# HERITAGE AT RISK REGISTER 2016

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1. INTRODUCTION

The City Council is involved in taking steps to protect and enhance those historic structures, scheduled monuments and battlefields 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 better protection; this HAR is an expansion and replacement of the previous list produced in 2013.

Most of the building 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 that merits 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 is a building, scheduled monument or battlefield that has been identified as being at risk through neglect, decay or subject to unsympathetic work. Building 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. Battlefields 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
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
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 2012 edition of the Register, the previous category is given in brackets after the current priority category. Priority for action is graded as follows:

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Immediate risk of further rapid deterioration or loss of fabric; no solution agreed.</td>
</tr>
<tr>
<td>B</td>
<td>Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented.</td>
</tr>
<tr>
<td>C</td>
<td>Slow decay; no solution agreed.</td>
</tr>
<tr>
<td>D</td>
<td>Slow decay; solution agreed but not yet implemented.</td>
</tr>
<tr>
<td>E</td>
<td>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)</td>
</tr>
<tr>
<td>F</td>
<td>Repair scheme in progress and where applicable end use or user identified.</td>
</tr>
</tbody>
</table>

**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 classes, or grades, of listed buildings: of highest merit is grade I, followed by grade II* and then grade II. Most listed buildings are grade II. Scheduled ancient monuments are not graded but are all of national significance.

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

**OWNERSHIP CATEGORIES**
Charity
Company
Crown
Education Body
Former Public Utility/Government
Health Authority
Housing Association
Local Authority
Private
Religious Organisation
Trust
Unknown
5. 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.

6. CONTACTS

**Worcester City Council**
Heritage and Design
The Guildhall
High Street
Worcester
WR1 2EY
Tel.: 01905 722559
E-mail: julie.lynn@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](http://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.ancientmonumentssociety.org.uk

The Battlefields Trust
60 Seymour Road
St. Albans
Hertfordshire
AL3 5HW
Tel.: 01727 831413
www.battlefieldstrust.com
7. HERITAGE AT RISK 2016

GRADE 1:
1. Edgar Tower

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

GRADE II:
5. Remains of City Wall and Scheduled Monument
6. Nos. 18-20 Silver Street
7. Nos. 55-57 Lowesmoor
8. No.11 The Tything
9. 1, 1a and 3 Angel Street
10. 12 Sansome Place
11. 3-7 and 7a Sansome Street
12. Pedestal Tomb, Church of St. John Baptist, Claines
13. K6 Telephone Kiosk, Bridge Street
14. K6 Telephone Kiosk, Sidbury
15. Walls, Gate, Piers and Gate Lodge to Pitmaston House
16. War Memorial, Lichfield Avenue, Ronkswood

LOCALLY LISTED:
17. The Granary, St. Martin’s Gate
18. Railway Viaduct
19. 79-81 St. John’s
20. Scala Theatre
21. Ice Factory
22. Boughton Cricket Pavillion

CONSERVATION AREAS AT RISK:
23. Lowesmoor
## 8. DETAILED ENTRIES

<table>
<thead>
<tr>
<th>HAR Reference No.</th>
<th>Site name</th>
<th>Designation</th>
<th>Date of entry on register</th>
<th>Condition</th>
<th>Occupancy</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 and 2</td>
<td>Edgar Tower</td>
<td>Grade I, Scheduled</td>
<td>2016</td>
<td>Poor</td>
<td>Occupied</td>
<td>B</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Monument, CA</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Church of St. Helen</td>
<td>Grade II*, CA</td>
<td>2016</td>
<td>Very bad</td>
<td>Occupied</td>
<td>D</td>
</tr>
<tr>
<td>4 and 5</td>
<td>Remains of City Walls</td>
<td>Grade II, Scheduled</td>
<td>2007</td>
<td>Poor</td>
<td>n/a</td>
<td>E</td>
</tr>
<tr>
<td>6</td>
<td>No. 18 and 20 Silver Street</td>
<td>Grade II, CA</td>
<td>2007</td>
<td>Very Bad</td>
<td>Unoccupied</td>
<td>B (A)</td>
</tr>
</tbody>
</table>

**Action/comment**

- Falls of sandstone and structural instability in the towers. South side under repair. North side yet to be organised.
- Presence of iron metal cramps in conjunction with red sandstone causing accelerated deterioration and failure of face work. HLF Grant for Places of Worship to assist with funding for repair work was awarded in 2016.
- Conservation Management Plan has been agreed and implementation plan has been prepared. Monitor progress towards satisfactory completion.
- Planning application approved, awaiting implementation of scheme.
<table>
<thead>
<tr>
<th>HAR Reference No.</th>
<th>Site name</th>
<th>Designation</th>
<th>Date of entry on register</th>
<th>Condition</th>
<th>Occupancy</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td>55-57 Lowesmoor</td>
<td>Grade II, CA</td>
<td>2006</td>
<td>Very bad</td>
<td>Part-occupied</td>
<td>C</td>
</tr>
<tr>
<td>8</td>
<td>11 The Tything</td>
<td>Grade II, CA</td>
<td>2011</td>
<td>Poor</td>
<td>Part-occupied</td>
<td>C</td>
</tr>
<tr>
<td>9</td>
<td>1, 1a and 3, Angel Street</td>
<td>Grade II, CA</td>
<td>2016</td>
<td>Fair</td>
<td>Vacant</td>
<td>C</td>
</tr>
<tr>
<td>10</td>
<td>12 Sansome Place</td>
<td>Grade II, CA</td>
<td>2016</td>
<td>Fair</td>
<td>Vacant</td>
<td>C</td>
</tr>
</tbody>
</table>

**HAR Reference No. 7 Action/comment**

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

**HAR Reference No. 8 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. 9 Action/comment**

Both shop units and upper floors are unoccupied. Monitor progress.

**HAR Reference No. 10 Action/comment**

Falling into disrepair with loss of original fabric. Damaged windows and door surrounds. Currently unoccupied the property is for sale showing as sold. Monitor progress once new ownership established.
<table>
<thead>
<tr>
<th>HAR Reference No.</th>
<th>Site name</th>
<th>Action/comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
<td>Forsyth sculpture, Hop pickers, 3-7 and 7a Sansome Street</td>
<td>Sculpture is subject to high levels of pollution due to heavy traffic in immediate vicinity. Recommend discussion with owners to formulate maintenance/cleaning plan.</td>
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<tr>
<td>12</td>
<td>Pedestal Tomb, Church of St John Baptist, Claines</td>
<td>The stone tomb is missing top section of urn finial and urn itself is unstable. Report to Worcester City Council maintenance department for repair</td>
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<tr>
<td></td>
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<td></td>
</tr>
<tr>
<td>13</td>
<td>K6 Telephone Kiosk Bridge Street</td>
<td>The K6 is in a generally poor state. It is out of use and door sealed shut. Enforcement team notified and BT to be notified of situation.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>14</td>
<td>K6 Telephone Kiosk, Sidbury, Bath Road</td>
<td>The K6 is in a very poor state. It has been vandalised and in addition has severe vegetation growth. Enforcement team notified and BT to be notified of situation.</td>
</tr>
<tr>
<td>HAR Reference No.</td>
<td>Site name</td>
<td>Designation</td>
</tr>
<tr>
<td>------------------</td>
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<td>-------------</td>
</tr>
<tr>
<td>15</td>
<td>Walls and Piers and Gates and Gate Lodge to Pitmaston House</td>
<td>Grade II, CA</td>
</tr>
<tr>
<td>16</td>
<td>War Memorial, Lichfield Avenue, Ronkswood</td>
<td>Grade II</td>
</tr>
<tr>
<td>17</td>
<td>The Granary St. Martin’s Gate</td>
<td>Locally Listed, CA</td>
</tr>
<tr>
<td>18</td>
<td>Railway Viaduct various locations, Sansome Road, The Butts</td>
<td>Locally Listed, CA</td>
</tr>
</tbody>
</table>

**Action/comment**
- Vegetation growth causing damage to fabric of building, gate piers and walls. Worcestershire County Council to be advised of situation. Recommend careful removal of vegetation and repair work.
- Planning application approved to develop the site. Relocation of War Memorial is part of the development proposals. Await implementation of development of site. Monitor progress of development.
- Unoccupied and in a state of disrepair. Planning application submitted, awaiting approval.
- Some sections of the Railway Viaduct are 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.
<table>
<thead>
<tr>
<th>HAR Reference No.</th>
<th>Site name</th>
<th>Designation</th>
<th>Date of entry on register</th>
<th>Condition</th>
<th>Occupancy</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>19</td>
<td>79 - 83 St. Johns</td>
<td>Locally Listed, CA</td>
<td>2012</td>
<td>Very bad</td>
<td>Vacant</td>
<td>E (A)</td>
</tr>
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<td></td>
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<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>Scala Theatre Angel Street</td>
<td>Locally Listed, CA</td>
<td>2012</td>
<td>Poor</td>
<td>Vacant</td>
<td>C (A)</td>
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</tr>
<tr>
<td>21</td>
<td>Ice Factory Bromyard Road St. Johns</td>
<td>Locally Listed</td>
<td>2012</td>
<td>Poor</td>
<td>Vacant</td>
<td>E (A)</td>
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<td></td>
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</tr>
<tr>
<td>22</td>
<td>Boughton Cricket Pavillion,Bought on Sports Pitch St. Johns</td>
<td>Locally Listed</td>
<td>2016</td>
<td>Very bad</td>
<td>Vacant</td>
<td>A</td>
</tr>
<tr>
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</tbody>
</table>

**Action/comment**

- **HAR Reference No. 19**
  - Site name: 79 - 83 St. Johns
  - Designation: Locally Listed, CA
  - Date of entry on register: 2012
  - Condition: Very bad
  - Occupancy: Vacant
  - Priority: **E (A)**

  In a poor state of repairs. Original Planning Permission submitted in 1999 was subsequently revised to include the retention of buildings. There is a current planning application for this site. Await implementation of planning scheme and monitor progress.

- **HAR Reference No. 20**
  - Site name: Scala Theatre Angel Street
  - Designation: Locally Listed, CA
  - Date of entry on register: 2012
  - Condition: Poor
  - Occupancy: Vacant
  - Priority: **C (A)**

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

- **HAR Reference No. 21**
  - Site name: Ice Factory Bromyard Road St. Johns
  - Designation: Locally Listed
  - Date of entry on register: 2012
  - Condition: Poor
  - Occupancy: Vacant
  - Priority: **E (A)**

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

- **HAR Reference No. 22**
  - Site name: Boughton Cricket Pavillion,Bought on Sports Pitch St. Johns
  - Designation: Locally Listed
  - Date of entry on register: 2016
  - Condition: Very bad
  - Occupancy: Vacant
  - Priority: **A**

  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.
9. PROGRESS REPORT 2016

The first provisional register of Buildings at Risk, now HAR, 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 2012, showed that there were 24 buildings, 3 conservation areas and 1 registered Battlefield at Risk on the Register. The 2016 Register shows that there are 20 buildings/structures 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 1- Shrub Hill Station- Ladies Waiting Rooms

- **GRADE II LISTED:**
  1. HAR 4 – Lock Cottage, Diglis Dock Road
  2. HAR 5- Foregate Street Railway Bridge
  3. HAR 6- 42, Henwick Road, St. John’s
  4. HAR 7- 34, Henwick Road, St. John’s
  5. HAR 9- St. Cuthbert’s Chapel
  6. HAR 10- Shrub Hill Railway Station
  7. HAR 11- Engine Works, Shrub Hill Road
  8. HAR 13- No.13 The Tything
  9. HAR 14- No.28 The Tything
  10. HAR 15- Heron Lodge, London Road
  11. HAR 16- Woodside, Lark Hill
  12. HAR 18- No.47 The Tything
  13. HAR 19- No.115 Sidbury
  14. HAR No. 20 Green Hill

- **CONSERVATION AREAS:**
  1. The Canal
  2. Lark Hill

- **REGISTERED BATTLEFIELDS:**
  1. Battle of Worcester (1642 and 1651), Powick Bridge

As a result of survey work carried out in 2015-2016, the following buildings or structures have been added to the Register:

- **GRADE I LISTED and SCHEDULED MONUMENT:**
  1. HAR 1 and 3- Edgar Tower

- **GRADE II* LISTED:**
  2. HAR 2- Church of St. Helen

- **GRADE II:**
  1. HAR 9- 1, 1a and 3 Angel Street
  2. HAR 10- 12 Sansome Place
  3. HAR 11- 3-7 and 7a Sansome Street
  4. HAR 12- Pedestal Tomb 37m west of Church of St. John Baptist, Claines
  5. HAR 13- K6 Telephone Kiosk, Bridge Street
  6. HAR 14- K6 Telephone Kiosk, Sidbury
  7. HAR 15- Walls, Gates, Piers and Gate Lodge, Pitmaston House
  8. HAR 16 War Memorial, Lichfield Avenue, Ronkswood

- **LOCALLY LISTED:**
  1. HAR 22- Boughton Cricket Pavillion, St. John’s

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.