

Heritage at Risk in Worcester



55-57 Lowesmoor

2022 Register



Worcester
CITY COUNCIL

HERITAGE at RISK in WORCESTER: – 2022 REGISTER

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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 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 2021.

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 few 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 several 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 policy. Churches, cinemas 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 most 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 also attract vandalism and blight the quality of an area's environment.

OWNERS AND OWNERSHIP

It has become a well-known phrase in 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. Also, in some instances, the ownership of a building may not be clear, or the subject of legal issues, such as probate or estate management; and any works may need prior agreement from insurers. The City Council is committed to resolve the issues associated with Heritage at Risk 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 an 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 any 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 is made on the bases 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 blocked gutters or signs of water ingress.

4. GOOD means structurally sound, watertight, 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, although they may not necessarily be those in the worst condition.

If the priority category has altered since the previous edition of the *Register*, the previous category is given in square brackets after the current priority category – e.g., E[C]. 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 (94%) are at Grade II. Scheduled Monuments are not graded but they all have high national significance.

Locally listed buildings are not graded but are significant at a local level. Their importance as heritage assets is given consideration within the planning framework.

5. CONSERVATION AREAS

The reasons why conservation areas become at risk are complex and varied, depending upon 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 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 considered when looking at the current condition and future vulnerability of a battlefield.

7. OTHER HERITAGE at RISK REGISTERS

Both Historic England and SAVE Britain's Heritage also produce annual Heritage at Risk Registers. As these are compiled independently, inevitably there are some differences between them regarding which buildings are included. This edition of the City Council's *Register* has therefore added those entries exclusively included in both Historic England and SAVE's registers, to produce a single unified version. It has only resulted in the addition of two Grade II listed buildings.

8. CONTACTS

Worcester City Council

Conservation & Heritage
The Guildhall
High Street
Worcester
WR1 2EY

[Home - Worcester City Council](#)

Phone 01905 722233

Email planning@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 Midlands Office is: -

Historic England

Midlands Office
The Foundry
82 Granville Street
Birmingham
B1 2LH

[Midlands Regional Office | Historic England](#)

Phone 0121 625 6888

Email midlands@HistoricEngland.org.uk

SAVE Britain's Heritage

70 Cowcross Street

London

EC1M 6EJ

www.savebritainsheritage.org

Phone 020 7253 3500

Email office@savebritainsheritage.org

The Institute of Historic Building Conservation (IHBC)

Jubilee House

High Street

Tisbury

Wiltshire

SP3 6HA

www.ihbc.org.uk

Phone 01747 873133

Email secretary@ihbc.org.uk

The Society for the Protection of Ancient Buildings (SPAB)

37 Spital Square

London

E1 6DY

www.spab.org.uk

Phone 020 7377 1644

Ancient Monuments Society

St. Ann's Vestry Hall

2 Church Entry

London

EC4V 5HB

Phone 0207 2363934

www.ancientmonumentsociety.org.uk

The Battlefields Trust

60 Seymour Road

St. Albans

Hertfordshire

AL3 5HW

Phone 01727 831413

www.battlefieldstrust.com

9. HERITAGE at RISK 2022

SCHEDULED MONUMENTS:

1. City walls: section extending 130 feet (40 metres) from the back of No.27 New Street to Windsor Row (also listed Grade II)
2. City walls: section S of The Butts, extending 150ft (50m) between Angel Place and Bath Cottage (also listed Grade II)
3. Moated site at Earl's Court

GRADE I:

No entries

GRADE II*:

4. Church of St. Helen

GRADE II:

5. City walls: section extending 130 feet (40 metres) from the back of No.27 New Street to Windsor Row (also Scheduled Monument)
6. City walls: section S of The Butts, extending 150ft (50m) between Angel Place and Bath Cottage (also Scheduled Monument)
7. Nos.55-57 Lowesmoor
8. 3 Green Hill, Bath Road
9. 1, 1a & 3 Angel Street
10. Forsyth Sculpture, Hop Pickers, 3-7 & 7a Sansome Street
11. Pedestal Tomb, Church of St. John Baptist, Claines
12. Corn Exchange, Angel Street
13. War Memorial, Lichfield Avenue, Ronkswood
14. 3 Trotshill Lane East
15. Boundary Walls to West and South of Nos.13 & 14 College Green, including railings. Monastic Precinct Wall abutting No 12a
16. 13 The Tything
17. Farm building (St Cuthbert's Chapel) Malvern Road, Lower Wick

LOCALLY LISTED:

18. 79-83 St. Johns
19. Scala Theatre
20. Ice Factory
21. Block J, Gilding House, Royal Worcester Porcelain Works


CONSERVATION AREAS at RISK:

22. Lowesmoor


10. DETAILED ENTRIES

Scheduled Monuments

	<p>HaR References Nos.1 & 5 Site name City walls: section extending 130 feet (40 metres) from the back of No. 27 New Street to Windsor Row Designation Scheduled Monument, Grade II LB, CA Date of first entry on register 2007 Condition Poor Occupancy n/a Priority E</p>	<p>Action/comment Single section of the medieval city walls. A variety of repair and maintenance has taken place along the city walls in the past. A conservation management plan for the medieval defences has also been completed. Sections of the wall have been repaired with Historic England grant aid. The section which remains at risk is affected by damaging plant growth, it extends 40 metres from the back of No.27 New Street to Windsor Row. The owner has removed most of the vegetation and a solution for the area is under negotiation. (Historic England)</p>
 <p>2022</p>	<p>HaR References Nos.2 & 6 Site name City walls: section S of The Butts, extending 150ft (50m) between Angel Place and Bath Cottage Designation Scheduled Monument, Grade II LB, CA Date of first entry on register 2021 Condition Generally satisfactory but with significant localised problems Occupancy n/a Priority E[C]</p>	<p>Action/comment Collapse of part of the wall at the end of 2019. An agreed solution of building a concrete retaining wall has been implemented. Work to reinstall the original stonework facing to this wall is pending. (Historic England)</p>

	<p>HaR Reference No.3 Site name Moated site at Earl's Court Designation Scheduled Monument Date of first entry on register 2018 Condition Generally unsatisfactory with major localised problems Occupancy n/a Priority C</p>	<p>Action/comment Scrub / tree growth – trend declining (Historic England)</p>
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Listed Buildings


	<p>HaR Reference No.4 Site name Church of St. Helen Designation Grade II* LB, CA Date of first entry on register 2016 Condition Fair Occupancy Occupied Priority F[C]</p>	<p>Action/comment The presence of iron cramps in conjunction with the red sandstone used for rebuilding in the C19 is causing accelerated deterioration and failure of the facework. A limited scheme of high-level masonry repairs funded by a National Lottery Heritage Fund Grant for Places of Worship was completed in 2019, leaving masonry repairs to the south aisle and lowest stage of the tower to be attended to. (Historic England)</p>
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2022

HaR Reference No.5	City Walls, New Street	See HaR No.1
HaR Reference No.6	City Walls, The Butts	See HaR No.2


	<p>HaR Reference No.7 Site name 55-57 Lowesmoor Designation Grade II LB, CA Date of first entry on register 2006 Condition Very bad Occupancy Part-occupied Priority C</p>	<p>Action/comment Property is in a very bad state and urgent repair is required.</p> <p>Some interest has been shown in the property by a local Buildings' Preservation Trust. This is ongoing.</p>
	<p>HaR Reference No.8 Site name 3 Green Hill Bath Road Designation Grade II LB Date of first entry on register 2020 Condition Poor Occupancy Vacant Priority C</p>	<p>Action/comment Property is in a very bad state and urgent repair is required.</p>
 <p>2022</p>	<p>HaR Reference No.9 Site name 1, 1a & 3 Angel Street Designation Grade II LB, CA Date of first entry on register 2016 Condition Fair Occupancy Vacant Priority D[C]</p>	<p>Action/comment Both shop units and upper floors are unoccupied. Lawful development certificate approval stands for A1 use to ground floor and residential use above, but the details of the scheme are not yet agreed. (SAVE)</p>

 <p>2022</p>	<p>HaR Reference No.10 Site name Forsyth sculpture, Hop Pickers, 3-7 & 7a Sansome Street Designation Grade II LB, CA Date of first entry on register 2016 Condition Fair Occupancy Occupied Priority C</p>	<p>Action/comment Sculpture is subject to high levels of pollution due to heavy traffic in immediate vicinity.</p> <p>Discussion with owners is planned to formulate a maintenance/cleaning plan.</p>
	<p>HaR Reference No.11 Site name Pedestal Tomb, Church of St John the Baptist, Claines Designation Grade II LB, CA Date of first entry on register 2016 Condition Poor Occupancy n/a Priority C</p>	<p>Action/comment The stone tomb is missing top section of urn finial and urn itself is unstable. Church PCC notified.</p> <p>Currently seeking potential funding sources to aid repair.</p>
 <p>2022</p>	<p>HaR Reference No.12 Site name Corn Exchange, Angel Street Designation Grade II LB, CA Date of first entry on register 2019 Condition Fair Occupancy Vacant Priority D[C]</p>	<p>Action/comment Although the building is in a generally fair condition it has been out of use for several years and has been subject to graffiti and vandalism.</p> <p>The City Council has acquired the building and a scheme for its refurbishment is being developed.</p>

 <p>2021</p>	<p>HaR Reference No.13 Site name War Memorial, Lichfield Avenue, Ronkswood Designation Grade II LB Date of first entry on register 2016 Condition Fair Occupancy n/a Priority E</p>	<p>Action/comment Relocated from Shrub Hill c.1969, now standing on an undeveloped portion of the site of the former Church of the Holy Trinity & St Matthew.</p> <p>Vulnerable to potential development proposals. Listed for this reason. Condition monitored regularly by local residents.</p>
 <p>2022</p>	<p>HaR Reference No.14 Site name 3 Trotshill Lane East Designation Grade II LB Date of first entry on register 2021 Condition Poor Occupancy Vacant Priority A</p>	<p>Action/comment The building has been unoccupied for several years. Following reports of poor security and anti-social behaviour, the building was damaged by fire in November 2020.</p> <p>The building has been boarded up and the undergrowth around it cleared; otherwise, no further progress.</p>
 <p>2021</p>  <p>2022</p>	<p>HaR Reference No.15 Site name Boundary Walls to West and South of Nos. 13 & 14 College Green, including railings. Monastic Precinct Wall abutting No.12a Designation Grade II LB Date of first entry on register 2021 Condition Very bad Occupancy n/a Priority B</p>	<p>Action/comment Wall collapsed. A rebuild programme has been designed and scheduled monument consent received for the work.</p> <p>Rebuilding has been delayed due to lack of agreement with insurers.</p>


	<p>HaR Reference No.16 Site name 13 The Tything Designation Grade II LB Date of first entry on register 2022 Condition Poor Occupancy Vacant Priority D</p>	<p>Action/comment Consent was granted in September 2021 for change of use ground floor rear, first and second floor (F.2 and E) to 4 bed HMO (C4), plus 1 bed flat (C3) with private amenity space and parking.</p> <p>Work upon the consented scheme has yet to commence. (On SAVE's Register)</p>
 <p>2015</p>	<p>HaR Reference No.17 Site name Farm building (St Cuthbert's Chapel) Malvern Road Lower Wick Date of first entry on register 2022 Designation Grade II LB Condition Poor Occupancy Unknown Priority E</p>	<p>Action/comment The building appears to be safe and secure, though it is unclear if it remains vacant or has been in use. The restaurant in the attached buildings to the north has also closed.</p> <p>A July 2012 consent for works appears to have been enacted. (On SAVE's Register)</p>

Locally Listed Buildings

	<p>HaR Reference No.18 Site name 79 - 83 St. Johns Designation Locally Listed, CA Date of first entry on register 2012 Condition Very bad Occupancy Vacant Priority D[C]</p>	<p>Action/comment In a poor state of repair. Planning consent has been granted for No.79.</p> <p>Proposals for both sites are under negotiation and a pre-application has been received and responded to. A new planning application is anticipated.</p>
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 <p>2021</p>	<p>HaR Reference No.19 Site name Scala Theatre Angel Street Designation Locally Listed, CA Date of first entry on register 2012 Condition Poor Occupancy Part-occupied Priority D[C]</p>	<p>Action/comment Vacant and in a poor state of repairs internally.</p> <p>The City Council has acquired the building and a scheme for its refurbishment is being developed.</p>
 <p>2020</p>	<p>HaR Reference No.20 Site name Ice Factory Bromyard Road St. Johns Designation Locally Listed Date of first entry on register 2012 Condition Poor Occupancy Vacant Priority F</p>	<p>Action/comment Implementation of planning application underway.</p> <p>Completion of scheme required prior to removal from register.</p>
 <p>2022</p>	<p>HaR Reference No.21 Site name Block J, Gilding House Royal Worcester Porcelain Works Designation Locally Listed, CA Date of first entry on register 2020 Condition Poor Occupancy Vacant Priority C</p>	<p>Action/comment The property is in a poor state, but some work has been done to make it weatherproof and exclude pigeons.</p> <p>The owner is assessing options for the building.</p>

Conservation Areas

	<p>HaR Reference No.22</p> <p>Site name Lowesmoor</p> <p>Conservation Area</p> <p>Designation CA including 15 LBs</p> <p>Condition Poor</p> <p>Occupancy Part-occupied</p> <p>Priority C</p>	<p>Action/comment 55-57 'At Risk', unoccupied units, damage and inappropriate additions/alterations to buildings.</p> <p>An enhancement scheme is being developed for the area.</p>
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Summary of duration of entries on the Heritage at Risk Register

The table below shows the entries on the Heritage at Risk *Register* ranked in order of how long they have been included. This shows that most have been on the *Register* for 10 years or less and that three-quarters of them have been included for 6 years or less: -

Year added to <i>Register</i>	No. added
2006	1
2007	1
2012	3
2016	5
2018	1
2019	1
2020	2
2021	3
2022	2

11. OPTIONS FOR ACTION

The City Council will always look to try and work positively with a building owner to encourage a co-operative working relationship to bring about conservation of the heritage asset and ensure that it is put to an appropriate use. Formal intervention is always a last resort but is sometimes necessary. Formal interventions include the following: -

Urgent Works Notice – Section 54 of the Planning (Listed Building and Conservation Areas) Act 1990 enables the city council to require urgent works necessary for the preservation of a listed building. An owner will receive a written notice setting out the works required.

Repairs Notice – Section 48 of the act enables the city council to serve notice on a listed building owner, specifying the repairs considered reasonably necessary. If, after not less than two months, reasonable steps have not been taken, the city council can in certain circumstances begin compulsory purchase proceedings under Section 47. A compulsory purchase order (CPO) requires the Secretary of State's confirmation, who has reserve powers under Sections 47 and 48 and must consult Historic England before exercising them, or confirming a CPO made by the City Council.

The **Dangerous Structures** Section 77 of the Building Act 1984 enables the City Council to apply to a magistrates court for an order requiring an owner to make a building safe, or to demolish it. If an owner fails to comply, the City Council can carry the works out in default and reclaim the expenses, which are registered as a local land charge. Works under

a dangerous structures order are subject to listed building control and may need consent. Section 56 of the 1990 Act requires the City Council to consider exercising powers under Sections 47 and 48 or Section 54 (i.e., repairs and urgent works notices) before making a Dangerous Structures Order in respect of a listed building.

12. PROGRESS REPORT 2022

The first provisional register of Buildings at Risk, now Heritage at Risk, was submitted to members of the Planning Committee in 1998 and ever since the City Council has tried to produce the *Register* on a yearly basis. There are currently 18 buildings/structures, 3 Scheduled Monuments and 1 conservation area at Risk. Although there are no heritage assets to be removed from the *Register* this year, the following are undergoing repairs, restoration work or maintenance: testimony that keeping a register, as a spotlight on a problem, can focus initiatives and produce action: -

- **GRADE II*:** Church of St. Helen
- **GRADE II LISTED:** City walls: section S of The Butts, extending 150ft (50m) between Angel Place and Bath Cottage
- **LOCALLY LISTED:** Ice Factory, Bromyard Road, St. Johns

Harmonising the various Heritage at Risk lists, the following buildings or structures have been added to the *Register* from SAVE Britain's Heritage's version: -

- **GRADE II LISTED:** 13 The Tything; Farm building (St Cuthbert's Chapel) Malvern Road, Lower Wick

Changes in ownership and development proposals are also in progress for the following buildings: -

- **GRADE II LISTED:** Corn Exchange, Angel Street
- **LOCALLY LISTED3:** Scala Theatre, Angel Street & Angel Place

CHANGES IN PRIORTY

The changed circumstances around 6 of the sites have also allowed their Priority to be downgraded. These changes are: -

HaR Entry	Address	Former Priority	New Priority
2	City Walls S of The Butts	C	E
4	Church of St Helen	C	F
9	1, 1A & 3 Angel Street	C	D
12	Corn Exchange	C	D
18	79-83 St Johns	C	D
19	Scala Theatre	C	D

VULNERABLE BUILDINGS

Some buildings and sites are vulnerable, but their condition and/or occupancy level does not yet meet the criteria to identify them as at risk. The City Council maintains a list of such structures, and their condition is monitored. Actions are identified where possible to manage these heritage assets and avoid them becoming at risk. It is hoped that by raising public awareness and involvement in their conservation, this *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 intend 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.

Heritage at Risk Register 2022



Worcester
CITY COUNCIL



3 Trotshill Lane East 2022