

Heritage at Risk in Worcester



Register 2018



Worcester
CITY COUNCIL

HERITAGE AT RISK REGISTER 2018

TABLE OF CONTENTS	PAGE
1. INTRODUCTION	2
2. WHAT IS 'HERITAGE AT RISK'?	2
3. WHY ARE BUILDINGS AT RISK?	2
Redundancy	2
Owners	3
Location	3
4. ASSESSMENT CRITERIA	3
Overall condition classifications	3
Occupancy	3
Priority	4
Designation	4
5. CONSERVATION AREAS	4
6. REGISTERED BATTLEFIELDS AT RISK	5
7. CONTACTS	5
8. HERITAGE AT RISK 2018	7
9. DETAILED ENTRIES	8
10. PROGRESS REPORT	13

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 2016.

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 722559
E-mail: julie.shaduwa@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 2018

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. K6 Telephone Kiosk, Bridge 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
22. Boughton Cricket Pavilion

CONSERVATION AREAS AT RISK:

23. Lowesmoor

9. DETAILED ENTRIES



HAR Reference No.	1 and 2	Action/comment
Site name	Edgar Tower	Falls of sandstone and structural instability in the towers. South side under repair. North side repairs due to commence April 2018.
Designation	Grade I, Scheduled Monument, CA	
Date of entry on register	2016	
Condition	Poor	
Occupancy	Occupied	
Priority	F (B)	



HAR Reference No.	3	Action/comment
Site name	Church of St. Helen	Presence of iron metal cramps in conjunction with red sandstone causing accelerated deterioration and failure of face work. Initial repair works implemented following a successful HLF Grant for Places of Worship.
Designation	Grade II*, CA	
Date of entry on register	2016	
Condition	Very bad	
Occupancy	Occupied	
Priority	F (D)	



HAR Reference No.	4 and 6	Action/comment
Site name	Remains of City Walls	Conservation Management Plan has been agreed and implementation plan has been prepared. Monitor progress towards satisfactory completion
Designation	Grade II, Scheduled Monument, CA	
Date of entry on register	2007	
Condition	Poor	
Occupancy	n/a	
Priority	E	



HAR Reference No.	5	Action/comment
Site name	Moated site at Earl's Court	Responsibility for action lies predominantly with Historic England and Malvern Hills district Council. Monitor progress and engage where necessary.
Designation	Scheduled Monument	
Date of entry on register	2015	
Condition	Poor	
Occupancy	Unoccupied	
Priority	C	



HAR Reference No. 7
Site name

55-57
Lowesmoor
Grade II, CA
2006

Designation
Date of entry on register
Condition
Occupancy
Priority

Very bad
Part-occupied
C

Action/comment
Property is in Very Bad state and urgent repair is required. Repairs Notice authorised since 2008 but no response from owner (s). Liaison with owner/agent to engage into remedial action still ongoing. Enforcement team notified.



HAR Reference No. 8
Site name

8
No. 18 and 20
Silver Street
Grade II, CA
2007

Designation
Date of entry on register
Condition
Occupancy
Priority

Very Bad
Unoccupied
B (A)

Action/comment
Planning application approved, awaiting implementation of scheme.



HAR Reference No. 9
Site name

9
11 The
Tything
Grade II, CA
2011

Designation
Date of entry on register
Condition
Occupancy
Priority

Poor
Part-occupied
C

Action/comment
Ground and First Floors repaired and occupied/ Second Floor is unoccupied and in poor state of repair. Has been in this condition for some time. Enforcement team notified.



HAR Reference No. 10
Site name

10
1, 1a and 3,
Angel Street
Grade II, CA
2016

Designation
Date of entry on register
Condition
Occupancy
Priority

Fair
Vacant
C

Action/comment
Both shop units and upper floors are unoccupied. Monitor progress.



HAR Reference No. 11
Site name

12 Sansome Place
Grade II, CA
2016

Designation
Date of entry on register
Condition
Occupancy
Priority

Fair
Vacant
F (C)

Action/comment
Falling into disrepair with loss of original fabric. Damaged windows and door surrounds. Approved planning application in place, awaiting implementation. Monitor progress.



HAR Reference No. 12
Site name

Forsyth sculpture, Hop pickers, 3-7 and 7a Sansome Street
Grade II, CA
2016

Designation
Date of entry on register
Condition
Occupancy

Fair
Buildings occupied
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
Grade II, CA
2016

Designation
Date of entry on register
Condition
Occupancy
Priority

Poor
n/a
C

Action/comment
The stone tomb is missing top section of urn finial and urn itself is unstable. Reported to Church PCC to implement repair.



HAR Reference No. 14
Site name

K6 Telephone Kiosk Bridge Street
Grade II, CA
2016

Designation
Date of entry on register
Condition
Occupancy
Priority

Poor
n/a
C

Action/comment
The K6 is in a generally poor state. It is out of use and door sealed shut. BT notified and works now authorised to be carried out.



HAR Reference No.
Site name

15
Walls and
Piers and
Gates and
Gate Lodge
to Pitmaston
House
Grade II, CA
2016

Action/comment
Vegetation growth
now removed but
building remains
unoccupied. Approved
planning consent in
place, awaiting
implementation of
works.

Designation
**Date of entry on
register**
Condition
Occupancy
Priority

Fair
Vacant
F (C)



HAR Reference No.
Site name

16
War Memorial,
Lichfield
Avenue,
Ronkswood
Grade II
2016

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.

Designation
**Date of entry on
register**
Condition
Occupancy
Priority

Fair
n/a
E



HAR Reference No.
Site name

17
Railway Viaduct
various locations,
Sansome Road,
The Butts
Locally Listed, CA
2012

Action/comment
Some sections of the
Railway Viaduct are
in In a poor state of
repairs at various
locations, especially
Sansome Road, The
Butts, and Henwick
Road. Liaise with
owner/agent to
engage into remedial
action

Designation
**Date of entry on
register**
Condition
Occupancy
Priority

Fair
n/a
C (A)



HAR Reference No.
Site name

18
79 - 83
St. Johns
Locally Listed,
CA
2012

Action/comment
In a poor state of
repairs. There is a
current planning
application for this
site. Await
implementation of
planning scheme and
monitor progress

Designation
**Date of entry on
register**
Condition
Occupancy
Priority

Very bad
Vacant
E (A)



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

HAR Reference No. 20
Site name Ice Factory
 Bromyard Road
 St. Johns
Designation Locally Listed
 2012
Condition Poor
Occupancy Vacant
Priority F (E)

Action/comment
 Vacant and in a poor state of repairs internally. Liaise with owner/agent to engage into remedial action

Action/comment
 Vacant and in a poor state of repairs internally. There is an approved scheme for this building. Awaiting implementation.



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 Vacant
Priority F (C)

HAR Reference No. 22
Site name Boughton Cricket Pavilion,
 St. Johns
Designation Locally Listed
 2016
Condition Very bad
Occupancy Vacant
Priority A

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

Action/comment
 Vacant and in a very bad state of repair. There is an approved scheme for the site but without conditions for the old pavilion. There is ongoing negotiation to remove the pavilion to Avoncroft Museum.



HAR Reference No. 22
Site name Boughton Cricket Pavilion,
 St. Johns
Designation Locally Listed
 2016
Condition Very bad
Occupancy Vacant
Priority A



10. PROGRESS REPORT 2018

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. The last register, published 2016, showed that there were 20 buildings/structures and 1 conservation area on the *Register*. The 2018 *Register* shows that there are 19 buildings/structures, 1 Scheduled Monument and 1 conservation area at Risk.

As a result of having undergone repairs, restoration work or maintenance the following buildings, structures or heritage assets have 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. HAR 14- K6 Telephone Kiosk, Sidbury

As a result of survey work carried out in 2017, the following buildings or structures have been added to the *Register*:

- **SCHEDULED MONUMENT:**
 1. HAR 5- Earl's Court

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

- **GRADE II:**
 1. Pitmaston Gate Lodge
 2. 12, Sansome Place
 3. 18-20 Silver Street
 4. War Memorial, Lichfield Avenue, Ronkswood
- **LOCALLY LISTED**
 1. The Granary, St. Martin's Quarter
 2. Ice Factory
 3. 79-83, 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.

