

Heritage at Risk

Environment Forum

25 April 2023

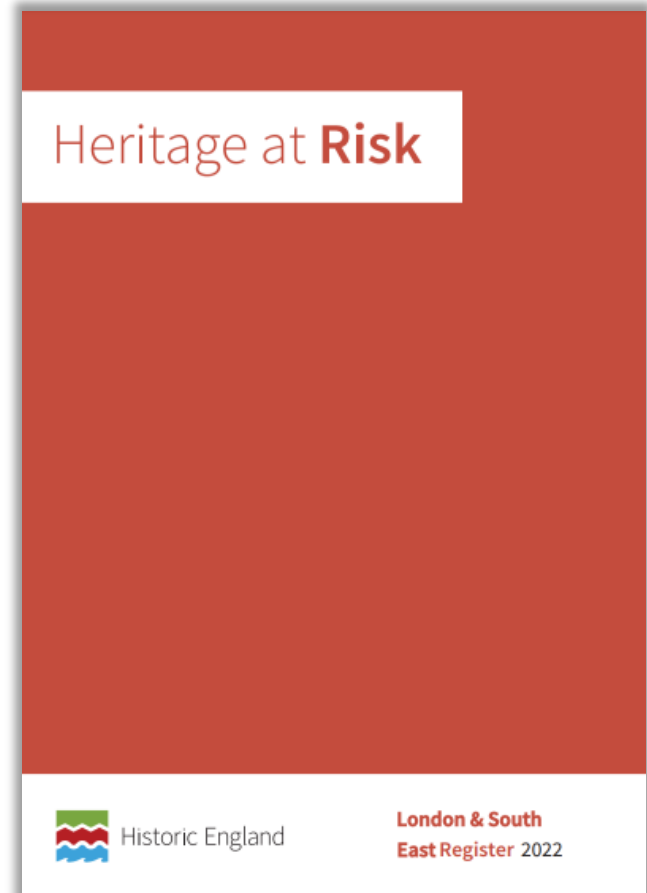
www.enfield.gov.uk

Striving for excellence



Heritage at Risk Register

- First compiled in 1990s by Historic England and Local Planning Authorities.
- Sites most at risk of being lost through neglect, decay or inappropriate development.
- Updated annually by Historic England
- Tool to focus priorities and support funding bids



Heritage at Risk Register

The Register includes:

- Listed Buildings
- Scheduled Monuments
- Registered Parks and Gardens
- Registered Battlefields
- Protected Wrecks
- Conservation Areas



Heritage at Risk Register

Listed Buildings

- Condition
- Priority Category for action on a scale of A (highest) to F (lowest).

Conservation Areas, Scheduled Monuments and Registered Parks and Gardens

- Condition 'Very Bad', 'poor', 'fair' and 'optimal'
- Vulnerability. 'high', 'medium' or 'low'
- Trend 'declining', 'stable', 'improving' or 'unknown'

HERITAGE AT RISK 2022 / LONDON AND SOUTH EAST / ENFIELD

ENFIELD		
	<p>SITE NAME: Holly Hill Farmhouse, The Ridgeway</p> <p>DESIGNATION: Listed Building grade II</p> <p>CONDITION: Very bad</p> <p>OCCUPANCY: Vacant/not in use</p> <p>PRIORITY CATEGORY: A (A)</p> <p>DANGER TYPE: Local authority</p> <p>LIST ENTRY NUMBER: 1188655</p>	<p>Mid C19 villa of London stock brick, formerly a farmhouse, with later additions and outbuildings to the rear. The house has been vacant for many years and has suffered from the effects of water ingress, blocked rainwater goods, vegetative growth, broken windows and rotten joinery. The building is now secured, and Historic England and the Local Authority have identified urgent works needed to arrest further decline whilst a decision is made on the future use of the building.</p> <p>Contact: Christina White (LPA) 020 8379 3852</p>
	<p>SITE NAME: North Lodge, Whitewebbs Road</p> <p>DESIGNATION: Listed Building grade II</p> <p>CONDITION: Very bad</p> <p>OCCUPANCY: Vacant/not in use</p> <p>PRIORITY CATEGORY: A (A)</p> <p>DANGER TYPE: Private</p> <p>LIST ENTRY NUMBER: 1079477</p>	<p>Small Victorian Gothic stuccoed cottage of one storey and an attic, with a steep-pitched roof of flint and tile with large boarded gable ends. The building has been empty and neglected for many years and part of the building has now been subject to unauthorised demolition works. The Local Authority has undertaken extensive works to secure and protect the building under enforcement regulations. Steps are now being taken to ensure appropriate consents are obtained, and full repair of the building secured.</p> <p>Contact: Christina White (LPA) 020 8379 3852</p>
	<p>SITE NAME: Southgate House, High Street N14</p> <p>DESIGNATION: Listed Building grade II*</p> <p>CONDITION: Poor</p> <p>OCCUPANCY: Vacant/not in use</p> <p>PRIORITY CATEGORY: C (A)</p> <p>DANGER TYPE: Local authority</p> <p>LIST ENTRY NUMBER: 1079541</p>	<p>Late C18 house with early C19 extension in similar style, with an elliptical entrance hall. Formerly used as a college, it is now vacant whilst a new use is secured. Water ingress, now halted, has led to outbreaks of dry rot, and vegetation growth has hampered ventilation and drainage to the building. The building was sold in 2020. The Local Authority and Historic England are working with the new owner to bring forward a suitable proposal to secure its future. Some works have been carried out, but further works are needed to stabilise the building.</p> <p>Contact: Verena McCaig 020 7973 3718</p>
	<p>SITE NAME: Brookfield House, Brookfield Park, Brookfield Lane N13</p> <p>DESIGNATION: Listed Building grade II*, RPG grade II</p> <p>CONDITION: Very bad</p> <p>OCCUPANCY: Vacant/not in use</p> <p>PRIORITY CATEGORY: A (A)</p> <p>DANGER TYPE: Local authority</p> <p>LIST ENTRY NUMBER: 1078934</p>	<p>C16 house with late C18 additions, situated in a public park. The building is severely fire damaged, although significant parts of the interior are in safe storage. Additional scaffolding works were carried out in 2016 funded by Historic England and the Local Authority. Following extensive discussions and commissioned reports, further work is being carried out to help inform a decision on the future of the building.</p> <p>Contact: Verena McCaig 020 7973 3718</p>
	<p>SITE NAME: Stable Block in Brookfield Park, Brookfield Lane N13</p> <p>DESIGNATION: Listed Building grade II*, RPG grade II</p> <p>CONDITION: Very bad</p> <p>OCCUPANCY: Vacant/not in use</p> <p>PRIORITY CATEGORY: A (A)</p> <p>DANGER TYPE: Local authority</p> <p>LIST ENTRY NUMBER: 1188544</p>	<p>Early C18 stable block to Brookfield House. The building is vacant. Internal propping works have been undertaken to stabilise the floors, and further works carried out following subsequent fire and water damage. Following extensive discussions and commissioned reports, further work is being carried out to help inform a decision on the future of the building.</p> <p>Contact: Verena McCaig 020 7973 3718</p>

PRIORITY CATEGORIES

A: Immediate risk of further rapid deterioration or loss of fabric; urgent action required

B: Significant risk of further rapid deterioration or loss of fabric; action agreed but not yet implemented

C: Some decay; no serious agreed

D: Some decay; solution agreed but not yet implemented

E: Limited repair work for good repair, but no case identified as urgent threat of vacancy with risk to building's capacity of beneficial use

F: Repair scheme in progress and not yet implemented

G: (where applicable) not yet or not classified or functionally redundant buildings with no use agreed but not yet implemented

ABBREVIATIONS

CA: Conservation Area

LB: Listed Building

LPA: Local Planning Authority

RPG: Registered Park and Garden

SE: Scheduled Monument

UK: United Kingdom

LA: Local Authority

WB: World Heritage Site

Heritage at Risk, London

- Enfield is at the London average, 20 entries
- Worst Hillingdon 43 entries
- Best City of London 2 entries.
- The average is 19.

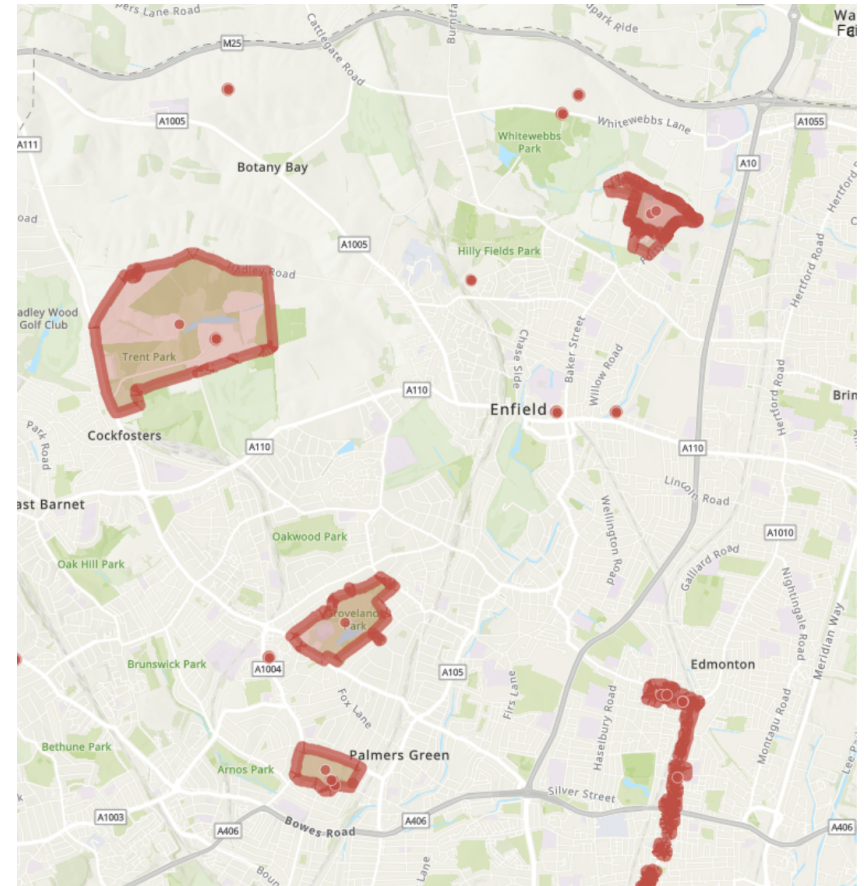
Entries on the Register by local planning authority

Local planning authority	Building and structure entries	Place of worship entries	Archaeology entries	Park and garden entries	Battlefield entries	Wreck site entries	Conservation areas entries
GREATER LONDON							
Barking and Dagenham	4	1	1	0	0	0	1
Barnet	4	4	1	0	0	0	1
Bexley	3	0	0	0	0	0	0
Brent	7	3	0	0	0	0	0
Bromley	19	1	3	1	0	0	1
Camden	17	14	0	0	0	0	0
City of London	0	2	0	0	0	0	0
Croydon	6	5	2	0	0	0	1
Ealing	7	1	2	0	0	0	5
Enfield	11	2	1	4	0	0	2
Greenwich	8	2	0	0	0	0	3
Hackney	20	11	0	1	0	0	2
Hammersmith and Fulham	12	1	0	0	0	0	1
Haringey	11	5	0	0	0	0	5
Harrow	12	1	5	1	0	0	0
Havering	9	0	1	0	0	0	1
Hillingdon	29	2	3	0	0	0	9
Hounslow	20	1	2	1	0	0	2
Islington	12	9	0	0	0	0	10
Kensington and Chelsea	31	4	0	1	0	0	1
Kingston upon Thames	5	1	0	0	0	0	3
Lambeth	26	1	0	0	0	0	3
Lewisham	16	2	0	0	0	0	1
London Legacy (MDC)	4	0	0	0	0	0	2
Merton	14	0	1	1	0	0	6
Newham	13	0	0	0	0	0	0
Redbridge	3	2	0	1	0	0	3
Richmond upon Thames	15	0	0	0	0	0	1
Southwark	25	4	2	1	0	0	2
Sutton	5	1	0	0	0	0	1
Tower Hamlets	22	8	1	0	0	0	5
Waltham Forest	12	4	0	0	0	0	0
Wandsworth	7	0	0	0	0	0	0
Westminster, City of	12	9	0	0	0	0	0

Heritage at Risk, Enfield

2022 Heritage at Risk Register

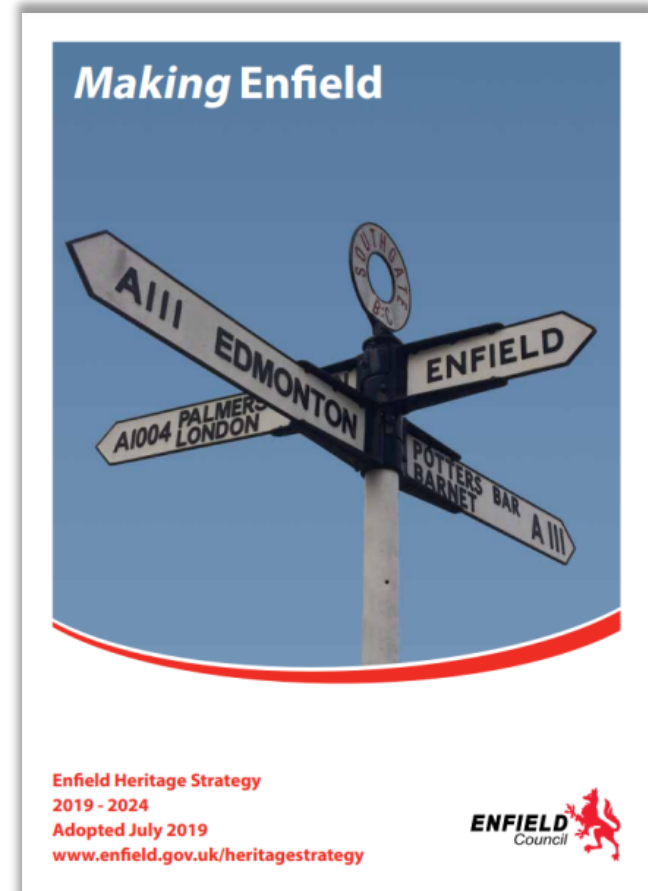
- 11 Buildings and Structures
 - 2 Places of Worship
 - 1 Archaeological Site
 - 4 Parks and Gardens
 - 2 Conservation Areas
- Common reasons are ownership, unused, management regimes.
 - Tools are 'Carrot & Stick'. Urgent Works Notice, Repairs Notice / CPO, partnership brokering
 - Active on most entries.



Enfield Heritage at Risk Action Plan

Enfield Heritage Strategy 2019-24 (Objective 4)

- *“Work with property owners and Historic England to secure repairs and identify opportunities for adaptation and sustainable use”*
- *“Maintain an up-to-date Heritage at Risk register and make annual contact with owners to monitor progress”*



Buildings & Structures (Ownership: Private)

Charity School and No.24 Church Street

- LHBT working with Learning for Life Charity
- Learning and training opportunities for young people in Enfield with special educational needs / disadvantaged and a community hub.
- Funding. £300k from Lottery and £33k from AHF for development phase (design, activities, business plan 12 months)
- Application for delivery phase May 24 (capital work & operational phases). Completion 2026.
- Meanwhile use of artist studios in partnership with the Florence Trust.
- Brokered partnerships, on Project Board, support of Historic England and Enfield Society..



LHBT press release:

<https://londonhistoricbuildings.org.uk>

Buildings & Structures (Ownership: Private)

Trent Park Terrace

- Part of the Berkley Homes redevelopment of the former Middlesex University Campus.
- Berkeley programme Spring 2024



Buildings & Structures (Ownership: Private)

Southgate House

- Inspection with Historic England 2022.
- Prepared schedule of repairs and pursued with owner (pre cursor to UWN)
- Change of ownership in 2023.
- Land Registry search to open engagement with new owner



Buildings & Structures (Ownership: Private)

Whitewebbs Barn

- Consent for residential conversion and enabling development
- Applications to discharge conditions have been received



North Lodge

- Stabilising Works carried out in default
- New owners Tottenham Hotspur FC
- Plans to restore



Enfield Electricity Works

- UK Power Networks sub station
- Secured structural repairs 2014
- Brokering interest from local enterprises



Buildings & Structures (Ownership: Council)

Holly Hill Farmhouse

- Funding identified for repair
- Updated survey 2023
- Timetable for works to follow
- Site inspection with Historic England and LBE Property Team Spring 2023



Lavender Hill Cemetery Chapel

- Site inspection with Historic England, and LBE Property Team Spring 2023



Buildings & Structures (Ownership: Council)

Broomfield House and Broomfield Stables

- NHLF Round 1 bid due for submission Aug 23 for dismantlement & memorialisation of the House plus revitalising historic elements of the baroque park.
- On successful awarding of grant funding, current programming sees the delivery of these works in 2026.
- The Stable Block will follow the Broomfield House phase.



Parks & Gardens

Common issues

- Landscape design intentions no longer visible
- Encroachment low value self seeded vegetation onto key vistas and areas of open parkland
- Planting in inappropriate locations
- Interventions in inappropriate locations
- Split ownership and management with other organisations eroding significance as a single heritage asset,



Parks & Gardens (Ownership: Council)

Trent Park

- Site meeting with Historic England and LBE Parks Team March 2023.
- Steering Group set up / Festival programme funding towards management plan
- Introduction of cattle to assist with parkland management (after Forty Hall pilot)
- On-going discussions with Berkeley Homes regarding the restoration of the landscape., including north lake edge works..



Parks & Gardens (Ownership: Council)

Broomfield Park

- NHLF Round 1 bid due for submission Aug 23 for revitalising historic elements of the baroque park.
- On successful awarding of grant funding, current programming sees the delivery of these works in 2026

Forty Hall

- Site visit with Historic England and LBE Parks Team March 2023.
- Introduction of cattle to assist with parkland management (4ha pilot, 14ha expansion). From late May 23.

Grovelands Park

- Divided ownership LBE, Thames Water & The Priory



Archaeological Sites (Ownership: Council)

Site of Elsyngge Hall

- Site meeting with Historic England and LBE Parks Team March 2023.
- Signage for prevention of metal detecting.
- Introduction of cattle to assist with parkland management.



Places of Worship

Supporting funding applications for repair and usage

All Saints, Edmonton



Church of St Andrews, Enfield



Conservation Areas

Church Street and Fore Street

- 'Averaging up' the quality of approved applications.
- Secured financial contributions from Edmonton Green redevelopment for heritage enhancements.



Any Questions ?