



# HERITAGE AT RISK

## EAST of ENGLAND

### **GATEHOUSE AT PIRTON GRANGE**

**Shillington Road, Apsley End, Pirton, Hertfordshire**

16th century or early 17th century timber framed construction. Built on (a bridge) over former moat. Structural problems and external finishes are in poor condition. English Heritage grant was offered in 2000 but was withdrawn due to lack of progress. A new grant application is awaited.



# HERITAGE AT RISK

## EAST OF ENGLAND

The East of England register contains 123 Grade I and II\* listed buildings and structural monuments at risk. During the past year, 9 entries have been removed but a further 17 added. The original baseline of the 1999 register included 108 entries and the Region has since removed 52 (48%).

Heritage at Risk is a key theme for the Region and remains one of our principle investment priorities for grant aid. We continue to focus our grant funds towards those buildings and owners with the greatest need for our help. We offered grants totalling over half a million pounds to heritage at risk in 2007/08. Two buildings, both in Ipswich, Suffolk, have been removed from the register with the benefit of English

Heritage grants. The former church of St Lawrence, within the town centre, has been converted to provide a range of workshops and other facilities for community voluntary services, such as Age Concern, whilst a timber framed building in St Nicholas Street (see below) will continue to provide residential accommodation and retail.

Providing statutory advice on new uses for redundant buildings has also seen two former agricultural barns removed from the register through imaginative conversion and repair schemes. Private owners (including property developers and local authorities) repairing their own buildings has resulted in five entries being removed from the register; these range from garden and city walls to private country houses.

### Stockhouse at Manor Farm, Freethorpe, Norfolk,

is a very rare type of agricultural building and probably the most complete example of its kind. Currently it is in very bad condition. Modern farming practices have often abandoned old farm buildings leaving them redundant, at risk of decay or subject to poorly executed conversion. Providing a simple use for agricultural buildings, such as a storeroom, garage or workshop, will utilise these buildings without alteration. Imaginative schemes for more ambitious conversions may be considered as a last resort in the case of highly graded examples, providing the historic character is preserved and can still be appreciated.



**45 and 45A St Nicholas Street, Ipswich, Suffolk** is a 17th century timber-framed and plastered house that has been saved by the Ipswich Building Preservation Trust. The scheme of repairs included historical analysis of the building; its construction, timbers, as well as historic wallpapers, some dating back to the 1700s. Now fully restored, it will provide two flats plus two shops on the ground floor. The scheme has been successfully achieved by a competent building preservation trust that has received English Heritage support, through advice and a grant offer of £45,000.



BEFORE



AFTER

Greg Luton, Planning and Development Regional Director, East of England

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## BEDFORDSHIRE

## BEDFORD



SITE NAME: **Cardington No. 1  
Shed at RAF Cardington,  
High Road, Eastcotts**

PRIORITY: B (A)  
DESIGNATION: Listed Grade II\*  
CONDITION: Very bad  
OCCUPANCY: Part occupied  
OWNERSHIP: Company

The colossal Number 1 Shed is the only airship hangar from the period up to 1918 to survive in situ in Europe (the similar Number 2 Shed was re-sited from Norfolk). It has been only partially used for many years and is in need of complete repair and refurbishment as the cladding is failing.

Contact: Clare Campbell 01223 582738

## MID BEDFORDSHIRE



SITE NAME: **Church of St Mary the Virgin  
(Old Parish Church),  
Clophill**

PRIORITY: D (D)  
DESIGNATION: Listed Grade II\*, SM  
CONDITION: Poor  
OCCUPANCY: Vacant  
OWNERSHIP: Local authority

C14 and C15 church. Redundant. Problem with vandalism. Conservation plan and condition survey produced with aid from English Heritage. A specification has been prepared and scheduled monument consent application granted for consolidation of the ruin with English Heritage grant aid. Works are likely to commence in 2007/08.

Contact: John Etté 01223 582711



SITE NAME: **Conservatory  
at Wrest Park House,  
Silsoe**

PRIORITY: D (New entry)  
DESIGNATION: Listed Grade I, SM, RPG Grade I  
CONDITION: Poor  
OCCUPANCY: Not applicable  
OWNERSHIP: English Heritage

Single storey conservatory attached to the west end of Wrest Park House, built 1834-39. The conservatory has been closed for several years due to deterioration of the structure and is in a poor condition.

Contact: Clare Campbell 01223 582738



SITE NAME: **The Grotto,  
Woburn Park,  
Woburn**

PRIORITY: D (D)  
DESIGNATION: Listed Grade II\*, RPG Grade I  
CONDITION: Fair  
OCCUPANCY: Not applicable  
OWNERSHIP: Trust

Grotto, 1839, situated approx 200m to the north-east of Woburn Abbey, on the northern edge of the C18 and early C19 Pleasure Grounds. The Grotto-work lining of the interior has deteriorated over a number of years. However, repair works were undertaken last year to the roof and parapet.

Contact: Clare Campbell 01223 582738

## SOUTH BEDFORDSHIRE



SITE NAME: **Doolittle Mill,  
Totternhoe**

PRIORITY: C (C)  
DESIGNATION: Listed Grade II\*  
CONDITION: Poor  
OCCUPANCY: Occupied  
OWNERSHIP: Private

Wind and watermill, C18. Roofing works have been undertaken, but further repair is still needed.

Contact: Clare Campbell 01223 582738

## CAMBRIDGESHIRE

## EAST CAMBRIDGESHIRE



**SITE NAME:** Dovecote to St John's Farm,  
St Johns Road,  
Ely

Part of medieval hospital of C13, later used as a dovecote. Roof in urgent need of repairs.

Contact: Philip Walker 01223 582710

**PRIORITY:** C (C)

**DESIGNATION:** Listed Grade I, CA

**CONDITION:** Very bad

**OCCUPANCY:** Not applicable

**OWNERSHIP:** Private



**SITE NAME:** Downfield Windmill,  
Fordham Road,  
Soham,

Windmill originally built in 1726, raised in 1860 and much rebuilt following storm in 1889. Machinery substantially complete, but condition deteriorating. In need of general repairs, and reinstatement of sails and other missing parts of the structure. English Heritage has been offering informal guidance on procedures.

Contact: Ian Harper 01223 582724

**PRIORITY:** C (C)

**DESIGNATION:** Listed Grade II\*

**CONDITION:** Poor

**OCCUPANCY:** Part occupied

**OWNERSHIP:** Private

## FENLAND



**SITE NAME:** Clarkson Memorial,  
Bridge Street,  
Wisbech

Neo-Gothic memorial to Thomas Clarkson, slave abolitionist, of Wisbech, c.1880. Designed by Sir George Gilbert Scott circa 1878. The monument stands 68' tall and is built of limestone and red sandstone. Pieces of architectural stonework were beginning to fall from high level. EH has offered a project development grant in late 2007 and a grant application is expected to be made to the HLF by mid-2008.

Contact: Ian Harper 01223 582724

**PRIORITY:** D (C)

**DESIGNATION:** Listed Grade II\*, CA

**CONDITION:** Poor

**OCCUPANCY:** Not applicable

**OWNERSHIP:** Local authority

## HUNTINGDONSHIRE



**SITE NAME:** Park wall of Hinchingsbrooke House,  
Hinchingsbrooke,  
Huntingdon

C17 and C18 wall. The south portion of the park boundary wall is of coursed stone and brick with ball finials. This section of the wall is in a bad condition and some parts have collapsed. Strategy for holding repairs has been developed.

Contact: David Eve 01223 582721

**PRIORITY:** C (C)

**DESIGNATION:** Listed Grade II\*

**CONDITION:** Very bad

**OCCUPANCY:** Not applicable

**OWNERSHIP:** Educational Body



**SITE NAME:** Warren House,  
Warren Spinney,  
Kimbolton

Built as a 'vista' building in late C18 facing Kimbolton Park. Underwent extensive repairs in 1985, but little maintenance has been undertaken since. There is a large opening in the side elevation, which has exposed part of a timber frame infilled with wattle and daub, and the roof is failing. The building has been made secure after vandalism and ownership has passed to the Landmark Trust.

Contact: David Eve 01223 582721

**PRIORITY:** B (B)

**DESIGNATION:** Listed Grade II\*

**CONDITION:** Poor

**OCCUPANCY:** Vacant

**OWNERSHIP:** Private



**SITE NAME:** St Andrew's Church,  
Church End,  
Wood Walton

Church with C13 south arcade of nave, C14-C15 west tower, C14 chancel, C16 north arcade much rebuilt 1856-9. Coursed limestone rubble, limestone dressings, plintile roof. Very isolated. Roof repaired but building is moving. Now secured from vandals. The owners are progressing with the design of a structural repair scheme.

Contact: Ian Harper 01223 582724

**PRIORITY:** D (D)

**DESIGNATION:** Listed Grade II\*

**CONDITION:** Poor

**OCCUPANCY:** Vacant

**OWNERSHIP:** Charity

## PRIORITY

**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 to good repair; but no user identified; or under threat of vacancy with no obvious new user (applies only to buildings capable of beneficial use).

**F** Repair scheme in progress and (where applicable) end use or user identified; functionally redundant buildings with new use agreed but not yet implemented.

## PETERBOROUGH (UA)



SITE NAME: **Peterborough Cathedral precinct wall,**

PRIORITY: A (New entry)

DESIGNATION: SM, CA

CONDITION: Very bad

OCCUPANCY: Not applicable

OWNERSHIP: Religious organisation

Various sections of the Cathedral precinct wall, of medieval (and are some places, perhaps, Saxon) origin with later stone and brick refacing, are in very poor condition and need significant amounts of repointing and recapping. Two sections of fallen wall and one propped section need to be rebuilt. The walls are vulnerable to water penetration which has led to stone decay.

Contact: Philip Walker 01223 582710



SITE NAME: **Barn at Wothorpe Farmhouse near Wothorpe Towers, Wothorpe**

PRIORITY: F (F)

DESIGNATION: Listed Grade II\*

CONDITION: Poor

OCCUPANCY: Part occupied

OWNERSHIP: Trust

C17 stables. The building is wind and weather tight, but the roof is deteriorating in places. Numerous areas of open joints in masonry and indication of some spreading of the eaves. A scheme for the repairs and reuse of the stable and adjoining buildings has been approved. Part of barn has been converted and is occupied.

Contact: David Eve 01223 582721



SITE NAME: **Wothorpe Farmhouse near Wothorpe Towers, Wothorpe**

PRIORITY: F (F)

DESIGNATION: Listed Grade II\*

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Trust

C17 farmhouse. Whilst kept wind and weather tight, there are concerns about severely eroded brick stack and an unsupported gable with open joints. A scheme for the repair and reuse of the farmhouse and adjacent buildings has been approved and work is now underway.

Contact: David Eve 01223 582721



SITE NAME: **Wothorpe Towers, Wothorpe**

PRIORITY: F (F)

DESIGNATION: Listed Grade I, SM

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Trust

Remains of a country house c1600. Listed as a ruin. Some consolidation work has been carried out in the past. Unless further repairs are undertaken, root damage, water penetration, and frost action will combine to undermine its structural integrity. At risk of sudden high level collapse. Currently being repaired as part of the approved scheme to repair and reuse the other buildings at Wothorpe.

Contact: Philip Walker 01223 582710

## SOUTH CAMBRIDGESHIRE



SITE NAME: **Church of St Denis, East Hatley, Hatley**

PRIORITY: F (F)

DESIGNATION: Listed Grade II\*

CONDITION: Fair

OCCUPANCY: Vacant

OWNERSHIP: Local authority

Medieval church restored in 1874 by William Butterfield, now redundant. Owners have completed external repairs (except East Window) with the help of an English Heritage grant. The local authority is currently in discussion with a wildlife trust as a potential user. Internal repairs and east window reinstatement still required.

Contact: Ian Harper 01223 582724



SITE NAME: **Large tannery building at Hutchins and Harding Ltd, High Street (east side), Sawston**

PRIORITY: A (A)

DESIGNATION: Listed Grade II\*

CONDITION: Very bad

OCCUPANCY: Vacant

OWNERSHIP: Company

C19 timber-framed, skin drying shed with adjustable timber louvred walls. Redundant and derelict.

Contact: David Eve 01223 582721

Note:  
If the priority category has altered since the 2007 Buildings at Risk register, the previous category is given in brackets.

## ABBREVIATIONS

CA Conservation Area  
RPG Registered Park & Garden  
SM Scheduled Monument  
UA Unitary Authority  
WHS World Heritage Site

## ESSEX

## BRENTWOOD



**SITE NAME:** Chantry Chapel and Mausoleum, Thorndon Park, Brentwood

**PRIORITY:** A (A)  
**DESIGNATION:** Listed Grade II\*, RPG Grade II\*  
**CONDITION:** Poor  
**OCCUPANCY:** Vacant  
**OWNERSHIP:** Private

Mid C19 private Roman Catholic chapel and mausoleum of the Petre family, designed by William Wardell and located south west of Thorndon Hall (now flats). The chapel is redundant with a leaking roof and problems with access. There is no immediate prospect for the repair of the building.

Contact: John Neale 01223 582719



**SITE NAME:** Thoby Priory Ruins, Thoby Lane, Mountnessing

**PRIORITY:** A (A)  
**DESIGNATION:** Listed Grade II, SM  
**CONDITION:** Very bad  
**OCCUPANCY:** Not applicable  
**OWNERSHIP:** Private

Ruined remains of Augustinian Priory, founded c1150, comprising south wall of presbytery and south nave arcade. The Priory site has been subject to an archaeological evaluation in 2002-3. Proposals for housing development, including consolidation of upstanding fabric and display in public open space, and the buried archaeology protected, were refused by Brentwood BC on green belt and other planning grounds.

Contact: Deborah Priddy 01223 582720

## COLCHESTER



**SITE NAME:** Ruins of Church of St Mary, North of Birch Hall, Birch

**PRIORITY:** B (B)  
**DESIGNATION:** Listed Grade II\*, SM  
**CONDITION:** Very bad  
**OCCUPANCY:** Not applicable  
**OWNERSHIP:** Private

No public access. Small Norman church, C12. Roofless ruin, some structural problems, unconsolidated flint rubble walling is at risk. Specification for a repair scheme and consolidation of the church has been prepared but not implemented.

Contact: Deborah Priddy 01223 582720



**SITE NAME:** Municipal Water Tower "Jumbo", Balkerne Passage, Colchester

**PRIORITY:** C (C)  
**DESIGNATION:** Listed Grade II\*, CA  
**CONDITION:** Poor  
**OCCUPANCY:** Vacant  
**OWNERSHIP:** Company

Water Tower; C19, decommissioned in the 1980s. Redundant building and local landmark. An approved scheme to convert the upper part of the tower into an apartment was not implemented, and proposals for a more radical scheme of conversion and reuse are expected.

Contact: John Neale 01223 582719



**SITE NAME:** St Johns Abbey: precinct walls, Mersea Road, Colchester

**PRIORITY:** D (D)  
**DESIGNATION:** SM  
**CONDITION:** Poor  
**OCCUPANCY:** Not applicable  
**OWNERSHIP:** Government

East wall and other fragments of St Johns Benedictine Abbey precincts, founded 1095. Flint and Kentish ragstone, much refaced and buttressed on the external face. Post-dissolution internal face incorporates much decorative stonework from the Abbey. Excavation suggests C12 core to wall. The necessary repointing and repairs have been granted scheduled monument consent and works are due to start in 2008.

Contact: Deborah Priddy 01223 582720

## EPPING FOREST



**SITE NAME:** Essex Redoubt at Ongar Radio Station, Bobbingworth

**PRIORITY:** C (C)  
**DESIGNATION:** SM  
**CONDITION:** Poor  
**OCCUPANCY:** Vacant  
**OWNERSHIP:** Company

Late C19 Redoubt consisting of early concrete structures and associated earthworks. Buildings at risk from failure of concrete and vandalism. Discussions with the owners and local authority currently centre on proposals to commission a conservation management plan.

Contact: Deborah Priddy 01223 582720

## PRIORITY

**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.

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SITE NAME: **Littlebury Farmhouse,  
Romford Road,  
Stanford Rivers**

PRIORITY: C (C)

DESIGNATION: Listed Grade II\*

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Private

Timber framed house of c1540 and earlier. Roofing works are complete to the two storey sections of the building. A lean-to roof over the single storey is not weather proof and is in poor condition. The timber frame is currently protected by ply sheeting. The building remains unoccupied but its condition appears stable.

Contact: John Neale 01223 582719



SITE NAME: **Gaynes Park,  
Theydon Garnon**

PRIORITY: A (A)

DESIGNATION: Listed Grade II\*

CONDITION: Very bad

OCCUPANCY: Vacant

OWNERSHIP: Company

Substantial late C19 mansion incorporating part of earlier Georgian house. Multiple use, now vacant. The house continues to deteriorate. Proposals for its repair and reuse are being considered.

Contact: John Neale 01223 582719



SITE NAME: **Waltham Abbey monastic site,  
including gatehouse and stoney bridge,  
Waltham Abbey**

PRIORITY: C (New entry)

DESIGNATION: Listed Grade II, SM, CA

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Local authority

Ruinous remains of the domestic buildings of the Abbey of Augustinian Canons, founded 1177, some of which were later incorporated into a post-dissolution house c.1590. Flint rubble walls require consolidation and repointing. Forms part of a public park.

Contact: Deborah Priddy 01223 582720



SITE NAME: **Grand Magazine,  
Waltham Abbey Royal Gunpowder Mills,  
Waltham Abbey**

PRIORITY: C (C)

DESIGNATION: SM

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Trust

A rectangular, barrel-vaulted brick structure with a smaller barrel-vaulted west "transept". Masonry has collapsed and there is extensive vegetation growth. Cracking is evident throughout the structure, with flattening to the head of the vault and extensive moisture ingress. English Heritage is in discussion with owners over funding and maintenance for the whole site.

Contact: Deborah Priddy 01223 582720



SITE NAME: **Quinan Stove,  
Waltham Abbey Royal Gunpowder Mills,  
Waltham Abbey**

PRIORITY: C (C)

DESIGNATION: Listed Grade II\*

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Trust

A technologically innovative building of 1935, 18 bays in length with steel hooped frames and longitudinal purlins. There is extensive evidence of steelwork corrosion and the roof and windows are deteriorating. English Heritage is in continuing discussion with the owner over the site.

Contact: Deborah Priddy 01223 582720

## HARLOW



SITE NAME: **Mulberry Green House  
and attached stables,  
Mulberry Green, Harlow**

PRIORITY: B (B)

DESIGNATION: Listed Grade II\*, CA

CONDITION: Very bad

OCCUPANCY: Vacant

OWNERSHIP: Private

Late C18 house. The approved scheme for the repair and restoration of the fire-damaged shell proved impractical, and the principal part of the building has now been demolished. Repairs continue to the subsidiary wing.

Contact: John Neale 01223 582719

Note:  
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### ABBREVIATIONS

CA Conservation Area  
RPG Registered Park & Garden  
SM Scheduled Monument  
UA Unitary Authority  
WHS World Heritage Site



## MALDON



SITE NAME: **Creeksea Place,  
Ferry Road, Creeksea,  
Burnham on Crouch**

PRIORITY: C (C)

DESIGNATION: Listed Grade II\*

CONDITION: Poor

OCCUPANCY: Part occupied

OWNERSHIP: Private

Elizabethan mansion, completed in 1569. With several alterations; south range demolished in 1740. Derelict for many years. English Heritage has grant aided temporary repairs to roof and rainwater goods. Caravan park around the house. Repairs are being carried out but further major work is needed.

Contact: John Neale 01223 582719



SITE NAME: **Cave/Ice House,  
Braxted Park,  
Great Braxted**

PRIORITY: C (C)

DESIGNATION: Listed Grade II\*, RPG Grade II\*

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Private

Ice house, C18, with viewing platform above, situated near to an early C19 lake within the park. Suffering from structural movement and partial collapse.

Contact: John Neale 01223 582719

## SOUTHEND-ON-SEA (UA)



SITE NAME: **Manor House,  
Suttons Road, South Shoebury,  
Southend on Sea**

PRIORITY: C (C)

DESIGNATION: Listed Grade II\*

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Government

House, 1681. Currently vacant; last used as residential quarters. Reuse of the building is complicated by its location within a military site. A serious dry rot problem has been treated, but has caused considerable damage to the interior. There are plans to market the building on a long lease.

Contact: Alan Johnson 020 7973 3174

## TENDRING



SITE NAME: **Spring Valley Mill,  
Spring Valley Lane,  
Ardleigh**

PRIORITY: C (C)

DESIGNATION: Listed Grade II\*

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Private

C18 watermill, white weatherboarded over painted brick base. Beam engine c1873 now gone. Mill disused since 1930s. Machinery complete. Tiles missing from roof, board missing from lucam. Boarding generally in need of re-painting.

Contact: John Neale 01223 582719



SITE NAME: **Martello Tower "D",  
450m SSW of Clubhouse,  
Clacton Golf Course, Clacton on Sea**

PRIORITY: C (New entry)

DESIGNATION: Listed Grade II, S

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Private

One of 29 original Martello towers built along the east coast, against the threat of French invasion. Built between 1808-12. Sold in 1904 and absorbed into a new golf course. The forward battery has been lost in 1980's during construction of new sea defences. Suffers from water ingress and loss of render.

Contact: Deborah Priddy 01223 582720



SITE NAME: **Martello Tower "E", 300m SW  
of Junction of Marine Parade West  
& Wash Lane, Clacton on Sea**

PRIORITY: C (New entry)

DESIGNATION: Listed Grade II, SM

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Local authority

One of 29 original Martello towers along the east coast built between 1808-12, against the threat of French invasion. The forward battery was destroyed in 1819 and it contains a large water tank, inserted after 1935 when it became part of Butlins Holiday camp. Now sealed up with only access by ladder to first floor. Suffers from water ingress and loss of render.

Contact: Deborah Priddy 01223 582720

## PRIORITY

**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 to good repair; but no user identified; or under threat of vacancy with no obvious new user (applies only to buildings capable of beneficial use).

**F**  
Repair scheme in progress and (where applicable) end use or user identified; functionally redundant buildings with new use agreed but not yet implemented.



**SITE NAME:** Martello Tower "K",  
Kirby Road, Walton on the Naze,  
Frinton and Walton

Martello tower, C19. Some internal alteration and problems arising from water ingress.

*Contact: Deborah Priddy 01 223 582720*

**PRIORITY:** C (C)

**DESIGNATION:** Listed Grade II, SM

**CONDITION:** Poor

**OCCUPANCY:** Vacant

**OWNERSHIP:** Private



**SITE NAME:** Beacon Hill Fort,  
Harwich

Ruined coastal artillery fortification of late C19; refortified during the two World Wars. Fabric at risk from failure of concrete, water ingress and vandalism. Monument is in split ownership. English Heritage continue to liaise with the local authority and interested third parties over potential new uses.

*Contact: Deborah Priddy 01 223 582720*

**PRIORITY:** C (C)

**DESIGNATION:** SM

**CONDITION:** Poor

**OCCUPANCY:** Not applicable

**OWNERSHIP:** Local authority



**SITE NAME:** Electric Palace Cinema,  
King's Quay Street,  
Harwich

Cinema of 1911. Architect: Harold Ridley Hooper of Ipswich. A rare survival from the early days of purpose built cinema which was restored and re-opened in 1972 by the Harwich Electric Palace Trust. At risk because reinforced floor beams have reached an advanced state of decay. The Heritage Lottery Fund has now offered a grant of £50,000 towards the repair and education initiative project.

*Contact: Malcolm Starr 01 223 582723*

**PRIORITY:** D (B)

**DESIGNATION:** Listed Grade II\*, CA

**CONDITION:** Poor

**OCCUPANCY:** Occupied

**OWNERSHIP:** Trust



**SITE NAME:** St Osyth's Priory,  
St Osyth

Remains of an Augustinian priory founded before 1127 and part post-dissolution mansion incorporating monastic remains. The site comprises a number of buildings including the main house, the Darcy tower (pictured), the gatehouse, a tithe barn and various ranges, all requiring repairs, as well as other standing remains, including walls and unroofed structures, all in need of consolidation.

*Contact: Deborah Priddy 01 223 582720*

**PRIORITY:** C (C)

**DESIGNATION:** Listed Grade I, SM, CA, RPG Grade II

**CONDITION:** Poor

**OCCUPANCY:** Part occupied

**OWNERSHIP:** Private

## THURROCK (UA)



**SITE NAME:** State Cinema,  
George Street,  
Grays

Some emergency repairs have been carried out to this exceptional cinema. Future remains unresolved.

*Contact: John Neale 01 223 582719*

**PRIORITY:** C (C)

**DESIGNATION:** Listed Grade II\*

**CONDITION:** Poor

**OCCUPANCY:** Vacant

**OWNERSHIP:** Company



**SITE NAME:** Dovecote to east of High House,  
London Road,  
Purfleet

Octagonal red brick dovecote, C17. Building is vacant and in need of repair. Outline planning permission for Royal Opera House campus. Repair and beneficial use for dovecote proposed.

*Contact: Deborah Priddy 01 223 582720*

**PRIORITY:** D (C)

**DESIGNATION:** Listed Grade II, SM

**CONDITION:** Poor

**OCCUPANCY:** Not applicable

**OWNERSHIP:** Company

**Note:**  
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### ABBREVIATIONS

**CA** Conservation Area  
**RPG** Registered Park & Garden  
**SM** Scheduled Monument  
**UA** Unitary Authority  
**WHS** World Heritage Site



SITE NAME: **Coalhouse Fort,  
Tilbury**

PRIORITY: D (D)

DESIGNATION: SM

CONDITION: Poor

OCCUPANCY: Part occupied

OWNERSHIP: Local authority

Ruined C19 armoured casemate fort on site of earlier battery; refortified since the two World Wars. Problem of water ingress to casemates; barrack block in severe disrepair. An approach to the Heritage Lottery Fund is still being considered. English Heritage offered grant for the repair of the barrack block and gateway in February 2006. These represent urgent priority repairs and will commence later in 2008.

Contact: Deborah Priddy 01223 582720

## UTTLESFORD



SITE NAME: **Bury Hill,  
Castle Lane,  
Saffron Walden**

PRIORITY: D (D)

DESIGNATION: SM

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Local authority

Norman castle remains; roofless ruins of the keep. Unconsolidated flint rubble. English Heritage continues to discuss repair with local authority.

Contact: Deborah Priddy 01223 582720



SITE NAME: **Tilty Mill,  
Tilty**

PRIORITY: C (C)

DESIGNATION: Listed Grade II\*

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Private

Watermill, early C18. Machinery intact. Evidence of some structural failure; in need of maintenance and repair.

Contact: John Neale 01223 582719

## HERTFORDSHIRE

### BROXBOURNE

SITE NAME: **Theobalds Palace,  
Cedars Park fragment,  
Waltham Cross**

PRIORITY: D (New entry)

DESIGNATION: Listed Grade II, SM

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Local authority

Royal palace created by James I, after 1607, from a mansion built by William Cecil on a medieval moated manorial site. The fragmentary brick foundations belie the magnificence of the palace, its gardens and park are partly in open space, part in woodland. No consolidation of fabric has been undertaken and there is a danger of significant fabric loss.

Contact: Deborah Priddy 01223 582720

## EAST HERTFORDSHIRE



SITE NAME: **Remains of St Mary and All Saints,  
Old Church Lane,  
Thundridge**

PRIORITY: C (New entry)

DESIGNATION: Listed Grade II\*, SM

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Religious organisation

Ruinous C15 west tower belonging to the C11-C12 church of St Mary and All Saints. Flint rubble with some dressings; a Romanesque doorway has been reset within the blocking of the chancel arch. The church was demolished in 1853, only the three stage tower remains within the scheduled churchyard and adjacent manorial moated site. The tower remains suffer from vandalism which is resulting in loss of fabric.

Contact: Deborah Priddy 01223 582720

## NORTH HERTFORDSHIRE



SITE NAME: **Ruins of Church of St Etheldreda,  
Chesfield,  
Graveley**

PRIORITY: C (C)

DESIGNATION: Listed Grade II\*, SM

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Private

C14 church of St Etheldreda, part demolished 1750; now roofless ruin. Unconsolidated flint rubble. Wall facing is being lost.

Contact: Deborah Priddy 01223 582720

### PRIORITY

**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 to good repair; but no user identified; or under threat of vacancy with no obvious new user (applies only to buildings capable of beneficial use).

**F** Repair scheme in progress and (where applicable) end use or user identified; functionally redundant buildings with new use agreed but not yet implemented.

SITE NAME: **Minsden Chapel,  
Whitwell Road,  
Langley**

PRIORITY: C (New entry)

DESIGNATION: Listed Grade II, SM

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Religious organisation

Ruined remains of a small C14 two cell church with bellcote. Built of flint rubble with stone dressings, plastered externally. Probably a ruin by end of C17. Church was dedicated to St Nicholas. Inspection showed loss of voussoirs from openings and general erosion of fabric which requires consolidation.

Contact: Deborah Priddy 01223 582720



SITE NAME: **Gatehouse at Pirton Grange,  
Shillington Road (south side),  
Apsley End, Pirton**

PRIORITY: A (B)

DESIGNATION: Listed Grade II\*

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Private

C16 or early C17 timber framed construction. Built on bridge over former moat. Structural problems and external finishes in poor condition. English Heritage grant was offered in 2000 but was withdrawn due to a lack of progress. A new grant application is awaited.

Contact: Malcolm Starr 01223 582723

## STEVENAGE

SITE NAME: **Old Malt Houses and Kiln  
at Alleyne's School, High Street,  
Old Stevenage**

PRIORITY: B (New entry)

DESIGNATION: Listed Grade II, SM, CA

CONDITION: Very bad

OCCUPANCY: Occupied

OWNERSHIP: Local authority

Range of timber-framed out-buildings with brick infill panels, formerly a C17 malthouse and kiln. Post removal of roof braces has led to severe structural problems and danger of collapse. The building is currently supported by scaffold pending implementation of repairs.

Contact: Deborah Priddy 01223 582720

## THREE RIVERS



SITE NAME: **Langleybury House,  
Langleybury,  
Abbots Langley**

PRIORITY: A (A)

DESIGNATION: Listed Grade II\*

CONDITION: Fair

OCCUPANCY: Part occupied

OWNERSHIP: Company

Country house. Formerly in use as part of a school, but vacant since 1996 other than for occasional use as a film set. Following sale to a hotel company sensitive proposals for the repair and refurbishment of the house are expected.

Contact: John Neale 01223 582719



SITE NAME: **The Great Barn,  
Croxley Hall Farm,  
Rickmansworth**

PRIORITY: C (C)

DESIGNATION: Listed Grade II\*

CONDITION: Fair

OCCUPANCY: Vacant

OWNERSHIP: Educational Body

A very important monastic barn dating from c.1400. Condition survey being carried with grant aid from EH indicates a long-term risk to the building from causes that are currently in their early stages, including damp penetration, infestation, failure of roof tile fixings, and decay of external boarding. The Hertfordshire Building Preservation Trust has carried out a feasibility study into future uses.

Contact: Malcolm Starr 01223 582723

## WATFORD



SITE NAME: **Little Cassiobury  
and former stable block,  
Hempstead Road, Watford**

PRIORITY: E (E)

DESIGNATION: Listed Grade II\*

CONDITION: Fair

OCCUPANCY: Vacant

OWNERSHIP: Local authority

Late C17 house built as dower house to Cassiobury. Last occupied as offices, the building is now empty. Repairs to the roof have been completed. The future of the building remains unclear, and its setting is now threatened by inappropriate developments.

Contact: John Neale 01223 582719

Note:  
If the priority category has altered since the 2007 Buildings at Risk register, the previous category is given in brackets.

### ABBREVIATIONS

CA Conservation Area  
RPG Registered Park & Garden  
SM Scheduled Monument  
UA Unitary Authority  
WHS World Heritage Site



SITE NAME: **Frogmore House,  
High Street (north-east side),  
Watford**

PRIORITY: E (E)  
DESIGNATION: Listed Grade II\*  
CONDITION: Fair  
OCCUPANCY: Vacant  
OWNERSHIP: Company

A fine house built in 1716, Frogmore House was last used as flats. The shell has been repaired but the reuse of the building depends on the future use of the larger site of which it forms part.

Contact: John Neale 01223 582719

## WELWYN HATFIELD



SITE NAME: **Paine Bridge at Brocket Hall,  
Marford Road,  
Lemsford, Hatfield**

PRIORITY: C (C)  
DESIGNATION: Listed Grade II\*, RPG Grade II  
CONDITION: Poor  
OCCUPANCY: Not applicable  
OWNERSHIP: Company

Very fine classical bridge, built of stone, to designs of James Paine. Stonework is decaying progressively.

Contact: John Neale 01223 582719

## NORFOLK

### BRECKLAND



SITE NAME: **Shadwell Court and Clock Tower,  
Brettenham**

PRIORITY: B (B)  
DESIGNATION: Listed Grade I, RPG Grade II  
CONDITION: Poor  
OCCUPANCY: Vacant  
OWNERSHIP: Company

Country house c1720, set in the centre of an C18 park. Mid C19 formal gardens to the west, now much simplified. Dry rot outbreaks set off by leaks through the roof. Owners are seeking beneficial new use for the building. English Heritage contributed towards a condition survey. Part of stable yard is in use and maintained, part deteriorating. Discussions of roof repairs with owners and local authority are ongoing.

Contact: David Eve 01223 582721



SITE NAME: **Dereham Maltings (Crisp Malting),  
Norwich Road,  
East Dereham, Dereham**

PRIORITY: C (C)  
DESIGNATION: Listed Grade II\*  
CONDITION: Poor  
OCCUPANCY: Vacant  
OWNERSHIP: Private

Large complex of C19 maltings, disused and vacant, presently for sale.

Contact: David Eve 01223 582721



SITE NAME: **Guntons Farmhouse,  
Reymerston Road,  
Garvestone**

PRIORITY: F (F)  
DESIGNATION: Listed Grade II\*  
CONDITION: Poor  
OCCUPANCY: Occupied  
OWNERSHIP: Private

Timber framed manor house. Late C16. General neglect; lack of repairs leading to decay of windows and exterior brickwork. Some repairs have been carried out.

Contact: David Eve 01223 582721



SITE NAME: **Church of St Mary the Less,  
Bury Road,  
Thetford**

PRIORITY: D (D)  
DESIGNATION: Listed Grade II\*, CA  
CONDITION: Poor  
OCCUPANCY: Vacant  
OWNERSHIP: Religious organisation

Church. C11 foundation, fabric mainly late C14. West tower C15, chancel rebuilt C19. Now Redundant and has suffered from damage and vandalism, but wind and weathertight. Scheme for residential conversion has been granted consent but has not been implemented.

Contact: David Eve 01223 582721

#### PRIORITY

**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 to good repair; but no user identified; or under threat of vacancy with no obvious new user (applies only to buildings capable of beneficial use).

**F** Repair scheme in progress and (where applicable) end use or user identified; functionally redundant buildings with new use agreed but not yet implemented.



SITE NAME: **Abbey Farm Cottage and barns,  
Monksgate,  
Thetford**

PRIORITY: C (C)

DESIGNATION: Listed Grade I, CA

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Company

Late medieval Abbey outbuildings, converted to farmhouse at west end mid C19, remainder used as farm buildings now store. Previously neglected. Currently weathertight. Permission for conversion to residential use granted but not implemented.

Contact: David Eve 01223 582721

## BROADLAND



SITE NAME: **Remains of Church of St Edmunds,  
Southwood,  
Cantley**

PRIORITY: C (C)

DESIGNATION: Listed Grade II\*, SM

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Religious organisation

Ruined parish church of Southwood. C14 and later: The churchyard is maintained as a conservation area by the Norfolk Wildlife Trust. The Nave wall is separating from the tower on the north side and is covered in vegetation.

Contact: Philip Walker 01223 582710



SITE NAME: **Drayton Lodge,  
Drayton High Road,  
Drayton**

PRIORITY: C (C)

DESIGNATION: Listed Grade II\*, SM

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Health Authority

Ruinous lodge. Early C15. In need of structural repairs including wall capping and repointing.

Contact: Philip Walker 01223 582710



SITE NAME: **Stockhouse at Manor Farm,  
The Green,  
Freethorpe**

PRIORITY: A (A)

DESIGNATION: Listed Grade II\*

CONDITION: Very bad

OCCUPANCY: Unknown

OWNERSHIP: Private

Farm building, 1828. Built for the Walpole family who owned Freethorpe in the C19. This is the most complete example of probably no more than six surviving stockhouses of this type. In very bad condition with structural cracking to west gable end, serious erosion to east gable, brick copings missing and thatch slipping. Permission for mixed use conversion of the complex granted but not yet implemented.

Contact: David Eve 01223 582721



SITE NAME: **Panxworth Church Tower,  
Panxworth,  
Woodbastwick**

PRIORITY: C (C)

DESIGNATION: Listed Grade II\*

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Religious organisation

Redundant medieval tower. The nave, which was rebuilt in 1847, and the chancel were demolished in 1981. The tower, which is covered in ivy, requires stabilisation and the roof and internal floor have collapsed but not fully fallen through to ground level. Tower struck by lightning and parapet damaged.

Contact: David Eve 01223 582721

## GREAT YARMOUTH



SITE NAME: **Medieval Vaults under, 50-56  
Howard Street South,  
Great Yarmouth**

PRIORITY: D (D)

DESIGNATION: SM

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Private

C12 and C14 vaulted undercroft of possible medieval merchant's house. Water penetration, condensation and the poor condition of existing timber shores mean that the structure is at risk of structural failure.

Contact: Philip Walker 01223 582710

Note:  
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### ABBREVIATIONS

CA Conservation Area  
RPG Registered Park & Garden  
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**SITE NAME:** St George's Theatre,  
St George's Plain,  
Great Yarmouth

**PRIORITY:** C (C)  
**DESIGNATION:** Listed Grade I, CA  
**CONDITION:** Poor  
**OCCUPANCY:** Occupied  
**OWNERSHIP:** Local authority

Early C18 church, now a theatre. The Cupola is in need of urgent repair and has been temporarily supported.

Contact: David Eve 01223 582721



**SITE NAME:** Old St Margaret's Church,  
Coast Road,  
Hopton on Sea

**PRIORITY:** C (C)  
**DESIGNATION:** Listed Grade II\*  
**CONDITION:** Poor  
**OCCUPANCY:** Vacant  
**OWNERSHIP:** Religious organisation

Ruins of C12 to C14 church, covered in ivy. Vegetation needs to be removed and some consolidation required. A schedule of repairs has been prepared and an English Heritage grant has been offered. The Parish Council are seeking to take on the building and prepare a detailed strategy for conservation and development of community facilities.

Contact: David Eve 01223 582721

## KINGS LYNN AND WEST NORFOLK



**SITE NAME:** Castle Acre Priory precinct wall,  
Priory Road and South Acre Road,  
Castle Acre

**PRIORITY:** A (A)  
**DESIGNATION:** SM  
**CONDITION:** Very bad  
**OCCUPANCY:** Not applicable  
**OWNERSHIP:** Private

Castle Acre Priory is the finest surviving Cluniac Monastery in England. The walled precinct comprises an area of approximately 24 acres. The wall survives as upstanding masonry along sections of the north and east, but elsewhere is very fragmentary consisting of earthworks or buried features.

Contact: Philip Walker 01223 582710



**SITE NAME:** Gatehouse north of Denver Hall,  
Ely Road,  
Denver

**PRIORITY:** D (D)  
**DESIGNATION:** Listed Grade II\*  
**CONDITION:** Poor  
**OCCUPANCY:** Vacant  
**OWNERSHIP:** Private

Gatehouse c1570. In need of repair due to lack of maintenance. Survey has been commissioned by new owner: English Heritage in discussion.

Contact: David Eve 01223 582721



**SITE NAME:** Ruins of St. Mary's Church,  
Appleton,  
Fritcham with Appleton

**PRIORITY:** F (B)  
**DESIGNATION:** SM  
**CONDITION:** Very bad  
**OCCUPANCY:** Not applicable  
**OWNERSHIP:** Religious organisation

Ruined church (Sandringham stone, carstone, conglomerate, limestone and flints) showing evidence of original C11 construction. Heavy vegetation cover has been for the most part removed, through a management agreement with Norfolk County Council funded by English Heritage. Rough racking to wall tops is needed, especially to north and south nave walls, and repairs to C14 arcade on the south side.

Contact: Philip Walker 01223 582710



**SITE NAME:** Detached porch in courtyard,  
Hunstanton Hall,  
Old Hunstanton

**PRIORITY:** A (A)  
**DESIGNATION:** Listed Grade I, CA, RPG Grade II  
**CONDITION:** Very bad  
**OCCUPANCY:** Not applicable  
**OWNERSHIP:** Private

Freestanding porch, 1618, in the centre of the courtyard of the Hall, retained in 1853 after the wing to which it was attached was demolished. The front piece and short return walls remain, but with no roof. Suffering from years of neglect, major repairs and consolidation now needed.

Contact: David Eve 01223 582721

### PRIORITY

**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 to good repair; but no user identified; or under threat of vacancy with no obvious new user (applies only to buildings capable of beneficial use).

**F**  
Repair scheme in progress and (where applicable) end use or user identified; functionally redundant buildings with new use agreed but not yet implemented.



SITE NAME: **Chapel of St Andrew,  
Barret Ringstead,  
Old Hunstanton**

Chapel, C13 and C14. Overgrown and requires some consolidation.

PRIORITY: C (C)  
DESIGNATION: Listed Grade II\*, SM  
CONDITION: Poor  
OCCUPANCY: Not applicable  
OWNERSHIP: Religious organisation

Contact: Philip Walker 01223 582710



SITE NAME: **Remains of Augustinian Priory,  
Pentney**

Gatehouse, late C14. Priory founded in c1130. In ruinous state. Emergency repairs were carried out some years ago, but parts of the structure are in a very bad condition. The gatehouse ruins, with adjacent buildings and land, are at the time of writing up for sale.

PRIORITY: B (B)  
DESIGNATION: Listed Grade I, SM  
CONDITION: Very bad  
OCCUPANCY: Not applicable  
OWNERSHIP: Private

Contact: Philip Walker 01223 582710



SITE NAME: **West Acre Priory,  
West Acre**

Large Augustinian priory (building began c1135). A large lump of flint and stonework fell in early 2005 from what appears to be the ruins of the east range of the cloister of the priory. As the lump fell it damaged further smaller areas of flintwork. More corework has been exposed and is now vulnerable to further loss.

PRIORITY: B (B)  
DESIGNATION: SM  
CONDITION: Very bad  
OCCUPANCY: Not applicable  
OWNERSHIP: Private

Contact: Philip Walker 01223 582710

## NORTH NORFOLK



SITE NAME: **Ruins of Broomholm Priory,  
Abbey Street,  
Bacton**

Priory remains, C12-C13 and later. English Heritage funding of a Section 17 management agreement, through the Norfolk Monuments Management Project, has resulted in vegetation being cleared from the ruins and from the areas between them. The ruined walls have external cracks in places, and rough racking, wall head capping and repointing are needed.

PRIORITY: C (C)  
DESIGNATION: Listed Grade I, SM  
CONDITION: Poor  
OCCUPANCY: Not applicable  
OWNERSHIP: Private

Contact: Philip Walker 01223 582710



SITE NAME: **Gatehouse, precinct wall and nave  
north aisle wall at Binham Priory,  
Warham Road (north side), Binham**

Constructed of mortared flint rubble with stone dressings. North and east wall of aisle to north of nave of the church needs repointing and capping. The Gatehouse has recently been repaired along with the capping and repointing of the precinct wall.

PRIORITY: B (B)  
DESIGNATION: Listed Grade I, SM  
CONDITION: Poor  
OCCUPANCY: Not applicable  
OWNERSHIP: Trust

Contact: Philip Walker 01223 582710



SITE NAME: **Dilham Hall Tower,  
Dilham**

C15 pentagonal tower of Dilham fortified Manor House. Ruinous and ivy covered, with remains of adjacent wall. Bushes have forced large cracks in fabric and consolidation is needed to prevent further loss. English Heritage repair grant has been offered, March 2008.

PRIORITY: D (D)  
DESIGNATION: Listed Grade II, SM  
CONDITION: Poor  
OCCUPANCY: Not applicable  
OWNERSHIP: Private

Contact: Philip Walker 01223 582710

Note:  
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### ABBREVIATIONS

CA Conservation Area  
RPG Registered Park & Garden  
SM Scheduled Monument  
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WHS World Heritage Site





SITE NAME: **St Benet's Abbey,  
Horning**

PRIORITY: A (New entry)

DESIGNATION: Listed Grade I

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Trust

The standing remains of the monument comprise the C14 gatehouse with an C18 windmill built into it, the church ruins and the footings of the C14 precinct wall built around the perimeter of a D-shaped ditched enclosure. Extensive repointing and recapping is needed to the flintwork and brickwork, and water ingress and vegetation growth have led to the particularly poor condition of the precinct wall remains.

Contact: Philip Walker 01223 582710



SITE NAME: **Remains of Parish Church  
of Mannington,  
Itteringham**

PRIORITY: B (New entry)

DESIGNATION: Listed Grade II\*, RPG Grade II

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Private

The standing ruins of the former parish church of Mannington, abandoned for worship by the mid-C18, by which time the settlement had been all but abandoned. The roofless ruin comprises nave and chancel only, mostly C14 but there is significant C12 fabric evident. Currently closed to visitors due to concern about public safety.

Contact: Colin Jeffries 01223 582733



SITE NAME: **Langham Airfield Dome Trainer,  
Langham**

PRIORITY: D (D)

DESIGNATION: SM

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Company

Second World War trainer for anti-aircraft gunners. Some structural cracking. Cement render falling off. Vulnerable to vandalism. Proposals for interpretation and public access are being developed and English Heritage has offered a grant for repair.

Contact: Philip Walker 01223 582710



SITE NAME: **Melton Constable Hall,  
Melton Constable Park,  
Melton Constable**

PRIORITY: C (C)

DESIGNATION: Listed Grade I, CA, RPG Grade II\*

CONDITION: Poor

OCCUPANCY: Part occupied

OWNERSHIP: Private

Country house, 1664-1670, enlarged to east, 1810. Service and stable range to north. South and west of Hall are formal C19 terraces, now grassed over. The Hall is on slightly elevated ground overlooking parkland and a lake to the south. Some work undertaken and the east wing is presently being repaired.

Contact: David Eve 01223 582721



SITE NAME: **Greenhouse 150 metres  
north west of Hoveton Hall,  
Neatishead**

PRIORITY: B (A)

DESIGNATION: Listed Grade II\*

CONDITION: Poor

OCCUPANCY: Part occupied

OWNERSHIP: Private

Early C19 greenhouse probably by Humphry Repton with C20 extension. It has been under maintained and parts of the roof in a state of collapse, other parts have fallen down and ironwork is severely corroded. English Heritage grant has assisted with a condition survey and recording. A development and repair grant has also been offered, due to be tendered by autumn 2008 and repairs target for spring 2009.

Contact: Ian Harper 01223 582724



SITE NAME: **Enclosing wall and gatehouse  
to Waxham Hall,  
Waxham, Sea Palling**

PRIORITY: A (A)

DESIGNATION: Listed Grade I

CONDITION: Very bad

OCCUPANCY: Not applicable

OWNERSHIP: Private

C16 wall and gatehouse. Major structural repair necessary due to lack of maintenance. Some flint facing falling away. Destructive ivy growth. Several damaged copings.

Contact: David Eve 01223 582721

#### PRIORITY

**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 to good repair; but no user identified; or under threat of vacancy with no obvious new user (applies only to buildings capable of beneficial use).

**F**  
Repair scheme in progress and (where applicable) end use or user identified; functionally redundant buildings with new use agreed but not yet implemented.



SITE NAME: **Sutton Mill,  
New Road,  
Sutton**

PRIORITY: C (C)

DESIGNATION: Listed Grade II\*

CONDITION: Very bad

OCCUPANCY: Part occupied

OWNERSHIP: Private

Tower mill of 1789. Restored in 1976-85. Since then however there has been a lack of maintenance and the mill is not watertight. Urgent repairs are now necessary but some repairs have been carried out to the Cap. Mill is part of a museum now under new ownership.

Contact: David Eve 01223 582721



SITE NAME: **Ruins of Church of St Edmund,  
Egmere Road, Egmere,  
Walsingham**

PRIORITY: D (D)

DESIGNATION: Listed Grade II\*, SM

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Religious organisation

Ruined church, C12 and C14. The only above ground remains of the deserted medieval village. The building is a ruin with no possibility of economically beneficial use. It is in need of consolidation due to loose flints.

Contact: Philip Walker 01223 582710



SITE NAME: **Remains of St Mary's Friary,  
Fakenham Road,  
Little Walsingham, Walsingham**

PRIORITY: C (C)

DESIGNATION: Listed Grade I, SM, CA

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Company

Extensive remains of Franciscan house founded in 1347. Extensive vegetation growth and church walls deteriorating.

Contact: Philip Walker 01223 582710



SITE NAME: **Vineries in Walled Kitchen Garden,  
Holkham Hall Park,  
Wells Next the Sea**

PRIORITY: A (A)

DESIGNATION: Listed Grade II\*, RPG Grade I

CONDITION: Very bad

OCCUPANCY: Not applicable

OWNERSHIP: Private

A range of vineries and fruit-houses within the listed walled garden. Several have now been repaired, some with the help of English Heritage grant aid. The glass has been removed for conservation and safety reasons from the remainder where the timber structures are decaying.

Contact: Trudi Hughes 01223 582739



SITE NAME: **Ruins of Augustinian Priory (cloisters),  
The Street, Weybourne**

PRIORITY: D (D)

DESIGNATION: Listed Grade I, SM, CA

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Private

Medieval Priory ruins (cloisters). Part vulnerable to structural collapse.

Contact: Philip Walker 01223 582710

## NORWICH



SITE NAME: **Bishop Salmon's Porch,  
Norwich**

PRIORITY: A (New entry)

DESIGNATION: Listed Grade II\*, CA

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Religious organisation

Early C14 porch to former hall. Two storeys with two ground floor open bays. Window reveals and mullions, capitals, shafts and other areas of carved stonework are badly decayed. The upper chamber vault and windows are suffering from water ingress, and the raised ground to north and south is allowing damp to penetrate the structure.

Contact: Philip Walker 01223 582710

Note:  
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### ABBREVIATIONS

CA Conservation Area  
RPG Registered Park & Garden  
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WHS World Heritage Site



SITE NAME: **Bethel Hospital,  
Bethel Street,  
Norwich**

PRIORITY: C (New entry)

DESIGNATION: Listed Grade II\*, CA

CONDITION: Poor

OCCUPANCY: Part occupied

OWNERSHIP: Company

Former hospital of C17/early C18, partly converted to residential use. The C19 wing now in poor condition needing substantial repairs.

Contact: David Eve 01223 582721



SITE NAME: **Howard's House,  
97 King Street,  
Norwich**

PRIORITY: B (B)

DESIGNATION: Listed Grade II\*, CA

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Company

Former house now offices. C17 with C18 and C20 alterations. Damaged by vandals. Planning consent granted for redevelopment of the area including new use for the house. An acceptable scheme for refurbishment and office use was submitted and emergency repairs have been carried out to gable wall. Building now in new ownership.

Contact: David Eve 01223 582721



SITE NAME: **St Mary the Less,  
Queen Street,  
Norwich**

PRIORITY: C (New entry)

DESIGNATION: Listed Grade I

CONDITION: Poor

OCCUPANCY: Occupied

OWNERSHIP: Private

Former parish church with C13 origins used as an historical studies centre. In need of repair, especially the roof.

Contact: David Eve 01223 582721

## SOUTH NORFOLK



SITE NAME: **Church of St Mary,  
Low Road, Forncett St Mary,  
Forncett**

PRIORITY: D (D)

DESIGNATION: Listed Grade I

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Religious organisation

C13 Church; chancel of 1869. Redundant and at risk of vandalism. Holding repairs carried out and consent has been granted for conversion to holiday accommodation but not yet implemented.

Contact: David Eve 01223 582721



SITE NAME: **Starston Windpump,  
Home Farm,  
Starston**

PRIORITY: C (C)

DESIGNATION: Listed Grade II, SM

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Private

A C19 hollow post windpump, designed to pump water to a large tank at Starston Place house. The tail fins and the timber roundhouse roof are in poor condition. English Heritage grant has been offered for the repairs.

Contact: Philip Walker 01223 582710

## SUFFOLK

### BABERGH



SITE NAME: **Barn north east of Bentley Hall,  
Bentley Hall Road,  
Bentley**

PRIORITY: A (A)

DESIGNATION: Listed Grade II\*

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Private

Built C15, timber framed and brick nogging. It is redundant and only suitable for a very low-key use as it is structurally unstable and water is penetrating the walls in places, accelerating decay of its structure. English Heritage is involved in discussions to secure the future of the barn. An options appraisal and condition survey is being undertaken.

Contact: Clare Campbell 01223 582738

#### PRIORITY

**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 to good repair; but no user identified; or under threat of vacancy with no obvious new user (applies only to buildings capable of beneficial use).

**F**  
Repair scheme in progress and (where applicable) end use or user identified; functionally redundant buildings with new use agreed but not yet implemented.



SITE NAME: **Lawshall Hall,  
The Street,  
Lawshall**

PRIORITY: D (C)

DESIGNATION: Listed Grade II\*

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Private

House, C16 and C19. Unoccupied since the 1960s. Repairs to the house have been undertaken and a scheme approved for the repair and for use of the building as a residential dwelling.

Contact: Clare Campbell 01 223 582738

## IPSWICH



SITE NAME: **Church of St Peter,  
College Street (north side),  
Ipswich**

PRIORITY: F (F)

DESIGNATION: Listed Grade II\*, CA

CONDITION: Fair

OCCUPANCY: Vacant

OWNERSHIP: Trust

C14 and C15 redundant church. In the care of Ipswich Historic Churches Trust. Scheme approved for conversion to concert and educational use by 'Music for Health UK' commencing April 2007.

Contact: Clare Campbell 01 223 582738

## MID SUFFOLK



SITE NAME: **Badley Hall,  
Badley**

PRIORITY: C (C)

DESIGNATION: Listed Grade II\*, CA

CONDITION: Poor

OCCUPANCY: Part occupied

OWNERSHIP: Private

Farmhouse: the surviving service range of an early C16 timber-framed manor house. External render in poor repair. Local authority carried out some holding repairs in 2003 and some subsequent repairs undertaken, but building remains at risk.

Contact: Clare Campbell 01 223 582738



SITE NAME: **Badley Hall – barn  
100m south east,  
Badley**

PRIORITY: C (C)

DESIGNATION: Listed Grade II\*, CA,

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Private

A very well built and unusually complete C15 or early C16 timber-framed barn on a flint rubble plinth. Timber frame in need of repairs.

Contact: Clare Campbell 01 223 582738



SITE NAME: **Badley Hall – dovecote  
60m east of Badley Hall,  
Badley**

PRIORITY: C (C)

DESIGNATION: Listed Grade II\*, CA

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Private

A rare example of a near-complete C16 timber-framed dovecote. Some nesting boxes remain. Lack of maintenance continues to cause decay of the timber frame.

Contact: Clare Campbell 01 223 582738



SITE NAME: **Drinkstone Post Mill,  
Woolpit Road,  
Drinkstone**

PRIORITY: C (C)

DESIGNATION: Listed Grade I, CA

CONDITION: Fair

OCCUPANCY: Vacant

OWNERSHIP: Private

C16/C17 post mill, part of the Drinkstone Mills conservation area containing c1790 smock mill and other buildings associated with nearly 400 years of milling activity. The buck has been repaired but the round house and other elements are in need of attention as the roof to the round house leaks and the walls require limited consolidation.

Contact: Trudi Hughes 01 223 582739

Note:  
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### ABBREVIATIONS

CA Conservation Area  
RPG Registered Park & Garden  
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SITE NAME: **Eye Priory Guest House, Eye**

PRIORITY: F (D)  
 DESIGNATION: SM  
 CONDITION: Poor  
 OCCUPANCY: Not applicable  
 OWNERSHIP: Private

Possible guest house of medieval Benedictine priory. Rectangular; built of apparently early C16 brick. Used for agricultural storage. Suffering from cracks and brickwork erosion. A scheme has recently been drawn up, with English Heritage agreement, for conversion.

Contact: John Etté 01223 582711



SITE NAME: **Eye Town Hall, Broad Street, Eye**

PRIORITY: A (New entry)  
 DESIGNATION: Listed Grade II\*, CA  
 CONDITION: Poor  
 OCCUPANCY: Occupied  
 OWNERSHIP: Local authority

Town Hall built 1857 by E.B. Lamb. An Eccentric design with fine detailing taking advantage of the irregular site. Occupying a key position in the townscape. Poor condition of roof structure has resulted in water ingress.

Contact: Clare Campbell 01223 582738



SITE NAME: **Barn 200m west of Hall's Farmhouse, Halls Lane, Norton**

PRIORITY: C (C)  
 DESIGNATION: Listed Grade II\*  
 CONDITION: Poor  
 OCCUPANCY: Not applicable  
 OWNERSHIP: Private

Timber framed and weatherboarded barn. Mid C16. High quality timber frame with some rare features. Soleplates rotted and whole barn leaning sideways. Although propped, permanent repairs now required to permanently secure the structure. Roof is wind and weathertight on date of last visit. Discussions continue over potential alternative uses.

Contact: Clare Campbell 01223 582738

## ST EDMUNDSBURY



SITE NAME: **Moreton Hall, Bury St Edmunds**

PRIORITY: C (C)  
 DESIGNATION: Listed Grade II\*  
 CONDITION: Poor  
 OCCUPANCY: Occupied  
 OWNERSHIP: Educational Body

Robert Adam House of 1773. Urgent high level works to the exterior are needed.

Contact: Clare Campbell 01223 582738



SITE NAME: **Culford Hall, Culford Park, Culford**

PRIORITY: F (F)  
 DESIGNATION: Listed Grade II\*, CA, RPG Grade II  
 CONDITION: Poor  
 OCCUPANCY: Occupied  
 OWNERSHIP: Religious organisation

Mansion of c1800, greatly enlarged and remodelled in 1890 in Italianate style. Late C16 core. Unusual example in Suffolk of mathematical tiling where repairs are currently underway.

Contact: Clare Campbell 01223 582738



SITE NAME: **Church of St Mary, Ickworth Park, Ickworth**

PRIORITY: B (A)  
 DESIGNATION: Listed Grade II\*, RPG Grade II\*  
 CONDITION: Very bad  
 OCCUPANCY: Vacant  
 OWNERSHIP: Private

Medieval church, altered C19, situated c250m south-west of Ickworth House in Ickworth Park. Last used in 1984. At risk of vandalism and decay due to lack of use and lack of maintenance over long period has led to all roofs leaking with much fabric of significance at imminent risk of loss. The local authority served an urgent works notice in 1997 and emergency roof repairs were carried out.

Contact: Clare Campbell 01223 582738

### PRIORITY

**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.

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SITE NAME: **Dovecote at Stoke College,  
Stoke by Clare**

Red brick dovecote tower dating from C15. Brickwork includes design of portcullis and chains. Part of a college for secular clergy which occupied the site from 1415. Some roof repair required.

PRIORITY: C (New entry)

DESIGNATION: Listed Grade II\*, CA

Contact: Clare Campbell 01 223 582738

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Private



SITE NAME: **Stoke College,  
Stoke by Clare**

Originally a Benedictine Convent, converted to a college and then a mansion after the dissolution. Some repairs required to areas of the roof.

PRIORITY: C (New entry)

DESIGNATION: Listed Grade II\*, CA

Contact: Clare Campbell 01 223 582738

CONDITION: Fair

OCCUPANCY: Occupied

OWNERSHIP: Private



SITE NAME: **The Umbrello, Great Saxham Hall,  
Chevington Road, Great Saxham,  
The Saxhams**

Early C19 Coade stone folly. Very poor condition: roof missing, ingress of water is rusting iron core. The proposal to dismantle it and re-erect in a new location has been granted listed building consent, but not implemented.

PRIORITY: A (A)

DESIGNATION: Listed Grade II\*

Contact: Clare Campbell 01 223 582738

CONDITION: Very bad

OCCUPANCY: Not applicable

OWNERSHIP: Private

## SUFFOLK COASTAL



SITE NAME: **Martello Tower "Z",  
south east of Buckanay Farm,  
Alderton**

Martello tower, C19. Brick with ashlar dressings. Tear drop shaped plan. Outer brick skin is peeling away, exposing approximately 30% of inner brick skin at top in one area. English Heritage is in discussion with the owners over repairs.

PRIORITY: B (B)

DESIGNATION: Listed Grade II, SM

Contact: John Etté 01 223 582711

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Private



SITE NAME: **Bawdsey Manor,  
Bawdsey**

Bawdsey Manor is a late Victorian country house with Edwardian additions situated on the Suffolk coast and within a registered landscape. Various repairs have been undertaken but other high level works are still required.

PRIORITY: A (A)

DESIGNATION: Listed Grade II\*

Contact: Clare Campbell 01 223 582738

CONDITION: Poor

OCCUPANCY: Occupied

OWNERSHIP: Private



SITE NAME: **Martello Tower "W"  
at Rose Cottage,  
Bawdsey**

Martello tower, C19, converted to residential use in 1980s. The building is at risk through the effects of coastal erosion. Immediate protection measures have been taken. English Heritage is working with the owner on longer term strategies to safeguard or mitigate the effects of coastal erosion.

PRIORITY: B (B)

DESIGNATION: Listed Grade II, SM

Contact: John Etté 01 223 582711

CONDITION: Good

OCCUPANCY: Occupied

OWNERSHIP: Private

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|   |   |  |
|---|---|--|
|     | <p><b>SITE NAME:</b> Transmitter Block, Bawdsey Manor, Bawdsey</p> <p><b>PRIORITY:</b> C (C)</p> <p><b>DESIGNATION:</b> Listed Grade II*, RPG Grade II</p> <p><b>CONDITION:</b> Fair</p> <p><b>OCCUPANCY:</b> Vacant</p> <p><b>OWNERSHIP:</b> Private</p>     | <p>Concrete transmitter block, 1937. Site of pioneering radar development. Featured in BBC "Restoration" TV programme. Some repair and refurbishment works undertaken. Bawdsey Radar Group have commissioned an options appraisal.</p> <p><i>Contact: Clare Campbell 01223 582738</i></p>  |
|    | <p><b>SITE NAME:</b> Chapel of St James' Hospital, Dunwich</p> <p><b>PRIORITY:</b> B (C)</p> <p><b>DESIGNATION:</b> SM</p> <p><b>CONDITION:</b> Poor</p> <p><b>OCCUPANCY:</b> Not applicable</p> <p><b>OWNERSHIP:</b> Religious organisation</p>              | <p>Remains of 800 year-old chapel of medieval hospital situated next to the parish church of St James in Dunwich. Wall tops and romanesque blind arcading in need of conservation work. Repairs are due to start spring/summer 2008.</p> <p><i>Contact: Trudi Hughes 01223 582739</i></p>  |
|    | <p><b>SITE NAME:</b> Grey Friars, Dunwich</p> <p><b>PRIORITY:</b> A (A)</p> <p><b>DESIGNATION:</b> Listed Grade II*, SM</p> <p><b>CONDITION:</b> Very bad</p> <p><b>OCCUPANCY:</b> Not applicable</p> <p><b>OWNERSHIP:</b> Local authority</p>                | <p>Remains of original C13 monastic settlement. Remains of refectory and extensive precinct walls are all that remain of the medieval site. Some collapsed masonry to one wall of the refectory and section of precinct wall as well as some loose masonry to gates (both C15). Precinct walls overgrown with ivy in many locations; some evidence of burrowing animals. East wall is succumbing to coastal erosion.</p> <p><i>Contact: Trudi Hughes 01223 582739</i></p>            |
|   | <p><b>SITE NAME:</b> Friston Post Mill, Mill Road, Friston</p> <p><b>PRIORITY:</b> A (A)</p> <p><b>DESIGNATION:</b> Listed Grade II*, CA</p> <p><b>CONDITION:</b> Very bad</p> <p><b>OCCUPANCY:</b> Not applicable</p> <p><b>OWNERSHIP:</b> Private</p>       | <p>One of the finest, and possibly tallest post mill in the United Kingdom. Built in 1812 and operational until 1956. Restored in 1976; temporary supports added 2004; post out of alignment and trestle fractured and now in need of urgent and permanent repair.</p> <p><i>Contact: Colin Jeffries 01223 582733</i></p>  |
|  | <p><b>SITE NAME:</b> Glevering Hall Orangery, Easton Road, Hacheston</p> <p><b>PRIORITY:</b> A (A)</p> <p><b>DESIGNATION:</b> Listed Grade II*</p> <p><b>CONDITION:</b> Very bad</p> <p><b>OCCUPANCY:</b> Not applicable</p> <p><b>OWNERSHIP:</b> Private</p> | <p>Orangery built in classical style c1835. Architect Decimus Burton. Glass missing, especially from the dome, and rusting iron cramps are forcing apart the stonework. A schedule of urgent repairs has been prepared but not yet implemented.</p> <p><i>Contact: Clare Campbell 01223 582738</i></p>   |
|  | <p><b>SITE NAME:</b> Leiston Abbey (First Site), Leiston</p> <p><b>PRIORITY:</b> B (B)</p> <p><b>DESIGNATION:</b> SM</p> <p><b>CONDITION:</b> Good</p> <p><b>OCCUPANCY:</b> Not applicable</p> <p><b>OWNERSHIP:</b> Trust</p>                                 | <p>Premonstratensian house, founded 1182. Abandoned in 1363 for Leiston Abbey (second site) further inland. Old abbey remains retained as remote cell of new house, a small chapel was subsequently built on the site. The remains are situated near the coast within the RSPB's Minsmere Nature Reserve. Repairs works now nearly complete and this property will be removed from the register upon completion of the repairs.</p> <p><i>Contact: Trudi Hughes 01223 582739</i></p> |

**PRIORITY**

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SITE NAME: **Remains of Sibton Abbey,  
Sibton**

Remains of Cistercian abbey. 1150. Damaging vegetation. Occasional trespass and vandalism. The building is a ruin with no possibility of economically beneficial use.

PRIORITY: C (C)

Contact: John Etté 01223 582711

DESIGNATION: Listed Grade II, SM

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Private



SITE NAME: **St Margaret's Chapel,  
Mells,  
Wenhamston with Mells Hamlet**

Roofless remains of C12 chapel. Problem of soil erosion around walls has been solved by careful tipping of soil on eroded areas, but the chancel arch is in a very vulnerable condition. The building is a ruin with no possibility of economically beneficial use. English Heritage awarded grant towards consolidation works and works to stabilise the structure are to commence in 2008.

PRIORITY: A (A)

Contact: John Etté 01223 582711

DESIGNATION: SM

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Private

## WAVENEY



SITE NAME: **Moat Farmhouse,  
Shadingfield,  
Beccles**

C16 Farmhouse with C19 alterations and brick wing to rear. Good quality timber frame, finely moulded beams and joists internally. Scheduled moated site. Under tarpaulin and scaffolded.

PRIORITY: C (C)

Contact: Clare Campbell 01223 582738

DESIGNATION: Listed Grade II\*

CONDITION: Poor

OCCUPANCY: Occupied

OWNERSHIP: Private



SITE NAME: **Mettingham Castle,  
Mettingham**

Substantial remains of college of canons. Many elements of structure in need of consolidation to prevent loss of medieval masonry. English Heritage grant made towards an initial phase of repair works which are due to commence spring 2008.

PRIORITY: A (A)

Contact: Trudi Hughes 01223 582739

DESIGNATION: Listed Grade II, SM

CONDITION: Very bad

OCCUPANCY: Not applicable

OWNERSHIP: Private

Note:  
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