

# HERITAGE AT RISK LONDON

## 6, 8 & 10 ROYAL COLLEGE STREET Camden, London

Nearly a quarter of buildings on the London register are empty residential properties. At a time when London desperately needs homes, the resolution of cases such as this is crucial. Number 8 is being repaired as a family home and negotiations to bring numbers 6 and 10 back to residential use are underway.



# HERITAGE AT RISK LONDON

English Heritage published the first comprehensive register of listed buildings at risk in London in 1991. In addition to Grade I and II\* listed buildings and structural scheduled monuments, the London register includes Grade II listed buildings, cemeteries, churchyards and burial grounds at risk. Of the buildings on the original register, 92% have since been repaired and removed from the register.

Over the past year, 65 buildings have been removed from the register. Our grants are a crucial tool to unlocking some cases, for example helping with the repair of St Michael's Church in Camden and funding extensive repairs to Ruxley Old Church, a scheduled monument in the London Borough of Bromley.

This year has also seen several residential properties returned to use; for example, 58 and 60 Huntley Street in Camden, owned by a local health authority, have been repaired to provide accommodation for families of sick children staying at Great Ormond Street Hospital.

Resolving such cases is difficult and we are committed to working with partners such as the Empty Homes Agency to see more disused residential buildings brought back to good use. Publicly owned buildings at risk will continue to be a major focus for our work in London as we see more and more historic buildings being phased out of public use. Many are cherished by their local community and make a contribution to the local townscape. Wherever possible, we will help owners find ways of adapting historic buildings to new demands so that they do not become buildings at risk in the future.

## Haggerston Baths, Whiston Road, Hackney,

listed Grade II, was built in 1904 as a resource to improve the health and personal hygiene of local people. The building suffers from extensive structural problems and closed on health and safety grounds in 2000. The local authority is committed to bringing the building back into use and recently jointly funded a full structural survey with English Heritage. The combination of substantial repair costs and difficulties in finding sources of funding is, however, preventing the project from moving forward.



## 4 to 16 (even) Walden Street, Tower Hamlets,

is a row of Grade II listed terraced houses situated to the south of the Royal London Hospital dating from the early 18th century. Formerly owned by London Hospital and Queen Mary College, they passed through the hands of a series of developers and builders. The last of these went bankrupt, allowing the houses to be bought by a group of sympathetic individuals. Over the last three years the buildings have been restored under the guidance of the Spitalfields Trust to provide eight family homes.



Drew Bennelick, Head of Regional Partnerships, London

## GREATER LONDON

## BARKING AND DAGENHAM



SITE NAME: **The Old Vicarage,  
Crown Street,  
Dagenham**

House, dated 1665, remodelled in C19. The owners of the building have recently gone into receivership and have vacated, leaving the building at risk of vandalism.

PRIORITY: C (E)

Contact: Francesca Cliff (LA) 020 8227 3910

DESIGNATION: Listed Grade II, CA

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Unknown



SITE NAME: **The Marks Stones,  
Whalebone Lane North,  
Chadwell Heath**

Boundary marker of the Liberty of Havering-atte-Bower, originally set up in 1642. Two stones: one 12" high inscribed 'Marks Stone', one 30" high inscribed 'Marks Stone Sept 1642'. One stone is broken and is in safekeeping, the other remains in its original position.

PRIORITY: C (C)

Contact: Francesca Cliff (LA) 020 8227 3910

DESIGNATION: Listed Grade II, CA

CONDITION: Very bad

OCCUPANCY: Not applicable

OWNERSHIP: Crown



SITE NAME: **The Warren Stone,  
Whalebone Lane North,  
Chadwell Heath**

Boundary stone, 1642, situated in Chadwell Heath Gun Site. In storage with Warren Hall Farm tenant farmers while gravel extraction takes place. To be reinstated in its original position.

PRIORITY: C (C)

Contact: Francesca Cliff (LA) 020 8227 3910

DESIGNATION: Listed Grade II

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Crown



SITE NAME: **Warren Farm Barn,  
Whalebone Lane North,  
Chadwell Heath**

Large C17 red brick barn. Roof now repaired and vegetation cut back from structure. Future use of building yet to be determined.

PRIORITY: E (E)

Contact: Francesca Cliff (LA) 020 8227 3910

DESIGNATION: Listed Grade II

CONDITION: Fair

OCCUPANCY: Not applicable

OWNERSHIP: Crown



SITE NAME: **Chadwell Heath Anti-Aircraft Gun Site,  
Whalebone Lane North (off),  
Chadwell Heath**

The substantial remains of a World War II Anti-Aircraft Battery with pits for eight guns in two groups of four and associated structures. The buildings are subject to vandalism and are in an isolated spot, surrounded by a quarry, increasing their chances of further deterioration.

PRIORITY: C (C)

Contact: Francesca Cliff (LA) 020 8227 3910

DESIGNATION: Listed Grade II, CA

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Crown

## BARNET



SITE NAME: **Grahame White Company offices  
and factory, Aerodrome Road,  
Hendon Aerodrome NW4**

1915. Built as an office block for the Grahame White Aviation Co. Originally flanked by attached hangars. Approved scheme for use as a leisure facility within a development scheme has not progressed. New proposals submitted for a high-density housing development including the listed building, although developers wish to explore the possibility of moving building to the museum by demolition and rebuilding.

PRIORITY: A (A)

Contact: Jon Finney (LA) 020 8359 4464

DESIGNATION: Listed Grade II

CONDITION: Very bad

OCCUPANCY: Vacant

OWNERSHIP: Company



SITE NAME: **St Mary's Churchyard,  
Church End,  
Hendon NW4**

PRIORITY: C (C)  
DESIGNATION: CA  
CONDITION: Poor  
OCCUPANCY: Not applicable  
OWNERSHIP: Local authority

Churchyard to Grade II\* listed C13 church. Widespread disrepair of tombs and monuments, including the tomb of Henry Joynes, the builder of Blenheim Palace.

Contact: Jon Finney (LA) 020 8359 4464



SITE NAME: **Colindale Hospital  
Administration Block,  
Colindale Avenue NW9**

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

Hospital administration block dated 1899. Baroque style. Outline development scheme for hospital site in preparation prior to sale.

Contact: Jon Finney (LA) 020 8359 4464



SITE NAME: **The Bothy,  
East End Road,  
Finchley N3**

PRIORITY: D (D)  
DESIGNATION: Listed Grade II, CA  
CONDITION: Fair  
OCCUPANCY: Vacant  
OWNERSHIP: Trust

Garden compound in the grounds of Avenue House, comprising summer house, living accommodation and storage. Completed in 1882. Listed building consent granted for conversion to arts centre. Heritage Lottery Fund and English Heritage grant offered towards repair of building and courtyard, works stalled, but due to resume.

Contact: Jon Finney (LA) 020 8359 4464



SITE NAME: **The Stables, Avenue House,  
East End Road,  
Finchley N3**

PRIORITY: C (New entry)  
DESIGNATION: Listed Grade II, CA  
CONDITION: Fair  
OCCUPANCY: Part occupied  
OWNERSHIP: Charity

Stable block with hayloft and dovecote built circa 1880, probably designed by Roger Field.

Contact: Jon Finney (LA) 020 8359 4464



SITE NAME: **The Water Tower,  
East End Road,  
Finchley N3**

PRIORITY: A (A)  
DESIGNATION: Listed Grade II, CA  
CONDITION: Very bad  
OCCUPANCY: Vacant  
OWNERSHIP: Trust

Water Tower of massed concrete. Overgrown and vacant, no proposals.

Contact: Jon Finney (LA) 020 8359 4464



SITE NAME: **College Farm – main building,  
Fitzalan Road N3**

PRIORITY: C (B)  
DESIGNATION: Listed Grade II, CA  
CONDITION: Fair  
OCCUPANCY: Occupied  
OWNERSHIP: Trust

Stables, teashop and dairy, built 1883 to the design of Frederick Chancellor in a picturesque style. Model dairy farm of the Express Dairy Co. Recently acquired by a trust who are developing plans for the site. Emergency repairs undertaken.

Contact: Jon Finney (LA) 020 8359 4464

#### 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: **College Farm Dairy,  
Fitzalan Road N3**

Dairy built 1883 to the design of Frederick Chancellor, with ornate timber lantern roof and decorative tilework to interior. See entry for College Farm main building.

PRIORITY: C (B)

Contact: Jon Finney (LA) 020 8359 4464

DESIGNATION: Listed Grade II, CA

CONDITION: Fair

OCCUPANCY: Vacant

OWNERSHIP: Trust



SITE NAME: **Silo,  
Fitzalan Road,  
College Farm N3**

Silo built 1883 to the design of Frederick Chancellor as part of the Express Dairy Company's pioneering model farm. Building falling into disrepair. See entry for College Farm main building.

PRIORITY: C (B)

Contact: Jon Finney (LA) 020 8359 4464

DESIGNATION: Listed Grade II, CA

CONDITION: Fair

OCCUPANCY: Not applicable

OWNERSHIP: Trust



SITE NAME: **Monument to Major John Cartwright,  
St Mary at Finchley Churchyard,  
Hendon Lane N3**

Monument erected in 1835 to Major John Cartwright by public subscription. Yellow oolitic limestone. Square tapering obelisk with armorial and portrait roundels. Heritage Lottery Fund funded repairs due to start this year.

PRIORITY: A (B)

Contact: Jon Finney (LA) 020 8359 4464

DESIGNATION: Listed Grade II, CA

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Local authority



SITE NAME: **St Mary's Churchyard,  
Hendon Lane,  
Finchley N3**

Churchyard to Grade II\* listed C15 church. Number of tombs and monuments in disrepair including the Grade II listed Cartwright memorial – see separate entry.

PRIORITY: C (C)

Contact: Jon Finney (LA) 020 8359 4464

DESIGNATION: CA

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Local authority



SITE NAME: **Access gates to Hadley Common,  
The Crescent,  
Monken Hadley EN5**

Two timber gates at east and west ends of The Crescent. Five bar gate divided into 3 parts vertically. Octagonal piers with caps and decorative ironwork. Timber in poor condition. Gates to be repaired though funding not yet in place.

PRIORITY: D (C)

Contact: Jon Finney (LA) 020 8359 4464

DESIGNATION: Listed Grade II, CA

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Trust



SITE NAME: **Physic Well,  
Well Approach EN5**

Timber framed cruciform cover to well c1937. Beneath is the original C17 barrel-vaulted brick well chamber. Once a fashionable rendezvous for Londoners for the medicinal qualities of the mineral waters.

PRIORITY: C (D)

Contact: Jon Finney (LA) 020 8359 4464

DESIGNATION: Listed Grade II

CONDITION: Fair

OCCUPANCY: Not applicable

OWNERSHIP: Local authority

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## BEXLEY



SITE NAME: **Crossness Pumping Station,  
Belvedere Road**

PRIORITY: D (C)

DESIGNATION: Listed Grade I, CA

CONDITION: Poor

OCCUPANCY: Occupied

OWNERSHIP: Trust

Opened 4 April 1865. Engineer: Joseph Bazalgette. Retains important cast-iron architectural treatment and 4 colossal beam engines by James Watt and Co. Run by volunteers but in need of extensive repairs. First phase of grant aided repairs completed. An application is being made to the Heritage Lottery Fund in 2008.

Contact: Malcolm Woods 020 7973 3769



SITE NAME: **Chapel House,  
497 Blackfen Road,  
Sidcup**

PRIORITY: C (C)

DESIGNATION: Listed Grade II

CONDITION: Fair

OCCUPANCY: Vacant

OWNERSHIP: Company

An existing building is thought to have been altered to become an eyecatcher as part of layout of Danson Park, perhaps in 1761 by Lancelot Brown. It was intended to be culminating point of view from house across lake; now separated from house by A2 trunk road and modern houses. Some render repairs have been carried out.

Contact: Martyn Nicholls (LA) 020 8303 5785

## BRENT



SITE NAME: **Cambridge Hall,  
Cambridge Avenue,  
Kilburn NW6**

PRIORITY: C (C)

DESIGNATION: Listed Grade II, CA

CONDITION: Poor

OCCUPANCY: Part occupied

OWNERSHIP: Housing Association

Built 1863 as St James's Episcopal Chapel. Prefabricated structure of corrugated iron with boarded roof covered in corrugated asbestos. The Hall is now within the South Kilburn New Deal for Community Area and is the subject of a conservation study and assessment. It is hoped that a scheme and specification will flow from the conservation plan for the building.

Contact: Mark Smith (LA) 020 8937 5246



SITE NAME: **Old Oxgate Farm,  
Coles Green Road,  
Cricklewood NW2**

PRIORITY: C (C)

DESIGNATION: Listed Grade II\*

CONDITION: Poor

OCCUPANCY: Occupied

OWNERSHIP: Private

C16 and C17 timber-frame building; probably the oldest surviving house in the Borough. Suffering from subsidence to brick plinth and structural failure of beam ends to ground floor due to damp penetration. English Heritage has grant-aided cost of a condition survey, and from this a schedule of repairs and a specification is being produced to establish a cost of the works.

Contact: Dorian Crone 020 7973 3763



SITE NAME: **Dollis Hill House,  
Dollis Hill Lane,  
Gladstone Park NW2**

PRIORITY: A (A)

DESIGNATION: Listed Grade II

CONDITION: Very bad

OCCUPANCY: Vacant

OWNERSHIP: Local authority

House of 1825. Temporarily roofed following fire in April 1996. In need of extensive repairs. Feasibility study being funded by the Council, Dollis Hill House Trust and English Heritage to explore viability of the building for community/education use.

Contact: Mark Smith (LA) 020 8937 5246



SITE NAME: **St Andrew's Old Church,  
Old Church Lane,  
Kingsbury NW2**

PRIORITY: F (F)

DESIGNATION: Listed Grade I, CA

CONDITION: Fair

OCCUPANCY: Vacant

OWNERSHIP: Religious organisation

C12 to C13 church. Repairs completed. To be vested in the Churches Conservation Trust. Confirmation is awaited of future use; a proposal for theatre use is currently being considered.

Contact: Dorian Crone 020 7973 3763

## PRIORITY

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SITE NAME: **St Andrew's Old Churchyard,  
Old Church Lane,  
Kingsbury NW2**

PRIORITY: A (A)  
DESIGNATION: CA  
CONDITION: Fair  
OCCUPANCY: Not applicable  
OWNERSHIP: Religious organisation

Churchyard with a number of good monuments including six listed Grade II. Some tombs are collapsing. Extensive tree clearance has opened the churchyard, helping to discourage vandalism. New use for the redundant church should establish a presence on the site to further help discourage vandalism.

Contact: Mark Smith (LA) 020 8937 5246

## BROMLEY



SITE NAME: **Upper and Lower Terraces,  
Crystal Palace Park**

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

Terraces designed by Sir Joseph Paxton and situated to the east of the site of Crystal Palace (re-erected here in 1852-4 and burnt down in 1936), on the west of Crystal Palace Park. In a ruinous condition and suffering from erosion. Heritage Lottery Fund application turned down.

Contact: Jacinta Fisher (LA) 020 8313 4664



SITE NAME: **The Studio,  
28 Beckenham Road,  
Beckenham**

PRIORITY: C (C)  
DESIGNATION: Listed Grade II  
CONDITION: Fair  
OCCUPANCY: Vacant  
OWNERSHIP: Local authority

Technical Institute, later arts centre. Built in Dutch style in 1898 for Beckenham Urban District Council. Vacant, future use uncertain.

Contact: Jacinta Fisher (LA) 020 8313 4664



SITE NAME: **Derwent House,  
68 Camden Park Road,  
Chislehurst**

PRIORITY: D (D)  
DESIGNATION: Listed Grade II, CA  
CONDITION: Fair  
OCCUPANCY: Vacant  
OWNERSHIP: Private

Substantial house (1899) by Ernest Newton. Latterly used as a nursing home. Permission granted for conversion to flats and scheme recently permitted for single residential use.

Contact: Jacinta Fisher (LA) 020 8313 4664



SITE NAME: **Pedestrian subway  
under Crystal Palace Parade,  
Crystal Palace Parade**

PRIORITY: D (D)  
DESIGNATION: Listed Grade II  
CONDITION: Fair  
OCCUPANCY: Not applicable  
OWNERSHIP: Local authority

Pedestrian subway c1854. To be repaired as part of the Crystal Palace redevelopment scheme. Minor repairs carried out.

Contact: Jacinta Fisher (LA) 020 8313 4664



SITE NAME: **Crystal Palace Low Level Station,  
Crystal Palace Station Road**

PRIORITY: F (F)  
DESIGNATION: Listed Grade II, CA  
CONDITION: Fair  
OCCUPANCY: Part occupied  
OWNERSHIP: Company

Large station built as part of the 'Crystal Palace Experience'. Two pavilions with a linking portion of one storey. Extensive repairs and restoration works including the reinstatement of the porte cochere were completed in November 2001. The building is partially occupied. Proposed terminus for East London Line extension expected to open 2010.

Contact: Jacinta Fisher (LA) 020 8313 4664

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**SITE NAME:** Downe Court Manor,  
Cudham Road,  
Downe

**PRIORITY:** A (A)

**DESIGNATION:** Listed Grade II

**CONDITION:** Poor

**OCCUPANCY:** Vacant

**OWNERSHIP:** Private

Modest red brick house of 1690. Starting to show the effects of long term neglect. Roof and joinery repairs have been undertaken to arrest the decline of the building. However, this work included alterations which are subject to enforcement action.

Contact: Jacinta Fisher (LA) 020 8313 4664



**SITE NAME:** 20-22 Hamlet Road,  
Crystal Palace

**PRIORITY:** C (C)

**DESIGNATION:** Listed Grade II, CA

**CONDITION:** Poor

**OCCUPANCY:** Occupied

**OWNERSHIP:** Private

Pair of mid C19 stuccoed houses suffering from structural problems.

Contact: Jacinta Fisher (LA) 020 8313 4664



**SITE NAME:** Balustraded walk  
at Royal Watermen's Asylum,  
High Street, Penge

**PRIORITY:** C (C)

**DESIGNATION:** Listed Grade II, CA

**CONDITION:** Poor

**OCCUPANCY:** Not applicable

**OWNERSHIP:** Local authority

Stone path enclosed on two sides by decorative balustrade in the Jacobean style. Whole complex of almshouses restored c1970 and although the paths were relaid in 2005, the walls are subsiding and subject to deterioration. Listed Building Consent application recently received to rebuild brick collonade walls, ballustrading and re-laying of York paving.

Contact: Jacinta Fisher (LA) 020 8313 4664



**SITE NAME:** Former National Sports Centre  
(Crystal Palace Sports Centre),  
Ledrington Road, Crystal Palace

**PRIORITY:** C (C)

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

**CONDITION:** Fair

**OCCUPANCY:** Occupied

**OWNERSHIP:** Local authority

Sports centre. Designed 1953-4 and built 1960-4. Reinforced concrete frame exposed externally and largely in-filled with glass at upper levels. Building to be retained and modified for any sports use only as part of emerging Crystal Palace Park master plan.

Contact: Malcolm Woods 020 7973 3769



**SITE NAME:** Building 10 (Junior Ranks Mess),  
West Camp, Main Road,  
A233 (east side), Biggin Hill

**PRIORITY:** C (C)

**DESIGNATION:** Listed Grade II, CA

**CONDITION:** Poor

**OCCUPANCY:** Vacant

**OWNERSHIP:** Private

Airmen's Institute and recreation centre, with dining room. Circa 1926 design, built 1930. Vacant since Royal Air Force withdrew from Biggin Hill in 1993. No new use has been identified.

Contact: Jacinta Fisher (LA) 020 8313 4664



**SITE NAME:** Building 12 (Candidate's Club,  
Former Sergeant's Mess), West Camp,  
Main Road, A233 (east side), Biggin Hill

**PRIORITY:** C (C)

**DESIGNATION:** Listed Grade II, CA

**CONDITION:** Poor

**OCCUPANCY:** Vacant

**OWNERSHIP:** Private

Sergeant's Mess. 1932. By the Air Ministry's Directorate of Works and Building. Vacant since RAF withdrew from Biggin Hill in 1993. No new use has been secured.

Contact: Jacinta Fisher (LA) 020 8313 4664

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**SITE NAME:** Building 15, Hawkinge Block, West Camp, Main Road, A233 (east side), Biggin Hill

**PRIORITY:** C (C)

**DESIGNATION:** Listed Grade II, CA

**CONDITION:** Poor

**OCCUPANCY:** Vacant

**OWNERSHIP:** Private

Barrack block. Dated 1934. By the Air Ministry's Directorate of Works and Buildings. Vacant since RAF withdrew from Biggin Hill in 1993. No new use has been secured.

Contact: Jacinta Fisher (LA) 020 8313 4664



**SITE NAME:** Building 33 (Station HQ), West Camp, Main Road, A233 (east side), Biggin Hill

**PRIORITY:** C (C)

**DESIGNATION:** Listed Grade II, CA

**CONDITION:** Poor

**OCCUPANCY:** Vacant

**OWNERSHIP:** Private

Office block, formerly station headquarters building. Dated 1931. Vacant since RAF withdrew from Biggin Hill in 1993. No new use has been secured.

Contact: Jacinta Fisher (LA) 020 8313 4664



**SITE NAME:** Buildings 1-5 (Airmen's barrack blocks), West Camp, Main Road, A233 (east side), Biggin Hill

**PRIORITY:** C (C)

**DESIGNATION:** Listed Grade II, CA

**CONDITION:** Poor

**OCCUPANCY:** Vacant

**OWNERSHIP:** Private

Group of five airmen's barracks blocks. 1930. The buildings have been vacant since the RAF withdrew from Biggin Hill in 1993. They have generally been kept in good order but no new use has been identified.

Contact: Jacinta Fisher (LA) 020 8313 4664



**SITE NAME:** Ice house to Sundridge Park, Plaistow Lane, Bromley

**PRIORITY:** A (A)

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

**CONDITION:** Fair

**OCCUPANCY:** Not applicable

**OWNERSHIP:** Company

Ice House c1800, in the south-west corner of late C18 landscape park designed by Humphry Repton, now a golf course. Ice house subject to continuous vandalism despite strenuous efforts by owners to prevent access. Negotiations about its future have so far failed to find a suitable solution.

Contact: Jacinta Fisher (LA) 020 8313 4664

## CAMDEN



**SITE NAME:** 9 Calthorpe Street WC1

**PRIORITY:** F (C)

**DESIGNATION:** Listed Grade II, CA

**CONDITION:** Poor

**OCCUPANCY:** Vacant

**OWNERSHIP:** Local authority

One of a terrace of 21 houses dating from 1821-26, constructed in yellow stock brick over 4 storeys plus basement. The property has been squatted and is now vacant. Repairs have been undertaken to the roof to ensure building is watertight. Future plans for the building are uncertain.

Contact: Catherine Bond (LA) 020 7974 1944



**SITE NAME:** Cattle trough to SE of the Roundhouse, Chalk Farm Road NW1

**PRIORITY:** C (C)

**DESIGNATION:** Listed Grade II, CA

**CONDITION:** Poor

**OCCUPANCY:** Not applicable

**OWNERSHIP:** Local authority

Late C19 granite cattle trough. Placed by the Metropolitan Cattle Trough and Drinking Fountain Association in memory of the Christian Socialist Charles Kingsley. In need of repair.

Contact: Catherine Bond (LA) 020 7974 1944

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**SITE NAME:** Drinking Fountain set in wall next to the Roundhouse, Chalk Farm Road NW1

**PRIORITY:** C (C)  
**DESIGNATION:** Listed Grade II, CA  
**CONDITION:** Poor  
**OCCUPANCY:** Not applicable  
**OWNERSHIP:** Unknown

Late C19 Gothic style drinking fountain presented by the Metropolitan Cattle Trough and Drinking Fountain Association. Cleaning has been carried out, but remains prone to littering and damage.

*Contact: Catherine Bond (LA) 020 7974 1944*



**SITE NAME:** Stanley Sidings: industrial stables (inc. stables A, B, C, D), Chalk Farm Road NW1

**PRIORITY:** D (D)  
**DESIGNATION:** Listed Grade II, CA  
**CONDITION:** Fair  
**OCCUPANCY:** Part occupied  
**OWNERSHIP:** Company

Important complex of industrial stabling built 1883-1895 for the Camden Goods Yard of the London and North Western Railway. In active use as a market. Scheme approved for refurbishment of stables with new development for arts/retail use.

*Contact: Catherine Bond (LA) 020 7974 1944*



**SITE NAME:** St John's Churchyard, Church Row, Hampstead NW3

**PRIORITY:** C (C)  
**DESIGNATION:** CA  
**CONDITION:** Poor  
**OCCUPANCY:** Not applicable  
**OWNERSHIP:** Religious organisation

Parish churchyard to St John's Church (listed Grade I) containing 20 listed monuments. Many of the structures, and the boundary walls and ironwork, are in need of repair. Camden Council has prepared a conservation plan as the basis for a Heritage Lottery Fund bid for funding to repair the historic landscape and structures. The war memorial has been repaired with funding from English Heritage.

*Contact: Catherine Bond (LA) 020 7974 1944*



**SITE NAME:** Stanley Buildings South, Flats 21-30, Clarence Passage, Kings Cross NW1

**PRIORITY:** E (New entry)  
**DESIGNATION:** Listed Grade II, CA  
**CONDITION:** Fair  
**OCCUPANCY:** Vacant  
**OWNERSHIP:** Private

Philanthropic flats built in 1865 to design by Matthew Allen under guidance of Sydney Waterlow. Proposals for mixed use scheme included in Kings Cross Central Planning application.

*Contact: Catherine Bond (LA) 020 7974 1944*



**SITE NAME:** Holy Trinity with St Barnabas Church, Clarence Way NW1

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

Built 1849-50 in a C14 Gothic style to design of Thomas Wyatt and David Brandon. Bomb damaged during World War II; now suffering from structural movement. Phase I repairs to roof complete with English Heritage/Heritage Lottery Fund grant aid. Phase II grant allocated to stonework repairs to tower and underpinning.

*Contact: Catherine Bond (LA) 020 7974 1944*



**SITE NAME:** 35 Conway Street W1

**PRIORITY:** C (C)  
**DESIGNATION:** Listed Grade II, CA  
**CONDITION:** Fair  
**OCCUPANCY:** Part occupied  
**OWNERSHIP:** Private

End of terrace house built c1793 with fine dairy shopfront to ground floor of c1916. The property has recently been sold. The upper floors (residential) continue to be occupied. Permission granted for ground floor coffee shop; implementation subject to ongoing enforcement matters.

*Contact: Catherine Bond (LA) 020 7974 1944*

#### 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: **26 Denmark Street  
WC2**

Early C18 terraced house; windows altered in C20. Bar on ground floor. Windows, parapets and gutters still in poor condition.

PRIORITY: F (F)  
DESIGNATION: Listed Grade II, CA  
CONDITION: Poor  
OCCUPANCY: Part occupied  
OWNERSHIP: Private

Contact: Catherine Bond (LA) 020 7974 1944



SITE NAME: **9 Downshire Hill  
NW3**

Early C19 villa. The property is in a very poor and deteriorating condition. Interior has dry rot and there has been fire damage. Listed Building Consent granted for partial demolition of the rear wall, rear wing and side wing in order to stabilise the majority of the building. Applications for the redevelopment of the site currently (March 2008) under consideration.

PRIORITY: B (A)  
DESIGNATION: Listed Grade II, CA  
CONDITION: Very bad  
OCCUPANCY: Vacant  
OWNERSHIP: Unknown

Contact: Catherine Bond (LA) 020 7974 1944



SITE NAME: **Elizabeth Garrett Anderson Hospital,  
Euston Road NW1**

Hospital for women built 1889-90 to the design of JM Brydon. Queen Anne style. Redundant. Listed Building and Planning Consents granted for mixed use scheme which sees the original buildings retained and restored. works not yet implemented but stabilisation work to the damaged Churchway bay are underway (March 2008).

PRIORITY: B (A)  
DESIGNATION: Listed Grade II, CA  
CONDITION: Very bad  
OCCUPANCY: Vacant  
OWNERSHIP: Company

Contact: Catherine Bond (LA) 020 7974 1944



SITE NAME: **St Pancras Chambers/  
Midland Grand Hotel,  
Euston Road NW1**

Monumental Gothic Revival hotel, built 1869-1873 to the design of George Gilbert Scott. Major scheme of repair completed including conservation of the grand stair paintings. Planning and listed building consent granted for restoration, conversion and extension on Midland Road, all for hotel/residential use. Works underway.

PRIORITY: F (F)  
DESIGNATION: Listed Grade I, CA  
CONDITION: Fair  
OCCUPANCY: Vacant  
OWNERSHIP: Company

Contact: Richard Parish 020 7973 3717



SITE NAME: **The Elms  
(formerly Elm Lodge),  
Fitzroy Park N6**

Detached house built 1838-40 to the design of George Basevi. Under refurbishment for residential use with new development but progress slow (March 2008).

PRIORITY: F (D)  
DESIGNATION: Listed Grade II, CA  
CONDITION: Fair  
OCCUPANCY: Vacant  
OWNERSHIP: Company

Contact: Catherine Bond (LA) 020 7974 1944



SITE NAME: **10 Fitzroy Park,  
Highgate N6**

Detached house from 1932, for and by E Vincent Harris comprising a single storey raised on a basement, with an attached garage constructed from narrow red bricks with a graded hipped slate roof and tall chimney stacks behind high parapets. Set in generous gardens. Planning and Listed Building Consents granted in 2007 for works of alteration and extension, currently (March 2008) underway.

PRIORITY: F (C)  
DESIGNATION: Listed Grade II, CA  
CONDITION: Fair  
OCCUPANCY: Vacant  
OWNERSHIP: Private

Contact: Catherine Bond (LA) 020 7974 1944

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  
LA Local Authority  
RPG Registered Park & Garden  
SM Scheduled Monument  
UA Unitary Authority  
WHS World Heritage Site



SITE NAME: **43 Fitzroy Street W1**

PRIORITY: C (C)

DESIGNATION: Listed Grade II, CA

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Private

One of a terrace of four houses, dating from the late C18, constructed from darkened multi-coloured stock brick with some stucco dressings. Comprising four storeys and basements. Property is vacant and in deteriorating condition.

Contact: Catherine Bond (LA) 020 7974 1944



SITE NAME: **Gloucester Gate Bridge, Gloucester Gate, Regent's Park NW1**

PRIORITY: F (F)

DESIGNATION: Listed Grade II, CA

CONDITION: Fair

OCCUPANCY: Not applicable

OWNERSHIP: Crown

Bridge formerly over the Cumberland Basin arm of the Regent's Canal, now dry. Built 1877 by William Booth Scott, Engineer for the Vestry of St Pancras. Stonework repairs complete following vehicle damage. Works grant aided by English Heritage to reinstate the plaque and missing lamp standard and lanterns underway.

Contact: Catherine Bond (LA) 020 7974 1944



SITE NAME: **Three linked Gasholders, Goods Way NW1**

PRIORITY: C (C)

DESIGNATION: Listed Grade II, CA

CONDITION: Fair

OCCUPANCY: Not applicable

OWNERSHIP: Company

Gasholders, 1864-1880. Now dismantled and stored in and around the remaining single listed gasholder. Relocation and reuse proposed as part of ongoing redevelopment for Kings Cross Central.

Contact: Catherine Bond (LA) 020 7974 1944



SITE NAME: **240 Gray's Inn Road WC1**

PRIORITY: F (F)

DESIGNATION: Listed Grade II, CA

CONDITION: Fair

OCCUPANCY: Part occupied

OWNERSHIP: Private

Prominent corner building dated c1821-6, consisting of four storeys and a basement, forming an integral part of the Calthorpe Estate. Constructed from yellow stock brick, with slate roof behind parapet, later C19 shopfront. Ground floor used as newsagents, upper floors being refurbished, re-roofed in 2004.

Contact: Catherine Bond (LA) 020 7974 1944



SITE NAME: **The 'Lighthouse' block, 295-297 (odd) Gray's Inn Road NI**

PRIORITY: D (D)

DESIGNATION: Listed Grade II, CA

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Company

Also includes 378-380 (even) Pentonville Road. 'Flat iron' block of shops with offices over; c1875, prominently situated at the junction of Gray's Inn Road and Pentonville Road. A tall lead-clad tower at the apex give it its 'lighthouse' identity. Scheme approved for refurbishment for office and retail use, but not yet implemented. Discussions underway for revisions including roof extension (March 2008).

Contact: Catherine Bond (LA) 020 7974 1944



SITE NAME: **39 Great James Street WC1**

PRIORITY: C (C)

DESIGNATION: Listed Grade II\*

CONDITION: Fair

OCCUPANCY: Vacant

OWNERSHIP: Private

One of a terrace of 14 houses, dating from 1720-24, comprising 4 storeys and basement, constructed from brown brick. The property is currently empty and has been left to deteriorate.

Contact: Richard Parish 020 7973 3717

#### 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: **Ladies' and gentlemen's public conveniences, Guilford Place WC1**

Disused late C19 public lavatory sited on a traffic island. Enriched railings and gates with overthrows and lanterns.

Contact: Catherine Bond (LA) 020 7974 1944

PRIORITY: C (C)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Poor  
 OCCUPANCY: Not applicable  
 OWNERSHIP: Educational Body



SITE NAME: **66 Guilford Street WC1**

One of terrace of 6 houses built c1793-99 by James Burton. New owners, pre-application advice currently being given (March 2008) for new proposals.

Contact: Catherine Bond (LA) 020 7974 1944

PRIORITY: D (D)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Poor  
 OCCUPANCY: Vacant  
 OWNERSHIP: Private



SITE NAME: **67-69 (consec) Guilford Street WC1**

Terrace of 3 houses built c1793-99 by James Burton. New owner; pre-application advice currently being given (March 2008) for new proposals.

Contact: Catherine Bond (LA) 020 7974 1944

PRIORITY: D (D)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Poor  
 OCCUPANCY: Vacant  
 OWNERSHIP: Private



SITE NAME: **70-72 (consec) Guilford Street WC1**

Terrace of 3 houses built c1793-99 by James Burton. The grand elevation with giant Doric half columns was designed to close the vista from Queen Square. New owner; severe structural issues, pre-application advice currently being given (March 2008) for structural works.

Contact: Catherine Bond (LA) 020 7974 1944

PRIORITY: D (D)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Poor  
 OCCUPANCY: Vacant  
 OWNERSHIP: Private



SITE NAME: **75-82 (consec) Guilford Street WC1**

Terrace built c1793-99 by James Burton. New owner – ongoing enforcement matters being investigated at Nos 80-82. Pre-application advice given for new proposals.

Contact: Catherine Bond (LA) 020 7974 1944

PRIORITY: D (D)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Poor  
 OCCUPANCY: Vacant  
 OWNERSHIP: Private



SITE NAME: **I Hawley Road NW1**

Early C19 detached villa. Forms part of a builder's yard, and has been used as an office and also for storage. Poor condition, no progress, but in discussions with owners over refurbishment options.

Contact: Catherine Bond (LA) 020 7974 1944

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

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  
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 UA Unitary Authority  
 WHS World Heritage Site



**SITE NAME:** Christ Apostolic Church (UK),  
Highgate Road,  
Kentish Town NW5

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

Formerly St John's Church. Chapel built on site of the Kentish Town Chapel of 1783 by James Wyatt, of which the nave walls and apse remain. The rest was rebuilt in 1843-45 by JH Hakewill. Now occupied by religious group. English Heritage/Heritage Lottery Fund grant for high level repairs to west end roof on site (March 2008). Further grant applications expected for next phase of works.

Contact: Catherine Bond (LA) 020 7974 1944



**SITE NAME:** Fountain and Pond  
in the Italianate Garden,  
Witanhurst, Highgate West Hill N6

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

Fountain set in circular pond forming a central feature of the Italianate garden, built c1913, probably to design of Harold Peto for Sir Arthur Crosfield. Future of site uncertain. Further deterioration has occurred. Property has been sold.

Contact: Catherine Bond (LA) 020 7974 1944



**SITE NAME:** Four sculptures surrounding pond  
in Italianate Garden,  
Witanhurst, Highgate West Hill N6

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

Four carved figures, c1913, probably part of Harold Peto's design for Sir Arthur Crosfield's garden. Two are now missing; the remaining two are in storage. Further deterioration has occurred. Property has been sold.

Contact: Catherine Bond (LA) 020 7974 1944



**SITE NAME:** Garden steps and retaining wall  
in grounds of Witanhurst,  
Highgate West Hill N6

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

Garden steps and retaining wall, c1913 by Harold Peto as part of his design for Sir Arthur Crosfield's garden. Future of site uncertain. Further deterioration has occurred. Property has been sold.

Contact: Catherine Bond (LA) 020 7974 1944



**SITE NAME:** Italianate Garden  
in grounds of Witanhurst,  
Highgate West Hill N6

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

Italianate Garden comprising walls, steps, gateway, sunken pond and pergola. Built c1913, probably designed by Harold Peto for Sir Arthur Crosfield. Future of site uncertain. Further deterioration has occurred. Property has been sold.

Contact: Catherine Bond (LA) 020 7974 1944



**SITE NAME:** Tennis Pavilion in the grounds  
of Witanhurst,  
Highgate West Hill N6

**PRIORITY:** A (A)  
**DESIGNATION:** Listed Grade II, CA  
**CONDITION:** Very bad  
**OCCUPANCY:** Vacant  
**OWNERSHIP:** Company

Tennis Pavilion, 1913. Designed by Harold Peto as part of his design for Sir Arthur Crosfield's garden. Property has been sold. Urgent works have been carried out to make the building wind and weather tight.

Contact: Catherine Bond (LA) 020 7974 1944

#### 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: **Witanhurst,  
41 Highgate West Hill N6**

PRIORITY: C (C)

DESIGNATION: Listed Grade II\*, CA

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Company

Substantial detached house, 1913-20 by George Hubbard for Sir Arthur Crosfield. Incorporating early C18 house 'Parkfield' enlarged in 1881. Rainwater ingress due to localised roof failures. Vacant for many years, property has been sold.

Contact: Richard Parish 020 7973 3717



SITE NAME: **62-66 (even) Huntley Street WCI**

PRIORITY: D (D)

DESIGNATION: Listed Grade II, CA

CONDITION: Poor

OCCUPANCY: Part occupied

OWNERSHIP: Health Authority

Part of a terrace of 12 town houses dating from late C18. Numbers 62 to 66 are vacant. Planning and listed building consent have been agreed in principle for the conversion of properties to long-stay residential accommodation for sick children and their families for Great Ormond Street Hospital, but subject to formal agreement.

Contact: Catherine Bond (LA) 020 7974 1944



SITE NAME: **93 Judd Street WCI**

PRIORITY: C (C)

DESIGNATION: Listed Grade II, CA

CONDITION: Poor

OCCUPANCY: Part occupied

OWNERSHIP: Private

House with shop at ground floor level built c1816 by James Burton. In a poor and deteriorating condition, with reports of significant structural cracks to the rear elevation. New ownership from September 2007.

Contact: Catherine Bond (LA) 020 7974 1944



SITE NAME: **All Souls Church,  
Loudoun Road NW8**

PRIORITY: F (F)

DESIGNATION: Listed Grade II

CONDITION: Fair

OCCUPANCY: Vacant

OWNERSHIP: Company

Church built 1864-5 to the design of Wadmore & Baker with additions of 1905 by Nicholson & Corlette. Residential scheme currently being implemented, due for completion Summer 2008. Community or similar use for east end still being sought.

Contact: Catherine Bond (LA) 020 7974 1944



SITE NAME: **46 & 48 Maple Street WI**

PRIORITY: C (C)

DESIGNATION: Listed Grade II

CONDITION: Poor

OCCUPANCY: Part occupied

OWNERSHIP: Private

Two terraced houses dating from c1777-87, constructed from yellow stock brick, 4 storeys on basements, with slated mansard roofs. Alterations were made to the roofs in C20 and to the rear. Both houses have been sub-divided into flats. In a poor, deteriorating condition.

Contact: Catherine Bond (LA) 020 7974 1944



SITE NAME: **53 Marchmont Street,  
Bloomsbury WCI**

PRIORITY: C (New entry)

DESIGNATION: Listed Grade II, CA

CONDITION: Fair

OCCUPANCY: Part occupied

OWNERSHIP: Private

House dating from 1801-06, with later shop at ground floor. Upper residential floors have been vacant for sometime and no solution yet agreed; subject to ongoing enforcement investigation.

Contact: Catherine Bond (LA) 020 7974 1944

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  
LA Local Authority  
RPG Registered Park & Garden  
SM Scheduled Monument  
UA Unitary Authority  
WHS World Heritage Site



SITE NAME: **23 Mornington Crescent NW1**

House forming part of a crescent, built circa 1821-23 by I Bryant for the Southampton Estate. In use as a house of multiple occupation and in a poor and deteriorating condition.

PRIORITY: C (C)

Contact: Catherine Bond (LA) 020 7974 1944

DESIGNATION: Listed Grade II, CA

CONDITION: Poor

OCCUPANCY: Occupied

OWNERSHIP: Private



SITE NAME: **25 Mornington Crescent NW1**

House forming part of a crescent, built circa 1821-23 by I Bryant for the Southampton Estate. In use as a house of multiple occupation and in a poor and deteriorating condition.

PRIORITY: C (C)

Contact: Catherine Bond (LA) 020 7974 1944

DESIGNATION: Listed Grade II, CA

CONDITION: Poor

OCCUPANCY: Occupied

OWNERSHIP: Private



SITE NAME: **St Luke and St Paul's Church, Osenev Crescent NW3**

Church built 1867-69 to the design of Basil Champneys in Early English style with North German influences. Redundant. Now vested in Churches Conservation Trust. In temporary use by artists since 2001. Repairs completed with English Heritage grant aid. Current discussions about possible use by Orthodox church for use as place of worship.

PRIORITY: E (C)

Contact: Richard Parish 020 7973 3717

DESIGNATION: Listed Grade II\*, CA

CONDITION: Fair

OCCUPANCY: Part occupied

OWNERSHIP: Religious organisation



SITE NAME: **Kentish Town Baths, Prince of Wales Road NW5**

Public baths, swimming baths and launderette, formerly with wash house and public hall, dating from 1898-1900 to the designs of TW Aldwinckle in red brick, terracotta and slate. Tudor/Francois Premier style. Interior altered and modernised in 1960. Part restoration/part rebuilding works commencing Spring 2008 to provide 3 swimming pools and sports/fitness centre, together with enabling residential development.

PRIORITY: C (C)

Contact: Catherine Bond (LA) 020 7974 1944

DESIGNATION: Listed Grade II, CA

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Local authority



SITE NAME: **Section of boundary wall to St Stephen's Church, Rosslyn Hill NW3**

Brick and stone boundary wall along Hampstead Green, 1869. Applications approved for repair and underpinning, works underway (March 2008). Portions of wall and pillars structurally unstable.

PRIORITY: F (B)

Contact: Catherine Bond (LA) 020 7974 1944

DESIGNATION: Listed Grade II, CA

CONDITION: Very bad

OCCUPANCY: Not applicable

OWNERSHIP: Trust



SITE NAME: **St Stephen's Church, Rosslyn Hill NW3**

Church built 1869-71 to design of SS Teulon, in an early French Gothic style. Redundant for many years. The London Diocesan Fund has leased the church to St Stephen's Restoration and Preservation Trust for use by Hampstead Hill School and as a community lifelong learning centre. Phase I repairs complete and Phase II works are underway, crypt underpinning and repairs and alterations to main body of the church.

PRIORITY: F (F)

Contact: Richard Parish 020 7973 3717

DESIGNATION: Listed Grade I, CA

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Religious organisation

#### 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: **6-10 (even) Royal College Street NW1**

Terraced houses built between 1806 and 1827. Refurbishment scheme soon to be agreed (March 2008).

PRIORITY: C (F)  
 DESIGNATION: Listed Grade II  
 CONDITION: Poor  
 OCCUPANCY: Part occupied  
 OWNERSHIP: Private

Contact: Charlie Rose (LA) 020 7974 1971



SITE NAME: **Kingsway Tram Subway (northern section), Southampton Row WC1**

Tram subway built 1904-6 by the London County Council. Surface, retaining walls and ironwork need restoration. Used for storage by local authority engineers. Could be affected by proposed Crossrail project which tunnels beneath it. Potential funding from neighbourhood development may be available for repairs and restoration of railings.

PRIORITY: C (C)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Fair  
 OCCUPANCY: Not applicable  
 OWNERSHIP: Local authority

Contact: Catherine Bond (LA) 020 7974 1944



SITE NAME: **Baptist Church House, 2-6 (even) Southampton Row WC1**

Baptist Chapel, offices and shop built 1901-3 to the design of Arthur Keen, architect for the Baptist Union of Great Britain and Ireland. 'Wrenaissance' style with Flemish-inspired shaped gables and eclectic Baroque and Arts and Crafts details. Planning and Listed Building Consent granted for restoration and conversion to a hotel.

PRIORITY: F (E)  
 DESIGNATION: Listed Grade II\*, CA  
 CONDITION: Fair  
 OCCUPANCY: Part occupied  
 OWNERSHIP: Company

Contact: Richard Parish 020 7973 3717



SITE NAME: **Toll Gate House, Spaniards Road, Highgate NW3**

Late C18 toll house restored 1967, marking the spot where the road entered the Bishop of London's estate. It stands at a traffic bottleneck on a busy road and has suffered impact damage from heavy vehicles. Camden exploring new uses in consultation with English Heritage.

PRIORITY: C (C)  
 DESIGNATION: Listed Grade II  
 CONDITION: Fair  
 OCCUPANCY: Vacant  
 OWNERSHIP: Local authority

Contact: Catherine Bond (LA) 020 7974 1944



SITE NAME: **St Giles in the Fields Churchyard, St Giles Street WC2**

Burial ground. General disrepair of tombs and stone paving caused by localised flooding and drainage problems. English Heritage advising the Parish on preparation of conservation plan as basis for securing funds for repair and enhancement of the historic landscape, and reinstatement of the railings (removed during the War) to their original design. The church is well maintained.

PRIORITY: C (C)  
 DESIGNATION: CA  
 CONDITION: Poor  
 OCCUPANCY: Not applicable  
 OWNERSHIP: Religious organisation

Contact: Catherine Bond (LA) 020 7974 1944



SITE NAME: **108 St Pancras Way, Kentish Town NW1**

One of a terrace of 13 houses, number 108 is a corner building incorporating a shop at ground floor level. Constructed from stock brick and stucco with a slate roof and a timber shop front dating from early C19.

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

Contact: Catherine Bond (LA) 020 7974 1944

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  
 LA Local Authority  
 RPG Registered Park & Garden  
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 WHS World Heritage Site



SITE NAME: **Highgate Cemetery (eastern), Swains Lane N6**

PRIORITY: F (F)  
 DESIGNATION: CA, RPG Grade II\*  
 CONDITION: Fair  
 OCCUPANCY: Not applicable  
 OWNERSHIP: Charity

Programme of repair and conservation of principal monuments now complete to the Western Cemetery (apart from the Cuttings Catacombs) with English Heritage and Heritage Lottery grant. The boundary walls, railings and gates to the Eastern Cemetery are in need of major repairs.

Contact: Catherine Bond (LA) 020 7974 1944



SITE NAME: **The Cutting Catacombs, Highgate (western) Cemetery, Swains Lane N6**

PRIORITY: B (B)  
 DESIGNATION: Listed Grade II, CA, RPG Grade II\*  
 CONDITION: Poor  
 OCCUPANCY: Part occupied  
 OWNERSHIP: Trust

A row of fifteen mid 19th century mausolea. Each mausoleum is a rectangular cell constructed in yellow brick with stone and stucco facings and stone slabs forming low pitched roofs. Some have ornate iron gates. Several plots are vacant. English Heritage grant aid for repairs to render; stone frontages, roof slabs and drainage to rear. Works underway (March 2008).

Contact: Catherine Bond (LA) 020 7974 1944



SITE NAME: **11 and 13 Swinton Street WCI**

PRIORITY: C (C)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Poor  
 OCCUPANCY: Part occupied  
 OWNERSHIP: Private

Terraced houses, c1835-44. Part occupied and in need of repairs. Parapets in particularly poor state.

Contact: Catherine Bond (LA) 020 7974 1944



SITE NAME: **65 Swinton Street WCI**

PRIORITY: D (D)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Poor  
 OCCUPANCY: Vacant  
 OWNERSHIP: Private

Terraced house c1775, with late C19 shop front. Unoccupied and deteriorating. Scheme for ground floor change of use to residential granted on appeal in 2005, but not implemented. Application made for rear and roof extension and change of use to hotel (March 2008).

Contact: Catherine Bond (LA) 020 7974 1944



SITE NAME: **Eastern coal drops at Kings Cross Goods Yard, York Way NW1**

PRIORITY: E (E)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Fair  
 OCCUPANCY: Part occupied  
 OWNERSHIP: Company

Coal drops built in 1851-2 probably to design of Lewis Cubitt, to carry high-level track for transport of coal into storage bins. Part of a system of distributing coal from the north-east and Yorkshire to the London market. Currently used as a club. Proposals for mixed-use scheme included in the Kings Cross Central planning application.

Contact: Catherine Bond (LA) 020 7974 1944



SITE NAME: **The Granary, York Way NW1**

PRIORITY: E (E)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Fair  
 OCCUPANCY: Part occupied  
 OWNERSHIP: Company

Immense warehouse built in 1851-2 probably to design of Lewis Cubitt; the primary feature of the goods interchange facilities at Kings Cross. Used as storage by Pickfords. Proposals for mixed-use scheme included in the Kings Cross Central planning application.

Contact: Catherine Bond (LA) 020 7974 1944

#### 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.

## CITY OF LONDON



SITE NAME: **Partner's House,  
50-51 Chiswell Street EC1**

Terrace of early C18 red brick buildings with well preserved interiors, formerly part of the Whitbread Brewery. Current planning permission and listed building consent for conversion to offices and a hotel. Work expected to commence shortly.

PRIORITY: D (D)  
DESIGNATION: Listed Grade II\*, CA  
CONDITION: Fair  
OCCUPANCY: Vacant  
OWNERSHIP: Unknown

Contact: Michael Dunn 020 7973 3774



SITE NAME: **Shield House,  
16 New Street EC2**

Late C18 with later alterations. Formerly part of Port of London Authority's Cutler Street Warehouses. Suffering from structural problems. Permission has been granted for alterations and use as residential and offices.

PRIORITY: D (D)  
DESIGNATION: Listed Grade II, CA  
CONDITION: Fair  
OCCUPANCY: Part occupied  
OWNERSHIP: Company

Contact: Petra Sprowson (LA) 020 7332 1147



SITE NAME: **The Red House (Cold Store),  
Smithfield Street EC1**

The Red House or Union Cold Store was erected as a purpose built cold store for the London Central Markets at Smithfield in 1898-9, designed by Reeves and Styche. One of the earliest surviving examples of its type. Vacant and in poor condition. Current proposals for re-use subject to the decision of the Secretary of State following a public inquiry.

PRIORITY: A (A)  
DESIGNATION: Listed Grade II, CA  
CONDITION: Poor  
OCCUPANCY: Vacant  
OWNERSHIP: Local authority

Contact: Petra Sprowson (LA) 020 7332 1147



SITE NAME: **St Mary Somerset Tower,  
Upper Thames Street EC4**

Church built between 1686-94 by Wren. Body of church destroyed in 1871. In fair condition although problems with deterioration of some of the stonework may be developing. Permission has been granted for alterations and use as residential.

PRIORITY: E (E)  
DESIGNATION: Listed Grade I  
CONDITION: Fair  
OCCUPANCY: Vacant  
OWNERSHIP: Local authority

Contact: Michael Dunn 020 7973 3774

## CROYDON



SITE NAME: **Lesley Arms Public House,  
62 Lower Addiscombe Road,  
Addiscombe**

Public house c1900 in Arts and Crafts style. Vacant for several years. Lack of maintenance and effects of squatting have resulted in the current poor condition of the building. Permission has been granted for repair and to bring the building back into use.

PRIORITY: D (D)  
DESIGNATION: Listed Grade II  
CONDITION: Poor  
OCCUPANCY: Vacant  
OWNERSHIP: Company

Contact: Vincent Lacovara (LA) 020 8686 4433



SITE NAME: **Segas Offices,  
32 Park Lane,  
Croydon**

Gas company showroom and office, built 1939-41 in Moderne style. In sound condition but vacant. Planning permission and listed building consent have been granted for the restoration of building and reuse as offices, training and conference facilities. Work is expected to commence 2008.

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

Contact: Vincent Lacovara (LA) 020 8686 4433

Note:  
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## ABBREVIATIONS

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



SITE NAME: **Queens Road Hospital (entrance block), Queens Road, Croydon**

PRIORITY: A (E)

DESIGNATION: Listed Grade II

CONDITION: Very bad

OCCUPANCY: Vacant

OWNERSHIP: Company

Surviving part of Croydon Union Workhouse. Work has started to convert to residential use. Due for completion in 2008 although some unauthorised works have taken place.

Contact: Vincent Lacovara (LA) 020 8686 4433



SITE NAME: **Boswell House, 17 South End, Croydon**

PRIORITY: D (D)

DESIGNATION: Listed Grade II

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Company

Forms one block with No. 19 adjoining. Probably late C17 with early C18 front. Two storeys. Central doorcase with fluted Doric pilasters. Planning consent in place for conversion to flats and refurbishment and work has commenced on site. The building has been vacant for some time and is in a poor state of repair.

Contact: Vincent Lacovara (LA) 020 8686 4433



SITE NAME: **Lion Lodge, including gate piers, 2 Spout Hill, Addington**

PRIORITY: C (C)

DESIGNATION: Listed Grade II, CA, RPG Grade II

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Company

One of a pair of single-storey lodges at the former east entrance to Addington Palace. Built 1773-78, probably by Robert Mylne. Vacant for several years. Planning permission and listed building consent have been granted to repair, extend and return to residential use. Gates in local authority ownership and due to be replaced in 2008.

Contact: Vincent Lacovara (LA) 020 8686 4433



SITE NAME: **Surrey Street Pumping Station, Surrey Street, Croydon**

PRIORITY: E (E)

DESIGNATION: Listed Grade II, CA

CONDITION: Good

OCCUPANCY: Vacant

OWNERSHIP: Private

Pumping station, built in 4 phases. Earliest engine house 1851, by Cox, with a further engine house of 1862 by Baldwin Latham, extended 1876-7 by Smith of South Norwood to house a compound horizontal engine, and again in 1912. Exterior repairs complete. The building is currently vacant pending new use. Discussions ongoing about possible uses with resolution expected in 2008.

Contact: Vincent Lacovara (LA) 020 8686 4433

## EALING



SITE NAME: **St Mary's Church, Brentmead Gardens NW10**

PRIORITY: D (D)

DESIGNATION: Listed Grade II

CONDITION: Very bad

OCCUPANCY: Vacant

OWNERSHIP: Religious organisation

Early C19 church with 1958 Cachemaille-Day extension built in the grounds of Twyford Abbey. Approvals granted for the repair and reuse of the building as a community centre and church. Repairs to church started with grant from Heritage Lottery Fund and English Heritage.

Contact: Iride Rosa (LA) 020 8825 6395



SITE NAME: **Stable Block at Brent Lodge Park, Church Road, Hanwell W7**

PRIORITY: A (A)

DESIGNATION: Listed Grade II, CA

CONDITION: Poor

OCCUPANCY: Part occupied

OWNERSHIP: Local authority

Late C19, yellow stock brick, two-storey building. The slate hipped roof is in a very poor condition causing water ingress and subsequent structural faults. The building is only partially occupied. The Council is looking to prepare a schedule of repair works (Spring 2008).

Contact: Iride Rosa (LA) 020 8825 6395

### 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: **Crossways,  
134 Church Road,  
Hanwell W7**

PRIORITY: A (C)

DESIGNATION: Listed Grade II, CA

CONDITION: Very bad

OCCUPANCY: Vacant

OWNERSHIP: Private

C18 or earlier house. In poor condition, vacant and has been deteriorating for some time. Some site clearance has been carried out. Scheme is being developed by new owners. Currently shored-up. Awaiting planning application (March 2008).

Contact: Iride Rosa (LA) 020 8825 6395



SITE NAME: **Hanwell Community Centre,  
Cuckoo Avenue,  
Hanwell W7**

PRIORITY: C (C)

DESIGNATION: Listed Grade II, CA

CONDITION: Fair

OCCUPANCY: Occupied

OWNERSHIP: Local authority

1856. Administration block of former London District Schools. Deteriorating and only part used. Planning and listed building applications for conversion to residential use formed part of a public inquiry held in May 2003. Applications refused on Appeal. The Council have raised over £3m to breathe new life into the Community Centre and for local regeneration. The Centre in urgent need of repair.

Contact: Iride Rosa (LA) 020 8825 6395



SITE NAME: **Goldsmiths' Almshouses,  
chapel and railings fronting road,  
East Churchfield Road W3**

PRIORITY: C (C)

DESIGNATION: Listed Grade II\*, CA

CONDITION: Poor

OCCUPANCY: Part occupied

OWNERSHIP: Private

1811 by C. Beazley, architect. Comprises three ranges of 2-storey almshouses arranged around an open court with a central stucco-fronted chapel. The almshouses are in fair condition and partially occupied. The chapel's interior was stripped out in the late 1980s and its interior is now derelict and suffering from dry rot. Discussions held with new owners for conversion to housing. Awaiting planning appeal.

Contact: Will Reading 020 7973 3776



SITE NAME: **Roman Bridge,  
Jersey Road,  
Osterley Park W7**

PRIORITY: A (A)

DESIGNATION: Listed Grade II\*

CONDITION: Very bad

OCCUPANCY: Not applicable

OWNERSHIP: Private

Bridge, 1780, by Robert Adam. Rusticated stone-faced with one segmental arch. Flanking pairs of rusticated Doric half columns. Severed from the historic park by the M4. Straddles the borough boundary between Ealing and Hounslow. In need of repair and consolidation; suffers from sporadic vandalism. English Heritage has grant-aided a full survey of the structure. Long term options under discussion.

Contact: Will Reading 020 7973 3776



SITE NAME: **Norwood Hall,  
Norwood Green Road,  
Southall**

PRIORITY: C (C)

DESIGNATION: Listed Grade II, CA

CONDITION: Fair

OCCUPANCY: Part occupied

OWNERSHIP: Private

Built 1801-3 by Sir John Soane for the auctioneer and estate agent John Robins. Extended in the late C19 and includes substantial grounds, outbuildings and a walled garden. Most recently used as a horticultural college and is now used as community centre by the present owner. Planning permission granted for a school to be built in the grounds of the Hall, on the condition that historic house is repaired.

Contact: Iride Rosa (LA) 020 8825 6395



SITE NAME: **Hanwell Station, main up side building  
and down side island platform,  
Station Road, Hanwell W7**

PRIORITY: C (C)

DESIGNATION: Listed Grade II

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Company

Circa 1875-77. Important station canopies and ironwork especially on central platform. The least altered example remaining of the general station rebuilding of the 1870s when the track numbers were quadrupled. The timber platform structures have been subject to recent repair; however, the buildings remain in a poor condition.

Contact: Iride Rosa (LA) 020 8825 6395

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SITE NAME: **Southall Manor House,  
The Green,  
Southall**

PRIORITY: C (C)  
DESIGNATION: Listed Grade II\*  
CONDITION: Fair  
OCCUPANCY: Part occupied  
OWNERSHIP: Local authority

Substantial timber framed manor house of 1587, with later extensions and alterations. Currently in use as local chamber of commerce and offices. Deteriorating through lack of maintenance. Ealing Council has approved 50k for a heritage audit to be carried out.

Contact: Will Reading 020 7973 3776



SITE NAME: **Twyford Abbey,  
Twyford Abbey Road NW10**

PRIORITY: C (C)  
DESIGNATION: Listed Grade II  
CONDITION: Very bad  
OCCUPANCY: Vacant  
OWNERSHIP: Company

Gothick country house built 1807-9 by William Atkinson. Last used as a nursing home. Application for the refurbishment of buildings with enabling housing development has now been withdrawn, but discussions are on-going for an enabling development in the grounds which will allow for the repair and maintenance of the historic building.

Contact: Iride Rosa (LA) 020 8825 6395



SITE NAME: **St Bernard's Hospital,  
Uxbridge Road,  
Southall**

PRIORITY: C (C)  
DESIGNATION: Listed Grade II  
CONDITION: Fair  
OCCUPANCY: Part occupied  
OWNERSHIP: Health Authority

Former mental asylum (1829) by William Alderson; extended 1854-57. Part of the original complex has been restored for continuing healthcare use. Site now partially refurbished, but chapel, ballroom and remaining wards are still vacant with no agreed use. Consultants have been commissioned to report on the site, and a rolling programme of repairs agreed. Office conversion is complete, further applications pending.

Contact: Iride Rosa (LA) 020 8825 6395

## ENFIELD



SITE NAME: **Statue on north west end  
of terrace at Trent Park,  
Bramley Road, Enfield**

PRIORITY: C (C)  
DESIGNATION: Listed Grade II, CA, RPG Grade II  
CONDITION: Poor  
OCCUPANCY: Not applicable  
OWNERSHIP: Educational Body

Early C18 statue. French School. Brought to Trent Park in the 1920s by Sir Philip Sassoon. Located on listed garden terrace and in need of repair.

Contact: Christine White (LA) 020 8379 3852



SITE NAME: **Urn on pedestal approx.  
120m north west of Trent Park,  
Bramley Road, Enfield**

PRIORITY: C (C)  
DESIGNATION: Listed Grade II, CA, RPG Grade II  
CONDITION: Poor  
OCCUPANCY: Not applicable  
OWNERSHIP: Educational Body

Urn on pedestal. Early-mid C18, probably brought to Trent Park by Sir Philip Sassoon in the 1920s. In need of repair.

Contact: Christine White (LA) 020 8379 3852



SITE NAME: **Statue of Hercules and Autaeus,  
Bramley Road,  
Trent Park N14**

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

Statue of c1700 by Nost after da Bologna, brought from Stowe Park, Bucks in the 1920s by Sir Philip Sassoon. To be relocated to Stowe for conservation work and reinstatement in its original position, and replaced with a replica statue.

Contact: Christine White (LA) 020 8379 3852

### 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:** **Statue of Samson defeating a Philistine, Bramley Road, Trent Park**

**PRIORITY:** B (B)

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

**CONDITION:** Poor

**OCCUPANCY:** Not applicable

**OWNERSHIP:** Private

Statue. c1700 by Nost after da Bologna, brought from Stowe Park, Bucks, in the 1920s by Sir Philip Sassoon. To be relocated to Stowe for conservation work and reinstatement in its original position. To be replaced with a replica statue.

*Contact: Christine White (LA) 020 8379 3852*



**SITE NAME:** **Broomfield House, Broomfield Park, Broomfield Lane**

**PRIORITY:** D (D)

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

**CONDITION:** Very bad

**OCCUPANCY:** Vacant

**OWNERSHIP:** Local authority

C16 house with late C18 additions, situated in public park. Severely fire damaged. Consents granted October 2003 for community, restaurant, function rooms and educational facilities. The Council have commissioned specialist consultants to review what viable options remain.

*Contact: Dorian Crone 020 7973 3763*



**SITE NAME:** **Stable block in Broomfield Park, Broomfield Lane**

**PRIORITY:** C (C)

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

**CONDITION:** Poor

**OCCUPANCY:** Vacant

**OWNERSHIP:** Local authority

Early C18 stable block to Broomfield House. Currently empty although weathertight and secure. The council have commissioned specialist consultants to review what viable options remain.

*Contact: Dorian Crone 020 7973 3763*



**SITE NAME:** **Nonconformist Chapel, Lavender Hill Cemetery, Cedar Road**

**PRIORITY:** C (C)

**DESIGNATION:** Listed Grade II

**CONDITION:** Poor

**OCCUPANCY:** Vacant

**OWNERSHIP:** Local authority

1870-1 Gothic Revival cemetery chapel. In need of an appropriate use. In poor condition.

*Contact: Christine White (LA) 020 8379 3852*



**SITE NAME:** **Trent Park House – terrace, Cockfosters Road, Trent Park**

**PRIORITY:** C (C)

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

**CONDITION:** Very bad

**OCCUPANCY:** Occupied

**OWNERSHIP:** Educational Body

Brick and stone terrace reconstructed in the 1920s. The terrace is in poor condition and needs repair and repaving.

*Contact: Christine White (LA) 020 8379 3852*



**SITE NAME:** **Flash Lane Aqueduct, Flash Lane, Enfield**

**PRIORITY:** C (C)

**DESIGNATION:** SM

**CONDITION:** Fair

**OCCUPANCY:** Not applicable

**OWNERSHIP:** Former utility

Early C19 aqueduct built to carry the New River over a small brook. Damaged by a fallen tree. Repair options being explored.

*Contact: Dorian Crone 020 7973 3763*

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**UA** Unitary Authority  
**WHS** World Heritage Site



**SITE NAME:** Truro House and stable block,  
176 Green Lanes

Early to mid C19 detached villa with C19 stable block. Repairs notice served by local authority. New owner considering future proposals.

**PRIORITY:** C (C)

*Contact: Christine White (LA) 020 8379 3852*

**DESIGNATION:** Listed Grade II

**CONDITION:** Poor

**OCCUPANCY:** Vacant

**OWNERSHIP:** Company



**SITE NAME:** Enfield Electricity Works,  
20 Ladysmith Road,  
Enfield

Former Enfield Electricity Works 1906, architect unknown. Partially occupied.

**PRIORITY:** C (C)

*Contact: Christine White (LA) 020 8379 3852*

**DESIGNATION:** Listed Grade II

**CONDITION:** Fair

**OCCUPANCY:** Part occupied

**OWNERSHIP:** Former utility



**SITE NAME:** Barn at Whitewebbs Farm,  
Whitewebbs Road EN2

Simple, timber-framed barn probably dating from later C17. The barn has partly collapsed.

**PRIORITY:** A (A)

*Contact: Christine White (LA) 020 8379 3852*

**DESIGNATION:** Listed Grade II

**CONDITION:** Very bad

**OCCUPANCY:** Vacant

**OWNERSHIP:** Company

## GREENWICH



**SITE NAME:** Royal Military Academy,  
Academy Road,  
Woolwich SE18

Military college built 1805 to the designs of James Wyatt. Site sold and planning permission granted for residential conversion. Works on site began Spring 2008.

**PRIORITY:** F (D)

*Contact: Malcolm Woods 020 7973 3769*

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

**CONDITION:** Fair

**OCCUPANCY:** Vacant

**OWNERSHIP:** Private



**SITE NAME:** Winter Garden  
of former Avery Hill Training College,  
Bexley Road, Eltham SE9

Large conservatory with domed glass roofs, surmounted by a figure of Mercury. Built in 1889 in a classical style. Suffering from long term neglect and major deterioration of the fabric. Access to some parts restricted on health and safety grounds.

**PRIORITY:** A (A)

*Contact: Steve Crow (LA) 020 8921 5034*

**DESIGNATION:** Listed Grade II

**CONDITION:** Poor

**OCCUPANCY:** Not applicable

**OWNERSHIP:** Company



**SITE NAME:** Lock and Swing Bridge,  
Broadwater Estate SE28

The canal was built 1812-14 to bring supplies into the Arsenal. The swing bridge was built c1876 to carry railway tracks across the canal. Some work was done to the bridge in the early 1980s but since then the lock and bridge have both lain derelict.

**PRIORITY:** C (C)

*Contact: Steve Crow (LA) 020 8921 5034*

**DESIGNATION:** Listed Grade II

**CONDITION:** Poor

**OCCUPANCY:** Not applicable

**OWNERSHIP:** Company

### 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).

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**SITE NAME:** Garden House to north west of Charlton House, Charlton Road, Charlton SE7

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

Small red brick garden house with high pyramidal swept roof. Mid to late C17. Previously used as a public lavatory, now vacant. In need of repair; maintenance and beneficial use.

Contact: Malcolm Woods 020 7973 3769



**SITE NAME:** Old brick wall between gardens in front of Nos. 34 & 36, Court yard, Eltham SE9

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

Brick wall with sloped coping of C16 appearance. In poor structural condition and suffering from vandalism.

Contact: Malcolm Woods 020 7973 3769



**SITE NAME:** The Cutty Sark, Cutty Sark Gardens SE10

**PRIORITY:** F (F)  
**DESIGNATION:** Listed Grade I, CA, WHS  
**CONDITION:** Poor  
**OCCUPANCY:** Not applicable  
**OWNERSHIP:** Trust

The Cutty Sark is the internationally renowned tea clipper, launched 1869, and the fastest ship of her time. She is now the national memorial for maritime sailors, and a museum. Repairs underway funded by the Heritage Lottery Fund with additional grant following a fire in May 2007.

Contact: Malcolm Woods 020 7973 3769



**SITE NAME:** Walls around garden to north of Presbytery of RC Church, Eltham High Street, Eltham SE9

**PRIORITY:** A (A)  
**DESIGNATION:** Listed Grade II  
**CONDITION:** Poor  
**OCCUPANCY:** Not applicable  
**OWNERSHIP:** Religious organisation

Brick walls circa C16 or C17 showing trace of sloped coping. Possibly part of gardens to Eltham House. Structurally unsound; some top courses missing and in danger of collapsing into yards behind.

Contact: Steve Crow (LA) 020 8921 5034



**SITE NAME:** 95A Eltham High Street, Eltham SE9

**PRIORITY:** C (C)  
**DESIGNATION:** Listed Grade II  
**CONDITION:** Fair  
**OCCUPANCY:** Part occupied  
**OWNERSHIP:** Private

C17 or earlier stable building with 3 diagonal chimney shafts. Although it has been made weathertight, it is vulnerable to vandalism and pigeons. Previously in use as a joinery workshop, most appropriate future uses would be commercial/office use.

Contact: Steve Crow (LA) 020 8921 5034



**SITE NAME:** Gatehouse to former Red Barracks, Frances Street, Woolwich SE18

**PRIORITY:** C (C)  
**DESIGNATION:** Listed Grade II  
**CONDITION:** Fair  
**OCCUPANCY:** Vacant  
**OWNERSHIP:** Local authority

Probably built in 1859 at same time as main Barracks building (now demolished), originally a Marine Infirmary. Roofless shell but structurally sound. Repair and refurbishment of railings and wall completed. Ruined remains of the gatehouse stabilised but long term use to be agreed.

Contact: Steve Crow (LA) 020 8921 5034

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SITE NAME:	<b>Garrison Church of St George, Grand Depot Road, Royal Artillery Barracks, Woolwich SE18</b>
PRIORITY:	C (C)
DESIGNATION:	Listed Grade II
CONDITION:	Poor
OCCUPANCY:	Not applicable
OWNERSHIP:	Government

Italianate church of 1863, a roofless ruin after bomb damage in 1944. Failed temporary roof to east end which retains mosaics including one commemorating members of the Royal Artillery awarded the Victoria Cross. The last remaining Royal Artillery Regiment departed Woolwich June 2007. The future of the church is uncertain. The current garrison Quartermaster to be responsible for maintenance and repair.

Contact: Steve Crow (LA) 020 8921 5034



SITE NAME:	<b>The Rotunda, Greenhill, Woolwich Common, Woolwich SE18</b>
PRIORITY:	C (C)
DESIGNATION:	Listed Grade II*
CONDITION:	Fair
OCCUPANCY:	Part occupied
OWNERSHIP:	Government

24-side polygon, single storey building designed by John Nash. Concave conoid lead-covered roof; first erected in grounds of Carlton House in 1814 for (premature) celebration of Allied victory in Napoleonic wars. Re-erected at Woolwich Common 1818-20 to house models instructing Artillery officers in tactics. Now houses the reserve collection of 'Firepower'. Lead-sheet roof covering is failing.

Contact: Alan Johnson 020 7973 3174



SITE NAME:	<b>Drinking Fountain, Ha Ha Rd/Woolwich Common SE18</b>
PRIORITY:	C (C)
DESIGNATION:	Listed Grade II, CA
CONDITION:	Fair
OCCUPANCY:	Not applicable
OWNERSHIP:	Unknown

Obelisk of unpolished granite. Inscription to Robert John Little of Royal Marines (died 1861). In need of repair.

Contact: Steve Crow (LA) 020 8921 5034



SITE NAME:	<b>Riverside Guard Rooms, Royal Arsenal, Plumstead Road, Woolwich SE18</b>
PRIORITY:	E (E)
DESIGNATION:	Listed Grade II, CA
CONDITION:	Fair
OCCUPANCY:	Vacant
OWNERSHIP:	Quango

Royal Arsenal's guardrooms, 1814. The Royal Arsenal site has been acquired by English Partnerships who are progressing repairs. Planning permission has been given for Arsenal master plan. Shell repairs have been carried out.

Contact: Steve Crow (LA) 020 8921 5034



SITE NAME:	<b>Royal Laboratory to Royal Arsenal, Plumstead Road, Woolwich SE18</b>
PRIORITY:	C (C)
DESIGNATION:	Listed Grade II, CA
CONDITION:	Very bad
OCCUPANCY:	Vacant
OWNERSHIP:	Quango

Royal Arsenal's laboratory, 2 buildings originally built in 1696, reconstructed 1802 after fire. Both buildings secured and within the area covered by the Arsenal Masterplan, currently the subject of a major revision.

Contact: Steve Crow (LA) 020 8921 5034



SITE NAME:	<b>24 Royal Hill SE10</b>
PRIORITY:	C (C)
DESIGNATION:	Listed Grade II, CA
CONDITION:	Poor
OCCUPANCY:	Vacant
OWNERSHIP:	Private

Early C18 small urban house of central chimneystack plan, smallest known example of the 1703 Moxon Plan. Vacant for some years and in poor condition. In need of sensitive repair and refurbishment.

Contact: Rebecca Duncan (LA) 020 8921 5355

#### 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).

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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: **Officers Quarters,  
Royal Arsenal (building 11),  
Seymour Street, Woolwich SE18**

PRIORITY: C (C)

DESIGNATION: Listed Grade II

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Quango

Officers block for Royal Academy 1717-20. The Royal Arsenal site has been acquired by English Partnerships which is progressing repairs. A master plan for the whole site has been prepared and submitted to the local authority. Proposals for shell repairs have been submitted. Currently protected by sheeted scaffold, but much timber decay in interior.

Contact: Steve Crow (LA) 020 8921 5034



SITE NAME: **Severndroog Castle,  
Shooters Hill SE18**

PRIORITY: C (C)

DESIGNATION: Listed Grade II\*

CONDITION: Fair

OCCUPANCY: Vacant

OWNERSHIP: Local authority

Gothick tower built in 1784 to commemorate the conquest of the Malabar Coast by Sir William James in 1755. Stands in woodlands. In a reasonably good condition but prone to vandalism. Trust set up to manage the building for community use. Feasibility study completed with English Heritage grant. Application to be made in 2008 for Heritage Lottery Fund funding.

Contact: Malcolm Woods 020 7973 3769



SITE NAME: **Conduit Head,  
Southend Road,  
Eltham SE9**

PRIORITY: A (A)

DESIGNATION: SM

CONDITION: Very bad

OCCUPANCY: Not applicable

OWNERSHIP: Local authority

Brick Conduit house, probably 16C, built to provide a water supply to Eltham Palace. Situated on a small triangle of public open space adjacent to St Andrew's church. In danger of structural failure and subject to vandalism. Repairs are needed to the barrel vault and vegetation removed.

Contact: Steven Brindle 020 7973 3738



SITE NAME: **Coronet Cinema,  
Well Hall Road,  
Eltham SE9**

PRIORITY: D (D)

DESIGNATION: Listed Grade II

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Company

Former Odeon Cinema built 1936 to the design of Andrew Mather and Horace Ward. Faience cladding to front. Good internal features in foyers, stairs and auditorium. Closed in 1999 and subject to vandalism. Now in new ownership. Scheme of adaptation and repair has been approved, yet to be implemented.

Contact: Steve Crow (LA) 020 8921 5034



SITE NAME: **Royal Dockyard Police Building  
at east side of entrance gateway,  
Woolwich Church Street, Woolwich SE18**

PRIORITY: F (F)

DESIGNATION: Listed Grade II

CONDITION: Good

OCCUPANCY: Vacant

OWNERSHIP: Company

Mid C18 house of two storeys, converted into a pub about 15 years ago. Works carried out at end of 2001 to ensure building weathertight and secure. A scheme of adaptation and restoration is currently being implemented.

Contact: Steve Crow (LA) 020 8921 5034



SITE NAME: **Government House,  
Woolwich New Road,  
Woolwich SE18**

PRIORITY: C (C)

DESIGNATION: Listed Grade II

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Private

House c1800, set in fairly extensive grounds in isolated site, thus exposed to vandalism. Built originally as private dwelling, it was used by the military from 1841-1937.

Contact: Steve Crow (LA) 020 8921 5034

Note:  
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#### ABBREVIATIONS

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

## HACKNEY



SITE NAME: **St Andrew's Church,  
Bethune Road N16**

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

Church built 1883-4 to the design of Sir Arthur Blomfield in Early English style. Exceptionally fine interior. In use but has structural problems. Essential repairs completed with a grant from English Heritage. Long term proposals under discussion.

Contact: Kate Emmerson 020 7973 3716



SITE NAME: **Cleeve Workshops,  
Calvert Avenue E2**

PRIORITY: C (C)  
 DESIGNATION: Listed Grade II  
 CONDITION: Poor  
 OCCUPANCY: Part occupied  
 OWNERSHIP: Private

Row of workshops, built 1895-8 to the design of Reginald Minton Taylor of the London County Council as part of the Boundary Estate. Some are in use but all require repair. The local authority has invited proposals for repair and refurbishment from the owners.

Contact: Meave Faulkner (LA) 020 8356 8089



SITE NAME: **St Paul,  
Chelmer Road,  
Homerton E9**

PRIORITY: D (C)  
 DESIGNATION: Listed Grade II  
 CONDITION: Poor  
 OCCUPANCY: Occupied  
 OWNERSHIP: Religious organisation

Circa 1890 by H C Boys. The building has been empty for some time but had recently been leased to a religious group. English Heritage grant awarded March 2007 towards urgent high level repairs. Repairs to start 2008.

Contact: Meave Faulkner (LA) 020 8356 8089



SITE NAME: **7 Clapton Square E5**

PRIORITY: C (C)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Poor  
 OCCUPANCY: Part occupied  
 OWNERSHIP: Private

Early C19 terraced house. Part in commercial use. Deteriorating. In need of sympathetic use, preferably residential.

Contact: Meave Faulkner (LA) 020 8356 8089



SITE NAME: **55 and 59 Clapton Terrace N16**

PRIORITY: C (C)  
 DESIGNATION: Listed Grade II  
 CONDITION: Poor  
 OCCUPANCY: Part occupied  
 OWNERSHIP: Private

Terraced houses, mid to late C18. Suffering from disrepair and under use.

Contact: Meave Faulkner (LA) 020 8356 8089



SITE NAME: **Clissold House,  
Clissold Park N16**

PRIORITY: E (E)  
 DESIGNATION: Listed Grade II\*, CA, RPG Grade II  
 CONDITION: Fair  
 OCCUPANCY: Part occupied  
 OWNERSHIP: Local authority

House built c1770 for Jonathan Hoare, a Quaker banker. Located in late C18 park, developed in 1880s into public park. Partly used as offices. The house is reserved by Act of Parliament for the community. A Heritage Lottery Fund Stage 1 grant has been awarded and a Stage 2 application is to be made September 2008.

Contact: Kate Emmerson 020 7973 3716

## 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: **Marlow House,  
160 Dalston Lane E8**

Early-mid C18 house. Recently in use as a mosque in the basement and offices on the upper floors, serving modern warehousing to the rear. Application for conversion recently withdrawn by owner.

PRIORITY: C (C)

DESIGNATION: Listed Grade II, CA

Contact: Meave Faulkner (LA) 020 8356 8089

CONDITION: Poor

OCCUPANCY: Part occupied

OWNERSHIP: Private



SITE NAME: **Hoxton Hall  
(Macdonalds Music Hall),  
128A Hoxton Street N1**

Rare example of an early music hall. Built 1863. In regular use for arts/entertainment but requires repairs. Conservation Plan completed. English Heritage grant given for quinquennial survey and maintenance plan. An application has been made for EH grant for roof repairs.

PRIORITY: D (D)

DESIGNATION: Listed Grade II\*, CA

Contact: Kate Emmerson 020 7973 3716

CONDITION: Poor

OCCUPANCY: Occupied

OWNERSHIP: Trust



SITE NAME: **St Columba's Vicarage  
and link to church,  
Kingsland Road E2**

Gothic Revival vicarage built 1873-4 to design of James Brooks. Feasibility study grant aided by English Heritage to assess condition and explore compatible new uses. Proposals are now awaited from the owners.

PRIORITY: C (C)

DESIGNATION: Listed Grade I, CA

Contact: Kate Emmerson 020 7973 3716

CONDITION: Poor

OCCUPANCY: Occupied

OWNERSHIP: Religious organisation



SITE NAME: **320 Kingsland Road E8**

Early C19 terraced house suffering from under use and lack of maintenance.

PRIORITY: C (C)

DESIGNATION: Listed Grade II, CA

Contact: Meave Faulkner (LA) 020 8356 8089

CONDITION: Fair

OCCUPANCY: Part occupied

OWNERSHIP: Company



SITE NAME: **592 Kingsland Road E8**

C18 terraced house. Shop on ground floor. Upper floors disused.

PRIORITY: C (C)

DESIGNATION: Listed Grade II, CA

Contact: Meave Faulkner (LA) 020 8356 8089

CONDITION: Poor

OCCUPANCY: Part occupied

OWNERSHIP: Private



SITE NAME: **The Griffin,  
Leonard Street EC2**

Public house c1889. Ground floor in use, upper floors vacant. Suffering from lack of maintenance.

PRIORITY: C (C)

DESIGNATION: Listed Grade II, CA

Contact: Meave Faulkner (LA) 020 8356 8089

CONDITION: Poor

OCCUPANCY: Part occupied

OWNERSHIP: Private

Note:  
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#### ABBREVIATIONS

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SITE NAME: **Bishop Wood's Almshouses,  
Lower Clapton Road E5**

PRIORITY: C (C)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Poor  
 OCCUPANCY: Part occupied  
 OWNERSHIP: Trust

Late C17 almshouses restored in the late C19. The small chapel is not in use. The charity struggles on limited resources to keep the flats occupied but the accommodation needs to be brought up to modern standards.

Contact: Meave Faulkner (LA) 020 8356 8089



SITE NAME: **Forecourt wall to Pond House,  
162 Lower Clapton Road E5**

PRIORITY: C (C)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Very bad  
 OCCUPANCY: Not applicable  
 OWNERSHIP: Company

Forecourt wall, early C19. In need of extensive repair. See entry for Pond House.

Contact: Meave Faulkner (LA) 020 8356 8089



SITE NAME: **Pond House,  
162 Lower Clapton Road E5**

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

Villa c1800. In need of repair and full beneficial use. English Heritage grant aided a feasibility study undertaken by Hackney Historic Buildings Trust. Recently resold and proposals are awaited.

Contact: Kate Emmerson 020 7973 3716



SITE NAME: **Stables to north of Pond House,  
162 Lower Clapton Road E5**

PRIORITY: C (C)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Poor  
 OCCUPANCY: Part occupied  
 OWNERSHIP: Company

Early C19 stable block. In need of repair and full beneficial use. Recently purchased and proposals are awaited.

Contact: Meave Faulkner (LA) 020 8356 8089



SITE NAME: **New Lansdowne Club,  
195 Mare Street E8**

PRIORITY: D (D)  
 DESIGNATION: Listed Grade II\*  
 CONDITION: Poor  
 OCCUPANCY: Occupied  
 OWNERSHIP: Company

Substantial detached house, 1715. In use as a working men's club but in need of extensive repairs. Listed building consent and planning permission have been granted for the repair and refurbishment of the main building for use as a Vietnamese Cultural Centre, along with a residential development to the rear. Preparatory works in progress.

Contact: Kate Emmerson 020 7973 3716



SITE NAME: **222 Mare Street E8**

PRIORITY: B (A)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Poor  
 OCCUPANCY: Part occupied  
 OWNERSHIP: Private

Large corner building, c1900. Local Authority is in discussions with the owner of the property to agree urgent repairs.

Contact: Meave Faulkner (LA) 020 8356 8089

#### 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).

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SITE NAME: **Hackney Borough Disinfecting Station, Millfields Road E5**

PRIORITY: C (C)  
 DESIGNATION: Listed Grade II  
 CONDITION: Poor  
 OCCUPANCY: Part occupied  
 OWNERSHIP: Local authority

Disinfecting station. Built 1900. Part used as an animal warden's base. Site generally used as the Council's cleansing depot. The future of the listed building depends on wider development proposals for the surrounding site.

Contact: Meave Faulkner (LA) 020 8356 8089



SITE NAME: **Court House and Police Station, Old Street EC1**

PRIORITY: C (C)  
 DESIGNATION: Listed Grade II  
 CONDITION: Fair  
 OCCUPANCY: Vacant  
 OWNERSHIP: Private

Former magistrates court and police station. Built 1903-8 to the design of John Dixon Butler in an Edwardian Baroque style. One of the finest Edwardian civic buildings in London. Applications for the repair and reuse of the building have been received.

Contact: Meave Faulkner (LA) 020 8356 8089



SITE NAME: **278 Queensbridge Road E8**

PRIORITY: C (C)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Fair  
 OCCUPANCY: Vacant  
 OWNERSHIP: Unknown

Mid C19 terraced house, empty and suffering from general lack of maintenance. Ownership to be determined.

Contact: Meave Faulkner (LA) 020 8356 8089



SITE NAME: **Air Raid Precaution Centre, Rossendale Street (east side) E5**

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

Air raid shelter. Built in 1938. Suffered from flooding and in poor condition. Potential uses very limited. "Adopted" as a monument by local school, Horizon School in Stoke Newington.

Contact: Meave Faulkner (LA) 020 8356 8089



SITE NAME: **St Barnabas Church, Shacklewell Row E8**

PRIORITY: D (D)  
 DESIGNATION: Listed Grade II\*  
 CONDITION: Poor  
 OCCUPANCY: Part occupied  
 OWNERSHIP: Religious organisation

Mission church, 1910-11 by Professor Sir Charles Reilly, decorated by him 1935-6. Stock brick, with concrete vaults on expanded steel reinforcement covered in asphalt. Roof leaks are putting fabric and interior at risk of loss and damage. Some repairs undertaken 2007 with English Heritage grant.

Contact: Kate Emmerson 020 7973 3716



SITE NAME: **St Leonard's Church, Shoreditch High Street E1**

PRIORITY: D (F)  
 DESIGNATION: Listed Grade I, CA  
 CONDITION: Poor  
 OCCUPANCY: Occupied  
 OWNERSHIP: Religious organisation

Church built between 1736 and 1740 to the design of George Dance the Elder. Substantial grant offered under Heritage Lottery/English Heritage Joint Churches Scheme. First phase of repairs to roof, and internal works completed. Spire and further roof repairs needed. Application for Places of Worship repair grant expected in 2008.

Contact: Kate Emmerson 020 7973 3716

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 CA Conservation Area  
 LA Local Authority  
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 UA Unitary Authority  
 WHS World Heritage Site



SITE NAME: **Walls and gates to Bishopsgate Goods Station, Shoreditch High Street E1**

PRIORITY: C (C)  
 DESIGNATION: Listed Grade II  
 CONDITION: Fair  
 OCCUPANCY: Not applicable  
 OWNERSHIP: Company

Late C19 walls to demolished goods station. Gates have been repaired off site and are due to be reinstated at completion of adjacent works. Future use of structure currently being discussed as part of the redevelopment of the Goods Yard.

Contact: Meave Faulkner (LA) 020 8356 8089



SITE NAME: **187 Shoreditch High Street E1**

PRIORITY: A (A)  
 DESIGNATION: Listed Grade II  
 CONDITION: Poor  
 OCCUPANCY: Vacant  
 OWNERSHIP: Company

Early C18 terraced house with altered facade. Vacant and in deteriorating condition. Temporary tarpaulin covering dormer and roof to provide protection against water ingress.

Contact: Meave Faulkner (LA) 020 8356 8089



SITE NAME: **196 Shoreditch High Street E1**

PRIORITY: E (E)  
 DESIGNATION: Listed Grade II  
 CONDITION: Fair  
 OCCUPANCY: Vacant  
 OWNERSHIP: Quango

Early C18 building. The proposed East London Line may affect the structural stability of the building. Work undertaken to mitigate the situation in April 2004. Further stabilisation works agreed and implemented.

Contact: Meave Faulkner (LA) 020 8356 8089



SITE NAME: **Shrubland Road Evangelical Church, Shrubland Road E8**

PRIORITY: C (C)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Poor  
 OCCUPANCY: Occupied  
 OWNERSHIP: Private

Church, 1858. Originally clad in corrugated iron; now re-clad in corrugated asbestos sheeting. An early, rare, and complete example of a temporary iron mission church. In regular use, but in need of extensive repairs. Condition survey completed by appointed architect.

Contact: Meave Faulkner (LA) 020 8356 8089



SITE NAME: **White Lodge, Springfield Park E5**

PRIORITY: C (C)  
 DESIGNATION: Listed Grade II, RPG Grade II  
 CONDITION: Fair  
 OCCUPANCY: Part occupied  
 OWNERSHIP: Local authority

Early/mid C19 villa. Café on ground floor. Hackney has appointed a project manager to look at the repair and future use of the building.

Contact: Meave Faulkner (LA) 020 8356 8089



SITE NAME: **91 Stoke Newington Church Street N16**

PRIORITY: C (C)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Poor  
 OCCUPANCY: Part occupied  
 OWNERSHIP: Private

Mid C18 house of 3 storeys with pedimented front. Although at least partially occupied, the building is falling into disrepair.

Contact: Meave Faulkner (LA) 020 8356 8089

#### 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: **Abney Park Cemetery,  
Stoke Newington High Street N16**

PRIORITY: D (D)  
DESIGNATION: CA, RPG Grade II  
CONDITION: Poor  
OCCUPANCY: Not applicable  
OWNERSHIP: Local authority

Laid out as arboretum cemetery in 1840 from gardens of two C17 houses. London's most important nonconformist cemetery. Chapel ruinous; landscape and many tombs and monuments in poor condition. Conservation plan grant aided by English Heritage as basis for a lottery bid. Hackney has appointed a project manager to look at repairing some structures. Development funding given by the HLF for working up a lottery bid.

Contact: Meave Faulkner (LA) 020 8356 8089



SITE NAME: **Mortuary Chapel,  
Abney Park Cemetery,  
Stoke Newington High Street N16**

PRIORITY: A (A)  
DESIGNATION: Listed Grade II, CA, RPG Grade II  
CONDITION: Very bad  
OCCUPANCY: Vacant  
OWNERSHIP: Trust

Gothic Revival cemetery chapel, 1839, now ruinous. Situated in the centre of the early C19 cemetery and a feature of views along the main avenues. See entry for Abney Park Cemetery.

Contact: Meave Faulkner (LA) 020 8356 8089



SITE NAME: **Premises of Testi and Sons Millwrights,  
Waterworks Lane E5**

PRIORITY: E (D)  
DESIGNATION: Listed Grade II, CA  
CONDITION: Poor  
OCCUPANCY: Vacant  
OWNERSHIP: Company

Mid C19 Tudor style building, probably originally a school. Currently vacant. Part of a wider site bought by a developer. Consent was granted in April for restoration and conversion to office use as part of a wider scheme for the conservation area. Repairs and conversion works underway.

Contact: Meave Faulkner (LA) 020 8356 8089



SITE NAME: **Haggerston Baths,  
Whiston Road E2**

PRIORITY: C (C)  
DESIGNATION: Listed Grade II  
CONDITION: Poor  
OCCUPANCY: Vacant  
OWNERSHIP: Local authority

Public baths and swimming pool. 1904. Now vacant. Emergency repairs undertaken to arrest decay. Possible use in connection with a proposed city academy on a nearby site was rejected. Conservation statement and options appraisal completed. An English Heritage grant aided structural survey has been completed.

Contact: Meave Faulkner (LA) 020 8356 8089

## HAMMERSMITH AND FULHAM



SITE NAME: **Walls of Old Garden,  
Fulham Palace, SW6**

PRIORITY: B (B)  
DESIGNATION: Listed Grade II, CA, RPG Grade II\*  
CONDITION: Very bad  
OCCUPANCY: Not applicable  
OWNERSHIP: Local authority

Walled gardens built between C15-mid C18 within grounds of Fulham Palace. A vinery and bothy located on the NW corner of the walled garden, built in the 1820s, now requires substantial repairs. All glazing has been removed and timbers are near to collapse. An application to the Heritage Lottery Fund will be made in 2008.

Contact: Barbara Woda (LA) 020 8753 3315



SITE NAME: **34 Black Lion Lane,  
St Peter's Square W6**

PRIORITY: B (D)  
DESIGNATION: Listed Grade II, CA  
CONDITION: Poor  
OCCUPANCY: Vacant  
OWNERSHIP: Private

Cottage. Early/mid C19. Stuccoed and painted brick. Windows have been boarded up. No sign of repairs being carried out. Listed Building Consent for restoration approved 2005, but not implemented. Recently inspected. Structural support required. Discussions with the owner on-going.

Contact: Barbara Woda (LA) 020 8753 3315

Note:  
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ABBREVIATIONS  
CA Conservation Area  
LA Local Authority  
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WHS World Heritage Site



**SITE NAME:** Lodge on north-east side of entrance, Fulham Palace, Fulham Palace Road SW6

**PRIORITY:** C (D)

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

**CONDITION:** Fair

**OCCUPANCY:** Part occupied

**OWNERSHIP:** Local authority

Porter's lodge to Fulham Palace built in 1821 in the Tudor Gothic style. The building is now used as an office following the completion of some minor repairs. A Heritage Lottery Fund application for wider project to be made in 2008.

Contact: Barbara Woda (LA) 020 8753 3315



**SITE NAME:** St Mary's Roman Catholic Cemetery, Harrow Road NW10

**PRIORITY:** B (C)

**DESIGNATION:** CA

**CONDITION:** Poor

**OCCUPANCY:** Not applicable

**OWNERSHIP:** Religious organisation

This cemetery is still operational and privately run. Contains four listed memorials. Like most cemeteries is prone to petty theft and vandalism as well as decay through exposure to elements. The listed mausolea are deteriorating.

Contact: Barbara Woda (LA) 020 8753 3315



**SITE NAME:** Kent House including front boundary railings and gate, 10 Lower Mall W6

**PRIORITY:** F (C)

**DESIGNATION:** Listed Grade II, CA

**CONDITION:** Poor

**OCCUPANCY:** Not applicable

**OWNERSHIP:** Private

House c1762, but the wrought iron railings and gate are thought to be earlier. The gate has an overthrow illustrated in the Survey of London. The building was not being responsibly maintained by its former owner. Listed building consent for refurbishment of the railings and conversion of house to a single dwelling approved in 2007. Works have commenced on site.

Contact: Barbara Woda (LA) 020 8753 3315



**SITE NAME:** Former West London County Court, 43-45 North End Road W14

**PRIORITY:** C (New entry)

**DESIGNATION:** Listed Grade II, CA

**CONDITION:** Fair

**OCCUPANCY:** Vacant

**OWNERSHIP:** Private

Court House. 1908. Red brick in early English Baroque style. Vacant since closure with no approved plans for future use.

Contact: Barbara Woda (LA) 020 8753 3315



**SITE NAME:** St Paul's Churchyard, Queen Caroline Street W6

**PRIORITY:** B (B)

**DESIGNATION:** CA

**CONDITION:** Poor

**OCCUPANCY:** Not applicable

**OWNERSHIP:** Religious organisation

Churchyard, in use late C18-mid C19. Contains 3 listed tombs and others of interest. North section is now part of a new landscaped public open space. Remainder of churchyard very dilapidated and many important tombs deteriorating. Planning permission granted by Local Authority for extension to church to be built on the churchyard.

Contact: Barbara Woda (LA) 020 8753 3315



**SITE NAME:** Former Odeon Cinema, 58 Shepherd's Bush Green, Hammersmith W12

**PRIORITY:** B (B)

**DESIGNATION:** Listed Grade II, CA

**CONDITION:** Poor

**OCCUPANCY:** Vacant

**OWNERSHIP:** Private

Formerly a cinema built in 1923 by Frank Verity, then a bingo hall, now vacant. Despite planning permission and listed building consent being granted for conversion to hotel, the building remains vacant.

Contact: Barbara Woda (LA) 020 8753 3315

#### 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.

## HARINGEY



SITE NAME: **Hornsey Town Hall,  
Broadway N8**

Built in 1935 to the design of RH Uren. Modelled on Dudock's seminal town hall at Hilversum and an important influence in subsequent British town hall design. Well preserved interior. Part occupied for Council use. Conservation plan undertaken. Council exploring future uses. Repair work proposed for this year.

PRIORITY: C (C)  
DESIGNATION: Listed Grade II\*, CA  
CONDITION: Poor  
OCCUPANCY: Part occupied  
OWNERSHIP: Local authority

Contact: Richard Parish 020 7973 3717



SITE NAME: **Former Gaumont Palace Cinema,  
Broadway,  
Wood Green N22**

Cinema built 1934, later a bingo hall, with fine original Art Deco interiors. Sold to a church group which uses part of the building for worship.

PRIORITY: D (D)  
DESIGNATION: Listed Grade II\*  
CONDITION: Fair  
OCCUPANCY: Part occupied  
OWNERSHIP: Religious organisation

Contact: Eleni Makri (LA) 020 8489 5222



SITE NAME: **Public toilets,  
Bruce Grove,  
Tottenham N17**

Public toilet c1920, with fine external ironwork. Empty and deteriorating. The Council is actively exploring uses with residents and amenity groups. A feasibility/future use and fabric survey is being undertaken.

PRIORITY: C (C)  
DESIGNATION: Listed Grade II, CA  
CONDITION: Poor  
OCCUPANCY: Not applicable  
OWNERSHIP: Local authority

Contact: Katie Burnett (LA) 020 8489 2795



SITE NAME: **7 Bruce Grove,  
Tottenham N17**

One of a pair of early C19 houses. The building is vacant and has suffered substantial internal collapse. An urgent works notice has been served and urgent works have been undertaken. The local authority is negotiating with the owners in respect of an appropriate refurbishment scheme.

PRIORITY: A (A)  
DESIGNATION: Listed Grade II, CA  
CONDITION: Very bad  
OCCUPANCY: Vacant  
OWNERSHIP: Private

Contact: Katie Burnett (LA) 020 8489 2795



SITE NAME: **All Hallows Churchyard,  
Church Lane,  
Tottenham N17**

Churchyard to medieval church of All Hallows. Contains very fine tombs and monuments which have suffered from vandalism.

PRIORITY: C (C)  
DESIGNATION: CA  
CONDITION: Poor  
OCCUPANCY: Not applicable  
OWNERSHIP: Religious organisation

Contact: Katie Burnett (LA) 020 8489 2795



SITE NAME: **The Palace Cathedral  
(former Tottenham Palace Theatre),  
421-427 High Road, Tottenham N17**

The former Tottenham Palace was built in 1908 by Wylson Long as a variety theatre. The building is currently occupied by a church group but is suffering from water ingress which is causing significant damage to both the structure and interior plasterwork.

PRIORITY: C (New entry)  
DESIGNATION: Listed Grade II, CA  
CONDITION: Poor  
OCCUPANCY: Occupied  
OWNERSHIP: Religious organisation

Contact: Katie Burnett (LA) 020 8489 2795

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SITE NAME: **Warmington House,  
744 High Road,  
Tottenham N17**

Early C19 house last used as offices. Partly in use for storage but in need of a new use.

Contact: Mortimer MacSweeney (LA) 020 8489 2841

PRIORITY: C (C)

DESIGNATION: Listed Grade II, CA

CONDITION: Fair

OCCUPANCY: Vacant

OWNERSHIP: Company



SITE NAME: **Percy House,  
796 High Road,  
Tottenham N17**

Mid C18 house with late C17 forecourt walls and railings.

Contact: Richard Parish 020 7973 3717

PRIORITY: D (D)

DESIGNATION: Listed Grade II\*, CA

CONDITION: Fair

OCCUPANCY: Vacant

OWNERSHIP: Private



SITE NAME: **810 High Road,  
Tottenham N17**

Fine house built c1715 as part of a symmetrical pair. A repair scheme funded by English Heritage and prepared by a building preservation trust is currently being undertaken.

Contact: Richard Parish 020 7973 3717

PRIORITY: C (C)

DESIGNATION: Listed Grade II\*, CA

CONDITION: Very bad

OCCUPANCY: Vacant

OWNERSHIP: Trust



SITE NAME: **Drinking fountain and cattle trough,  
High Road,  
Wood Green N22**

Cattle trough and drinking fountain, 1901. Elaborate Roman Baroque style stone fountain head. Grey granite trough. Neglected and in need of repair. Repair options under discussion.

Contact: Katie Burnett (LA) 020 8489 2795

PRIORITY: C (C)

DESIGNATION: Listed Grade II

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Local authority



SITE NAME: **Drinking Fountain,  
High Street,  
Hornsey N8**

Drinking fountain, 1863. Pink granite obelisk mounted on grey granite plinth. Inscribed 'The fear of the Lord is the fountain of life.' Presented to the parish of Hornsey by Maria Hawes Ware 1863'. In need of repair. Repair options under discussion.

Contact: Katie Burnett (LA) 020 8489 2795

PRIORITY: C (C)

DESIGNATION: Listed Grade II, CA

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Local authority



SITE NAME: **Cast Iron Lamp Column,  
Hornsey High Street,  
Hornsey N3**

Lamp standard cast by A Williams of Southwark c1870. Pendant lanterns are missing and repair and restoration is required.

Contact: Katie Burnett (LA) 020 8489 2795

PRIORITY: C (New entry)

DESIGNATION: Listed Grade II, CA

CONDITION: Fair

OCCUPANCY: Not applicable

OWNERSHIP: Local authority

#### 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:** Alexandra Palace (theatre),  
Muswell Hill N10

**PRIORITY:** D (D)  
**DESIGNATION:** Listed Grade II, CA, RPG Grade II  
**CONDITION:** Poor  
**OCCUPANCY:** Vacant  
**OWNERSHIP:** Trust

Part of entertainment complex including exhibition hall, music hall and theatre, built 1868-73, situated in mid C19 public park. First ever television centre, 1935. Theatre in process of being repaired to meet Health & Safety standards for limited use.

Contact: Katie Burnett (LA) 020 8489 2795



**SITE NAME:** Gates and railings to St Leonard's  
Almshouses, 12-24 Nightingale Road,  
Wood Green N22

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

Double and single wrought iron gates to Bowes Park, c1904. The gates have been disposed of by a contractor, and subject to legal action. Proposals are now in hand to reinstate the gates.

Contact: Katie Burnett (LA) 020 8489 2795



**SITE NAME:** Porters and Walters Almshouses,  
St Leonard's Almshouses,  
Nightingale Road, Wood Green N22

**PRIORITY:** C (C)  
**DESIGNATION:** Listed Grade II, CA  
**CONDITION:** Poor  
**OCCUPANCY:** Occupied  
**OWNERSHIP:** Charity

Circa 1904. Four 2 storey almshouses which form a group with a commemorative stone and front railings. The buildings have suffered from lack of proper maintenance over a number of years and are in a slow state of decay.

Contact: Katie Burnett (LA) 020 8489 2795



**SITE NAME:** War Memorial Chapel  
at Hornsey Central Hospital,  
Park Road, Hornsey N8

**PRIORITY:** D (D)  
**DESIGNATION:** Listed Grade II  
**CONDITION:** Fair  
**OCCUPANCY:** Not applicable  
**OWNERSHIP:** Health Authority

War memorial chapel built 1921 to the design of George Letherbridge as part of the frontage of Hornsey Cottage Hospital (1910). Repair and restoration works of the memorial are included within an approved development scheme for the whole site which is under construction.

Contact: Katie Burnett (LA) 020 8489 2795



**SITE NAME:** Tottenham Town Hall,  
Town Hall Approach Road,  
Tottenham N15

**PRIORITY:** C (C)  
**DESIGNATION:** Listed Grade II, CA  
**CONDITION:** Fair  
**OCCUPANCY:** Part occupied  
**OWNERSHIP:** Local authority

Town hall built 1904-5 to the design of AS Taylor and R Jemmett, in an Edwardian Baroque style. The Council are presently considering outline proposals for the future use of the building in association with the Clyde Road Depot site.

Contact: Katie Burnett (LA) 020 8489 2795

## HARROW



**SITE NAME:** Garden Temple, supporting walls  
and raised paved area in Canons Park,  
Canons Drive, Edgware

**PRIORITY:** F (F)  
**DESIGNATION:** Listed Grade II, CA, RPG Grade II  
**CONDITION:** Fair  
**OCCUPANCY:** Not applicable  
**OWNERSHIP:** Local authority

Early C19 garden temple in public park. Canons Park is the remaining part of an early C18 landscaped park laid out for the 1st Duke of Chandos. The temple was recently restored with funding from the Heritage Lottery Fund and English Heritage. However the roof has been vandalised, with lead stolen and slates missing.

Contact: Lorna Pearce (LA) 020 8736 6100

**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  
LA Local Authority  
RPG Registered Park & Garden  
SM Scheduled Monument  
UA Unitary Authority  
WHS World Heritage Site



**SITE NAME:** Churchyard of St John the Evangelist,  
Church Road,  
Great Stanmore

**PRIORITY:** A (A)  
**DESIGNATION:** CA  
**CONDITION:** Poor  
**OCCUPANCY:** Not applicable  
**OWNERSHIP:** Religious organisation

Churchyard. A number of monuments are collapsing, including some listed in their own right. Local authority has secured funds to assist a scheme of repair. The parish and Church Commissioners have implemented a survey of the monuments to assess the repairs necessary. They are now researching ways of achieving more funds.

Contact: Lorna Pearce (LA) 020 8736 6100



**SITE NAME:** Brick Kiln to south-east of The Kiln,  
Common Road,  
Stanmore

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

Lower part of a C18 brick kiln conical chimney of which the upper part no longer exists. In urgent need of structural stabilisation and repair.

Contact: Lorna Pearce (LA) 020 8736 6100



**SITE NAME:** Cannons Farm Barn,  
Hereford Gardens,  
Pinner

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

C17 barn with 3 bays and narrow central bay. Weatherboarded exterior with concrete roof tiles which are weighing down the roof and causing the building to be structurally unsafe. Some weatherboarding missing and some decaying, also missing doors. A repair scheme was agreed in 2006 but has not been undertaken and an Urgent Works Notice is being recommended to Council Members.

Contact: Lorna Pearce (LA) 020 8736 6100



**SITE NAME:** The Hermitage,  
776 Kenton Lane

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

The building is a partially timber-framed, rendered, two-storey cottage of two bays that probably dates to the late C16 or early C17. The building is in a state of disrepair with cracks in walls, peeling paint and render, holes in ceilings and broken roof tiles. All are causing damp problems.

Contact: Lorna Pearce (LA) 020 8736 6100



**SITE NAME:** East Barn to East End Farm,  
Moss Lane,  
Pinner

**PRIORITY:** F (F)  
**DESIGNATION:** Listed Grade II, CA  
**CONDITION:** Poor  
**OCCUPANCY:** Vacant  
**OWNERSHIP:** Private

Late C16 timber-framed 3-bay barn with sweeping old tile roof. Previously used for storage. Sold 1999. Works to repair and convert the building to ancillary residential use are underway following granting of planning permission and listed building consent. Works expected to be completed by late 2008.

Contact: Lorna Pearce (LA) 020 8736 6100



**SITE NAME:** North Barn to East End Farm,  
Moss Lane,  
Pinner

**PRIORITY:** F (F)  
**DESIGNATION:** Listed Grade II, CA  
**CONDITION:** Poor  
**OCCUPANCY:** Vacant  
**OWNERSHIP:** Private

C18 timber-framed 4-bay barn with wagon entrance. Planning permission and listed building consent granted early 2007 for repair and conversion of barn to ancillary residential use. Works have commenced with completion expected by the end of 2008.

Contact: Lorna Pearce (LA) 020 8736 6100

#### 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: **The Rayners Public House,  
23 Village Way East**

PRIORITY: E (E)

DESIGNATION: Listed Grade II

CONDITION: Fair

OCCUPANCY: Vacant

OWNERSHIP: Private

A virtually unaltered 1930s public house of high architectural quality retaining its internal plan form and original fittings. The building has been empty since January 2006 with no identified use or occupier and with increased risk of decay and vandalism.

Contact: Lorna Pearce (LA) 020 8736 6100

## HAVERING



SITE NAME: **Garden walls to former  
North Ockendon Hall,  
Church Lane, North Ockendon**

PRIORITY: C (C)

DESIGNATION: Listed Grade II, CA

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Private

C16 and later garden walls to Ockendon Hall (now demolished). Slowly deteriorating.

Contact: Sue Smith (LA) 01708 432655



SITE NAME: **Bridge in Parklands Park,  
Corbets Tey Road,  
Upminster**

PRIORITY: D (D)

DESIGNATION: Listed Grade II, CA

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Local authority

C18 bridge, attributed to James Paine. Formerly stood in the landscaped park to Gaynes House (demolished). The bridge now stands in a public park. Repair schedule agreed and work to start 2008.

Contact: Sue Smith (LA) 01708 432655



SITE NAME: **96-102 North Street,  
Romford**

PRIORITY: C (C)

DESIGNATION: Listed Grade II

CONDITION: Poor

OCCUPANCY: Occupied

OWNERSHIP: Company

Late C17 timber-framed building consisting of 2 parallel ranges. Occupied but in need of extensive repairs and a sympathetic use.

Contact: Sue Smith (LA) 01708 432655



SITE NAME: **Garden walls  
to south of Brettons House,  
Rainham Road, Hornchurch**

PRIORITY: A (A)

DESIGNATION: Listed Grade II

CONDITION: Very bad

OCCUPANCY: Not applicable

OWNERSHIP: Local authority

C16 garden walls to Brettons House. In need of extensive repairs.

Contact: Sue Smith (LA) 01708 432655



SITE NAME: **Bury Farmhouse,  
St Mary's Lane,  
Upminster**

PRIORITY: D (F)

DESIGNATION: Listed Grade II

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Private

Early C19 farmhouse. Red brick under a slate roof. Recently sold and new owners are planning a scheme for repair and residential use.

Contact: Sue Smith (LA) 01708 432655

Note:  
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### ABBREVIATIONS

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



SITE NAME: **Upminster Old Chapel,  
St Mary's Lane,  
Upminster M14**

PRIORITY: E (E)  
DESIGNATION: Listed Grade II  
CONDITION: Fair  
OCCUPANCY: Vacant  
OWNERSHIP: Educational Body

Chapel built in 1800. Works completed with English Heritage grant aid. Owners developing a strategy for reuse of the building. No longer used as a place of worship.

Contact: Sue Smith (LA) 01708 432655



SITE NAME: **Upminster Windmill,  
St Mary's Lane,  
Upminster**

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

Smock mill 1803, retaining original machinery, to be restored as a working mill. A building preservation trust has been established, and recording of the mill machinery has been grant aided by English Heritage. Repairs to sails, damaged in recent storms, are underway.

Contact: Nick Collins 020 7973 3739



SITE NAME: **Well Tower at Tower Lodge,  
Emerson Park,  
Sylvan Avenue, Hornchurch**

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

Early to mid C17 former conduit house to Great Nelmes (demolished). Stands in the grounds of modern (unlisted) house.

Contact: Sue Smith (LA) 01708 432655



SITE NAME: **Stable Block,  
Rainham Hall,  
The Broadway, Rainham**

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

Stables and coach house dating to C18. In 2007 used for some storage but in need of repair. A feasibility study for the entire Rainham Hall site has been prepared. Proposals for future use of the building are being developed.

Contact: Kate Emmerson 020 7973 3716



SITE NAME: **Garden walls at Cranham Hall,  
The Chase,  
Cranham**

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

C16 walls to earlier house on site of Cranham Hall. In need of extensive repairs.

Contact: Sue Smith (LA) 01708 432655



SITE NAME: **Mill Cottage,  
The Dell,  
High Street, Hornchurch**

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

Single storey timber-framed range, C17. Now one dwelling. In poor condition and continuing to deteriorate.

Contact: Sue Smith (LA) 01708 432655

#### 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:** Footbridge to rear of Nos. 52 and 54, The Grove, Upminster

**PRIORITY:** F (C)  
**DESIGNATION:** Listed Grade II  
**CONDITION:** Poor  
**OCCUPANCY:** Not applicable  
**OWNERSHIP:** Local authority

Footbridge and eyecatcher, c1765, probably by James Paine who laid out the estate of Gaynes Park in the 1760s for Sir James Esdaile, Lord Mayor of London 1777-78. First stage of repairs complete, final phase to be completed 2008.

Contact: Sue Smith (LA) 01708 432655



**SITE NAME:** Barn to south west of Great Tomkyns, Tomkyns Lane, Upminster

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

Late C13 or C14 timber-framed barn. Previous owner carried out basic holding repairs, but further comprehensive scheme of repair needed. Scheme for repair and reuse submitted but refused 2007.

Contact: Nick Collins 020 7973 3739

## HILLINGDON



**SITE NAME:** Barn to the west of Weekly House, Bath Road, Harmondsworth

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

Late C17 or early C18 weatherboarded barn with tiled roof. Queen post truss at west end. Weekly House, the boundary wall and the barn form a group. Dilapidated state. Listed building and planning consent granted for conversion to use as a children's nursery.

Contact: Sarah Harper (LA) 01895 556 953



**SITE NAME:** Breakspear House, Breakspear Road North, Harefield

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

Early to mid C17 manor house in extensive grounds. Inspected on a regular basis and being maintained in a secure and relatively weathertight state, but long-term use is required. Listed building consent granted and planning permission agreed for conversion to residential use and enabling development, on-going discussions with new owners with regard to amended scheme. Repairs about to commence (Spring 2008).

Contact: Will Reading 020 7973 3776



**SITE NAME:** Dovecote to north west of Breakspear House, Breakspear Road North, Harefield

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

C17 dovecote to the north west of Breakspear House. The building has structural problems, but its condition appears stable. Repair agreed as part of the approval for the residential conversion of main house and enabling development.

Contact: Will Reading 020 7973 3776



**SITE NAME:** Langley Farm Barn, Breakspear Road North, Harefield, Northwood

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

C16 barn in private ownership at Langley Farm. The barn is 3-bay timber framed and weatherboarded with a tiled roof. It has lost parts of the brick plinth to the north-east elevation. The front area adjacent to the barn appears to have been subject to fly tipping. Langley Farm vacant: applications for redevelopment of adjacent farm buildings refused.

Contact: Sarah Harper (LA) 01895 556 953

**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  
 LA Local Authority  
 RPG Registered Park & Garden  
 SM Scheduled Monument  
 UA Unitary Authority  
 WHS World Heritage Site



SITE NAME: **Garden walls to Church Gardens Nursery, Church Hill, Harefield**

C17 red brick garden walls in need of extensive repairs.

Contact: Sarah Harper (LA) 01895 556 953

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



SITE NAME: **Moorcroft House, stable/coach house, wall to south and house to north-east of, Harlington Road, Colham Green, Uxbridge**

A complex of buildings comprising a large rambling mansion of early C18 date with later additions. Was a former private asylum. Proposals for conversion to office use implemented.

Contact: Sarah Harper (LA) 01895 556 953

PRIORITY: F (F)  
 DESIGNATION: Listed Grade II  
 CONDITION: Good  
 OCCUPANCY: Occupied  
 OWNERSHIP: Private



SITE NAME: **Manor Farm Barn, High Street, Harmondsworth**

Late medieval timber framed, aisled barn of 12 bays. Vacant and no future plans for use agreed. Deteriorating quite rapidly, with slipped/missing tiles and area of external weather boarding in poor condition.

Contact: Will Reading 020 7973 3776

PRIORITY: C (New entry)  
 DESIGNATION: Listed Grade I, CA  
 CONDITION: Poor  
 OCCUPANCY: Vacant  
 OWNERSHIP: Private



SITE NAME: **Harefield Park (Annexe to Harefield Hospital), Hill End Road, Harefield**

Site comprises main building and two flanking stable buildings of early C18 date. Hospital may close. In the interim the house will continue to be used for teaching. A long-term use needs to be identified. Extensive propping of the south facade has taken place.

Contact: Will Reading 020 7973 3776

PRIORITY: C (C)  
 DESIGNATION: Listed Grade II\*, CA  
 CONDITION: Poor  
 OCCUPANCY: Part occupied  
 OWNERSHIP: Health Authority



SITE NAME: **The Stable Block, north east of Harefield Park, (Annexe to Harefield Hospital), Hill End Road, Harefield**

Site comprises one of two stable buildings of early C18 date. Hospital may close. In the interim the stable building will continue to be used for clinical storage. A long-term use needs to be identified.

Contact: Sarah Harper (LA) 01895 556 953

PRIORITY: C (C)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Poor  
 OCCUPANCY: Part occupied  
 OWNERSHIP: Health Authority



SITE NAME: **The Stable Block, south east of Harefield Park, (Annexe to Harefield Hospital), Hill End Road, Harefield**

Site comprises one of two stable buildings of early C18 date. Hospital may close. In the interim the stable building will continue to be used for clinical storage. A long-term use needs to be identified.

Contact: Sarah Harper (LA) 01895 556 953

PRIORITY: C (C)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Poor  
 OCCUPANCY: Part occupied  
 OWNERSHIP: Health Authority

#### 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:** Old Mill House,  
Old Mill Lane,  
Cowley Peachey

**PRIORITY:** A (A)

**DESIGNATION:** Listed Grade II, CA

**CONDITION:** Very bad

**OCCUPANCY:** Vacant

**OWNERSHIP:** Trust

Mid C18 house with later C18/early C19 rear extension. Dull red brick with bright red brick dressings. Unoccupied since the 1950s and now roofless and ruinous. However, sufficient fabric survives for the building to be restored for a new use. An application has been made for redevelopment of the existing buildings, approved in December 2004. Works have commenced on site (Spring 2008).

Contact: Sarah Harper (LA) 01895 556 953



**SITE NAME:** Entrance building,  
Uxbridge Lido,  
Park Road, Uxbridge

**PRIORITY:** D (C)

**DESIGNATION:** Listed Grade II

**CONDITION:** Poor

**OCCUPANCY:** Vacant

**OWNERSHIP:** Local authority

Entrance building to Lido with pay kiosk and meeting rooms. Built 1935 to the design of G Percy Trentham in Moderne style. Vacant since closure in 1998. Planning and listed building consent granted in 2005 for new sports centre alongside the listed structures; work has begun on clearing space for this. HLF funding awarded for repair of listed structures but work has yet to start.

Contact: Sarah Harper (LA) 01895 556 953



**SITE NAME:** Grandstand,  
Uxbridge Lido,  
Park Road, Uxbridge

**PRIORITY:** D (C)

**DESIGNATION:** Listed Grade II

**CONDITION:** Poor

**OCCUPANCY:** Vacant

**OWNERSHIP:** Local authority

Grandstand with attached cafeteria. Built 1935. Designed by G Percy Trent in a nautical Moderne style. One of only two in the country. Unused since closure of lido in 1998. Planning and listed building consent granted in 2005 for new sports centre alongside the listed structures; work has begun on clearing space for this. HLF funding awarded for repair of listed structures but work has yet to start.

Contact: Sarah Harper (LA) 01895 556 953



**SITE NAME:** North Fountain,  
Uxbridge Lido,  
Park Road, Uxbridge

**PRIORITY:** D (C)

**DESIGNATION:** Listed Grade II

**CONDITION:** Poor

**OCCUPANCY:** Not applicable

**OWNERSHIP:** Local authority

Lido fountain. Designed by G Percy Trentham in Moderne style in 1935. One of two fountains which are an integral part of the design of the Lido. A concrete octagonal structure. Planning and listed building consent granted in 2005 for new sports centre alongside the listed structures and work has begun on clearing space for this. HLF funding awarded for repair of the listed structures but work has yet to start.

Contact: Sarah Harper (LA) 01895 556 953



**SITE NAME:** South Fountain,  
Uxbridge Lido,  
Park Road, Uxbridge

**PRIORITY:** D (C)

**DESIGNATION:** Listed Grade II

**CONDITION:** Poor

**OCCUPANCY:** Not applicable

**OWNERSHIP:** Local authority

Lido fountain. Built 1935 to the design of G Percy Trentham in Moderne style. One of two fountains which are an integral part of the design of the lido. Planning and listed building consent granted in 2005 for new sports centre alongside the listed structures; work has begun on clearing space for this. HLF funding awarded for repair of listed structures but work has yet to start.

Contact: Sarah Harper (LA) 01895 556 953



**SITE NAME:** Uxbridge Lido,  
Park Road,  
Uxbridge

**PRIORITY:** D (C)

**DESIGNATION:** Listed Grade II

**CONDITION:** Poor

**OCCUPANCY:** Not applicable

**OWNERSHIP:** Local authority

Swimming pool built 1935 to the design of G Percy Trentham in Moderne style. Only remaining example of a 12-sided "star" swimming pool in the country. Vacant since closure in 1998. Planning and listed building consent granted in 2005 for new sports centre alongside the listed structures and work has begun on clearing space for this. HLF funding awarded for repair of listed structures but work has yet to start.

Contact: Sarah Harper (LA) 01895 556 953

Note:  
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UA Unitary Authority  
WHS World Heritage Site



**SITE NAME:** Cellars of former Cranford House,  
Roseville Road,  
Cranford

**PRIORITY:** C (C)  
**DESIGNATION:** Listed Grade II, CA  
**CONDITION:** Fair  
**OCCUPANCY:** Vacant  
**OWNERSHIP:** Local authority

Extremely fine brick vaulted cellars to Cranford House c1722 (demolished). Of immense archaeological interest, but potential for use limited due to likely very high costs involved. Suffering from structural weakening and condition deteriorating.

*Contact: Sarah Harper (LA) 01895 556 953*



**SITE NAME:** Cranford House stables,  
Roseville Road,  
Cranford

**PRIORITY:** E (E)  
**DESIGNATION:** Listed Grade II, CA  
**CONDITION:** Good  
**OCCUPANCY:** Part occupied  
**OWNERSHIP:** Local authority

Stables to Cranford House c1720 (demolished). Jointly managed by the London Borough of Hillingdon and Hounslow. In reasonable condition following repairs, but in need of a long-term, possibly residential use. The historic landscape setting is of high conservation value.

*Contact: Sarah Harper (LA) 01895 556 953*



**SITE NAME:** Hubbard's Farm Barn,  
West Drayton Road,  
Colham Green, Uxbridge

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

Large, probably late C16, five bay barn with original east aisle. Queen strut roof trusses, lower timbers original except for some added arch braces to the tie beams. Extremely bad condition. Group value. Planning and listed building consent granted in 2008 for conversion to four flats and rebuilding of extension and granary following unauthorised demolition.

*Contact: Sarah Harper (LA) 01895 556 953*

## HOUNSLOW



**SITE NAME:** Boston Manor House,  
Boston Manor Road,  
Boston Manor Park TW8

**PRIORITY:** C (C)  
**DESIGNATION:** Listed Grade I, CA  
**CONDITION:** Fair  
**OCCUPANCY:** Part occupied  
**OWNERSHIP:** Local authority

Built 1623 for Lady Mary Reade. Stabilising action to south and west elevations undertaken. Repairs required to the south west corner. Used by the Local Authority for events, but no use has been found for the building as a whole. Building partly propped with scaffolding. Awaiting further funding to renew contract works to consolidate corner and reinstate finishes. Additional works may be needed in due course.

*Contact: Sheila Stones 020 7973 3785*



**SITE NAME:** Boundary wall to Tudor House  
and Parr Court, Castle Way,  
Hanworth Park TW13

**PRIORITY:** C (C)  
**DESIGNATION:** Listed Grade II, CA  
**CONDITION:** Poor  
**OCCUPANCY:** Unknown  
**OWNERSHIP:** Private

Red brick boundary wall of considerable height, C17 and later. Partly shored and in need of repair. A scheme has been agreed to reduce the amount of loss of material to the head of the wall.

*Contact: Maggie Urquhart (LA) 020 8583 4941*



**SITE NAME:** Brentford Baths,  
Clifden Road,  
Brentford TW8

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

Public baths and swimming pool 1895-96. Closed 1990. Sold by London Borough of Hounslow in November 1998. Application for reuse as offices and residential refused by Borough, but subsequently approved on appeal in early 2002. Works complete on peripheral residential conversions only. Baths area remains at risk with future use uncertain. Access still being sought to establish interior condition.

*Contact: Maggie Urquhart (LA) 020 8583 4941*

### 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:** Archway near east entrance lodge, Gunnersbury Avenue, Gunnersbury Park W3

**PRIORITY:** A (A)

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

**CONDITION:** Very bad

**OCCUPANCY:** Not applicable

**OWNERSHIP:** Local authority

Stucco pedimented archway, c1837, situated near to the East Lodge, on the eastern edge of Gunnersbury Park, a public park since 1925. The Gunnersbury Park Regeneration Board has been created, a conservation management plan is in preparation and at public consultation. Strategic applications for funding will be sought including the Heritage Lottery Fund.

Contact: Maggie Urquhart (LA) 020 8583 4941



**SITE NAME:** Boundary wall at Gunnersbury Park, Gunnersbury Avenue, Gunnersbury Park W3

**PRIORITY:** A (A)

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

**CONDITION:** Poor

**OCCUPANCY:** Not applicable

**OWNERSHIP:** Local authority

Part of boundary wall of the garden of the original Gunnersbury House, built 1658-63 by John Webb for Sir John Maynard. Wall runs N-S from arch to S-E of Princess Amelia's Bath House. Red brick laid in English bond. The Gunnersbury Park Regeneration Board has been created, a conservation management plan is in preparation and public consultation. Strategic applications for funding will be sought including the HLF.

Contact: Maggie Urquhart (LA) 020 8583 4941



**SITE NAME:** East lodge to Gunnersbury Park, Gunnersbury Avenue, Gunnersbury Park W3

**PRIORITY:** A (A)

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

**CONDITION:** Very bad

**OCCUPANCY:** Not applicable

**OWNERSHIP:** Local authority

Entrance lodge c1837, situated on the eastern edge of the C18 and C19 Gunnersbury Park which became a public park in 1925. All that remains are small sections of the south and west elevations. The Gunnersbury Park Regeneration Board has been created, a conservation management plan is in preparation and at public consultation. Strategic applications for funding will be sought including the HLF.

Contact: Maggie Urquhart (LA) 020 8583 4941



**SITE NAME:** East stables in Gunnersbury Park, Gunnersbury Avenue, Gunnersbury Park W3

**PRIORITY:** A (A)

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

**CONDITION:** Very bad

**OCCUPANCY:** Vacant

**OWNERSHIP:** Local authority

Stable block 1835, on the eastern edge of Park, to the south of the Small Mansion. Expressions of interest in restoring and converting the buildings have failed due to extent of enabling works and impact on the park. It is proposed to vest the park in Gunnersbury Park Regeneration Board and then make an application for grant to the Heritage Lottery Fund. EH have offered a grant towards further protection work.

Contact: Timothy Jones 020 7973 3780



**SITE NAME:** Gothic Boathouse, Gunnersbury Avenue, Gunnersbury Park W3

**PRIORITY:** A (A)

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

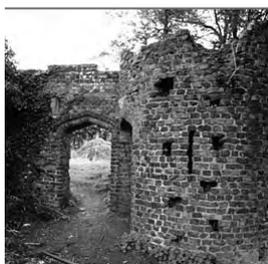
**CONDITION:** Very bad

**OCCUPANCY:** Not applicable

**OWNERSHIP:** Local authority

Mid C19 Gothic folly tower; converted from a tile kiln and situated on the southern shore of Potomac Lake, developed in the 1860s from a disused claypit. It is proposed to vest the park in the Gunnersbury Park Regeneration Board and then make an application for grant to the Heritage Lottery Fund. EH have offered a grant towards weatherproofing and new temporary roof.

Contact: Maggie Urquhart (LA) 020 8583 4941



**SITE NAME:** Gothic ruins in Gunnersbury Park, Gunnersbury Avenue, Gunnersbury Park W3

**PRIORITY:** A (A)

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

**CONDITION:** Poor

**OCCUPANCY:** Not applicable

**OWNERSHIP:** Local authority

Sham Gothic ruins, on the east side of Gunnersbury Park. The Gunnersbury Park Regeneration Board has been created, a conservation management plan is being prepared and at public consultation. Strategic applications for funding will be sought including the Heritage Lottery Fund.

Contact: Maggie Urquhart (LA) 020 8583 4941

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  
LA Local Authority  
RPG Registered Park & Garden  
SM Scheduled Monument  
UA Unitary Authority  
WHS World Heritage Site



SITE NAME: **The Large Mansion, Gunnersbury Park House, Gunnersbury Avenue, Gunnersbury Park W3**

PRIORITY: C (C)  
 DESIGNATION: Listed Grade II\*, CA, RPG Grade II\*  
 CONDITION: Fair  
 OCCUPANCY: Occupied  
 OWNERSHIP: Local authority

Country house 1801-28 by and for Alexander Copland; remodelled 1836 by Sydney Smirke for Nathan Rothschild. Good interiors, houses local history museum and education centre. Requires major expenditure on roofs, etc. The Gunnersbury Park Regeneration Board has been created and a Conservation Management Plan is in preparation. Strategic applications for funding will be sought including the Heritage Lottery Fund.

Contact: Timothy Jones 020 7973 3780



SITE NAME: **The Small Mansion, Gunnersbury House, Gunnersbury Avenue, Gunnersbury Park W3**

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

Built c1810, the smaller of the two houses on the site of Gunnersbury House demolished c1801. Local authority flats on upper floor. Ground floor used as an arts centre. Major repairs are required. The Gunnersbury Park Regeneration Board has been created, a conservation management plan is being prepared and at public consultation. Strategic applications for funding will be sought including the HLF.

Contact: Maggie Urquhart (LA) 020 8583 4941



SITE NAME: **West stable block in Gunnersbury Park, Gunnersbury Avenue, Gunnersbury Park W3**

PRIORITY: A (A)  
 DESIGNATION: Listed Grade II, CA, RPG Grade II\*  
 CONDITION: Very bad  
 OCCUPANCY: Vacant  
 OWNERSHIP: Local authority

Early C19 stables situated within the Gunnersbury Park, now a public park. Expressions of interest in restoring and converting the buildings have been made but proposals detrimental to park as a whole. It is proposed to vest the park in the Gunnersbury Park Regeneration Board and then make an application for grant to the Heritage Lottery Fund. EH have offered a grant towards further weatherproofing work.

Contact: Maggie Urquhart (LA) 020 8583 4941



SITE NAME: **St Lawrence's Church (former), High Street, Brentford TW8**

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

C15 church tower; nave 1764 by Thomas Hardwick. Victorian additions. Empty since 1960s and stripped of fittings. Urgent repairs to the medieval tower were carried out; building since neglected but weather tight. The building has been sold and former planning consents have lapsed. May form part of a wider regeneration of the Town centre/Waterside.

Contact: Timothy Jones 020 7973 3780



SITE NAME: **"Roman Bridge", Jersey Road, Osterley Park TW7**

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

Bridge, 1780, by Robert Adam. Rusticated stone-faced with one segmental arch. Flanking pairs of rusticated Doric half columns. Severed from the historic park by the M4. Straddles the borough boundary between Ealing and Hounslow. In need of repair and consolidation; suffers from sporadic vandalism.

Contact: Timothy Jones 020 7973 3780



SITE NAME: **Kew Bridge Railway Station, Kew Bridge Road, Brentford TW8**

PRIORITY: C (C)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Fair  
 OCCUPANCY: Part occupied  
 OWNERSHIP: Company

Railway station built 1850 by Sir William Tite for the London and South Western Railway. Largely unoccupied, boarded-up and deterioration increasing. Externally weather tight. No longer required for railway use and is likely to be sold.

Contact: Maggie Urquhart (LA) 020 8583 4941

#### 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:** Ornamental bridge in Syon Park,  
Park Road,  
Isleworth TW7

**PRIORITY:** D (D)

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

**CONDITION:** Fair

**OCCUPANCY:** Not applicable

**OWNERSHIP:** Company

Wrought iron bridge, 1827-30 designed by Charles Fowler over west lake on the north west boundary of Park. The owners have carried out a structural survey. Application for a hotel in the park approved subject to a Section 106 Agreement relating to the repair of park structures. Repair scheme prepared and to be implemented with the hotel development. Hotel development conditions now being considered.

Contact: Maggie Urquhart (LA) 020 8583 4941



**SITE NAME:** Fortescue House (Former Rectory),  
Park Road, Hanworth Park,  
Hanworth TW13

**PRIORITY:** C (New entry)

**DESIGNATION:** Listed Grade II, CA

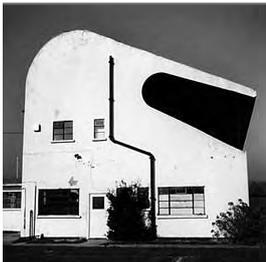
**CONDITION:** Fair

**OCCUPANCY:** Vacant

**OWNERSHIP:** Private

Early C19th classical-Villa style house, symmetrical front but later attached extension to rear. Has been used as a school with small classroom block in a walled garden. Set near the northern edge of large grounds. Vacant and suffering from the cumulative effect of closure and neglected minor repair:

Contact: Maggie Urquhart (LA) 020 8583 4941



**SITE NAME:** Pavilion and Clubhouse,  
Syon Lane,  
Isleworth TW12

**PRIORITY:** D (C)

**DESIGNATION:** Listed Grade II

**CONDITION:** Fair

**OCCUPANCY:** Vacant

**OWNERSHIP:** Private

Sports pavilion built in 1935. Reinforced concrete. Tiered spectator stand beneath a cantilever roof. Clubhouse underneath. The building has been vandalised and is in an exposed location. Building now boarded up. Owners are trying to find a new occupier and use. Set within sports fields that are still in use and in Metropolitan Open Land. Planning app submitted to include use of building as clubhouse facilities.

Contact: Maggie Urquhart (LA) 020 8583 4941



**SITE NAME:** The Hermitage,  
17 Upper Sutton Lane,  
Heston TW5

**PRIORITY:** A (A)

**DESIGNATION:** Listed Grade II

**CONDITION:** Very bad

**OCCUPANCY:** Vacant

**OWNERSHIP:** Private

Late C15 timber-framed house with later additions. Badly damaged by fire in 2003. Timber frame survives and recorded by English Heritage. The building is unstable, but boarded-up and largely protected, although the covering is now deteriorating. The owner's proposals have not been approved. A section 215 Notice to require proper maintenance of land has been served and works carried out by LA.

Contact: Maggie Urquhart (LA) 020 8583 4941



**SITE NAME:** Hanworth Park House,  
Uxbridge Road,  
Hanworth TW13

**PRIORITY:** A (A)

**DESIGNATION:** Listed Grade II

**CONDITION:** Poor

**OCCUPANCY:** Vacant

**OWNERSHIP:** Company

Country house built after 1828 with extension c1860. Consent granted for extension and conversion to a hotel in 2002. Urgent works carried out 2002 but building has suffered vandalism and further deterioration. Further works undertaken to stem dry rot outbreaks and secure the building. An application for planning and listed building consent awaits the local authority's decision.

Contact: Maggie Urquhart (LA) 020 8583 4941

## ISLINGTON



**SITE NAME:** Stables to rear of No 55,  
Balfe Street N1

**PRIORITY:** C (C)

**DESIGNATION:** Listed Grade II, CA

**CONDITION:** Fair

**OCCUPANCY:** Vacant

**OWNERSHIP:** Company

Stables built c1895 for the London General Omnibus Company. Forms part of the P&O development site. Scheme submitted for repair and regeneration of this whole block, including the stables.

Contact: Mike McGill (LA) 020 7527 2607

**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  
LA Local Authority  
RPG Registered Park & Garden  
SM Scheduled Monument  
UA Unitary Authority  
WHS World Heritage Site



SITE NAME: **Flying Scotsman Public House,  
2-4 Caledonian Road,  
King's Cross N1**

1900-01. Ground floor in use as a public house, upper floors are vacant and in poor condition (roof leaking).

Contact: Mike McGill (LA) 020 7527 2607

PRIORITY: C (C)

DESIGNATION: Listed Grade II, CA

CONDITION: Poor

OCCUPANCY: Part occupied

OWNERSHIP: Company



SITE NAME: **Bunhill Fields Burial Ground,  
City Road EC1**

Nonconformist burial ground, in use 1666-1854. Contains monuments associated with notable Nonconformists (eg John Bunyan and William Blake). Used as public open space. Overall condition is fair, but some monuments in need of repair. Corporation of London is currently implementing a programme of repair and consolidation of broken tombs/monuments and has made a conservation management programme.

Contact: Mike McGill (LA) 020 7527 2607

PRIORITY: F (F)

DESIGNATION: Listed Grade II, CA

CONDITION: Fair

OCCUPANCY: Not applicable

OWNERSHIP: Local authority



SITE NAME: **2 Claremont Square EC1**

1820s Georgian house. Recently sold by the local authority. Illegal works rectified and the building is under repair and will be self contained flats (March 2008).

Contact: Mike McGill (LA) 020 7527 2607

PRIORITY: C (C)

DESIGNATION: Listed Grade II, CA

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Private



SITE NAME: **Celestial Church of Christ  
(former Holy Trinity),  
Cloudesley Square N1**

Built 1826-9 to the design of Sir Charles Barry. Although urgent repairs to the roof and high level stone work have been carried out with English Heritage/Heritage Lottery Fund funding, the west turrets are in very poor condition and the finials remain clad in netting; also the ceiling has been badly affected by decayed roof trusses. Church remains in use.

Contact: Mike McGill (LA) 020 7527 2607

PRIORITY: C (C)

DESIGNATION: Listed Grade II, CA

CONDITION: Poor

OCCUPANCY: Occupied

OWNERSHIP: Religious organisation



SITE NAME: **Union Chapel,  
Compton Terrace N1**

Congregational Chapel and related buildings of 1876/7, the upper part of the tower completed in 1889, by James Cubitt, on the site of the chapel of 1806 built for a joint Anglican/non conformist congregation. The Union Chapel have major tower/roof renewal/high level work to carry out. The building is a prominent Islington landmark. Grant application expected in 2008.

Contact: Dorian Crone 020 7973 3763

PRIORITY: C (New entry)

DESIGNATION: Listed Grade II\*, CA

CONDITION: Poor

OCCUPANCY: Occupied

OWNERSHIP: Religious organisation



SITE NAME: **26 Cross Street N1**

Early C18 terraced house. Part used as a workshop. Suffers from under use and lack of maintenance. The upper floors are to be converted to residential use.

Contact: Mike McGill (LA) 020 7527 2607

PRIORITY: C (C)

DESIGNATION: Listed Grade II, CA

CONDITION: Poor

OCCUPANCY: Part occupied

OWNERSHIP: Company

#### 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: **Former Board School,  
Eagle Court EC1**

PRIORITY: C (C)

DESIGNATION: Listed Grade II, CA

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Company

Built 1872-74, extended 1894 in a simple Queen Anne style. A scheme has been approved for redevelopment of the site, which includes some demolition. Work due to commence soon (March 2008).

Contact: Mike McGill (LA) 020 7527 2607

SITE NAME: **Rear of (Remains of wall),  
23 Goswell Road EC1**

PRIORITY: C (C)

DESIGNATION: Listed Grade II, CA

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Unknown

Remains of wall, ten metres long and 3 metres high, west of 23 Goswell Road, on former tennis courts site. Uncertain date although possible boundary wall to mansion built by Sir Edward North from 1545 on the Charterhouse site.

Contact: Mike McGill (LA) 020 7527 2607



SITE NAME: **Percy Arms Public House,  
26 Great Percy Street,  
Clerkenwell WC1**

PRIORITY: C (C)

DESIGNATION: Listed Grade II, CA

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Private

Mid C19 public house. Recently sold on. Application for residential use refused. New owner currently marketing to sell on but no further formal application made.

Contact: Mike McGill (LA) 020 7527 2607



SITE NAME: **Hornsey Road Baths,  
Hornsey Road N7**

PRIORITY: C (C)

DESIGNATION: Listed Grade II

CONDITION: Fair

OCCUPANCY: Vacant

OWNERSHIP: Local authority

Public baths and wash house with rear laundry, built 1892 to design of A Hessel Tiltman in Queen Anne style. Distinctive 1930s art deco 'diving lady' neon sign on SE elevation. The whole complex is under development with part residential in the gatehouse. The Tower Theatre have still to submit a scheme for the Laundry Building, (currently in use as the scheme's site office).

Contact: Mike McGill (LA) 020 7527 2607



SITE NAME: **Railings around centre garden,  
Lloyd Square WC1**

PRIORITY: B (B)

DESIGNATION: Listed Grade II, CA

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Company

Railings to private square. Plinths submerged, ironwork damaged and in need of repair: Quotes obtained but no works agreed, and no definite plan adopted for the repairs.

Contact: Mike McGill (LA) 020 7527 2607



SITE NAME: **11 Lloyd Street WC1**

PRIORITY: C (C)

DESIGNATION: Listed Grade II, CA

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Company

A large villa formerly in institutional use but now vacant. A scheme has been approved for conversion of this building to residential units, but is still to be implemented (March 2008).

Contact: Mike McGill (LA) 020 7527 2607

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  
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WHS World Heritage Site



SITE NAME: **16 Lonsdale Square NI**

PRIORITY: F (F)

DESIGNATION: Listed Grade II\*, CA

CONDITION: Poor

OCCUPANCY: Occupied

OWNERSHIP: Private

Terraced house, built 1838-45 in Tudor Gothic style to the design of RC Carpenter. Repairs mainly carried out, not fully completed yet (March 2008).

Contact: Mike McGill (LA) 020 7527 2607



SITE NAME: **Islington War Memorial Arch, Manor Gardens N7**

PRIORITY: C (C)

DESIGNATION: Listed Grade II

CONDITION: Fair

OCCUPANCY: Not applicable

OWNERSHIP: Company

Listed war memorial designed by Percy Adams, formally part of the Royal Northern Hospital. The memorial is the archway around which the new building has been constructed. Repairs carried out in discussion with local authority. Council is currently funding (March 2008) some improvement works to the lettering and stonework, the arch remains in a fair condition.

Contact: Mike McGill (LA) 020 7527 2607



SITE NAME: **Railings, walls, gate piers and gates to Caledonian Park, Market Road N7**

PRIORITY: C (C)

DESIGNATION: Listed Grade II

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Local authority

Railings, walls and gates to Caledonian Market built 1854 (market demolished). Some repairs carried out with help of English Heritage grant, but extensive further works required. Redevelopment of housing on adjacent site underway. Section of railings to be repaired as part of this but no scheme for complete repair as yet.

Contact: Mike McGill (LA) 020 7527 2607



SITE NAME: **50-52 (even) Penton Street NI**

PRIORITY: F (F)

DESIGNATION: Listed Grade II, CA

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Private

Pair of houses c1784 with ground floor shops. Works underway (March 2008) with grant aid from Historic Economic Regeneration Scheme (HERS).

Contact: Mike McGill (LA) 020 7527 2607



SITE NAME: **Welsh Tabernacle Church, Pentonville Road NI**

PRIORITY: C (C)

DESIGNATION: Listed Grade II, CA

CONDITION: Fair

OCCUPANCY: Vacant

OWNERSHIP: Religious organisation

Congregational Chapel of 1854 by Henry Hodge. Gothic Revival style. Recently closed as a church. No current use or definite plans, maintained by a regular caretaker.

Contact: Mike McGill (LA) 020 7527 2607



SITE NAME: **Finsbury Health Centre, Pine Street EC1**

PRIORITY: C (C)

DESIGNATION: Listed Grade I

CONDITION: Fair

OCCUPANCY: Occupied

OWNERSHIP: Health Authority

Seminal Modern Movement health centre built 1935-8 to the design of Berthold Lubetkin. Conservation plan and management guidelines grant aided by English Heritage nearing completion. Future of the building remains in doubt.

Contact: Dorian Crone 020 7973 3763

#### 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: **47 Richmond Avenue NI**

PRIORITY: C (C)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Poor  
 OCCUPANCY: Part occupied  
 OWNERSHIP: Private

Part of terrace of linked villas c1845. Some urgent works carried out; further repairs are needed. Scheme has been approved and works underway (March 2008) – likely to be completed later in the year.

Contact: Mike McGill (LA) 020 7527 2607



SITE NAME: **Finsbury Town Hall,  
Rosebery Avenue EC1**

PRIORITY: F (F)  
 DESIGNATION: Listed Grade II\*, CA  
 CONDITION: Fair  
 OCCUPANCY: Occupied  
 OWNERSHIP: Local authority

Town hall, built 1895 to the design of C Evans Vaughan in an eclectic 'Free Renaissance' style. Magnificent public hall on first floor with elaborate plasterwork in Belle Epoque manner. Now in use as dance studios with main halls available for public use. External fabric of building still not repaired.

Contact: Dorian Crone 020 7973 3763



SITE NAME: **House of Detention (part of former),  
Sans Walk EC1**

PRIORITY: D (D)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Fair  
 OCCUPANCY: Vacant  
 OWNERSHIP: Private

Part of Middlesex House of Detention built 1845-47, occupied until recently as a museum. In stable condition but in need of low-key use. Scheme approved for games/exhibition use.

Contact: Mike McGill (LA) 020 7527 2607



SITE NAME: **City University (part),  
St John Street EC1**

PRIORITY: E (D)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Fair  
 OCCUPANCY: Part occupied  
 OWNERSHIP: Educational Body

Originally built 1894-96 to designs of EW Mountford. Swimming baths rebuilt 1953-55 following war damage. Severe fire damage to main building in May 2001 destroying roof, with water damage throughout the building. Now fully repaired. Swimming bath building still vacant, but works have commenced to adapt the space for future use.

Contact: Mike McGill (LA) 020 7527 2607



SITE NAME: **47 St John's Square EC1**

PRIORITY: D (D)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Fair  
 OCCUPANCY: Vacant  
 OWNERSHIP: Company

Terraced house with shop, probably early C18. Beneath are mid C16 brick vaults associated with the houses built on the site following the demise of the priory of St John of Jerusalem nearby. Proposals under discussion, some repairs have been carried out.

Contact: Mike McGill (LA) 020 7527 2607



SITE NAME: **St Paul's Church,  
St Paul's Road NI**

PRIORITY: F (F)  
 DESIGNATION: Listed Grade II\*, CA  
 CONDITION: Poor  
 OCCUPANCY: Part occupied  
 OWNERSHIP: Charity

Church, built 1826-28 to design of Sir Charles Barry in early Gothic Revival style. Occupied by the Steiner Foundation and in use as school, but extensive further work and funds needed. A conservation plan has been produced. Roof repairs have been carried out with English Heritage grant aid and S106 funding. Further repair works outstanding.

Contact: Dorian Crone 020 7973 3763

Note:  
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#### ABBREVIATIONS

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SITE NAME: **Railings,  
Thornhill Square NI**

Railings of cast iron c1852. Section missing and some damage. Scheme for repairs of eastern side of square to be implemented soon with further funding sought for rest of square, probably in phases. English Heritage grant towards repairs recently approved.

PRIORITY: C (C)  
DESIGNATION: Listed Grade II, CA  
CONDITION: Poor  
OCCUPANCY: Not applicable  
OWNERSHIP: Local authority

Contact: Mike McGill (LA) 020 7527 2607



SITE NAME: **39 Thornhill Square NI**

Terraced houses built 1836-42. Under repair (March 2008).

Contact: Mike McGill (LA) 020 7527 2607

PRIORITY: C (C)  
DESIGNATION: Listed Grade II, CA  
CONDITION: Poor  
OCCUPANCY: Part occupied  
OWNERSHIP: Local authority



SITE NAME: **Railings,  
Wilmington Square WCI**

Cast iron railings of c1819-1841. Urgent works carried out, but currently no funding for full repair programme.

Contact: Mike McGill (LA) 020 7527 2607

PRIORITY: C (C)  
DESIGNATION: Listed Grade II, CA  
CONDITION: Poor  
OCCUPANCY: Not applicable  
OWNERSHIP: Local authority

## KENSINGTON AND CHELSEA



SITE NAME: **Kensal Green Cemetery,  
Harrow Road W10**

London's first metropolitan cemetery begun 1833, designed by John William Griffith. Contains numbers of listed monuments and structures, in a poor state of repair and at risk. A conservation management plan is guiding future work to the cemetery. The Soyer tomb grade II\* is expected to be repaired 2008. An insurance claim has been made in connection with a partial collapse of the boundary wall.

Contact: Mike Walsh (LA) 020 7361 3265

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



SITE NAME: **The Anglican Chapel,  
Harrow Road,  
Kensal Green Cemetery W10**

1835-36 by John Griffith for the General Cemetery Company. Portland stone and stucco. Central chapel of a Greek Doric tetrastyle, flanked by three-bay colonades, with nine-bay returns to north and south, terminating in (now roofless) pavilions containing marble memorial sculpture. No longer in use, it is suffering from water ingress and lack of maintenance. The Friends are discussing taking on a repairing lease.

Contact: Tracey Craig 020 7973 3756

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



SITE NAME: **The North Colonnade,  
Harrow Road,  
Kensal Green Cemetery W10**

Built by John Griffith in 1833 to display tablets and monuments, with a brick vaulted catacomb underneath. Very poor condition due to lack of maintenance coupled with vandalism. Deteriorating. It is planned that some repairs will take place in 2008.

Contact: Mike Walsh (LA) 020 7361 3265

PRIORITY: B (B)  
DESIGNATION: Listed Grade II, CA, RPG Grade II\*  
CONDITION: Very bad  
OCCUPANCY: Not applicable  
OWNERSHIP: Company

### 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:** Commonwealth Institute,  
Kensington High Street W6

**PRIORITY:** E (New entry)  
**DESIGNATION:** Listed Grade II\*, CA, RPG Grade II  
**CONDITION:** Fair  
**OCCUPANCY:** Vacant  
**OWNERSHIP:** Company

Iconic building of 1961-2 for the new Commonwealth by Robert Matthew, Johnson-Marshall and Partners. Landscape by Sylvia Crowe. Showcase for materials from around the Commonwealth and one of largest early uses hyperbolic paraboloid roof in Britain. Vacant since 1995. The garden and hard landscape features are in need of restoration. Discussions are currently being held to discuss future use.

Contact: Timothy Jones 020 7973 3780



**SITE NAME:** Holland House,  
Kensington High Street W8

**PRIORITY:** C (C)  
**DESIGNATION:** Listed Grade I, CA, RPG Grade II  
**CONDITION:** Poor  
**OCCUPANCY:** Part occupied  
**OWNERSHIP:** Local authority

Remains of a large C17 mansion of considerable architectural and historic importance damaged during World War II. South front survives to single storey height and east wing to full height. Part occupied as a youth hostel. No permanent use for unoccupied part of the building and is lacking a maintenance regime.

Contact: Timothy Jones 020 7973 3780



**SITE NAME:** Arcade forming circle and avenue,  
Brompton Cemetery,  
Old Brompton Road SW10

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

Arcade, 1839-40, situated in centre of southern half of 1830s cemetery designed by Benjamin Baud. A magnificent united composition comprising the four quadrants which form the circle and the avenue. The structure is suffering gradual decay owing to the later addition of a cast concrete flat roof necessitating (temporary) propping in parts. Some stone and brick cleaning has been carried out in 2008.

Contact: Timothy Jones 020 7973 3780

## KINGSTON UPON THAMES



**SITE NAME:** Kingston Sorting Office,  
Ashdown Road,  
Kingston upon Thames

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

Purpose built telephone exchange. Built in 1907 and opened in 1908. Arts and Crafts style in asymmetrical plan. Condition stable but deteriorating.

Contact: Karen Liddell (LA) 020 8547 5349



**SITE NAME:** Head Post Office,  
42 Eden Street,  
Kingston upon Thames

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

Post office built in 1875. Three storeys in red brick with stone dressings. Building partly refurbished but some repairs still outstanding.

Contact: Karen Liddell (LA) 020 8547 5349



**SITE NAME:** Lambeth uncovered coal store  
including tower and attached tunnels,  
Portsmouth Road, Surbiton

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

Uncovered coal store with tower and attached underground tunnels. Built 1851-1852 to the design of James Simpson in a Romanesque style for the Lambeth Waterworks. Vacant for many years.

Contact: Karen Liddell (LA) 020 8547 5349

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## LAMBETH



SITE NAME: **90 Acre Lane SW2**

Large early-to-mid C19 semi-detached house. Empty shell above a tyre repair workshop on the ground floor. Now fire damaged.

PRIORITY: F (F)

Contact: Michael Copeman (LA) 020 7926 1215

DESIGNATION: Listed Grade II

CONDITION: Very bad

OCCUPANCY: Part occupied

OWNERSHIP: Private



SITE NAME: **Beaufoy Institute,  
39 Black Prince Road,  
Vauxhall SE1**

Educational building of 1907 (architect FA Powell). Brick and terracotta facade with free Baroque motifs. 1930 laboratory wing to the side and assembly hall at the rear. Vacated by Lillian Baylis Secondary School in 1999. Now weathertight and secure and options for reuse being discussed.

PRIORITY: C (C)

Contact: Michael Copeman (LA) 020 7926 1215

DESIGNATION: Listed Grade II, CA

CONDITION: Very bad

OCCUPANCY: Vacant

OWNERSHIP: Local authority



SITE NAME: **Shelter in front of walled garden,  
Brockwell Park SE24**

Shelter in front of former kitchen gardens, situated 200m NW of Brockwell Hall, on the west side of the C19 park. The kitchen garden was redesigned as formal flower gardens by JJ Sexby, after the property became a public park in 1892. The park and gardens are in fair condition. A stage one Heritage Lottery Fund grant has been awarded and the building is in the process of refurbishment for community arts use.

PRIORITY: D (D)

Contact: Michael Copeman (LA) 020 7926 1215

DESIGNATION: Listed Grade II, CA, RPG Grade II

CONDITION: Fair

OCCUPANCY: Not applicable

OWNERSHIP: Local authority



SITE NAME: **135 Clapham Road SW9**

House begun in 1821 by builder John Lett. Stock brick with stone dressing. Later C19 extension. Permission granted for conversion to flats in March 2007.

PRIORITY: A (A)

Contact: Douglas Black (LA) 020 7926 4065

DESIGNATION: Listed Grade II, CA

CONDITION: Very bad

OCCUPANCY: Vacant

OWNERSHIP: Company



SITE NAME: **359 Clapham Road SW9**

Early C19 terraced house, only lower flats occupied. Property sold to developer March 2007. Work started on site in February 2008.

PRIORITY: D (C)

Contact: Douglas Black (LA) 020 7926 4065

DESIGNATION: Listed Grade II, CA

CONDITION: Poor

OCCUPANCY: Part occupied

OWNERSHIP: Local authority



SITE NAME: **The Bandstand,  
Cormont Road,  
Myatts Fields SE5**

Late C19, in a public park that was opened in 1889. Funding has been secured for restoration.

PRIORITY: D (D)

Contact: Michael Copeman (LA) 020 7926 1215

DESIGNATION: Listed Grade II, RPG Grade II

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Local authority

## 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.

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SITE NAME: **Shelter,  
Denmark Hill,  
Ruskin Park SE5**

PRIORITY: B (B)  
DESIGNATION: Listed Grade II, RPG Grade II  
CONDITION: Poor  
OCCUPANCY: Not applicable  
OWNERSHIP: Local authority

Late C18 screen and flanking walls of house that stood on the site. Suffering from tree growth and possible subsidence. Repair programme by London Borough of Lambeth Parks at an early stage of development.

Contact: Michael Copeman (LA) 020 7926 1215



SITE NAME: **Raleigh Hall,  
I and 3 Effra Road SW2**

PRIORITY: C (C)  
DESIGNATION: Listed Grade II, CA  
CONDITION: Very bad  
OCCUPANCY: Vacant  
OWNERSHIP: Local authority

Substantial pair of villas built 1824. There is a current application for an extension and conversion to cultural centre.

Contact: Michael Copeman (LA) 020 7926 1215



SITE NAME: **Gentlemen's Public Convenience,  
Kennington Cross SE1**

PRIORITY: C (C)  
DESIGNATION: Listed Grade II, CA  
CONDITION: Fair  
OCCUPANCY: Not applicable  
OWNERSHIP: Local authority

Underground gentlemen's public lavatory with ornate railings enclosing stairway. Listing includes elegant flue ventilator pipe and adjacent C19 bollards and horse trough. Lavatories unused since the 1980s. Some repairs have been completed. No use has yet been secured.

Contact: Michael Copeman (LA) 020 7926 1215



SITE NAME: **Walls, railings and gates  
to Church of St Mary,  
Lambeth Road SE1**

PRIORITY: A (A)  
DESIGNATION: Listed Grade II, CA  
CONDITION: Very bad  
OCCUPANCY: Not applicable  
OWNERSHIP: Trust

Mid C19 ragstone walls and ironwork. In a partial state of collapse. Urgent action needed to secure repair and restoration. English Heritage have been in discussions with the owner.

Contact: Michael Copeman (LA) 020 7926 1215

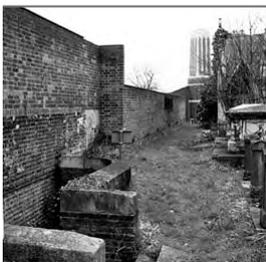


SITE NAME: **Lilian Baylis School,  
Lollard Street SE1**

PRIORITY: E (E)  
DESIGNATION: Listed Grade II  
CONDITION: Fair  
OCCUPANCY: Part occupied  
OWNERSHIP: Local authority

Comprehensive school. Designed 1960 and built by the Architects' Co-Partnership for the London County Council. Local authority are marketing the property.

Contact: Michael Copeman (LA) 020 7926 1215



SITE NAME: **Catacombs beneath the Remembrance  
Garden, West Norwood Memorial Park,  
Norwood High Street SE27**

PRIORITY: C (C)  
DESIGNATION: Listed Grade II, CA, RPG Grade II  
CONDITION: Very bad  
OCCUPANCY: Not applicable  
OWNERSHIP: Local authority

Catacombs c1837; cemetery laid out c1837 by Sir William Tite. In poor condition. A temporary roof has been erected over the entrance to allow the structure to dry out before repairs undertaken.

Contact: Michael Copeman (LA) 020 7926 1215

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SITE NAME: **West Norwood Cemetery,  
Norwood High Street SE27**

PRIORITY: F (F)  
DESIGNATION: CA, RPG Grade II  
CONDITION: Fair  
OCCUPANCY: Not applicable  
OWNERSHIP: Local authority

Originally the South Metropolitan Cemetery laid out in c1837 to the design of Sir William Tite. A conservation management plan has been adopted including repair of tombs. Monuments undergoing restoration.

Contact: Michael Copeman (LA) 020 7926 1215



SITE NAME: **Stockwell Green Muslim centre  
(former United Reformed Church),  
35 Stockwell Green, Stockwell SW9**

PRIORITY: C (New entry)  
DESIGNATION: Listed Grade II, CA  
CONDITION: Poor  
OCCUPANCY: Occupied  
OWNERSHIP: Religious organisation

Circa 1798 classical chapel, in poor condition. Now occupied as a mosque and Muslim cultural centre.

Contact: Elizabeth Martin (LA) 020 7926 1213



SITE NAME: **36 Stockwell Park Road SW9**

PRIORITY: F (F)  
DESIGNATION: Listed Grade II, CA  
CONDITION: Poor  
OCCUPANCY: Vacant  
OWNERSHIP: Private

Regency/early Victorian detached house. Some internal refurbishment has begun and works are ongoing.

Contact: Douglas Black (LA) 020 7926 4065



SITE NAME: **Folly at St Michael's Convent  
(Park Hill),  
Streatham Common North SW16**

PRIORITY: F (A)  
DESIGNATION: Listed Grade II, CA, RPG Grade II  
CONDITION: Poor  
OCCUPANCY: Not applicable  
OWNERSHIP: Company

A late C19 grotto within a rock garden. Structural damage is occurring as a result of ivy and tree growth. Is currently undergoing repairs following a condition survey which was completed in April 2007.

Contact: Elizabeth Martin (LA) 020 7926 1213



SITE NAME: **ABC Cinema,  
Streatham High Road SW16**

PRIORITY: E (C)  
DESIGNATION: Listed Grade II, CA  
CONDITION: Good  
OCCUPANCY: Vacant  
OWNERSHIP: Company

Art Deco style cinema built in 1938 to the design of WR Glen. Facade and double height foyer are of notable quality. Repair work completed, awaiting new use.

Contact: Douglas Black (LA) 020 7926 4065



SITE NAME: **335-337 Wandsworth Road SW8**

PRIORITY: C (New entry)  
DESIGNATION: Listed Grade II, CA  
CONDITION: Fair  
OCCUPANCY: Vacant  
OWNERSHIP: Private

Pair of Regency houses, formerly undertaker's premises. Boarded up at ground floor. Approval for conversion granted but poorly implemented, resulting in enforcement action being instigated by the Local Authority. Building vulnerable and at risk.

Contact: Elizabeth Martin (LA) 020 7926 1213

#### 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**  
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SITE NAME: **The Clapham Orangery,  
Worsopp Drive SW4**

PRIORITY: C (C)  
DESIGNATION: Listed Grade II  
CONDITION: Fair  
OCCUPANCY: Not applicable  
OWNERSHIP: Local authority

Orangery built in 1793 to the design of William Burgh, in a Palladian style. It stood in the grounds of Thornton House, demolished in the 1940s. Now standing in the middle of a housing estate. A local community group are undertaking superficial repairs and are developing a proposal for community use.

Contact: Michael Copeman (LA) 020 7926 1215

## LEWISHAM



SITE NAME: **Stable block & garden walls  
to Beckenham Place,  
Beckenham Hill Road SE26**

PRIORITY: C (C)  
DESIGNATION: Listed Grade II  
CONDITION: Poor  
OCCUPANCY: Part occupied  
OWNERSHIP: Local authority

Late C18 stable block. Part-used and in need of some repairs. Long-term use dependent on future use of Beckenham Place.

Contact: Philip Ashford (LA) 020 8314 8533



SITE NAME: **Ramp at Deptford Railway Station,  
Deptford High Street SE8**

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

Built 1856 to the design of engineer Colonel Lordmann. A dog-leg ramp formed by a series of brick arches rising up from Deptford High Street to the level of the tracks. Listed building consent and planning permission granted for redevelopment of enclosed square, repair of ramp and occupation of arches.

Contact: Philip Ashford (LA) 020 8314 8533



SITE NAME: **227 Deptford High Street,  
Deptford SE8**

PRIORITY: A (C)  
DESIGNATION: Listed Grade II, CA  
CONDITION: Poor  
OCCUPANCY: Vacant  
OWNERSHIP: Private

House, shop and bakehouse built 1791-2 for Thomas Palmer; baker. Further modifications made 1801-2 and 1822-3. C19 shop front in disrepair.

Contact: Philip Ashford (LA) 020 8314 8533



SITE NAME: **Beckenham Place,  
Foxgrove Road,  
Beckenham Place Park BR3**

PRIORITY: C (C)  
DESIGNATION: Listed Grade II\*  
CONDITION: Poor  
OCCUPANCY: Part occupied  
OWNERSHIP: Local authority

Mansion built c1773, situated within former park land, now golf course. Some use made by golfers and the local authority, but otherwise limited occupancy. Cracks evident near entrance portico. Local authority considering suitable future uses.

Contact: Malcolm Woods 020 7973 3769



SITE NAME: **Old Swimming Baths,  
Ladywell Road SE13**

PRIORITY: D (New entry)  
DESIGNATION: Listed Grade II, CA  
CONDITION: Poor  
OCCUPANCY: Vacant  
OWNERSHIP: Local authority

Public baths, consisting of first and second class swimming pools constructed in 1884. Designed in the gothic style by Wilson & Son and Thomas Aldwinkle. Currently unused, and new uses being sought.

Contact: Philip Ashford (LA) 020 8314 8533

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SITE NAME: **Boone's Chapel,  
Lee High Road SE13**

PRIORITY: F (D)  
DESIGNATION: Listed Grade I, CA  
CONDITION: Poor  
OCCUPANCY: Vacant  
OWNERSHIP: Trust

Former chapel, 1680-83, to Boone's almshouses which were demolished in 1877. Permission granted in 2005 for repair and conversion to office use. Heritage Lottery Fund funding secured and grant awarded by English Heritage towards repairs, to be completed 2008.

Contact: Malcolm Woods 020 7973 3769



SITE NAME: **Old Tower to former  
Church of St Margaret,  
Lee Terrace SE3**

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

C15 tower, standing in burial ground. In need of repair and consolidation.

Contact: Philip Ashford (LA) 020 8314 8533



SITE NAME: **St Margaret's Old Churchyard,  
Lee Terrace SE3**

PRIORITY: C (C)  
DESIGNATION: CA  
CONDITION: Very bad  
OCCUPANCY: Not applicable  
OWNERSHIP: Religious organisation

Burial ground surrounding the remains of the old church of St Margaret. Numerous C18 and C19 tombs in need of repair. Halley the astronomer is buried here.

Contact: Philip Ashford (LA) 020 8314 8533



SITE NAME: **Master Shipwrights Apartment,  
Convoys Wharf, Princes Street,  
Deptford SE8**

PRIORITY: D (D)  
DESIGNATION: Listed Grade II  
CONDITION: Poor  
OCCUPANCY: Part occupied  
OWNERSHIP: Private

Early C18 house built for Joseph Allan who became Master Shipwright of Deptford Dockyard in 1705. Brown brick with red dressings to front. Shown in a 1739 engraving by Samuel Platt. In residential and arts use. Listed building consent granted for refurbishment.

Contact: Philip Ashford (LA) 020 8314 8533

## MERTON



SITE NAME: **70 Christchurch Road,  
Colliers Wood**

PRIORITY: C (C)  
DESIGNATION: Listed Grade II  
CONDITION: Fair  
OCCUPANCY: Vacant  
OWNERSHIP: Private

Detached cottage, mid C19 and much restored following fire damage during the 1970s.

Contact: Lone Le Vay (LA) 020 8545 3055



SITE NAME: **Garden wall  
enclosing 4 sides of playing field,  
Church Lane, Merton Park**

PRIORITY: C (C)  
DESIGNATION: Listed Grade II, CA  
CONDITION: Fair  
OCCUPANCY: Not applicable  
OWNERSHIP: Local authority

Garden wall C16 to C17 and later. Ad hoc repairs carried out but some sections still suffering from erosion, mainly in areas subjected to inappropriate past repair. Further repairs carried out 2002 and 2005 with listed building consent.

Contact: Lone Le Vay (LA) 020 8545 3055

### 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.

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SITE NAME:	<b>St Peter and St Paul's Churchyard, Church Road, Mitcham</b>
PRIORITY:	D (D)
DESIGNATION:	CA
CONDITION:	Poor
OCCUPANCY:	Not applicable
OWNERSHIP:	Religious organisation

Repairs to listed memorials have been carried out, funded by the Mitcham Conservation Area Partnership Scheme. Initial study of the churchyard/cemetery completed as basis of detailed strategy and management plan. Grant-aided works undertaken, but not fully implemented. Some tree surgery and clearance of vegetation has taken place.

Contact: Lone Le Vay (LA) 020 8545 3055



SITE NAME:	<b>Chapter House to Merton Priory, Merantun Way, Colliers Wood</b>
PRIORITY:	D (D)
DESIGNATION:	SM
CONDITION:	Fair
OCCUPANCY:	Not applicable
OWNERSHIP:	Company

Consolidated remains of Chapter House to C12 Augustinian Priory of St Mary, preserved in situ in purpose built space under relief road. Vandalism and graffiti in adjacent areas put remains at risk. A trust has been set up to take forward a feasibility study and management plan. The Council is in the process of acquiring the site and vesting in the trust. Transfer of the site to council ownership is still awaited.

Contact: Breda Daly 020 7973 3765



SITE NAME:	<b>Ravensbury Mill (North Wing), 245 Morden Road, Morden</b>
PRIORITY:	C (C)
DESIGNATION:	Listed Grade II, CA
CONDITION:	Fair
OCCUPANCY:	Part occupied
OWNERSHIP:	Charity

Mid to late C18 north-east single-storey range of a late C19 water mill. Increasingly vulnerable to graffiti and vandalism. Slow progress towards resolving outstanding planning obligations and rectification of defects to enable a lease to be entered into that would allow the occupation of the mill wing by Wandle Industrial Museum.

Contact: Lone Le Vay (LA) 020 8545 3055



SITE NAME:	<b>Base of Windmill at Mill House, Windmill Road</b>
PRIORITY:	A (A)
DESIGNATION:	Listed Grade II
CONDITION:	Very bad
OCCUPANCY:	Not applicable
OWNERSHIP:	Company

Brick with timber framing comprising base of hollow-post windmill. Now located within a car park with its timber superstructure exposed to the elements. New owners have engaged the services of a conservation specialist and a scheme of repair of the timber framework has been prepared. An application for Listed Building Consent is anticipated.

Contact: Lone Le Vay (LA) 020 8545 3055



SITE NAME:	<b>Wall to rear of flats, 27-33 (consec) Windsor Avenue, Colliers Wood</b>
PRIORITY:	A (A)
DESIGNATION:	Listed Grade II, CA
CONDITION:	Very bad
OCCUPANCY:	Not applicable
OWNERSHIP:	Private

Fragment of precinct wall of former Merton Priory. Medieval and probably later. Flint and rubble stone. Being damaged by vegetation growing out of the wall structure.

Contact: Lone Le Vay (LA) 020 8545 3055

## NEWHAM



SITE NAME:	<b>Abbey Mills Pumping Station (Station A), Abbey Lane E15</b>
PRIORITY:	C (C)
DESIGNATION:	Listed Grade II*
CONDITION:	Fair
OCCUPANCY:	Part occupied
OWNERSHIP:	Former utility

Pumping Station built 1865-8 by Sir Joseph Bazalgette. Flamboyant polychrome brickwork and ornate cast-iron construction. South east wing and cupola restored 1999. Still operational, but long-term future uncertain. An options appraisal considering all possible future uses for the buildings on the site has been completed and Conservation Plan part funded by EH has been commissioned.

Contact: Kate Emmerson 020 7973 3716

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**SITE NAME:** Abbey Mills Pumping Station (Station C) with Associated Valve House, Abbey Lane E15

**PRIORITY:** C (New entry)

**DESIGNATION:** Listed Grade II

**CONDITION:** Fair

**OCCUPANCY:** Vacant

**OWNERSHIP:** Former utility

Pumping station 1910-14, white stock brick with terracotta and moulded stone dressings. Internal pumping floor sunk deep below ground level. It is expected that an application be made to the Heritage Lottery Fund towards converting the building to house the Building Craft College's Lets Build Programme.

Contact: Jackie Morrison (LA) 020 8472 1430 x22180



**SITE NAME:** Bases of pair of chimneystacks at Abbey Mills Pumping Station, Abbey Lane E15

**PRIORITY:** C (C)

**DESIGNATION:** Listed Grade II

**CONDITION:** Fair

**OCCUPANCY:** Not applicable

**OWNERSHIP:** Former utility

Two chimney bases built 1865 by Bazalgette. Elaborate pedimented porches to battered brick plinths crowned by stone bases of octagonal stacks (demolished). An options appraisal considering all possible future uses for the buildings on the site has been completed and Conservation Plan part funded by EH has been commissioned.

Contact: Jackie Morrison (LA) 020 8472 1430 x22180



**SITE NAME:** Gate lodge at Abbey Mills Pumping Station, Abbey Lane E15

**PRIORITY:** C (C)

**DESIGNATION:** Listed Grade II

**CONDITION:** Fair

**OCCUPANCY:** Vacant

**OWNERSHIP:** Former utility

Lodge to pumping station, built c1865. No long-term proposals. An options appraisal considering all possible future uses for the buildings on the site has been completed and Conservation Plan part funded by EH has been commissioned.

Contact: Jackie Morrison (LA) 020 8472 1430 x22180



**SITE NAME:** Offices (former Superintendent's House) at Abbey Mills Pumping Station, Abbey Lane E15

**PRIORITY:** C (C)

**DESIGNATION:** Listed Grade II

**CONDITION:** Fair

**OCCUPANCY:** Part occupied

**OWNERSHIP:** Former utility

Former Superintendent's House to pumping station, built 1865 by Bazalgette. 2 storeys in yellow brick with stone dressings. Part used as offices, but long-term future of site uncertain. An options appraisal considering all possible future uses for the buildings on the site has been completed and Conservation Plan part funded by EH has been commissioned.

Contact: Jackie Morrison (LA) 020 8472 1430 x22180



**SITE NAME:** Stores Building at Abbey Mills Pumping Station, Abbey Lane E15

**PRIORITY:** C (C)

**DESIGNATION:** Listed Grade II

**CONDITION:** Fair

**OCCUPANCY:** Vacant

**OWNERSHIP:** Former utility

Storage building c1865 by Sir Joseph Bazalgette. Grey brick with stone dressings. Vacant. No proposals for reuse. An options appraisal considering all possible future uses for the buildings on site has been completed and Conservation Plan part funded by EH has been commissioned.

Contact: Jackie Morrison (LA) 020 8472 1430 x22180



**SITE NAME:** Ancillary Pump House at Abbey Mills Pumping Station, Abbey Road E15

**PRIORITY:** C (C)

**DESIGNATION:** Listed Grade II

**CONDITION:** Fair

**OCCUPANCY:** Vacant

**OWNERSHIP:** Former utility

Pump house of c1868, probably by Bazalgette and Cooper; built in similar style to main pumping station. No proposals for reuse. An options appraisal considering all possible future uses for the buildings on the site has been completed and Conservation Plan part funded by EH has been commissioned.

Contact: Jackie Morrison (LA) 020 8472 1430 x22180

#### 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: **West Ham Pumping Station Engine House, Abbey Road E15**

Engine house, 1897. Contains original Lilleshall Company beam engines. In use as training facility. Unauthorised works to interior.

PRIORITY: E (E)  
 DESIGNATION: Listed Grade II  
 CONDITION: Fair  
 OCCUPANCY: Part occupied  
 OWNERSHIP: Former utility

Contact: Jackie Morrison (LA) 020 8472 1430 x22180



SITE NAME: **Gallions Hotel, Gallions Road, Royal Albert Dock E16**

Hotel built 1881-3 to the design of Vigers and Wagstaffe. Repairs to shell carried out. Scheme permitted for restoration and reuse. Works nearing completion.

PRIORITY: F (F)  
 DESIGNATION: Listed Grade II\*  
 CONDITION: Good  
 OCCUPANCY: Vacant  
 OWNERSHIP: Company

Contact: Andrew Hargreaves 020 7973 3718



SITE NAME: **Coach and Horses Public House, 100 High Street, Plaistow E13**

Three storey C18 public house, yellow brick with red brick arches and reveals. Front rises to parapet with hipped slate roof set back above. Narrow fascia with four later C16 windows and two entrances on ground floor. Building is currently unoccupied and boarded up.

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

Contact: Jackie Morrison (LA) 020 8472 1430 x22180



SITE NAME: **The Log Cabin (formerly known as The Yorkshire Grey), 335-337 High Street, Stratford E15**

Three storey, 18th century coaching inn. Currently boarded up. Permission granted for conversion to hotel.

PRIORITY: C (New entry)  
 DESIGNATION: Listed Grade II  
 CONDITION: Poor  
 OCCUPANCY: Vacant  
 OWNERSHIP: Private

Contact: Jackie Morrison (LA) 020 8472 1430 x22180



SITE NAME: **Azhar Academy Girls School, (former United Reformed Church and church hall), Romford Road E7**

Gothic Revival former congregational church and hall built 1880-83. Converted into a mosque with Muslim school. Internal works completed. Exterior still in a poor state of repair.

PRIORITY: F (F)  
 DESIGNATION: Listed Grade II  
 CONDITION: Poor  
 OCCUPANCY: Occupied  
 OWNERSHIP: Religious organisation

Contact: Jackie Morrison (LA) 020 8472 1430 x22180



SITE NAME: **Central buffet at Custom House, Royal Albert Dock E16**

Restaurant, built 1883 to the design of Vigers and Wagstaff in a free classical style. Repaired and 'mothballed' by the London Docklands Development Corporation. Ownership now with LDA and part of the Royals Business Park. A revised masterplan is being prepared.

PRIORITY: E (E)  
 DESIGNATION: Listed Grade II  
 CONDITION: Good  
 OCCUPANCY: Vacant  
 OWNERSHIP: Quango

Contact: Jackie Morrison (LA) 020 8472 1430 x22180

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 WHS World Heritage Site



SITE NAME: **Central offices at Custom House,  
Royal Albert Dock E16**

PRIORITY: E (E)  
DESIGNATION: Listed Grade II  
CONDITION: Good  
OCCUPANCY: Vacant  
OWNERSHIP: Quango

Offices, built 1883 to the design of Vigers and Wagstaffe in the manner of Norman Shaw. Repaired and 'mothballed' by the London Docklands Development Corporation. Now owned by LDA and part of Royals Business Park. A revised master plan being prepared.

Contact: Jackie Morrison (LA) 020 8472 1430 x22180



SITE NAME: **The Red House,  
13 Upton Avenue,  
Forest Gate E7**

PRIORITY: D (C)  
DESIGNATION: Listed Grade II  
CONDITION: Fair  
OCCUPANCY: Part occupied  
OWNERSHIP: Private

Social club, former house. Incorporates brickwork from circa 1760; expensively remodelled in 1880s. In use but suffering from water ingress and lack of maintenance. Repairs to roof to be undertaken 2008 with grant from English Heritage.

Contact: Jackie Morrison (LA) 020 8472 1430 x22180



SITE NAME: **Spotted Dog Public House,  
212 Upton Lane E7**

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

Weatherboarded C16 timber-framed public house. Pantiled roof in deteriorating condition. Building currently boarded up. Listed Building Enforcement Notices served relating to unauthorised work, and further enforcement action pending.

Contact: Jackie Morrison (LA) 020 8472 1430 x22180



SITE NAME: **Shop adjoining No 43,  
Water Lane E15**

PRIORITY: C (C)  
DESIGNATION: Listed Grade II  
CONDITION: Poor  
OCCUPANCY: Occupied  
OWNERSHIP: Company

Butchers shop, 1860. Now occupied by a bed retailer. On-going discussions concerning improvements and restoration. Currently in a poor state of repair.

Contact: Jackie Morrison (LA) 020 8472 1430 x22180



SITE NAME: **West Ham Court House,  
West Ham Lane E15**

PRIORITY: C (C)  
DESIGNATION: Listed Grade II, CA  
CONDITION: Poor  
OCCUPANCY: Vacant  
OWNERSHIP: Local authority

Court house built 1884 to the design of Lewis Angell. Urgent works carried out to prevent water ingress. Newham Council have prepared a conservation plan and are considering options.

Contact: Jackie Morrison (LA) 020 8472 1430 x22180



SITE NAME: **Angel Cottage,  
2A Windmill Lane,  
Stratford E15**

PRIORITY: A (New entry)  
DESIGNATION: Listed Grade II  
CONDITION: Very bad  
OCCUPANCY: Vacant  
OWNERSHIP: Private

Early 19th century, two storey, yellow stock brick cottage allegedly partially demolished in November 2007. London Borough of Newham pursuing enforcement action.

Contact: Jackie Morrison (LA) 020 8472 1430 x22180

#### 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).

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## REDBRIDGE



SITE NAME:	<b>Valentines Mansion, Valentines Park, Ilford</b>
PRIORITY:	F (F)
DESIGNATION:	Listed Grade II*, CA, RPG Grade II
CONDITION:	Fair
OCCUPANCY:	Vacant
OWNERSHIP:	Local authority

Late C17 country house within early C18 landscaped grounds, now a public park. A restoration scheme for use as a Registry Office and for community activities and events was awarded a Stage 2 Heritage Lottery Fund grant in 2006. Work is in progress and completion expected 2008. Repairs to the Dairy wing have been completed with English Heritage grant.

Contact: Kate Emmerson 020 7973 3716



SITE NAME:	<b>Barn at Aldborough House Farm, Oaks Lane, Ilford</b>
PRIORITY:	F (F)
DESIGNATION:	Listed Grade II
CONDITION:	Fair
OCCUPANCY:	Vacant
OWNERSHIP:	Private

Barn c1730. Formerly the chapel attached to Aldborough Hall. Consent granted for residential conversion and extension. Scheme not fully implemented.

Contact: David Hughes (LA) 020 8708 2742



SITE NAME:	<b>Garden Temple in garden of Temple House, 14 The Avenue, Wanstead</b>
PRIORITY:	D (D)
DESIGNATION:	Listed Grade II*, CA
CONDITION:	Fair
OCCUPANCY:	Not applicable
OWNERSHIP:	Private

Garden temple, 1730-40, with Ionic pedimented portico. Roof repairs completed with English Heritage grant aid. Further repairs to one of the columns have been partially completed.

Contact: Donald Wahlberg 020 7973 3786



SITE NAME:	<b>The Pavilion, The Drive, Ilford</b>
PRIORITY:	F (F)
DESIGNATION:	Listed Grade II
CONDITION:	Fair
OCCUPANCY:	Vacant
OWNERSHIP:	Local authority

Sports pavilion built in 1923 for the Port of London Authority. Classical design by Sir Edwin Cooper. Redundant and vacant since closure of the sports ground. Works commenced on site in September 2006 for use as an admin block as part of the primary school complex. Works now delayed and due for completion 2009.

Contact: David Hughes (LA) 020 8708 2742

## RICHMOND UPON THAMES



SITE NAME:	<b>Old Brew House, Bushy Park, Teddington</b>
PRIORITY:	D (D)
DESIGNATION:	Listed Grade II, SM, CA, RPG Grade I
CONDITION:	Fair
OCCUPANCY:	Vacant
OWNERSHIP:	Crown

Brick brewhouse c1700, situated 200m south-west of the Upper Lodge in Bushy Park. In fair condition at present, but empty and prone to vandalism. The building is to be repaired for use as a meeting room for groups using the park; planned completion of repairs is 2008.

Contact: Timothy Jones 020 7973 3780



SITE NAME:	<b>Loggia and grotto in grounds of Thames Eyot, Cross Deep, Twickenham</b>
PRIORITY:	A (A)
DESIGNATION:	Listed Grade II, CA
CONDITION:	Very bad
OCCUPANCY:	Not applicable
OWNERSHIP:	Company

Probably C18. Stone loggia of 9 Doric columns and shellwork grotto. Situated in grounds of 1930s flats on the bank of the Thames. Roof has suffered partial collapse and structural movement causing distortion to colonnade. A condition survey has been carried out and options for the repair are being considered.

Contact: Nicolette Duckham (LA) 020 8891 7335

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SITE NAME:	<b>Pope's Grotto in grounds of St James Independent School for Boys, Cross Deep (east side), Twickenham</b>
PRIORITY:	C (C)
DESIGNATION:	Listed Grade II*, CA, RPG Grade II
CONDITION:	Fair
OCCUPANCY:	Not applicable
OWNERSHIP:	Private

Grotto with rusticated arched entrance facing the river. Long passage with two 'chapels', one on either side of entrance. Seen as the 'locus classicus' of English C18 garden history. Basic structural condition appears sound, but much of the decorative lining is loose or missing. An investigatory study was completed in 2005. It is proposed to make an application to the Heritage Lottery Fund for grant.

Contact: Timothy Jones 020 7973 3780



SITE NAME:	<b>Matthiae's Café and Bakery, 76-84 Kew Road</b>
PRIORITY:	E (E)
DESIGNATION:	Listed Grade II, CA
CONDITION:	Fair
OCCUPANCY:	Vacant
OWNERSHIP:	Company

A rare example of a surviving Art Deco 1930s shop front and largely intact associated shop, café, function room and bakery. The building has been vacant since 2001 and suffered from a lack of general maintenance. A planning application has been approved for redevelopment and reuse.

Contact: Nicolette Duckham (LA) 020 8891 7335



SITE NAME:	<b>Normansfield Hospital, Kingston Road, Teddington</b>
PRIORITY:	C (C)
DESIGNATION:	Listed Grade II*
CONDITION:	Poor
OCCUPANCY:	Vacant
OWNERSHIP:	Company

Former private sanatorium, established by Dr Langdon-Down. Central portion 1866, incorporating original house with bays flanking either side of main entrance and conservatory to side. Original fine interiors vandalised or removed. Basic repairs undertaken and negotiations with owners on conversion to residential use.

Contact: Sheila Stones 020 7973 3785



SITE NAME:	<b>Mausoleum of Sir Richard and Lady Burton, North Worple Way, Mortlake</b>
PRIORITY:	C (C)
DESIGNATION:	Listed Grade II*
CONDITION:	Poor
OCCUPANCY:	Not applicable
OWNERSHIP:	Private

Mausoleum constructed circa 1890 in the form of an Arab tent. Built for his widow who is also interred in the mausoleum. An application has been made to EH for grant towards the Friends looking to establish the extent of the necessary repairs.

Contact: Timothy Jones 020 7973 3780



SITE NAME:	<b>Watchman's box and village lock-up, Petersham Road, Petersham</b>
PRIORITY:	E (E)
DESIGNATION:	Listed Grade II, CA
CONDITION:	Fair
OCCUPANCY:	Occupied
OWNERSHIP:	Private

C18 or C19 weatherboarded structure with slate roof. Works to repair the building have now begun.

Contact: Nicolette Duckham (LA) 020 8891 7335



SITE NAME:	<b>Boat house No.5 (easternmost 13 bays), Platts Eyot, Hampton</b>
PRIORITY:	A (A)
DESIGNATION:	Listed Grade II, CA
CONDITION:	Very bad
OCCUPANCY:	Part occupied
OWNERSHIP:	Company

Timber-framed boathouse built 1917 by Augustine Alban Hamilton Scott for the Thomeycroft firm to build torpedo boats for the Admiralty. A planning application for comprehensive redevelopment of Platts Eyot island by owners incorporating restoration of listed part, pending. The local authority is considering serving an Urgent Works Notice to arrest ongoing deterioration of structure.

Contact: Nicolette Duckham (LA) 020 8891 7335

#### 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:** The Gallery at Doughty House,  
142 Richmond Hill,  
Richmond upon Thames

**PRIORITY:** D (D)

**DESIGNATION:** Listed Grade II, CA

**CONDITION:** Poor

**OCCUPANCY:** Vacant

**OWNERSHIP:** Private

Gallery built in 1880 for Sir Francis Cook, extended in 1915 by Brewer Smith for Sir Frederick Cook. Eleven bays. Giant Ionic order with balustrade, the lower order containing door and window openings between Doric pilasters. Works required to roof, balustrade and especially rainwater goods. Application for renewal of consent for conversion of gallery to offices with car parking approved.

*Contact: Nicolette Duckham (LA) 020 8891 7335*



**SITE NAME:** Strawberry Hill,  
Waldegrave Road,  
Twickenham

**PRIORITY:** C (C)

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

**CONDITION:** Poor

**OCCUPANCY:** Part occupied

**OWNERSHIP:** Religious organisation

Late C17 house remodelled by Horace Walpole between 1747 and 1797, making it the most influential "Gothick" revival house in the country. Part of St Mary's University College. Funding has been awarded by the HLF for the restoration of the house and gardens for use as an education facility/museum. Investigation works have begun on site before the main works commence.

*Contact: Timothy Jones 020 7973 3780*

## SOUTHWARK



**SITE NAME:** Licensed Victuallers Almshouses,  
78,79,80 Caroline Gardens,  
Asylum Road SE15

**PRIORITY:** A (A)

**DESIGNATION:** Listed Grade II, CA

**CONDITION:** Poor

**OCCUPANCY:** Vacant

**OWNERSHIP:** Local authority

Three houses in the north-east corner of Caroline Gardens. 1827-33. All are empty and suffering from effects of subsidence. Options for the future of the whole listed estate are being explored.

*Contact: Áinè McDonagh (LA) 020 7525 5583*



**SITE NAME:** Licensed Victuallers  
Almshouses: Chapel,  
Asylum Road SE15

**PRIORITY:** C (C)

**DESIGNATION:** Listed Grade II, CA

**CONDITION:** Poor

**OCCUPANCY:** Vacant

**OWNERSHIP:** Local authority

Almshouse chapel, 1827-31. In stable condition, but in need of extensive repairs. Options for the future of Caroline Gardens are being explored by the local authority.

*Contact: Áinè McDonagh (LA) 020 7525 5583*



**SITE NAME:** North Lodge to Licensed  
Victuallers Almshouses,  
Asylum Road SE15

**PRIORITY:** A (A)

**DESIGNATION:** Listed Grade II, CA

**CONDITION:** Poor

**OCCUPANCY:** Vacant

**OWNERSHIP:** Local authority

1839. Vacant. Suffering from subsidence. Options for the future of Caroline Gardens are being explored.

*Contact: Áinè McDonagh (LA) 020 7525 5583*



**SITE NAME:** 2 Bermondsey Square,  
Bermondsey SE1

**PRIORITY:** C (C)

**DESIGNATION:** Listed Grade II, CA

**CONDITION:** Fair

**OCCUPANCY:** Vacant

**OWNERSHIP:** Private

Early C19 house. Currently unoccupied and in need of modernisation and maintenance. Consent for conversion to two flats granted 2006, currently for sale.

*Contact: Áinè McDonagh (LA) 020 7525 5583*

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SITE NAME: **78 Bermondsey Street SE1**

Late C17 terraced house suffering from deterioration.

Contact: Áinè McDonagh (LA) 020 7525 5583

PRIORITY: D (C)

DESIGNATION: Listed Grade II, CA

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Private



SITE NAME: **St Mary Magdalene Churchyard, Bermondsey Street, Bermondsey SE1**

Churchyard at the junction of Abbey Street and Bermondsey Street containing a number of listed tombs, a stele and drinking fountain dating from C18 and C19. The condition of these structures varies considerably, some are in very poor condition and overgrown with vegetation. Repairs to form part of overall programme of works.

Contact: Áinè McDonagh (LA) 020 7525 5583

PRIORITY: C (C)

DESIGNATION: CA

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Local authority



SITE NAME: **Presbyterian Chapel, 109 Borough Road SE1**

Presbyterian chapel, 1846. Student Union and primary care centre under construction.

Contact: Áinè McDonagh (LA) 020 7525 5583

PRIORITY: B (A)

DESIGNATION: Listed Grade II

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Educational Body



SITE NAME: **113-119 Borough Road SE1**

Terrace of 3-storey late Georgian brick houses with shops on the ground floor. Formed part of a larger site assembled by South Bank University. Stabilisation programme completed. Buildings weather tight and drying. South Bank University reviewing options.

Contact: Áinè McDonagh (LA) 020 7525 5583

PRIORITY: C (C)

DESIGNATION: Listed Grade II, CA

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Educational Body



SITE NAME: **129 Camberwell Road SE5**

Early C19 terraced house. Condition is poor with windows removed and bricked up without consent. Vacant.

Contact: Áinè McDonagh (LA) 020 7525 5583

PRIORITY: C (C)

DESIGNATION: Listed Grade II

CONDITION: Fair

OCCUPANCY: Vacant

OWNERSHIP: Private



SITE NAME: **Church of the Brotherhood of the Cross and Star, Falmouth Road, Newington SE1**

Former Welsh Presbyterian Chapel, built in 1888. Occupied by religious organisation but in need of repair and maintenance. Further unauthorised works have taken place and enforcement action instigated.

Contact: Áinè McDonagh (LA) 020 7525 5583

PRIORITY: E (E)

DESIGNATION: Listed Grade II

CONDITION: Poor

OCCUPANCY: Occupied

OWNERSHIP: Religious organisation

#### 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: **Honor Oak Baptist Chapel,  
Forest Hill Road SE23**

Gothic Revival Baptist Chapel built in 1891 to the design of George Baines. Consent for conversion to residential units granted and work on site March 2008.

PRIORITY: E (D)  
DESIGNATION: Listed Grade II  
CONDITION: Poor  
OCCUPANCY: Part occupied  
OWNERSHIP: Religious organisation

Contact: Áinè McDonagh (LA) 020 7525 5583



SITE NAME: **36 Gladstone Street SE1**

Mid C19 terraced house. Roof collapsed. Listed building and planning application for repairs and extension submitted March 2008.

PRIORITY: C (C)  
DESIGNATION: Listed Grade II, CA  
CONDITION: Very bad  
OCCUPANCY: Vacant  
OWNERSHIP: Private

Contact: Áinè McDonagh (LA) 020 7525 5583



SITE NAME: **38 Glengall Road,  
Peckham SE17**

Semi-detached house dating from 1843-1845 by the Brighton architect Amon Henry Wilds. Ionic entrance porch is in poor condition. Discussions have been held on the repair of the building.

PRIORITY: C (C)  
DESIGNATION: Listed Grade II, CA  
CONDITION: Poor  
OCCUPANCY: Part occupied  
OWNERSHIP: Private

Contact: Áinè McDonagh (LA) 020 7525 5583



SITE NAME: **91 Kennington Park Road SE11**

Part of late C18 terrace of 18 houses. Unauthorised works have taken place and the building gutted. Compulsory Purchase Order completed. Local authority took possession on 17th March. To go to auction July 2008.

PRIORITY: A (A)  
DESIGNATION: Listed Grade II  
CONDITION: Poor  
OCCUPANCY: Vacant  
OWNERSHIP: Local authority

Contact: Áinè McDonagh (LA) 020 7525 5583



SITE NAME: **133 Kennington Park Road,  
Walworth SE11**

A late C18 terrace house. Application submitted March 2008 for conversion to 4 flats.

PRIORITY: C (C)  
DESIGNATION: Listed Grade II, CA  
CONDITION: Fair  
OCCUPANCY: Vacant  
OWNERSHIP: Private

Contact: Áinè McDonagh (LA) 020 7525 5583



SITE NAME: **East Lodge to Nunhead Cemetery,  
Linden Grove SE15**

One of a pair of gate lodges, 1840, by James Bunstone Bunning, adjacent to the main entrance gates. In ruinous condition, but stabilised. Application submitted to English Heritage and development grant awarded. Friends of Nunhead Cemetery hope to submit separate Heritage Lottery Fund bid for its rebuilding and reuse as a visitor centre.

PRIORITY: A (A)  
DESIGNATION: Listed Grade II, CA, RPG Grade II  
CONDITION: Very bad  
OCCUPANCY: Vacant  
OWNERSHIP: Local authority

Contact: Áinè McDonagh (LA) 020 7525 5583

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SITE NAME: **123-131 London Road SE1**

PRIORITY: C (C)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Very bad  
 OCCUPANCY: Part occupied  
 OWNERSHIP: Educational Body

Terrace of 3 and 4 storey late Georgian houses with shops on the ground floors. Formed part of a larger site assembled by South Bank University. Stabilisation programme completed. Buildings weather tight and drying. South Bank University reviewing options.

Contact: Áinè McDonagh (LA) 020 7525 5583



SITE NAME: **The Duke of Clarence Public House, 132 London Road SE1**

PRIORITY: C (C)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Poor  
 OCCUPANCY: Vacant  
 OWNERSHIP: Educational Body

Part of the formal composition of St George's Circus on the approach to Blackfriars Bridge. 4 storey late Georgian brick and stucco composition with later C19 pub front. Formed part of a larger site assembled by South Bank University. Stabilisation programme completed. Buildings weather tight and drying. South Bank University reviewing options.

Contact: Áinè McDonagh (LA) 020 7525 5583



SITE NAME: **14 London Road SE1**

PRIORITY: C (C)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Fair  
 OCCUPANCY: Vacant  
 OWNERSHIP: Private

Early C19 terraced house suffering from slow deterioration.

Contact: Áinè McDonagh (LA) 020 7525 5583



SITE NAME: **549 Lordship Lane SE22**

PRIORITY: A (A)  
 DESIGNATION: Listed Grade II  
 CONDITION: Very bad  
 OCCUPANCY: Vacant  
 OWNERSHIP: Private

House built in 1873 by Charles Drake of the Patent Concrete Building Company. Mass concrete walls, rendered, with artificial stone dressings and slate roof with crestings. Serious structural problems. New build works on the site have breached planning permission and local authority has issued Compulsory Purchase Order and a Dangerous Structures Notice. Public Inquiry pending.

Contact: Áinè McDonagh (LA) 020 7525 5583



SITE NAME: **St Peter's Church Hall, 522 Lordship Lane, East Dulwich SE22**

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

Situated adjacent to St Peter's Church, the hall was constructed in 1899. Both buildings are believed to be by Charles Barry Jnr. The building is currently vacant and is suffering from structural movement and lack of maintenance. Enforcement prosecution pending.

Contact: Áinè McDonagh (LA) 020 7525 5583



SITE NAME: **Penshurst Place, 78 Lyndhurst Way, Peckham SE15**

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

A detached villa. Retains fine Greek Revival detailing around the windows. A scheme of repair and refurbishment is being undertaken but not completed.

Contact: Áinè McDonagh (LA) 020 7525 5583

#### 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: **154 New Kent Road SE1**

Late C18 end of terrace house currently unoccupied and subjected to unauthorised works.

Contact: *Áinè McDonagh (LA) 020 7525 5583*

PRIORITY: C (C)

DESIGNATION: Listed Grade II

CONDITION: Fair

OCCUPANCY: Vacant

OWNERSHIP: Private



SITE NAME: **Fire Station (former),  
306-312 (even) Old Kent Road SE1**

Fire station built between 1903-4 by the London County Council Architects Department. Red brick with Portland stone dressings. Roof has recently been repaired. No suitable scheme has been submitted.

Contact: *Áinè McDonagh (LA) 020 7525 5583*

PRIORITY: C (C)

DESIGNATION: Listed Grade II

CONDITION: Poor

OCCUPANCY: Part occupied

OWNERSHIP: Company



SITE NAME: **The Kentish Drovers Public House,  
720 Old Kent Road,  
Peckham SE15**

Mid C19 public house. The mural over painting has been removed. Enforcement pending on unauthorised alterations to fabric and UPVC windows.

Contact: *Áinè McDonagh (LA) 020 7525 5583*

PRIORITY: C (C)

DESIGNATION: Listed Grade II

CONDITION: Poor

OCCUPANCY: Occupied

OWNERSHIP: Company



SITE NAME: **Union Works,  
60 Park Street SE1**

Mid C19 former workshop and engineering works. Building is in fair condition but no maintenance has been carried out for some time. The building has been included in a larger scheme of redevelopment recently subject to a public inquiry.

Contact: *Áinè McDonagh (LA) 020 7525 5583*

PRIORITY: C (C)

DESIGNATION: Listed Grade II, CA

CONDITION: Fair

OCCUPANCY: Vacant

OWNERSHIP: Company



SITE NAME: **112 Peckham Park Road,  
Peckham SE15**

One of a group of four pairs of early C19 houses. No proposals for reuse. Repairs have been carried out using unsuitable materials. Grant application made under the East Peckham Renewal Scheme.

Contact: *Áinè McDonagh (LA) 020 7525 5583*

PRIORITY: C (C)

DESIGNATION: Listed Grade II

CONDITION: Poor

OCCUPANCY: Occupied

OWNERSHIP: Private



SITE NAME: **6-10 (even) Queen's Road,  
Peckham SE15**

Pair of houses built c1700, with C20 shops built over forecourts. The front elevation has been repaired with financial assistance from English Heritage. The owner is now exploring options to convert the buildings to flats.

Contact: *Áinè McDonagh (LA) 020 7525 5583*

PRIORITY: D (D)

DESIGNATION: Listed Grade II

CONDITION: Fair

OCCUPANCY: Vacant

OWNERSHIP: Company

Note:  
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#### ABBREVIATIONS

CA Conservation Area  
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UA Unitary Authority  
WHS World Heritage Site



**SITE NAME:** Former Clare College Mission Church, Southwark Park SE16

**PRIORITY:** C (C)  
**DESIGNATION:** Listed Grade II  
**CONDITION:** Poor  
**OCCUPANCY:** Vacant  
**OWNERSHIP:** Local authority

Mission church. Built 1900 and 1911-12 to the design of JW Simpson and Maxwell Ayrton, for Clare College, Cambridge. One of the earliest reinforced concrete churches in London. Converted to artist studios in 1960s. In April 2008 Bermondsey Artists Group was awarded Community Assets Programme funding for repair and use as art gallery/education/studio leased from the local authority.

Contact: Áinè McDonagh (LA) 020 7525 5583



**SITE NAME:** 34 Sutherland Square, Walworth SE17

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

House built c1845. The central Ionic prostyle porch is in very poor condition and generally the building is suffering from lack of routine maintenance. Discussions with local authority on repairs and grants.

Contact: Áinè McDonagh (LA) 020 7525 5583

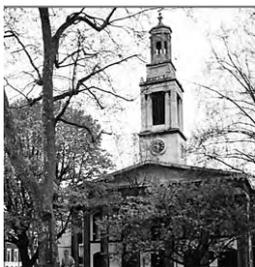


**SITE NAME:** Drinking Fountain, Tanner Street Park, Bermondsey SE1

**PRIORITY:** C (C)  
**DESIGNATION:** Listed Grade II, CA  
**CONDITION:** Poor  
**OCCUPANCY:** Not applicable  
**OWNERSHIP:** Local authority

Originally a turret and the capping to the tower of the former Church of St Olave, Tooley Street. 1738-9, re-sited 1929. Now a drinking fountain. In poor condition. Consultant commissioned for schedule of repairs. Funding has been identified.

Contact: Áinè McDonagh (LA) 020 7525 5583



**SITE NAME:** Henry Wood Hall, Trinity Church Square SE1

**PRIORITY:** C (C)  
**DESIGNATION:** Listed Grade II, CA  
**CONDITION:** Poor  
**OCCUPANCY:** Occupied  
**OWNERSHIP:** Trust

Former Church of the Holy Trinity built 1823-4 to the design of Francis Bedford. Gutted by fire and rebuilt inside as orchestral hall 1973-5 by Arup Associates. The Hall is in regular use but the clock tower requires extensive repair.

Contact: Áinè McDonagh (LA) 020 7525 5583



**SITE NAME:** 62 and 64 Union Street SE1

**PRIORITY:** A (A)  
**DESIGNATION:** Listed Grade II, CA  
**CONDITION:** Very bad  
**OCCUPANCY:** Vacant  
**OWNERSHIP:** Company

Pair of terraced houses built c1835. Vacant and in very poor condition. Network Rail in negotiations with prospective leaseholder.

Contact: Áinè McDonagh (LA) 020 7525 5583



**SITE NAME:** Boundary wall at site rear of 19 Village Way (on Red Post Hill), 19 Village Way, Dulwich SE21

**PRIORITY:** A (A)  
**DESIGNATION:** Listed Grade II, CA  
**CONDITION:** Poor  
**OCCUPANCY:** Not applicable  
**OWNERSHIP:** Private

Partially demolished remains of the original wall to 19 Village Way, which is a listed Grade II C18 property. This section of wall now forms the boundary to a site at the rear of 19 Village Way. Appeal upheld for an opening in the wall. Consent for partial rebuilding and opening not yet implemented.

Contact: Áinè McDonagh (LA) 020 7525 5583

#### 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.

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SITE NAME: **Chimney attached to former public baths and washhouse, Wells Way SE5**

PRIORITY: A (A)  
 DESIGNATION: Listed Grade II  
 CONDITION: Very bad  
 OCCUPANCY: Not applicable  
 OWNERSHIP: Local authority

Chimney attached to former public baths and wash house built 1902 by Maurice Adams. Now sports club and offices. The chimney is suffering from severe structural movement and is currently held in place by scaffolding. English Heritage grant offered in 2006 towards the repairs. Work not yet started.

Contact: Áinè McDonagh (LA) 020 7525 5583



SITE NAME: **Denmark Hill Station, Windsor Walk SE5**

PRIORITY: C (C)  
 DESIGNATION: Listed Grade II  
 CONDITION: Fair  
 OCCUPANCY: Part occupied  
 OWNERSHIP: Trust

Railway station c1864-66. Guttled by fire in 1980. The main part of the station is in good repair but the left hand rear extension is in poor condition. Listed building consent and planning permission granted for its repair and re-use as an information office for Kings College Hospital. Works not yet started on repairs with English Heritage grant.

Contact: Áinè McDonagh (LA) 020 7525 5583

## SUTTON



SITE NAME: **Lychgate at the entrance to West Churchyard extension, Church Road, Beddington**

PRIORITY: C (C)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Poor  
 OCCUPANCY: Not applicable  
 OWNERSHIP: Local authority

Designed by Joseph Clarke and built 1875. Subject to much vandalism. Roof in a poor state. Restoration works are to commence in 2008 with the help of a substantial EH grant.

Contact: Sally Blomfield (LA) 020 8770 6253



SITE NAME: **Orangery wall to Beddington Place, Church Road, Beddington**

PRIORITY: A (A)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Poor  
 OCCUPANCY: Not applicable  
 OWNERSHIP: Local authority

Orangery wall of c1720. Subject to severe vandalism. The local authority have completed a restoration strategy document.

Contact: Sally Blomfield (LA) 020 8770 6253



SITE NAME: **Grotto in Carshalton Park, Ruskin Road, Carshalton**

PRIORITY: A (A)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Poor  
 OCCUPANCY: Not applicable  
 OWNERSHIP: Local authority

Early C18 grotto in Carshalton Park. The exterior of the grotto has symmetrical curved walls of brick, ramped up gradually to a central peak. The grotto is extremely vulnerable to vandalism and graffiti. The local authority have completed a restoration strategy document.

Contact: Sally Blomfield (LA) 020 8770 6253

## TOWER HAMLETS



SITE NAME: **Bonner Hall Bridge, Regents Canal, E2**

PRIORITY: A (A)  
 DESIGNATION: SM  
 CONDITION: Poor  
 OCCUPANCY: Not applicable  
 OWNERSHIP: Local authority

Early Victorian bridge (1842-1845) over Regent's Canal. Arched bridge in red brick with stone voussoirs. The balustrade on the west side has collapsed taking the cast iron panels and granite setts into the canal. LB of Tower Hamlets are commissioning a structural survey.

Contact: Steven Brindle 020 7973 3738

Note:  
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### ABBREVIATIONS

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



SITE NAME: **Arnold Circus Bandstand and Railings, Arnold Circus E2**

PRIORITY: D (C)  
 DESIGNATION: Listed Grade II, CA, RPG Grade II  
 CONDITION: Poor  
 OCCUPANCY: Not applicable  
 OWNERSHIP: Local authority

Bandstand 1899. The railings are corroding and causing the stonework plinths to spall. Section 106 funds have been allocated for a repair scheme, which is in the course of preparation.

Contact: Jonathan Nichols (LA) 020 7364 5393



SITE NAME: **Well and Bucket Public House, 143 Bethnal Green Road E2**

PRIORITY: C (C)  
 DESIGNATION: Listed Grade II  
 CONDITION: Fair  
 OCCUPANCY: Part occupied  
 OWNERSHIP: Company

Part of mid to late C19 terrace of shops and houses. Stucco facade, enriched, bracketed eaves cornice and quoins. Recently sold, awaiting new proposals.

Contact: Jonathan Nichols (LA) 020 7364 5393



SITE NAME: **Front wall, gate piers and gates at St Clements Hospital, Bow Road, Bow E3**

PRIORITY: C (New entry)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Poor  
 OCCUPANCY: Not applicable  
 OWNERSHIP: Health Authority

Decorative gates and railings forming front boundary to redundant St Clements Hospital.

Contact: Jonathan Nichols (LA) 020 7364 5393



SITE NAME: **St Clements Hospital, Bow Road, Bow E3**

PRIORITY: C (New entry)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Poor  
 OCCUPANCY: Vacant  
 OWNERSHIP: Health Authority

Redundant hospital, formerly City of London infirmary. Impressive Italianate main block fronting Bow Road. Vacant.

Contact: Jonathan Nichols (LA) 020 7364 5393



SITE NAME: **2 Bollards (Between statue of Gladstone and St Mary's churchyard entrance), Bow Road, Bromley-By-Bow E3**

PRIORITY: C (New entry)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Poor  
 OCCUPANCY: Not applicable  
 OWNERSHIP: Company

Two 19th century bollards which formed a group along with St Mary's Church, its gates and railings and the statue of WE Gladstone. One of the bollards has been removed.

Contact: Jonathan Nichols (LA) 020 7364 5393



SITE NAME: **163 Bow Road, Bromley-By-Bow E3**

PRIORITY: C (New entry)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Poor  
 OCCUPANCY: Occupied  
 OWNERSHIP: Private

Early 18th century property. Stock brick with red brick dressings. Modern shop on forecourt. Interior includes panelled rooms and good staircase. Inappropriate window frames added to facade. Paint applied to brick facade.

Contact: Jonathan Nichols (LA) 020 7364 5393

#### 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: **199 Bow Road,  
Bromley-By-Bow E3**

Late 17th century stock brick with red brick dressings. Neo-Georgian shopfront. Unauthorised works to shopfront and alterations including changes to dormer windows.

PRIORITY: C (New entry)

Contact: Jonathan Nichols (LA) 020 7364 5393

DESIGNATION: Listed Grade II, CA

CONDITION: Poor

OCCUPANCY: Occupied

OWNERSHIP: Private



SITE NAME: **How Memorial Gateway,  
Bromley High Street E3**

Circa 1893. Gabled stone gothic arch with double buttresses at each side. Formerly an entrance to St Mary's Churchyard. Suffering from stonework decay.

PRIORITY: C (New entry)

Contact: Jonathan Nichols (LA) 020 7364 5393

DESIGNATION: Listed Grade II

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Unknown



SITE NAME: **Bethnal Green Town Hall,  
Cambridge Heath Road E2**

Town Hall built 1909-10 to the design of P Robinson and WA Jones in a florid Edwardian Baroque style. Substantial extension of 1937. Plans for conversion to hotel and conference centre.

PRIORITY: E (E)

Contact: Jonathan Nichols (LA) 020 7364 5393

DESIGNATION: Listed Grade II, CA

CONDITION: Good

OCCUPANCY: Vacant

OWNERSHIP: Company



SITE NAME: **St John on Bethnal Green,  
Cambridge Heath Road E2**

Church of 1827 by Sir John Soane. Occupied but in need of repair. Some repairs completed with grant from the Places of Worship Scheme. An application is expected for roof repairs in 2008.

PRIORITY: F (F)

Contact: Andrew Hargreaves 020 7973 3718

DESIGNATION: Listed Grade I, CA

CONDITION: Fair

OCCUPANCY: Occupied

OWNERSHIP: Religious organisation



SITE NAME: **Mortuary Chapel,  
churchyard of St George in the East,  
Cannon Street Road E1**

c1870 brick and tile mortuary chapel. In curtilage of Grade I listed church. Adapted in 1930s as a nature study centre but abandoned during World War II. Now derelict. The Spitalfields Trust has acquired the building. Works have not yet commenced.

PRIORITY: A (A)

Contact: Jonathan Nichols (LA) 020 7364 5393

DESIGNATION: CA

CONDITION: Very bad

OCCUPANCY: Vacant

OWNERSHIP: Trust



SITE NAME: **Limehouse Town Hall,  
Commercial Road E14**

Built 1879-81 as Limehouse Vestry Hall, to the design of A & C Harston. Italianate style with well-preserved interior. In active use for arts, educational and community projects. Leased to the Limehouse Town Hall Consortium, which is undertaking a conservation plan and feasibility study as the basis for Heritage Lottery Fund application. EH has offered a grant for external repairs which will start in summer 2008.

PRIORITY: D (D)

Contact: Jonathan Nichols (LA) 020 7364 5393

DESIGNATION: Listed Grade II, CA

CONDITION: Poor

OCCUPANCY: Occupied

OWNERSHIP: Local authority

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WHS World Heritage Site



SITE NAME: **515 Commercial Road E1**

PRIORITY: A (A)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Poor  
 OCCUPANCY: Vacant  
 OWNERSHIP: Housing Association

Mid-terraced house. London stocks with coped parapet and stucco band course at first floor sill height. Slate roof. 3 storeys and basement. 2 windows with gauged flat arches and printed reveals, sashes, vertical glazing bar only. Acquired by housing association and plans approved for residential conversion.

Contact: Jonathan Nichols (LA) 020 7364 5393



SITE NAME: **Former Caird & Rayner Ltd Warehouse, 777 Commercial Road E14**

PRIORITY: A (A)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Very bad  
 OCCUPANCY: Vacant  
 OWNERSHIP: Company

Former sailmakers and ship-chandler's warehouse, 1869. A rare survival consisting of a brick skin enclosing a timber structure. The ground floor has strutted timber posts under long cross-heads; the first floor retains queen rod roof trusses under a hipped roof. Fire damaged with loss of roof covering. Discussions on urgent repairs to be carried out in 2008.

Contact: Jonathan Nichols (LA) 020 7364 5393



SITE NAME: **795 Commercial Road E14**

PRIORITY: C (C)  
 DESIGNATION: Listed Grade II  
 CONDITION: Fair  
 OCCUPANCY: Vacant  
 OWNERSHIP: Private

Late C18/early C19 terraced house, with late C19/early C20 shop to ground floor. Unauthorised works have recently been carried out. Enforcement action currently underway.

Contact: Jonathan Nichols (LA) 020 7364 5393



SITE NAME: **Poplar Baths, East India Dock Road E14**

PRIORITY: C (C)  
 DESIGNATION: Listed Grade II  
 CONDITION: Poor  
 OCCUPANCY: Vacant  
 OWNERSHIP: Local authority

Former public baths, slipper baths and vapour baths. Built 1932-4 for Poplar Borough Council to the designs of Harley Heckford, Borough Engineer and RW Stanton, Chief Assistant. Vacant and in poor condition. Local Authority are undertaking a detail study to look at all available options for reuse.

Contact: Jonathan Nichols (LA) 020 7364 5393



SITE NAME: **Trinity Methodist Church and attached hall and community rooms, East India Dock Road, Poplar E14**

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

Former Congregational church and hall complex, part of the 'Live' architectural exhibition of the 1951 Festival of Britain, now used as a Methodist Church. The exposed concrete frame and external fabric generally need repair. Recently sold and negotiations on restoration are proceeding. Pre application discussions have taken place.

Contact: Jonathan Nichols (LA) 020 7364 5393



SITE NAME: **Dowgate Wharf warehouses, 22-23 Gillender Street E14**

PRIORITY: A (A)  
 DESIGNATION: Listed Grade II  
 CONDITION: Poor  
 OCCUPANCY: Vacant  
 OWNERSHIP: Company

Mid C19 brick warehouses.

Contact: Jonathan Nichols (LA) 020 7364 5393

#### 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: **Wiltons Music Hall,  
Graces Alley E1**

PRIORITY: C (C)

DESIGNATION: Listed Grade II\*

CONDITION: Poor

OCCUPANCY: Occupied

OWNERSHIP: Trust

Former music hall with fine ornamental interior built 1858. Leased to opera company and now in regular use. Extensive repairs and restoration are still required. English Heritage has offered a grant towards the preparation of a conservation manual. Heritage Lottery Fund bid unsuccessful; seeking alternative funding. EH discussing repairs with Trust.

Contact: Andrew Hargreaves 020 7973 3718



SITE NAME: **Former Whitechapel Library,  
High Street,  
Whitechapel E1**

PRIORITY: F (D)

DESIGNATION: Listed Grade II, CA

CONDITION: Fair

OCCUPANCY: Vacant

OWNERSHIP: Trust

Former Library. Building is being converted to form part of Whitechapel Art Gallery. Work in progress with EH grant.

Contact: Jonathan Nichols (LA) 020 7364 5393



SITE NAME: **Tablet in the North Wall of the  
Portuguese Jewish Burial Ground,  
Mile End Road E1**

PRIORITY: B (B)

DESIGNATION: Listed Grade II, CA

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Religious organisation

An inscribed stone tablet, formerly in a glazed case with side scrolls, moulded cornice and pediment recording laying of first stone in the burial ground in 1684. The top of the wall including moulded cornice and pediment has collapsed, leaving the stone open to the elements.

Contact: Jonathan Nichols (LA) 020 7364 5393



SITE NAME: **Drinking Fountain (on pavement  
outside 31-74 Mile End Road),  
Mile End Road, Stepney E1**

PRIORITY: C (New entry)

DESIGNATION: Listed Grade II

CONDITION: Very bad

OCCUPANCY: Not applicable

OWNERSHIP: Company

Late 19th century polished granite drinking fountain, short column on plinth with inscription commemorating erection by Metropolitan Cattle Trough and Drinking Fountain Association. Bowl removed.

Contact: Jonathan Nichols (LA) 020 7364 5393



SITE NAME: **Drinking Fountain (on pavement  
outside 99 Mile End Road),  
Mile End Road, Stepney E1**

PRIORITY: C (New entry)

DESIGNATION: Listed Grade II, CA

CONDITION: Very bad

OCCUPANCY: Not applicable

OWNERSHIP: Company

19th century small granite polished drinking fountain with dog trough. Upper part of structure removed.

Contact: Jonathan Nichols (LA) 020 7364 5393



SITE NAME: **Holy Trinity Church,  
Morgan Street E3**

PRIORITY: D (D)

DESIGNATION: Listed Grade II, CA

CONDITION: Fair

OCCUPANCY: Vacant

OWNERSHIP: Religious organisation

Early Gothic Revival church built 1836-9 by G Austin. The attached church hall has now been repaired and is used for worship. Essential works to roofs and windows now complete with grant the English Heritage/Heritage Lottery Fund Joint Scheme for Places of Worship. Interior needs substantial work and the building is still unused. Pre application discussions with new owners for further work.

Contact: Jonathan Nichols (LA) 020 7364 5393

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#### ABBREVIATIONS

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WHS World Heritage Site



SITE NAME: **24 and 26 New Road E1**

Early C19 terraced houses. Unauthorised works have taken place and enforcement action ongoing.

Contact: Jonathan Nichols (LA) 020 7364 5393

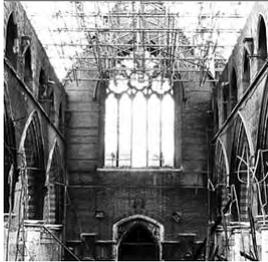
PRIORITY: C (C)

DESIGNATION: Listed Grade II, CA

CONDITION: Fair

OCCUPANCY: Vacant

OWNERSHIP: Unknown



SITE NAME: **St Saviours Church, Northumbria Street, Poplar E14**

Church dating from 1873-4 to design by Frederick J and Horace Francis. Declared redundant in 1984. The church was severely damaged by fire in May 2007. The structure is currently propped by scaffolding.

Contact: Jonathan Nichols (LA) 020 7364 5393

PRIORITY: A (New entry)

DESIGNATION: Listed Grade II

CONDITION: Very bad

OCCUPANCY: Vacant

OWNERSHIP: Religious organisation



SITE NAME: **Tobacco Dock, Pennington Street E1**

Warehouse building of 1811-13, converted to form a shopping complex in the early 1990s. This was not successful and the building has been vacant for sometime. A planning brief is being drafted by the London Borough of Tower Hamlets.

Contact: Andrew Hargreaves 020 7973 3718

PRIORITY: E (E)

DESIGNATION: Listed Grade I

CONDITION: Fair

OCCUPANCY: Vacant

OWNERSHIP: Company



SITE NAME: **19 Princelet Street, Spitalfields E1**

Terraced house of 1719 by Samuel Warrall, builder, with added synagogue of 1869 by a Mr Hudson. Combines a well preserved Spitalfields Huguenot merchant's house with weaving garrets, and rare surviving small synagogue. The Spitalfields Centre proposes to open the buildings to the public as a museum of cultural diversity.

Contact: Andrew Hargreaves 020 7973 3718

PRIORITY: C (New entry)

DESIGNATION: Listed Grade II\*, CA

CONDITION: Poor

OCCUPANCY: Part occupied

OWNERSHIP: Trust



SITE NAME: **Tower Hamlets Cemetery, Southern Grove E3**

Opened in 1841. One of the seven private cemeteries of early Victorian London, and among the least known. Laid out on picturesque principles, with serpentine paths and (formerly) elaborate planting. War damage and neglect have combined to overpower the monuments. An active friends group has undertaken conservation work. A conservation plan is needed as the basis for repair and fundraising.

Contact: Jonathan Nichols (LA) 020 7364 5393

PRIORITY: C (C)

DESIGNATION: CA

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Local authority



SITE NAME: **St Botolph's Hall (Central Foundation School for Girls), Spital Square E1**

Former school hall built in 1890 in Flemish Renaissance style; remainder of school demolished. Repair and restoration of exterior complete. The interior works are underway for conversion to restaurant use.

Contact: Jonathan Nichols (LA) 020 7364 5393

PRIORITY: F (D)

DESIGNATION: Listed Grade II, CA

CONDITION: Fair

OCCUPANCY: Vacant

OWNERSHIP: Company

#### PRIORITY

**A** Immediate risk of further rapid deterioration or loss of fabric; no solution agreed.

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**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:** 10-12 Stroudley Walk,  
Bromley-by-Bow E3

Late 18th, early 19th century, three storeys, stock brick with shop on ground floor. Attached to the Rose and Crown Public House.

**PRIORITY:** C (New entry)

Contact: Jonathan Nichols (LA) 020 7364 5393

**DESIGNATION:** Listed Grade II

**CONDITION:** Poor

**OCCUPANCY:** Vacant

**OWNERSHIP:** Unknown



**SITE NAME:** Rose and Crown Public House,  
8 Stroudley Walk,  
Bromley-by-Bow E3

Late 18th, early 19th century inn, of three storeys with parapet and stucco band. The roof is not visible. Forms an important local focal point. Now vacant and boarded up.

**PRIORITY:** A (New entry)

Contact: Jonathan Nichols (LA) 020 7364 5393

**DESIGNATION:** Listed Grade II

**CONDITION:** Poor

**OCCUPANCY:** Vacant

**OWNERSHIP:** Unknown



**SITE NAME:** Fire Station Cottages,  
1-5 (consec) West Ferry Road E14

Row of Firemen's Cottages. Built 1904-5 and designed by the Fire Brigade Section of the LCC Architect's Department. Buildings undergoing restoration and repair; due for completion 2008.

**PRIORITY:** F (C)

Contact: Jonathan Nichols (LA) 020 7364 5393

**DESIGNATION:** Listed Grade II, CA

**CONDITION:** Poor

**OCCUPANCY:** Vacant

**OWNERSHIP:** Unknown



**SITE NAME:** Sailmakers and Chandlers,  
11 West India Dock Road E14

Built first half of C19. Stock brick with stuccoed dressings. Discussions ongoing. Awaiting proposals.

**PRIORITY:** C (C)

Contact: Jonathan Nichols (LA) 020 7364 5393

**DESIGNATION:** Listed Grade II

**CONDITION:** Fair

**OCCUPANCY:** Vacant

**OWNERSHIP:** Unknown



**SITE NAME:** Braithwaite Viaduct,  
Bishopsgate Goodyard,  
Wheler Street/Brick Lane E1

Early railway viaduct built 1840 by John Braithwaite for the Eastern Counties Railway, formerly set within extensive brick vaulted goods yard c1880, demolished 2003. Awaiting development proposals for whole site.

**PRIORITY:** C (C)

Contact: Jonathan Nichols (LA) 020 7364 5393

**DESIGNATION:** Listed Grade II

**CONDITION:** Poor

**OCCUPANCY:** Not applicable

**OWNERSHIP:** Company



**SITE NAME:** Drinking Fountain set in wall  
of former St Mary's Churchyard,  
Whitechapel Road E1

Drinking fountain with pink marble basin and plaque set in Norman style arch. Erected 1860 but moved to present position 1879. The local authority has carried out cleaning, but repairs outstanding.

**PRIORITY:** C (C)

Contact: Jonathan Nichols (LA) 020 7364 5393

**DESIGNATION:** Listed Grade II

**CONDITION:** Poor

**OCCUPANCY:** Not applicable

**OWNERSHIP:** Local authority

**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  
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RPG Registered Park & Garden  
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UA Unitary Authority  
WHS World Heritage Site



**SITE NAME:** K2 Telephone Kiosk  
opposite London Hospital,  
Whitechapel Road, Whitechapel E1

**PRIORITY:** C (New entry)

**DESIGNATION:** Listed Grade II

**CONDITION:** Poor

**OCCUPANCY:** Not applicable

**OWNERSHIP:** Company

Telephone kiosk, 1927. Designed by Giles Gilbert Scott. Cast iron, square kiosk of K2 type with domed roof, perforated crowns to top panel. Door removed.

Contact: Jonathan Nichols (LA) 020 7364 5393



**SITE NAME:** 2 Wilkes Street, E1

**PRIORITY:** C (C)

**DESIGNATION:** Listed Grade II, CA

**CONDITION:** Poor

**OCCUPANCY:** Vacant

**OWNERSHIP:** Private

Early C18 terraced house. Three storeys with basement and attic in painted brick. External repairs carried out, but still awaiting internal refurbishment. Repairs Notice to be issued by local authority.

Contact: Jonathan Nichols (LA) 020 7364 5393

**WALTHAM FOREST**



**SITE NAME:** Wall to south east  
of St Mary's Churchyard,  
Church End E17

**PRIORITY:** A (A)

**DESIGNATION:** Listed Grade II, CA

**CONDITION:** Poor

**OCCUPANCY:** Not applicable

**OWNERSHIP:** Private

C18 walls, formerly belonging to a house, now demolished, on the adjacent site.

Contact: Guy Osborne (LA) 020 8496 6316



**SITE NAME:** ABC Cinema,  
186 Hoe Street,  
Walthamstow E17

**PRIORITY:** A (A)

**DESIGNATION:** Listed Grade II\*

**CONDITION:** Poor

**OCCUPANCY:** Part occupied

**OWNERSHIP:** Religious organisation

Built 1929-30 as the Granada Cinema to the design of Cecil Masey with fine art deco and Moorish style; the interiors by Theodore Komisarjevsky. Planning permission refused for use as a place of worship and building currently on the market.

Contact: Kate Emmerson 020 7973 3716



**SITE NAME:** Chapel to south  
of main hospital block,  
Langthorne Road E11

**PRIORITY:** E (E)

**DESIGNATION:** Listed Grade II

**CONDITION:** Fair

**OCCUPANCY:** Vacant

**OWNERSHIP:** Health Authority

1840 chapel to hospital (formerly a workhouse). Being maintained. Long term use to be determined as part of hospital site.

Contact: Guy Osborne (LA) 020 8496 6316



**SITE NAME:** Lodge south  
of main hospital block,  
Langthorne Road E11

**PRIORITY:** E (E)

**DESIGNATION:** Listed Grade II

**CONDITION:** Fair

**OCCUPANCY:** Vacant

**OWNERSHIP:** Health Authority

1840 lodge to hospital (formerly a workhouse). Being maintained; long term use to be determined as part of hospital site.

Contact: Guy Osborne (LA) 020 8496 6316

**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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**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: **Chingford Mill Pumping Station,  
Lower Hall Lane E4**

Pumping station built 1895 for East London Water Works, in a variant of the style popularised by Norman Shaw. Planning permission and listed building consents for residential use granted in 2007.

PRIORITY: D (C)

DESIGNATION: Listed Grade II

Contact: Guy Osborne (LA) 020 8496 6316

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Private



SITE NAME: **Water Turbine House,  
Chingford Mill Pumping Station,  
Lower Hall Lane E4**

Water turbine house to pumping station built 1895 for East London Water Works. Planning permission and listed building consent granted in 2007 for residential use.

PRIORITY: D (C)

DESIGNATION: Listed Grade II

Contact: Guy Osborne (LA) 020 8496 6316

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Private

## WANDSWORTH



SITE NAME: **Battersea Park Station,  
Battersea Park Road SW8**

Italianate style railway station built c1865 for the London, Brighton and South Coast Railway. Investigations into trackside drainage to discover source of water penetration undertaken.

PRIORITY: C (C)

DESIGNATION: Listed Grade II, CA

Contact: Barry Sellers (LA) 020 8871 6631

CONDITION: Fair

OCCUPANCY: Part occupied

OWNERSHIP: Company



SITE NAME: **Shakspeare Villa/Byron Villa,  
445-447 Battersea Park Road,  
Battersea SW11**

Mid 19th century pair of houses. Currently vacant but applications approved for conversion into two separate houses for multiple occupancy.

PRIORITY: D (New entry)

DESIGNATION: Listed Grade II

Contact: Barry Sellers (LA) 020 8871 6631

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Housing Association



SITE NAME: **Former St Mark's Infant School,  
Battersea Rise SW11**

Church School of 1866-67 designed by Benjamin Ferrey. The building is now vacant and in poor condition with structural problems to the rear wall. Owners exploring potential funding sources. Building used temporarily as contractors' accommodation in conjunction with works to build new community centre. End use yet to be agreed.

PRIORITY: A (A)

DESIGNATION: Listed Grade II, CA

Contact: Barry Sellers (LA) 020 8871 6631

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Religious organisation



SITE NAME: **Ice house in the grounds  
of Burntwood Secondary school,  
Burntwood Lane SW17**

Circular domical icehouse in brown and yellow brick covered by earth mound with retaining walls to approach. Probably C18. Poor but stable condition. Owners investigating possible lottery submission.

PRIORITY: C (C)

DESIGNATION: Listed Grade II

Contact: Barry Sellers (LA) 020 8871 6631

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Trust

Note:  
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### ABBREVIATIONS

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



SITE NAME: **Battersea Power Station,  
Cringle Street SW8**

PRIORITY: D (New entry)  
DESIGNATION: Listed Grade II\*  
CONDITION: Very bad  
OCCUPANCY: Vacant  
OWNERSHIP: Company

Power station built 1932 onwards. Closed and vacated in 1983. Planning permission given for a leisure/ entertainment complex, with mixed uses in surrounding site. Revised planning and listed building consent applications approved December 2006. Building and site sold February 2007. Owners have appointed an architect to prepare a fresh master plan. Building upgraded to II\* in October 2007.

Contact: Kate Emmerson 020 7973 3716



SITE NAME: **Battersea Pumping Station,  
Cringle Street SW8**

PRIORITY: A (A)  
DESIGNATION: Listed Grade II  
CONDITION: Very bad  
OCCUPANCY: Vacant  
OWNERSHIP: Company

Water pumping station, c1846. Linked to development of Battersea Power Station. Separate demolition of boiler house agreed in 2002 in advance of works to engine house. Archaeological report and building recording completed. New owners acquired site February 2007 and proposals awaited. Consent to demolish the building expired end 2007. Asbestos contamination identified.

Contact: John Webb (LA) 020 8871 6645



SITE NAME: **Springfield Hospital (main building),  
Glenburnie Road SW17**

PRIORITY: D (C)  
DESIGNATION: Listed Grade II, RPG Grade II  
CONDITION: Poor  
OCCUPANCY: Part occupied  
OWNERSHIP: Health Authority

Psychiatric hospital built 1840 in Tudor Gothic style. Planning permission and listed building consent granted in November 2003 for conversion into residential use and a master plan completed. Phase I of re-provision of mental health facilities under way. Planning Application for redevelopment of site and restoration of listed buildings expected summer 2008.

Contact: Barry Sellers (LA) 020 8871 6631



SITE NAME: **Huguenot Burial Ground,  
Huguenot Place SW18**

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

Five tombs c. 1720-1843. A repair scheme is being prepared. Possible funding linked with redevelopment of nearby sites to be explored.

Contact: Barry Sellers (LA) 020 8871 6631



SITE NAME: **The Montague Arms,  
3 Medfield Street,  
Roehampton Village SW15**

PRIORITY: C (New entry)  
DESIGNATION: Listed Grade II, CA  
CONDITION: Fair  
OCCUPANCY: Vacant  
OWNERSHIP: Company

17th century house converted into a public house in the 1860s. Vacant but in fair condition. No re-use agreed, now on sale.

Contact: Barry Sellers (LA) 020 8871 6631



SITE NAME: **Temple in the grounds  
of Mount Clare,  
Minstead Gardens SW15**

PRIORITY: C (C)  
DESIGNATION: Listed Grade II\*, CA  
CONDITION: Poor  
OCCUPANCY: Not applicable  
OWNERSHIP: Educational Body

Temple 1762-69. Some damage caused by vandalism following unauthorised access. Site being re-secured. Long term strategy for temple being discussed.

Contact: Kate Emmerson 020 7973 3716

#### 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.

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SITE NAME: **Wall adjacent to 37 Nightingale Lane, Nightingale Lane SW12**

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

Wall, late C19. Cast iron plate obscured by paint. Planning permission for residential development of site granted 2007. Proposals for listed wall expected Spring 2008 as part of submission to discharge condition relating to boundary treatments.

Contact: John Webb (LA) 020 8871 6645



SITE NAME: **St Peter's Church Hall, Plough Road SW11**

PRIORITY: C (C)  
 DESIGNATION: Listed Grade II  
 CONDITION: Poor  
 OCCUPANCY: Part occupied  
 OWNERSHIP: Religious organisation

Late C19 church hall used as hall and drop in centre. Repairs to roof, windows and brickwork required. Application for listed building consent to demolish and planning permission for new church facility and flats received.

Contact: John Webb (LA) 020 8871 6645



SITE NAME: **Ice House at the Priory Hospital, Priory Lane SW15**

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

Early C19 ice house in grounds of the Priory Hospital. In poor but stable condition.

Contact: Barry Sellers (LA) 020 8871 6631



SITE NAME: **Queenstown Road Station, Queenstown Road SW8**

PRIORITY: C (C)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Poor  
 OCCUPANCY: Part occupied  
 OWNERSHIP: Company

Station built in 1877. Repairs needed to doors, windows and floors of disused areas of this unattended station. Minor repairs carried out. Scheme to re-use ticket office and more substantive repairs being planned. Application anticipated by summer 2008.

Contact: Barry Sellers (LA) 020 8871 6631



SITE NAME: **King's Head Public House, I Roehampton High Street SW15**

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

C17 public house. Vacant but in fair condition. Planning and listed building consent refused in February 2007 for conversion to flats and development in garden. Application for residential conversion and retail units on site expected Spring 2008.

Contact: John Webb (LA) 020 8871 6645



SITE NAME: **Garden walls and gates to Roehampton House, Roehampton Lane SW15**

PRIORITY: F (D)  
 DESIGNATION: Listed Grade II  
 CONDITION: Poor  
 OCCUPANCY: Not applicable  
 OWNERSHIP: Health Authority

Early C18 garden walls and gate. A conservation plan has been prepared, setting out the landscape strategy for their restoration. Planning permission and listed building consent approved February 2007 for residential development. Gardens to Roehampton House will be restored as part of the scheme which is currently being implemented.

Contact: John Webb (LA) 020 8871 6645

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  
 LA Local Authority  
 RPG Registered Park & Garden  
 SM Scheduled Monument  
 UA Unitary Authority  
 WHS World Heritage Site



SITE NAME: **Lodge to Grove House,  
Roehampton Lane SW15**

PRIORITY: D (D)  
DESIGNATION: Listed Grade II, RPG Grade II  
CONDITION: Fair  
OCCUPANCY: Vacant  
OWNERSHIP: Private

Early C19 gate lodge in the south-east corner of a late C18/early C19 landscape. An entrance drive leads north west from the lodge to the south front of the late C18 house by James Wyatt. Minor repairs carried out in 2005. Repairs now scheduled for 2008-09.

Contact: John Webb (LA) 020 8871 6645



SITE NAME: **Former Gala Bingo Hall (Granada),  
58 St John's Hill SW11**

PRIORITY: F (B)  
DESIGNATION: Listed Grade II\*  
CONDITION: Poor  
OCCUPANCY: Vacant  
OWNERSHIP: Company

Cinema built 1937. Last used as a bingo club, now vacant. Scheme for residential development being implemented. Auditorium recently sold to church group. Applications to fit out church interior expected Spring 2008, completion expected 2008/09.

Contact: Kate Emmerson 020 7973 3716



SITE NAME: **Grand Theatre,  
21-25 St John's Hill,  
Clapham SW11**

PRIORITY: D (D)  
DESIGNATION: Listed Grade II, CA  
CONDITION: Poor  
OCCUPANCY: Occupied  
OWNERSHIP: Company

Built in 1900 as the Grand Palace of Varieties, one of very few remaining examples of its type. Stone belvederes to roof in poor condition. Listed building consent has been approved for repairs to the belvederes. Minor repairs carried out to flank elevations 2006. Condition report on belvederes required.

Contact: Barry Sellers (LA) 020 8871 6631

## WESTMINSTER



SITE NAME: **Crockers Public House,  
23-24 Aberdeen Place NW8**

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

Public house c1900. Formerly known as "The Crown". Has been closed since autumn 2004. A sale of the property was nearly agreed during 2007, but fell through.

Contact: Simon Ramsden 020 7973 3749



SITE NAME: **Caxton Hall,  
Caxton Street SW1**

PRIORITY: F (F)  
DESIGNATION: Listed Grade II, CA  
CONDITION: Fair  
OCCUPANCY: Vacant  
OWNERSHIP: Company

Built originally as a vestry hall between 1878-82 to the design of Lee and Smith in a Francois I style. Later used as a registry office. Essential repairs carried out. Planning permission and listed building consent now granted for demolition of rear building and restoration of Caxton Street Building and scheme near completion after some difficulties sourcing acceptable stone.

Contact: Mike Gray (LA) 020 7641 2931



SITE NAME: **21 Charles Street W1**

PRIORITY: D (D)  
DESIGNATION: Listed Grade II, CA  
CONDITION: Poor  
OCCUPANCY: Vacant  
OWNERSHIP: Unknown

Terraced town house c1750-53 in Mayfair Conservation Area and listed grade II. Vacant and deteriorating. Some unauthorised works have taken place.

Contact: John Wilman (LA) 020 7641 2561

### 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: **2 Derby Street W1**

PRIORITY: B (B)

DESIGNATION: Listed Grade II, CA

CONDITION: Very bad

OCCUPANCY: Vacant

OWNERSHIP: Company

Town house built in 1746, extended c1760. Rear wall in poor condition. Planning permission and listed building consent granted in September 2004 for re-building of rear wall, and internal works.

Contact: Robert Ayton (LA) 020 7641 2978



SITE NAME: **9 and 11 Duke Street W1**

PRIORITY: B (A)

DESIGNATION: Listed Grade II, CA

CONDITION: Very bad

OCCUPANCY: Vacant

OWNERSHIP: Company

Pair of terraced town houses with later shops. Circa 1776-88, as part of the Duke of Manchester's development of Manchester Square on Portman Estate. No 9 is suffering from major structural problems. Revised application has been received and is currently under consideration which includes demolition of no 9.

Contact: Robert Ayton (LA) 020 7641 2978



SITE NAME: **Span Four,  
Paddington Station,  
Eastbourne Terrace W2**

PRIORITY: C (C)

DESIGNATION: Listed Grade I

CONDITION: Poor

OCCUPANCY: Occupied

OWNERSHIP: Company

Train shed completed in 1916 as an extension to Brunel's station. Currently propped with scaffolding. Lacking routine maintenance. Network Rail submitted application to demolish as part of a wider scheme. Consent given by Westminster City Council in 2003, subject to agreement by the Secretary of State. Network Rail intend to repair the structure.

Contact: Simon Ramsden 020 7973 3749



SITE NAME: **112 Eaton Square SW1**

PRIORITY: D (New entry)

DESIGNATION: Listed Grade II\*, CA

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Private

Grand terrace house. Part of an estate designed by T and L Cubitt. Building is suffering from general lack of maintenance and repair. Planning permission and listed building consent granted in 2002 for alterations and refurbishment but only limited works to implement this scheme have been undertaken.

Contact: Simon Ramsden 020 7973 3749



SITE NAME: **117 Gloucester Place W1**

PRIORITY: F (C)

DESIGNATION: Listed Grade II, CA

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Company

Terraced house built c1800-20 for the Portman Estate. Planning permission granted in 2007 for alterations and refurbishment. Work is currently underway and nearing completion.

Contact: Matthew Pendleton (LA) 020 7641 5971



SITE NAME: **12-22 (even) Gloucester Place W1**

PRIORITY: F (D)

DESIGNATION: Listed Grade II, CA

CONDITION: Very bad

OCCUPANCY: Vacant

OWNERSHIP: Company

Terraced houses c1800-20. Planning permission and listed building consent for alterations and refurbishment implemented and works well underway.

Contact: Robert Ayton (LA) 020 7641 2978

Note:  
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#### ABBREVIATIONS

CA Conservation Area  
LA Local Authority  
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UA Unitary Authority  
WHS World Heritage Site



SITE NAME: **39-45 (odd) and 61-67 (odd) Gloucester Place W1**

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

Part of long terrace of town houses built c1790-1800 by the Portman Estate. Nos. 39-45 & 61-65 – Planning permission and listed building consent granted and works currently underway and nearing completion. Works are also underway at no 61 and no 63. No 67 is now occupied.

Contact: Robert Ayton (LA) 020 7641 2978



SITE NAME: **46, 48, 52, 58, 62 and 70 Gloucester Place W1**

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

Terraced houses built 1790-1800 for the Portman Estate. Mainly vacant, but some properties have planning permission and listed building consent for approved alterations and change of use to residential use. Some works are taking place.

Contact: Robert Ayton (LA) 020 7641 2978



SITE NAME: **73 Gloucester Place W1**

PRIORITY: C (C)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Poor  
 OCCUPANCY: Part occupied  
 OWNERSHIP: Company

Part of a long terrace of houses built c1790-1800 by the Portman Estate.

Contact: Robert Ayton (LA) 020 7641 2978



SITE NAME: **94-104 (even) Gloucester Place W1**

PRIORITY: C (C)  
 DESIGNATION: Listed Grade II, CA  
 CONDITION: Poor  
 OCCUPANCY: Part occupied  
 OWNERSHIP: Company

Terraced houses built c1800 for the Portman Estate. Mainly vacant.

Contact: Robert Ayton (LA) 020 7641 2978



SITE NAME: **10 Hertford Street W1**

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

Terraced town house, 1768-69. Interior by Robert Adam for General Burgoyne 1769-71. Chimney pieces stolen. The Council has served enforcement notices requiring their replication and details have been submitted. Recent water ingress problem has been solved temporarily. Negotiations with new owners regarding repair ongoing.

Contact: Simon Ramsden 020 7973 3749



SITE NAME: **2-5 (consec) Hertford Street W1**

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

Part of a block of terraced houses, some with shops. Mid to late C18. Linked to scheme for 35 Shepherd Market, 20 Shepherd Street, and Nos 2,2A,4-8(even) Trebeck Street. A substantial level of repairs and refurbishment works have taken place.

Contact: Alistair Taylor (LA) 020 7641 2979

#### 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.

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SITE NAME: **Marshall Street Baths,  
Marshall Street W1**

PRIORITY: D (C)

DESIGNATION: Listed Grade II, CA

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Local authority

Public swimming baths built 1928-31 to the design of AWS & KMS Cross. Steel-framed red brick & stone-clad forebuilding with pantile roof & ferro-concrete roof structure to pools behind. Closed in 1997. Planning brief drafted by Westminster City Council to help resolve future use. Listed building consent and planning permission granted in 2007 for alterations in association with a refurbished leisure facility.

Contact: Robert Ayton (LA) 020 7641 2978



SITE NAME: **St Mark's Church,  
North Audley Street W1**

PRIORITY: C (C)

DESIGNATION: Listed Grade I, CA

CONDITION: Poor

OCCUPANCY: Occupied

OWNERSHIP: Religious organisation

Greek Revival Commissioners' Church built 1825-28 to the design of JP Gandy-Dearing. Body of church remodelled in 1878 by Sir Arthur Blomfield in Romanesque style. Redundant. The street elevation is in poor condition. A Certificate of Lawfulness issued in 2006 for use as a complimentary medical health centre. Another Certificate has been received for use of the premises as a venue and conference centre.

Contact: Simon Ramsden 020 7973 3749



SITE NAME: **Railings around Crescent Gardens,  
Regent's Park,  
Park Crescent W1**

PRIORITY: B (B)

DESIGNATION: Listed Grade II, CA

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Crown

Railings of c1812. Part of wider scheme for repair of paving, railings, gates and lodges in the park. Railings are very cracked and fractured and in danger of falling over. Repairs phased over next 12 years.

Contact: Matthew Pendleton (LA) 020 7641 5971



SITE NAME: **94 Piccadilly W1**

PRIORITY: D (D)

DESIGNATION: Listed Grade I, CA

CONDITION: Good

OCCUPANCY: Vacant

OWNERSHIP: Company

Town Mansion of 1756-1760 by Matthew Brettingham for Lord Egremont, with 1822 and later alterations. Naval and Military Club from 1866 until 1999. Planning permission and listed building consent granted for hotel conversion; works have yet to commence, but are expected shortly. Building secure and subject to regular inspections.

Contact: Simon Ramsden 020 7973 3749



SITE NAME: **33 Portland Place W1**

PRIORITY: C (C)

DESIGNATION: Listed Grade II\*, CA

CONDITION: Poor

OCCUPANCY: Occupied

OWNERSHIP: Company

Town house built c1780 to design of James Adam. Retains fine Adam interiors. Has suffered from water ingress and dry rot. Repairs notice served by English Heritage in April 2000. Now occupied and in residential use; largely refurbished internally but works to the roof are still outstanding.

Contact: Simon Ramsden 020 7973 3749



SITE NAME: **21 Portman Square W1**

PRIORITY: F (C)

DESIGNATION: Listed Grade I, CA

CONDITION: Fair

OCCUPANCY: Vacant

OWNERSHIP: Company

Substantial end of terrace town house, c1772. Planning permission and listed building consent granted in March 2007 for alterations and refurbishment works in connection with use as an extension to "Home House", 19 and 20 Portman Square. Works well underway.

Contact: Simon Ramsden 020 7973 3749

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  
LA Local Authority  
RPG Registered Park & Garden  
SM Scheduled Monument  
UA Unitary Authority  
WHS World Heritage Site



SITE NAME: **Wharf side shelter and store to rear of builders' merchants, 22 Praed Street W2**

PRIORITY: D (D)

DESIGNATION: Listed Grade II

CONDITION: Fair

OCCUPANCY: Vacant

OWNERSHIP: Company

Wharf side shelter and store c1840. Brick ground floor with timber first floor with large slated hipped roof. Part of redevelopment scheme for Paddington Basin. The shelter will be re-erected as part of the final landscaping proposals.

Contact: David Clegg (LA) 020 7641 3014



SITE NAME: **St Mary Magdalene, Rowington Close W2**

PRIORITY: B (B)

DESIGNATION: Listed Grade I

CONDITION: Poor

OCCUPANCY: Part occupied

OWNERSHIP: Religious organisation

1867-78 by G E Street, with crypt chapel of St Sepulchre of 1895 by Sir Ninian Comper. An exceptional High Victorian Gothic church with a complete internal decorative scheme, but the paintings on the soffit of the timber panelled roof now threatened by water ingress through the roof. English Heritage/Heritage Lottery Fund grant awarded for renewal of roof, works on site.

Contact: Simon Ramsden 020 7973 3749



SITE NAME: **35 Shepherd Market W1**

PRIORITY: F (C)

DESIGNATION: Listed Grade II, CA

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Company

Part of a block of terraced houses, some with shops. Mid to late C18. The buildings are in poor condition. Scheme for alterations, refurbishment and change of use has been agreed and a substantial level of repairs have been completed.

Contact: Alistair Taylor (LA) 020 7641 2979



SITE NAME: **20 Shepherd Street W1**

PRIORITY: F (C)

DESIGNATION: Listed Grade II, CA

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Company

Terraced house, probably late C18 with mid C20 shop front across ground floor. Part of a group with 2-5 Hertford Street, 35 Shepherd Market, 2, 2a and 4-8 Trebeck Street. A scheme for alterations, refurbishment and change of use has been agreed and a substantial level of repairs have been completed.

Contact: Alistair Taylor (LA) 020 7641 2979



SITE NAME: **36 South Street W1**

PRIORITY: F (D)

DESIGNATION: Listed Grade II, CA

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Unknown

Terraced house c.1737 and renovated and extended to the rear in 1915. Vacant and deteriorating but repair works now underway after earlier approved scheme.

Contact: John Wilman (LA) 020 7641 2561



SITE NAME: **Queen Eleanor Memorial Cross, Strand, Charing Cross WC2**

PRIORITY: B (New entry)

DESIGNATION: Listed Grade II\*, CA

CONDITION: Poor

OCCUPANCY: Not applicable

OWNERSHIP: Company

Victorian Eleanor Cross in elaborate C14 style. Fragments of stone are falling from the monument and there is a requirement for general repair and restoration work. Listed building consent was granted in 2006 for repair and reinstatement of the missing fabric. No works have taken place.

Contact: Simon Ramsden 020 7973 3749

#### 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: **33-35 (consec) Thayer Street W1**

Three terraced houses. Nos 33 and 35 built c1788, No 34 c1792. Some repairs carried out. External upper floors are in fair condition. Repair works almost complete but building still vacant.

PRIORITY: F (F)

DESIGNATION: Listed Grade II, CA

Contact: Robert Ayton (LA) 020 7641 2978

CONDITION: Fair

OCCUPANCY: Vacant

OWNERSHIP: Private



SITE NAME: **2, 2A & 4-8 (even) Trebeck Street W1**

Part of a block of terraced houses, some with shops. Mid to late C18. Scheme for alterations, refurbishment and change of use has been agreed and a substantial level of repairs and refurbishment works have taken place.

PRIORITY: F (C)

DESIGNATION: Listed Grade II, CA

Contact: Alistair Taylor (LA) 020 7641 2979

CONDITION: Poor

OCCUPANCY: Unknown

OWNERSHIP: Company



SITE NAME: **55 Upper Berkeley Street W1**

Terrace c1800-20. Part of Portman Estate development. Run down and mainly vacant.

PRIORITY: C (C)

DESIGNATION: Listed Grade II, CA

Contact: Tom Burke (LA) 020 7641 3488

CONDITION: Fair

OCCUPANCY: Part occupied

OWNERSHIP: Company



SITE NAME: **21 Upper Grosvenor Street W1**

Terraced town house circa 1732. Building suffering from general lack of maintenance and repair with water ingress. Planning permission and listed building consent granted in Nov 2005 for alterations and refurbishment. No works have taken place.

PRIORITY: B (New entry)

DESIGNATION: Listed Grade II, CA

Contact: Robert Ayton (LA) 020 7641 2978

CONDITION: Poor

OCCUPANCY: Vacant

OWNERSHIP: Company



SITE NAME: **140 Westbourne Terrace W2**

Detached villa dated to 1843-8 in Italianate style. Occupied as a number of bedsits. The building has now undergone substantial external repair and is currently for sale.

PRIORITY: F (C)

DESIGNATION: Listed Grade II, CA

Contact: Emily Wade (LA) 020 7641 5961

CONDITION: Good

OCCUPANCY: Occupied

OWNERSHIP: Company

Note:  
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