Condition

Fair

Occupancy

Buildings occupied

Priority

C (C)

Action/comment

Sculpture is subject to high levels of pollution due to heavy traffic in immediate vicinity. Discussion with owners planned to formulate maintenance/cleaning plan.



HAR Reference No.13

Site name

Pedestal Tomb, Church of St John Baptist, Claines

Designation

Grade II LB, CA

Date of entry on register

2016

Condition

Poor

Occupancy

n/a

Priority

C (C)

Action/comment

The stone tomb is missing top section of urn finial and urn itself is unstable. Church PCC notified. Currently seeking potential funding sources to aid repair.



HAR Reference No.14

Site name

Corn Exchange,
Angel Street

Designation

Grade II LB, CA

Date of entry on register

2019

Condition

Fair

Occupancy

Unoccupied

Priority

C

Action/comment

Although the building is in a generally fair condition it is out of use and has been subject to graffiti and vandalism.



HAR Reference No.15

Site name

Wall, gates and piers and gate lodge to Pitmaston House

Designation

Grade II LB

Date of entry on register

2016

Condition

Fair

Occupancy

Unoccupied

Priority

F (F)

Action/comment

Works to existing building implemented and extension under construction. Completion of scheme required prior to removal from the register.



HAR Reference No.16

Site name

War Memorial,
Lichfield Avenue,
Ronkswood

Designation

Grade II LB

Date of entry on register

2016

Condition

Fair

Occupancy

n/a

Priority

E

Action/comment

Planning application approved to develop the site. Relocation of War Memorial is part of the development proposals. Awaiting implementation of development of site.



HAR Reference No.17

Site name

Railway Viaduct at The Butts

Designation

Locally Listed, CA

Date of entry on register

2012

Condition

Fair

Occupancy

n/a

Priority

C (C)

Action/comment

Butts Spur of the railway viaduct is subject to heavy vegetation growth damaging brickwork. Difficult site to maintain but liaison with National Rail underway to secure remedial works.



HAR Reference No.18
Site name
79 - 83 St. Johns
Designation
Locally Listed, CA
Date of entry on register
2012
Condition
Very bad
Occupancy
Unoccupied
Priority
F/E (E)

Action/comment
In a poor state of repair. Planning application approved for 79 and application for 81-83 currently under consideration.



HAR Reference No.19
Site name
Scala Theatre
Angel Street
Designation
Locally Listed, CA
Date of entry on register
2012
Condition
Poor
Occupancy
Unoccupied
Priority
C (C)

Action/comment
Vacant and in a poor state of repairs internally.



HAR Reference No.20
Site name
Ice Factory
Bromyard Road
St. Johns
Designation
Locally Listed
Date of entry on register
2012
Condition
Poor
Occupancy
Unoccupied
Priority
F (F)

Action/comment
Implementation of planning application underway. Completion of scheme required prior to removal from register.



HAR Reference No.21
Site name
The Granary
St. Martin's Quarter
Designation
Locally Listed, CA
Date of entry on register
2012
Condition
Poor
Occupancy
Unoccupied
Priority
F (F)

Action/comment
Unoccupied and in a state of disrepair. Planning application approved, awaiting implementation.



HAR Reference No.22
Site name
Lowesmoor Conservation Area
Designation
CA including 15 LB's
Condition
Poor
Occupancy
Some unoccupied units

Action/comment
55-57 'At Risk', unoccupied units, damage and inappropriate additions/alterations to buildings. An enhancement scheme is being developed for the area.

10. PROGRESS REPORT 2019

The first provisional register of Buildings at Risk, now Heritage At Risk, was submitted to members of the Planning Committee in 1998 and since Worcester City Council has endeavoured to produce the *Register* on a yearly basis. There are currently 20 buildings/structures, 1 Scheduled Monument and 1 conservation area at Risk.

As a result of having undergone repairs, restoration work or maintenance the following heritage asset has been removed from the *Register*: proving testimony that keeping a register, as a spotlight on a problem, can focus initiatives and produce action

- **GRADE II LISTED:**
 1. K6 Telephone Kiosk, Bridge Street
- **LOCALLY LISTED**
 2. Boughton Cricket Pavillion, St. Johns, removed to Avoncroft Museum

As a result of survey work carried out in 2018, the following buildings or structures have been added to the *Register*:

- **GRADE II LISTED**
 1. The Cornmarket

Approved planning applications and listed building consents (for grade II listed buildings) are in place for the following buildings:

- **GRADE II:**
 1. 18-20, Silver Street
 2. 1, 1a and 3 Angel Street
 3. 12 Sansome Place
 4. Wall, gates and piers and gate lodge to Pitmaston House
 5. War Memorial, Lichfield Avenue, Ronkswood
- **LOCALLY LISTED**
 1. Ice Factory
 2. The Granary, St. Martin's Quarter
 3. 79 St. John's

VULNERABLE BUILDINGS

Some buildings and sites are considered to be vulnerable but their condition and/or occupancy level does not yet meet the criteria to identify them as being at risk. The City Council maintains a list of vulnerable buildings and structures, and their condition is monitored alongside those at risk. Actions are identified where possible, the aim being to manage these heritage assets and avoid them becoming at risk.

It is hoped that by raising public awareness and involvement in their conservation the *Register* will help accelerate the processes needed to secure the future of these vulnerable buildings. Furthermore partnerships with SAVE Britain's Heritage and Historic England help to ensure pressure is applied to owners of buildings at risk, to ensure that important repairs and restoration is carried out.

We are sure that this *Register* will continue to aid this work by making a positive contribution to the conservation and enhancement of the heritage of Worcester for the benefit of future generations.