

LICHFIELD DISTRICT  
GRADE II  
HERITAGE AT RISK  
2013



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## **1.0 Background**

English Heritage's formal buildings at risk strategy and the publication of the first national Buildings at Risk Register was launched in 1998 and identified that 3.8% of England's most important Grade I and II\* listed buildings and scheduled monuments were at risk of collapse, decay and loss.

English Heritage has now launched a pilot scheme to determine how Grade II listed buildings (currently not covered by the Heritage at Risk Register) can be assessed. Lichfield District Council has been selected to take part in this national Heritage at Risk pilot scheme. This report along with a 'How to Survey Listed Buildings' guide is the culmination of this project.

## **2.0 Grade II Heritage at Risk Survey of Lichfield District**

The survey was carried out over the period May to August 2013 by Alison Richards and Maxine Turley from the Implementation Team at Lichfield District Council. Surveys were undertaken by external inspection from publicly accessible locations.

## **3.0 Scope of the Grade II Heritage at Risk Survey**

The survey targeted Grade II listed structures, currently outwith the 5 year survey window, and excluded Grade I and II\* structures and non-redundant churches.

## **4.0 Survey Methodology**

### **4.1 What is the Heritage at Risk Register?**

The important process of systemically checking the condition of our heritage goes back to 1998 with the birth of the English Heritage Buildings at Risk survey. This programme originally included only Grade I and II\* buildings. Since this time additional heritage assets have been included such as parks and gardens, conservation areas and archaeology. Nationally in 2012, 3.0% of grade I and II\* listed buildings were at risk. In the West Midlands this rises to 3.7% (102 buildings).

English Heritage is currently assessing how Grade II buildings can be included in the monitoring. The end result will be a dynamic picture of the health of the country's heritage.

### **4.2 What is Heritage at Risk?**

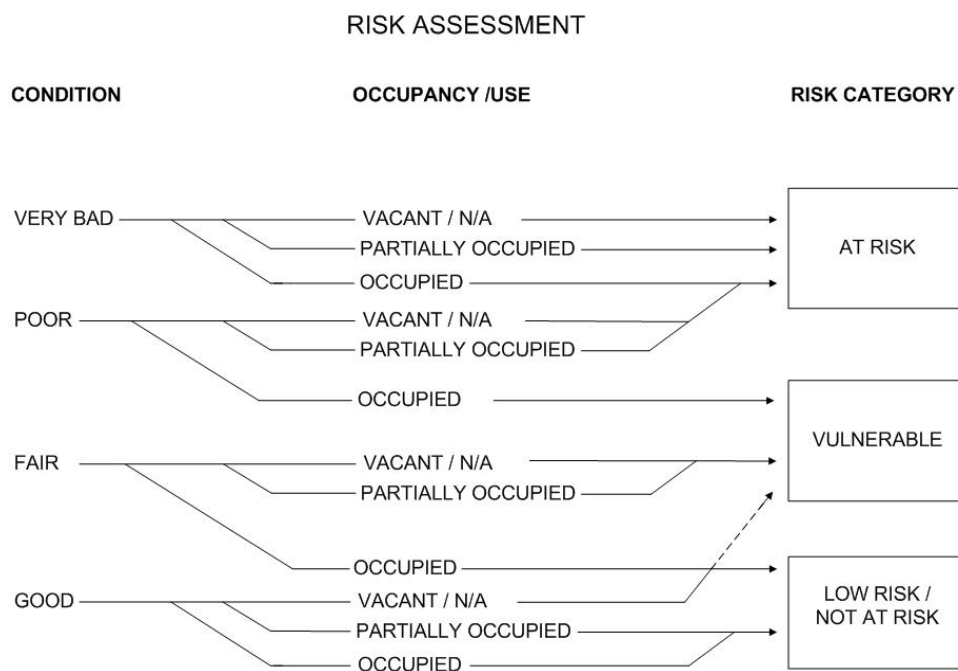
Heritage at Risk can be for example a building, or a structure such as a bridge or milepost.

The core principle of the Heritage at Risk survey is to determine a risk category for each building by combining circumstances of occupancy with the physical condition of the building.

- a. The occupancy of the building is defined by five categories: - occupied, partially occupied, vacant, not applicable and unknown.
- b. The condition of the building is determined by the **external** assessment of individual building components which have been divided into six categories: Roofs, Rainwater goods, Wall structure/structural stability, Doors and windows, Architectural details, Walls, gates & railings.
- c. Each building component is then rated within four categories and taking into account all the evidence the overall building condition is rated within the same categories:-

<b>Good</b>	Structurally sound; weathertight; no significant repairs needed.
<b>Fair</b>	Structurally sound; in need of minor repair; showing signs of a lack of general maintenance.
<b>Poor</b>	Deteriorating masonry; leaking roof; defective rainwater goods, usually accompanied by rot outbreaks; general deterioration of most elements of the building fabric, including external joinery; or where there has been a fire or other disaster which has affected part of the building.
<b>Very bad</b>	Structural failure or clear signs of structural instability; loss of significant areas of the roof covering, leading to major deterioration of the interior; or where there has been a major fire or other disaster affecting most of the building.

The overall risk assessment is calculated by a combination of condition and occupancy, using the table below. Structures which cannot be occupied are assessed on condition alone.



## 5.0 Summary of Findings

The results of the Grade II surveys undertaken between May to August 2013 have been combined with extant surveys to provide an overview of the state of listed heritage within Lichfield District. The results are shown below in Table 1 which shows percentages against all Grade II listed buildings and Table 2 which calculates the percentages against those Grade II properties actually surveyed.

**Table 1: 2013 GII Survey results by category – all GII structures**

Category	Number	Percentage
At Risk	18	2.68%
Vulnerable	39	5.80%
Not at Risk	481	71.58%
Unsurveyed – no access	61	9.08%
Not applicable*	73	10.86%
<b>TOTAL</b>	<b>672</b>	<b>100%</b>

\*not applicable = Churches

**Table 2: 2013 GII Survey results of the Grade II structures surveyed.**

Category	Number	Percentage
At Risk	18	3.35%
Vulnerable	39	7.25%
Not at Risk	481	89.40%
<b>TOTAL</b>	<b>538</b>	<b>100%</b>

Details of the Grade II Heritage at Risk are provided at Appendix A.

### 5.1 At Risk Buildings by Conservation Area

13 of the 20 Grade II listed structures identified 'At Risk' are located within Conservation Areas.

### 5.2 Restoration in Progress

Work has been identified on a number of listed properties.

- 2 Coleshill Street Fazeley
- 59 Coleshill Street Fazeley
- Blue Gates Farmhouse and Barn.

### 5.3 Demolished Buildings

None of the existing Grade II 'At Risk' buildings surveyed have been found to have been demolished.

### 5.4 Key Findings

The highest concentration of listed buildings at risk can be found in Fazeley Parish.

## 6.0 Future Actions

Local authorities have a key role in protecting the historic environment. The creation of a local Grade 2 Heritage at Risk register is the initial stage in addressing neglected buildings in order to assess the scale of the problem and prioritise resources and action. The District Council will continue to help owners to manage their properties by advising on building conservation techniques but also proactively seek to help owners by identifying sources of grant aid, opportunities for conservation and asset realization. The District Council will also work with developers and owners to find appropriate uses for vacant properties.

A number of properties were unable to be surveyed as they were inaccessible from the public highway. These property owners will be contacted to agree a survey date which will allow the full picture of all Grade II listed structures within the District. Should they deem it necessary local authorities can take action to secure the preservation of historic buildings through the use of statutory notices.

## 6.1 Priority for action

Once a building is identified as at risk and included on the Register, priority for action is assessed on a scale of A to F, where 'A' is the highest priority for a building which is deteriorating rapidly with no solution to secure its future, and 'F' is the lowest priority where a repair scheme is in progress and an end use has been secured.


<b>A</b>	Immediate risk of further rapid deterioration or loss of fabric: no solution agreed.
<b>B</b>	Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented.
<b>C</b>	Slow decay: no solution agreed.
<b>D</b>	Slow decay: solution agreed but not yet implemented.
<b>E</b>	Under repair or fair to good repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use)
<b>F</b>	Repair scheme in progress and (where applicable) end use or user identified: functionally redundant buildings with new use agreed but not yet implemented.


Buildings are removed from the Register when they are fully repaired or consolidated, their future secured, and where appropriate occupied or in use.




**Grade II Heritage at Risk.**  
(Grade I and II\* form part of a report by English Heritage)


KEY	
ORDER:	Entries are ordered alphabetically by Parish
CONDITION:	For buildings at risk, their condition is graded as: 'very bad', 'poor', 'fair' and 'good'.
OCCUPANCY / USE:	Occupancy (or use) is noted as vacant; part occupied; occupied; unknown or not applicable
PRIORITY:	For buildings at risk, the priority categories A to F are used as a means of prioritising action. The categories are shown at Section 6.1


<b>HAR Ref:</b>	1295195	<p><b>Description:</b> C17, remodelled in the early C18. Timber framed core with the outer walls rebuilt in brick and painted. No.115 to the rear is occupied however this ex shop is vacant.</p>	
<b>Address:</b>	113 and 115 Main Street, Alrewas		
<b>Conservation Area:</b>	Y		
<b>Condition:</b>	Poor		
<b>Occupancy:</b>	Part occupied		
<b>Priority Category:</b>	C		
<b>Year of survey:</b>	2013		

<b>HAR Ref:</b>	1382060	<p><b>Description:</b> An 1820 Congregational chapel by Thomas Birch. The building is in a slow state of decay, with substantial vegetation growth around the building.</p>	
<b>Address:</b>	Armitage United Reform Church, Rugeley Road, Armitage		
<b>Conservation Area:</b>	N		
<b>Condition:</b>	Poor		
<b>Occupancy:</b>	Vacant		
<b>Priority Category:</b>	C		
<b>Year of survey:</b>	2013		


Grade II Heritage at Risk Survey of Lichfield


<b>HAR Ref:</b>	1038768	<b>Description:</b> Pair of houses. Late C17 with early C18 and C19 alterations.	
<b>Address:</b>	Stonehouses Cottages, Rugeley Road, Armitage		
<b>Conservation Area:</b>	N		
<b>Condition:</b>	Fair		
<b>Occupancy:</b>	Vacant		
<b>Priority Category:</b>	C		
<b>Year of survey:</b>	2009		

<b>HAR Ref:</b>	1374307	<b>Description:</b> Early C19 red brick house. Door to right of centre with pilastered and pedimented doorcase with fanlight. To the left is a former carriageway arch.	
<b>Address:</b>	2 Coleshill Street, Fazeley		
<b>Conservation Area:</b>	Y		
<b>Condition:</b>	Fair		
<b>Occupancy:</b>	Vacant		
<b>Priority Category:</b>	C		
<b>Year of survey:</b>	2011		

<b>HAR Ref:</b>	1374308	<b>Description:</b> Early C19 red brick 2 storey house. Central 6-panelled door with panelled pilastered and pedimented doorcase	
<b>Address:</b>	59 Coleshill Street, Fazeley		
<b>Conservation Area:</b>	Y		
<b>Condition:</b>	Fair		
<b>Occupancy:</b>	Vacant		
<b>Priority Category:</b>	F		
<b>Year of survey:</b>	2011		


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<b>HAR Ref:</b>	1038804	<b>Description:</b> Early C19 watermill. Rectangular plan with wheel to left. Brick, roughly coursed into English garden wall band with gabled Welsh slate roof. Three storeys and loft and carriage arch to right.	
<b>Address:</b>	Bonehill Mill, Lichfield Street, Fazeley		
<b>Conservation Area:</b>	Y		
<b>Condition:</b>	Very Bad		
<b>Occupancy:</b>	Vacant		
<b>Priority Category:</b>	A		
<b>Year of survey:</b>	2011		


<b>HAR Ref:</b>	1245134	<b>Description:</b> 1886 textile factory built for William Tolson Ltd, by Messrs Wattons of Lichfield. 5-storey weaving block of 29 bays aligned north-south parallel to the Birmingham and Fazeley canal to the west.	
<b>Address:</b>	Fazeley Mill, Lichfield Street, Fazeley		
<b>Conservation Area:</b>	Y		
<b>Condition:</b>	Fair		
<b>Occupancy:</b>	Part occupied		
<b>Priority Category:</b>	D		
<b>Year of survey:</b>	2011		

<b>HAR Ref:</b>	1251584	<b>Description:</b> Early C19 house and outbuildings to Bonehill Mill. Two storeys; 6-bay, 3-window, range of irregular fenestration. Forms part of a group with Bonehill Mill and No. 122 Lichfield Street	
<b>Address:</b>	116 to 120 (even), Lichfield Street, Fazeley		
<b>Conservation Area:</b>	Y		
<b>Condition:</b>	Fair		
<b>Occupancy:</b>	Part occupied		
<b>Priority Category:</b>	C		
<b>Year of survey:</b>	2011		


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<b>HAR Ref:</b>	1374314	<b>Description:</b> Early C19 brick millhouse, now house. 3 storeys; 2-window range. Forms part of a group with Bonehill Mill and Nos 116-120 (even) Lichfield Street.	
<b>Address:</b>	122 Lichfield Street, Fazeley		
<b>Conservation Area:</b>	Y		
<b>Condition:</b>	Very bad		
<b>Occupancy:</b>	Vacant		
<b>Priority Category:</b>	A		
<b>Year of survey:</b>	2011		


<b>HAR Ref:</b>	1263819	<b>Description:</b> Farm outbuildings comprising barns and former smithy. Mid to late C18 with C19 additions and alterations.  Affected by HS2 route.	
<b>Address:</b>	L Shaped range of buildings, Bucks Head Farm, Watling Street, Hints		
<b>Conservation Area:</b>	N		
<b>Condition:</b>	Poor		
<b>Occupancy:</b>	Part in use		
<b>Priority Category:</b>	D		
<b>Year of survey:</b>	2013		

<b>HAR Ref:</b>	1248775	<b>Description:</b> C18 walls and pavilions within the former grounds of the now demolished King's Bromley Manor.	
<b>Address:</b>	Garden walls and pavilions at Manor Park, Kings Bromley		
<b>Conservation Area:</b>	Y		
<b>Condition:</b>	Poor		
<b>Occupancy:</b>	Not applicable		
<b>Priority Category:</b>	C		
<b>Year of survey:</b>	2013		

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<b>HAR Ref:</b>	1292295	<b>Description:</b> Wall and gates. Mid C19. Brick with moulded ashlar capping. Gate to left end is carriage entrance to Lombard Gardens. Wall is leaning with missing coping stones, spalling and missing brick and mortar.	
<b>Address:</b>	Wall extending 14m SW from No 35 Lombard Street, Lichfield.		
<b>Conservation Area:</b>	Y		
<b>Condition:</b>	Poor		
<b>Occupancy:</b>	Not applicable		
<b>Priority Category:</b>	C		
<b>Year of survey:</b>	2013		

<b>HAR Ref:</b>	1218375	<b>Description:</b> c1750 and c1850. Brick with ashlar and stucco dressings. The walls and windows and doors are in poor condition, with the rainwater goods also needing some attention	
<b>Address:</b>	1,3 and 5 Tamworth Street, Lichfield		
<b>Conservation Area:</b>	Y		
<b>Condition:</b>	Poor		
<b>Occupancy:</b>	Vacant		
<b>Priority Category:</b>	C		
<b>Year of survey:</b>	2013		


<b>HAR Ref:</b>	1248907	<b>Description:</b> Late C17 barn and stables. One storey, weather-boarded timber framing with some brick infill; plain tile roof.	
<b>Address:</b>	The Tithe Barn, Church Lane, Mavesyn Ridware		
<b>Conservation Area:</b>	Y		
<b>Condition:</b>	Poor		
<b>Occupancy:</b>	Part occupied		
<b>Priority Category:</b>	C		
<b>Year of survey:</b>	2013		



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<b>HAR Ref:</b>	1038837	<b>Description:</b> Country house, now offices. Mid C18, reputedly by Benjamin Wyatt; rendered in the C19 with other alterations.	
<b>Address:</b>	Packington Hall, Tamworth Road, Packington		
<b>Conservation Area:</b>	N		
<b>Condition:</b>	Very bad		
<b>Occupancy:</b>	Vacant		
<b>Priority Category:</b>	A		
<b>Year of survey:</b>	2012		

<b>HAR Ref:</b>	1188402	<b>Description:</b> Mid C18 red brick farmhouse. Double range plan with two storeys, attic and five-window front. James Wyatt, the architect, was born here in 1747.	
<b>Address:</b>	Blackbrook Farmhouse, London Road, Weeford		
<b>Conservation Area:</b>	N		
<b>Condition:</b>	Poor		
<b>Occupancy:</b>	Occupied		
<b>Priority Category:</b>	C		
<b>Year of survey:</b>	2011		

<b>HAR Ref:</b>	1038867	<b>Description:</b> C18 red brick barn and granary. 4-bay range aligned north-west/south-east.	
<b>Address:</b>	Barn & Granary, 5m NE of Blue Gates Farm		
<b>Conservation Area:</b>	N		
<b>Condition:</b>	Fair		
<b>Occupancy:</b>	Vacant		
<b>Priority Category:</b>	F		
<b>Year of survey:</b>	2013		

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<b>HAR Ref:</b>	1038908	<b>Description:</b> Farmhouse circa 1700 with later alterations. Brick, plastered and lined as ashlar. 2-cell baffle-entry main range facing south-west.	
<b>Address:</b>	Blue Gates Farmhouse		
<b>Conservation Area:</b>	N		
<b>Condition:</b>	Fair		
<b>Occupancy:</b>	Vacant		
<b>Priority Category:</b>	F		
<b>Year of survey:</b>	2013		