



ENGLISH HERITAGE

HERITAGE AT RISK

2012

NORTH EAST



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.

'He put the focus on social regeneration and the interests of local people, rather than just bricks and mortar'; thus went one of the eulogies to Ralph Erskine in 2005. His architectural legacy lives on across Europe, not least in Newcastle upon Tyne, where his grade II* 'Byker Wall' development is a local landmark. The economic climate nevertheless meant there was a very real danger that the Bolam Coyne element of the site might decline to the point of no return. Salvation came in the shape of a partnership between English Heritage, the Homes and Communities Agency, Your Homes Newcastle and Newcastle City Council, which engineered and implemented a major repair scheme that has provided homes for 15 families. Furthermore, an emerging Community Trust, created to oversee the estate, has a pleasing resonance with Erskine's original philosophy.

The achievement at Byker was replicated elsewhere in 2012, with important heritage assets such as Tynemouth Station, Cockle Park Tower and Middridge Grange farmhouse just a few of the English Heritage funded repair schemes to be completed successfully. All of this has ensured continuing progress in removing buildings from the Heritage at Risk Register – almost 61% of those on the original Register have now had their futures secured, comparing favourably to a national average of 55.4%.

Despite these notable successes, formidable challenges lie ahead. The North East has retained its unwelcome title of possessing the highest percentage of grade I and II* buildings at risk. Although, at 6.1%, this is down from a peak of 9.9% in 2001, it means there is much negotiating still to be done with owners and interested parties to generate sustainable solutions for those sites still on the Register.

It is not just single buildings that are a cause for concern; 7 conservation areas were added to the 'at risk' Register in 2012, with 4 of these located within Middlesbrough and Hartlepool – neighbourhoods where fresh investment is desperately required. There is no quick and easy solution to these issues; progress will depend on a smart and united effort pursued over a prolonged period.

The trick for English Heritage is to apply limited funding and resources to maximum effect – the economies of scale that can be gained by combining several historic sites within one project and/or joining up with other partners can make all the difference to otherwise intractable problems. For example, 2012/13 will see the local team working with the owners of several scheduled earthworks to tackle common issues such as uncontrolled tree and scrub growth (the main threat to 46% of North East monuments at risk).

The earthwork project, along with other schemes, will be enveloped within a new Heritage at Risk strategy to be unveiled later this financial year. As well as highlighting new targets it will explain the methodologies needed to attain, and sustain, the sort of success achieved at Byker.



Carol Pyrah
Planning and Conservation Director,
North East

BOLAM COYNE, BYKER, NEWCASTLE UPON TYNE

Playfully conceived as a fortress, complete with moat and drawbridge, Bolam Coyne is a self-contained development within the grade II* listed Byker Estate, widely regarded as one of the most remarkable post-war housing developments in Britain. Sadly, it fell on hard times when the last resident moved out in 2000; plagued by vandalism, it became a forbidding place with many calls for its demolition. Twelve years later, following investment from a multi-agency partnership, including English Heritage, Bolam Coyne is once again providing affordable homes for 15 families.

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BUILDINGS AT RISK

- Nationally, 3.0% of grade I and II* listed buildings are at risk. In the North East this rises to 6.1% (69 buildings).
- 8 buildings at risk were removed from the 2011 North East Register; and 4 have been added.

PLACES OF WORSHIP AT RISK

- Of the 488 listed places of worship surveyed in the North East, 18 are at risk. 3 have been added this year.

SCHEDULED MONUMENTS

- 3,286 (16.6%) of England's 19,759 scheduled monuments are at risk, of which 181 are in the North East.
- In the North East, 14 scheduled monuments have been removed from the 2011 Register for positive reasons, and 13 have been added.
- 20% of scheduled monuments (34) on the North East's 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 North East the proportion is only 10%. The greatest threat for 46% of scheduled monuments in the North East is from unrestricted plant, scrub and tree growth.

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 North East, 3 (5.5%) of our 55 sites are at risk.
- Nationally, 5 sites were removed from the 2011 Register and 1 has been added. There has been no change in the North East.

REGISTERED BATTLEFIELDS

- Of the 43 registered battlefields in England, 6 are at risk, 2 fewer than the 2008 baseline. Of the 6 registered battlefields in the North East, 1 is 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 North East'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 265 conservation areas surveyed in the North East, 20 (7.5%) are at risk.
- 1 conservation area was removed from the 2011 North East Register for a positive reason, but 7 have been added.



OLD SUNDERLAND & OLD SUNDERLAND RIVERSIDE CONSERVATION AREAS, TYNE AND WEAR

Long-term economic decline has brought extreme deprivation and dereliction to this pair of neighbouring conservation areas. Townscape Heritage Initiative projects have been difficult to get off the ground and Sunderland Council is now processing applications to demolish a number of listed buildings in the area.

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61% OF BUILDINGS AT RISK ON THE 1999 REGISTER HAVE BEEN **SAVED**

20 CONSERVATION AREAS ARE AT RISK

13.1% OF SCHEDULED MONUMENTS ARE AT RISK

£345k IN GRANTS WAS OFFERED TO **15** SITES AT RISK

PRIORITY HAR SITES

- Bowes Railway Incline, Birtley, Gateshead
- Greenhouse east of Felton Park with potting shed, Felton Park, Felton, Northumberland
- Harperley Working Camp, WWII POW Camp at Craigside, Wolsingham, County Durham
- Kirkleatham Hall Stables and Landscape (Kirkleatham Hall Stables, Bastion and ha-ha wall north of Kirkleatham Hall Stables, Bastion north west of Kirkleatham Hall Stables), Redcar, Tees Valley
- Monastic cell and medieval tower; Coquet Island, Hauxley, Northumberland
- Prebends' Bridge, Durham and Framwellgate, Durham, County Durham
- Ravensworth Castle, Lamesley (Ravensworth Castle and Nash House), Gateshead
- Small multivallate hillfort and tower mill on Shackleton Beacon Hill, Heighington, Darlington
- Sockburn Hall and Church (Sockburn Hall, and the Church of All Saints) Sockburn Lane, Sockburn, Darlington
- Ushaw College, Esh (Chapel of St Michael at College of St Cuthbert, Former Junior Seminary Chapel of St. Aloysius and Bounds Wall), County Durham

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.

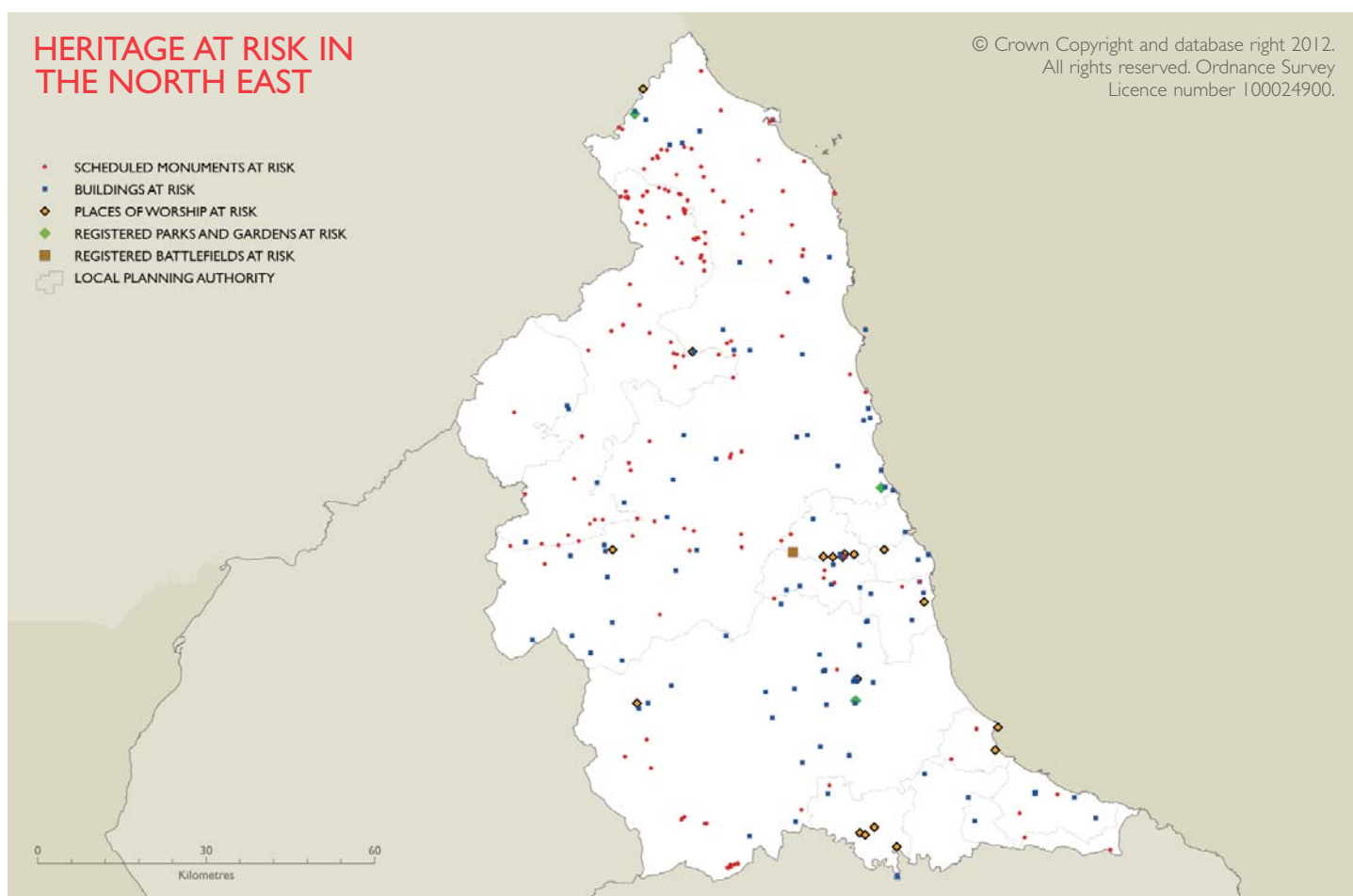
A maximum of 15 pilot projects are required to explore, cost and test various options for undertaking surveys of grade II listed buildings.

For more information and details on how to apply visit:

www.english-heritage.org.uk/risk

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

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