



ENGLISH HERITAGE

# HERITAGE AT RISK

2012

EAST OF ENGLAND



# HERITAGE AT RISK

Despite the challenges of recession, the number of sites on the Heritage at Risk Register continues to fall. Excluding listed places of worship, for which the survey is still incomplete, 1,150 assets have been removed for positive reasons since the Register was launched in 2008. The sites that remain at risk tend to be the more intractable ones where solutions are taking longer to implement.

While the overall number of buildings at risk has fallen, the average conservation deficit for each property has increased from £260k (1999) to £370k (2012). We are also seeing a steady increase in the proportion of buildings that are capable of beneficial re-use – those that have become redundant not because of any fundamental lack of potential, but simply as the temporary victims of the current economic climate.

The Heritage at Risk Register continues to be an important tool to help us identify future challenges, as well as highlight some of our key successes from the past year. Our historic places are vulnerable to different kinds of threat, ranging from decay and vandalism to theft and unsympathetic development. We continue, however, to find solutions to tackle heritage at risk and, in particular, address the issues of our priority sites.

English Heritage provides specialist advice to help owners find solutions to vulnerable places in their care. Because our resources are limited, our grant aid is focused on the heritage that is most at risk and situations in which our grants may often be the only source of financial assistance. We work with partners such as the Heritage Lottery Fund not only to help find funds for threatened sites but also to identify potential solutions and to help unlock other sources of support. This year's Register lists 445 published entries that are at risk in the East of England.

We aim to secure the future of our key priority sites. This year we have helped complete the repairs to Pirton Grange Gatehouse in Hertfordshire, a privately owned timber-framed gatehouse. The building had been on the Register since 2001 and we helped with a grant of nearly £140,000. In its place, we have added Knebworth House to our list of priority sites and will be working closely with the estate to agree a phased programme of repairs.

During the past year we removed eight buildings at risk from the Register. These include the Ice House at Braxted Park in Essex and Warren House, a picturesque folly at Kimbolton. However, ten new buildings have had to be added, including the recently fire-damaged Cupola House in Bury St Edmunds. This means that 92 (1.7%) of the Region's 5,269 grade I or II\* listed buildings are currently at risk.

Since the launch of the Conservation Areas at Risk survey (2008) 77% of our local authorities have provided data. This confirms that 44 (5%) of a combined total of 881 conservation areas are at risk. During the year, five conservation areas have been removed from the Register and six have been added.

We have surveyed 240 of the 2,323 listed places of worship in East of England, as a result of which we have been able to identify 74 as being in need of repair or vulnerable to other kinds of threat. Many of the sites have already been given financial help under the Repair Grants for Places of Worship scheme, the running and funding of which will be passed to the Heritage Lottery Fund in 2013. We have also helped to fund three Diocesan Support Officers who work directly with congregations to provide advice on maintenance, tourism and the adaptation of their buildings to local needs.



**Greg Luton**  
Planning and Conservation Director,  
East of England

## CUPOLA HOUSE, BURY ST EDMUNDS, SUFFOLK

Empty, neglected and already a building at risk, the 17th century Cupola House was restored to beneficial use in 2001–2 and subsequently occupied as a restaurant. In June 2012 this grade I timber-framed building was destroyed by a fire that began in its basement kitchen. Although the rear wall collapsed, enough of the façade and internal fabric survives to make restoration a realistic option. The building has since been scaffolded while its owners and insurers agree a rebuilding plan with English Heritage and St Edmundsbury Borough Council.

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## BUILDINGS AT RISK

- Nationally, 3.0% of grade I and II\* listed buildings are at risk. In the East of England this falls to 1.7% (92 buildings).
- 8 buildings at risk were removed from the 2011 East of England Register, but 10 have been added.

## PLACES OF WORSHIP AT RISK

- Of the 240 listed places of worship surveyed in the East of England, 74 are at risk. 37 have been added this year.

## SCHEDULED MONUMENTS

- 3,286 (16.6%) of England's 19,759 scheduled monuments are at risk, of which 218 are in the East of England.
- In the East of England, 5 scheduled monuments have been removed from the 2011 Register, and 5 have been added.
- 17.2% of scheduled monuments (35) on the East of England baseline 2009 Register have been removed for positive reasons, compared to the national figure of 15.8%.
- Nationally, damage from arable cultivation is the greatest risk factor for scheduled monuments, accounting for 44% of those at risk. In the East of England the proportion is 70%.

## REGISTERED PARKS AND GARDENS

- 99 (6.1%) of England's 1,617 registered parks and gardens are at risk, a decrease from 103 (6.4%) in 2011. In the East of England, 6 (2.8%) of our 211 sites are at risk.
- Nationally, 5 sites were removed from the 2011 Register and 1 has been added. Of the registered parks and gardens removed, 2 are in the East of England.

## REGISTERED BATTLEFIELDS

- Of the 43 registered battlefields in England, 6 are at risk, 2 fewer than the 2008 baseline. The only registered battlefield in the East of England is not at risk.

## PROTECTED WRECK SITES

- Of the 46 protected wreck sites off England's coast, 4 are at risk. Of the 10 sites on the 2008 baseline, 9 have been removed. The East of England's single protected wreck site is not at risk.

## CONSERVATION AREAS

- We now have information on the condition of 7,976 of England's 9,770 conservation areas; 524 (6.6%) are at risk. Of the 881 conservation areas surveyed in the East of England, 44 (5%) are at risk.
- 3 conservation areas were removed from the 2011 East of England Register for positive reasons, but 6 have been added.



### PENTNEY PRIORY GATEHOUSE, NORFOLK

The roofless gatehouse of this Augustinian priory has been on the Buildings at Risk Register since its launch in 1998. Now, an imaginative new owner plans to carry out major structural repairs and re-roof the building in order to secure it a viable and useful future.

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**51%** OF  
BUILDINGS  
AT RISK ON  
THE 1999  
REGISTER HAVE BEEN  
**SAVED**

**44**  
CONSERVATION  
AREAS ARE  
AT RISK

**12.6%** OF  
SCHEDULED  
MONUMENTS  
ARE  
AT RISK

**£696k**  
IN GRANTS  
WAS OFFERED TO  
**12** SITES AT RISK

## PRIORITY HAR SITES

- Chantry Chapel and Mausoleum, Thorndon Park, Brentwood, Essex
- Church of St Mary, Ickworth Park, Suffolk
- Church of St Mary the Virgin (Old Parish Church), Clophill, Bedfordshire
- Elstow Manor House (Remains of), Elstow, Bedford
- Knebworth House, Knebworth, Hertfordshire
- Langham Airfield Dome Trainer; Langham, Norfolk
- Remains of Augustinian Priory Gatehouse, Pentney, Norfolk
- St George's Theatre, St George's Plain, Great Yarmouth, Norfolk
- St Osyth's Priory, St Osyth, Tendring, Essex
- Tilty Mill, Tilty, Essex

## GRADE II PILOT PROJECTS

English Heritage is looking for people to take part in pilot projects that will explore options for expanding the Heritage at Risk programme to include all grade II listed buildings.

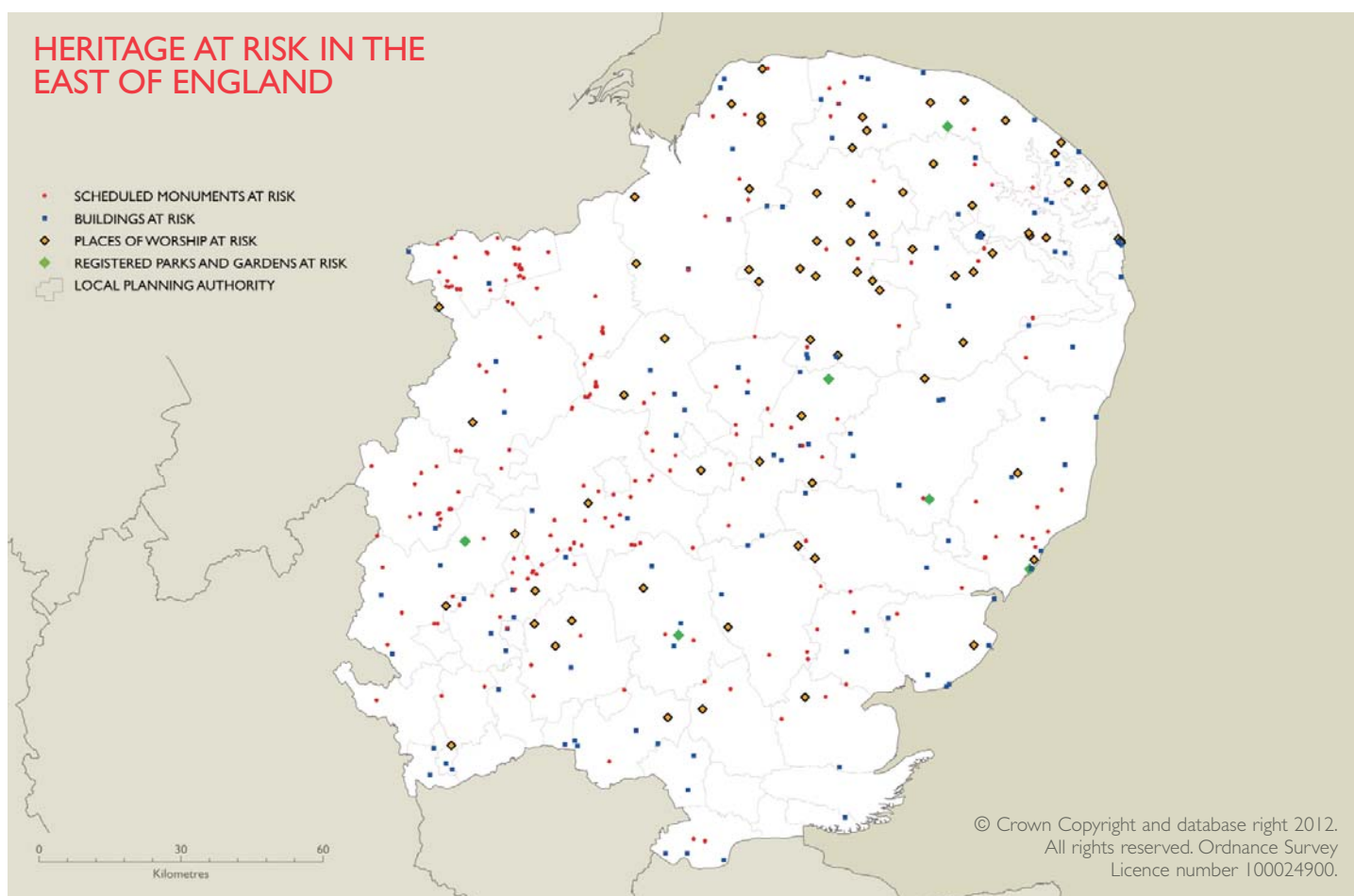
A maximum of 15 pilot projects are required to explore, cost and test various options for undertaking surveys of grade II listed buildings.

For more information and details on how to apply visit:

[www.english-heritage.org.uk/risk](http://www.english-heritage.org.uk/risk)

## FOR MORE INFORMATION CONTACT:

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Find out what's at risk by searching or downloading the online Heritage at Risk Register at [www.english-heritage.org.uk/har](http://www.english-heritage.org.uk/har)

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