

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Conservation Advisory Group.
Conservation, Sustainability &
Community Planning Portfolio Holder

AUTHOR/S: Conservation Manager

8th June 2005

HISTORIC BUILDINGS AT RISK (BAR) – MAY 2005 MONITORING REPORT.

Purpose

1. To present the six-monthly monitoring report on the progress of action on addressing historic buildings at risk.

Effect on Corporate Objectives

2. Quality, Accessible Services	The monitoring report is a basic tool use in addressing the Council's statutory responsibilities to seek to secure the future of historic buildings. Progress on tackling BAR is a key performance indicator (SP903).
Village Life	Action to secure the future of historic buildings often involves action by the local community and resolving dereliction also contributes to the enhancement of the historic fabric and environment of individual villages.
Sustainability	Restoration of historic buildings, bringing them back into viable new use is fundamental to the achievement of sustainability.
Partnership	The achievement of the restoration of historic buildings is reliant upon the development of effective partnerships between the authority, property owners, the voluntary, public and private sectors.

Background

3. The table of results is attached as Appendix 1 below.

Considerations

4. Members will be aware that action to address historic buildings at risk is a key performance indicator, SP905. Both the Council's performance and the monitoring table will be reported and published on the internet from June 2005, via the Performance information monitoring and managements system (PIMMS).
5. It will be evident from the table that the number of cases has remained consistent for the last 2 years. This despite the targets for removal of cases from the list being achieved. This is a result of the continuously evolving nature of the task, buildings are added as they become vacated and/or the condition of their fabric deteriorates.
6. The key targets for action will always be the "severe at risk" and "at risk" categories (1-3 on the table), although these often involve the most protracted efforts.

Financial Implications

7. In most cases none, as negotiation with property owners secures the implementation of necessary basic repairs, or more extensive action sufficient to ensure the continued survival of the building. Grant support is usually a last resort.

Legal Implications

8. The authority has a general duty under the Planning (Listed Buildings & Conservation Areas) Act 1990 to help secure a viable future for historic buildings. This duty is enforced by various powers to require the implementation of urgent works where necessary or ultimately compulsory purchase.

Staffing Implications

9. The monitoring, reporting and intervention work is routinely undertaken by the Historic Buildings Officers and the Conservation Assistant within the Conservation section.

Risk Management Implications

10. None specific. The ultimate responsibility for the maintenance of historic building is its owner, although the authority has a duty to ensure that appropriate action is taken, by the use of its legal powers.

Consultations

11. Local members and parish councils will be informed if action under the planning act is to be undertaken.

Conclusions/Summary

12. The monitoring report is a basic tool use in addressing the Council's statutory responsibilities to seek to secure the future of historic buildings. Progress on tackling BAR is a key performance indicator (SP903) as it addresses action required by the act and, therefore, will remain a key service objective for the Conservation Section.

Recommendations

13. That the Conservation Advisory Group note the content of the monitoring report, the intention to publish the report on the internet and suggest any additional action to the Conservation, Sustainability & Community Planning Portfolio Holder as considered necessary and appropriate.

Appendix 1 – Historic Buildings at Risk – May 2005.

Background Papers: the following background papers were used in the preparation of this report : Appendix 1 – Historic Buildings at Risk – May 2005.

Individual files on properties listed in the monitoring report.

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HISTORIC BUILDINGS AT RISK – May 2005

The risk grade is on a scale of 1 to 5, based on condition and whether vacant or occupied. Grade I denotes buildings of greatest risk.

1. RESIDENTIAL PROPERTY

Parish	Address	List/Grade	Condition	Comments	Risk Grade	Proposed action
Arrington	143 Ermine Way	Grade II	Newly thatched encased in ply 1995, extension built 1995 Unoccupied	Repairs Notice served. Weatherproofed December 1992. Sold April 1994. Thatched 1995. Work in progress 1998/2005. Owner contacted December 2003 property inspected January 2004 extension built but no doors or windows, no stairs in cottage which requires render repairs. - Letter to owner July 2004. Timetable of work received Sept.2004 with completion proposed March 2005 - work delayed but being regularly monitored.	3	Keep in contact with owner and continue to monitor work in progress.

Parish	Address	List/Grade	Condition	Comments	Risk Grade	Proposed action
Balsham	Town End Farm Fox Road	Grade II	Partially collapsed	Structural engineering advice from English Heritage received 1990. Application for Listed Building Consent to demolish invited 1991. No response from owner since 1991 despite numerous letters expressing concern and requesting action.	1	Visit to ascertain current position

Bartlow	Old Forge Cottage	Grade II	Poor condition – poor quality frame	Thatch removed and re-roofed in pantiles 1989. Property inspected July 2004 & May 2005 – owner advised of minimum works required to maintain building in the short term.	4	Continue to monitor
Bassingbourn	Glasshouse Poplar Farmhouse North End	Curtilage Grade II	Poor condition	Survey being undertaken and repair schedule. Proposal to seek separate listing.	.3	Keep in contact with owner to encourage phased refurbishment.
Comberton	40 West Street	Grade II Conservation Area	Render falling off joinery needs repair, thatch requires overhaul	Occupied. Inappropriate materials used for large scale render repairs to front street elevation. Property regularly inspected. Letter to owner December 2003/November 2004 – no response.	4	Contact owner again regarding future plans/proposals
Cottenham	101 High Street	Grade II Conservation Area	Corrugated iron roof, gable wall unstable. No services	Sold 2002. New owner contacted. Application for listed building consent approved and grant offered for reinstatement of longstraw thatch. Letter to owner July 2004 – contacted Sept/Jan 2005. intends to begin work on garage. Thatching grant expires Oct. 2005	2	Contact owner to ascertain timescale of restoration work and monitor works when they begin.

Cottenham	135 High Street	Grade II Conservation Area	Timber framed property exposed to the weather. No guttering	Property undergoing 2 nd restoration/repair scheme with Housing Act grant following failure of original work. Progress slow.	4	Environmental Health to monitor works in progress
Dry Drayton	The Old Rectory Old Rectory Drive	Grade II	Property appears unoccupied and deteriorating . Partially boarded up.	Letter to owner August 2004. Architect made contact Nov.2004 – employed to draw up repair schedule. Reports of unauthorised works at the property.	3	Continue to monitor condition and await access opportunity.
Duxford	Shamrock Cottage 6 Moorfield Road	Grade II Conservation Area	Clunch cottage with timber framing in poor condition	Listed Building Consent for repair/restoration and extension approved 2000/2001 – Work in progress 2001/2005. Property visited on a regular basis -, work continues slowly but carefully. Inspected Nov.2004- work in progress. Owner in touch March 2005 to seek advice.	3	Continue to visit to check progress
Elsworth	Old School Brook Street	Conservation Area	Former school unoccupied classroom has severe structural problems	Property discussed with owner 1996 and 1998. Partly re-roofed 1999 using inappropriate materials but has broken windows and disused appearance.	3	Visit to ascertain current position.

Gamlingay	62 Church Street	Grade II Conservation Area	Unoccupied 18thC timber framed and rendered house with plain tiled roof	Appears to have been unoccupied for some years. Property inspected externally.	2	Make contact with owner to ascertain future proposals.
Graveley	Home Farm Cottage	Curtilage Grade II	19 th C cottage – boarded up	Appears to have been unoccupied for several years. Owner wished to demolish 2000. Letter to owner Dec 2003 & July 2004 – no response. Letter Nov 2004, owner now in contact proposes to apply for LBC to demolish cottage. No application received.	2	Visit to ascertain current condition.
Great Abington	South Lodge	Grade II	Neglected lodge cottage to Grade II* Abington Hall	Unoccupied for over 10 years. Contact with owners 1998 and 2002. Recent change of ownership. Listed Building Consent approved recently for demolition of modern extensions – work implemented July 2004.	4	Continue to monitor property and ascertain long term plans for future use of the building.
Hardwick	Victoria Farm Cottage Main Street	Grade II Conservation Area	Vacant timber framed & thatched cottage in need of repair/sensitive restoration	Elderly tenant has left. Meeting with owner March 2003 – listed building scheme approved 2004. Letter to owners July 2004/ Jan 2005 latest reply advises work to start shortly.	3	Continue to monitor situation

Hauxton	(New) Mill House	Curtilage of Grade II	Vacant – completely ivy clad & overgrown	Owner proposed demolition as surplus to requirements – application withdrawn following local opposition (1995). Letter to owners Dec 2003 & July 2004 no reply received. Further letter sent Nov. 2004 - agreed to implement clearance work. (See also Hauxton Mill).	1	Make contact with owners to ascertain long term future of building
Hildersham	Walled garden Hildersham Hall	Curtilage II*	Glasshouses/walls in need of repair	Owner applied for planning permission & Listed Building Consent for new dwelling reconstructing glasshouses – Refused July 2001	3	Visit to ascertain current situation
Horningsea	The Thatch Dock Lane	Grade II Conservation Area	Render falling off thatch needs repair. Windows broken	Owner occupied. Discussions with previous local Member about approach required as sensitive situation	3	Visit to ascertain current position
Impington	7 Water Lane	Grade II Conservation Area	Prominently sited washhouse /bakehouse in garden of listed cottage. Corrugated iron roof but generally in poor condition used as store	Owner expressed an interest in repairing 1983. No response to subsequent correspondence. Owner met 2000, budget cost repairs obtained with a view to offering grant. No further action taken. Relatives of owner made contact Nov. 2004 – need to discuss future action /obtain estimates.	2	Visit to ascertain current position

Little Gransden	22 Church Street	Grade II	Timber framed house with attached weatherboarded stable	Repairs Notice served 1999/2000. Property sold 2000. Listed Building Consent granted 2001. Work in progress slow but continuing. Roof thatched and lath reinstated Summer 2004	3	Continue to monitor on a regular basis.
Little Shelford	93 High Street	Grade II	Timber framed property with broken windows	Occasionally occupied. Concern expressed to owner 2001/2002, nothing further heard. Letter to owner December 2003, July 2004 & Nov. 2004 – no response received.	3	Visit to ascertain current situation
Melbourn	59 High Street	Grade II Conservation Area	Clay bat with very hard render. Slate roof no longer weatherproof. Property damp and has structural problem	Owner occupied. Contacted regularly since 1986. Grant offer refused by owner 1995. Listed Building Consent for conversion to 2 cottages approved 1998. Owner reluctant to move. Inspected Summer 2003.	3	Continue to monitor condition of the property
Milton	North Lodge Ely Road	Grade II Conservation Area	Victorian Lodge Cottage to Milton Hall – vandalised. Roof generally weatherproof. Some broken/open windows	Unoccupied for over 9 years. Repair/restoration scheme approved (1994/2002) Property on the market 2005 .	3	Continue to monitor condition .

Orwell	11/13 Lotfield Street	Grade II	Timber framed formerly thatched cottage	Property sold 1998, Listed Building Consent approved. Parish Council concern as progress on work slow. Conservation Committee authorised Repairs Notice January 2001. Roof now re-thatched with grant aid, work in progress 2003/05.	5	Continue to monitor works until property is occupied
Papworth Everard	The Lodge 13 Ermine Street	Grade II curtilage Grade II*	Victorian Lodge Cottage to Papworth Hall currently boarded up	Unoccupied cottage. Owner approached about future plans for the property 2003 a& May 2004 – no detailed response	3	Continue to monitor condition. Contact owner again
Sawston	17 High Street	Curtilage Grade II	Cottage attached to public house function room	No action taken. Owner advised of Council's concern 2000 & July 2004 – contact now made with Brewery use unauthorised.	4	Continue negotiations with brewery.
Waterbeach	11 Station Road	Conservation Area	Victorian House, unkempt and run down condition	Unoccupied for 9 years. Owner approached several times over the years. Planning approval for repairs/extension, garaging lapsed. Letter to owner 2002 – no response.	3	Visit to ascertain current situation
West Wrating	Lordship Farmhouse 3 Mill Road	Grade II	Timber framed slate & plain tiled roof house in poor condition.	Believed to be occupied	5	Visit to ascertain current condition & contact owner

Willingham	Cottage with shop at 10 High Street	Grade II	Unoccupied cottage late 18thC. Beginning to deteriorate ,has hole in roof.	Property visited April 2003. Owner applied for de-listing July 2003 – unsuccessful Estimates sought from roofing contractors for least cost repair.	4	Continue to monitor condition and contact owner again.
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2. **DOVECOTES**

Parish	Address	Status	Condition	Comments	Risk Grade	Proposed action
Bourn	Chapmans Farm (Upper Farm) Alms Hill	Curtilage Grade II	Remains of dovecote (3 external walls)	Property sold February 2001. New owner has Listed Building Consent to restore, reinstating roof etc. Letters to owner Dec 2003, July & Nov 2004—scheme to be implemented - intends to apply for grant aid for roofing materials.	1	Contact owner again to ascertain timescale of restoration/ rebuilding works

3. MILLS

Parish	Address	Status	Condition	Comments	Risk Grade	Proposed action
Guilden Morden	Hooks Watermill Potton Road	Grade II	“Museum” quality mill in need of extensive but sympathetic repair. Machinery intact	Re-roofed 1987. Owners contacted regularly. Discussions 2001 about possible development/sale (See also item below). Visited 2004.	3	Continue to monitor condition of property
Guilden Morden	Hooks Windmill Potton Road	Grade II	Roofless, windowless brick tower without sails. Needs cap and brickwork repairs	In same ownership as Watermill – see notes above. Part of complete mill complex. Listed building consent & planning permission recently approved for residential conversion.	2	Continue to monitor condition of property
Hauxton	Watermill Cambridge Road	Grade II	Unused, damaged by fire but still containing milling machinery. Elevations & roof appear sound. On public footpath so susceptible to vandalism	Successive owners contacted since 1976 regarding future of building. Some repairs carried out following fire. No sympathetic scheme forthcoming for long term use. Visited Summer2003.. Letter to owners Dec. 2003, July 2004 & Nov 2004. Contact made with company and clearance work to be undertaken.	3	Make contact with owners regarding long-term future & action to remove Elder/Ash & Ivy encroachment

Impington	Windmill Cambridge Road	Grade II*	Timber clad smock mill without sails	Property sold 1999. Work in progress on repairs and external redecoration 2001/02. Plan to reinstate sails in the future.	4	Visit to ascertain current position and request application for listed building consent.
Steeple Morden	Saundersons Windmill	Grade II	Smock mill in very poor condition. Needs structural works and major restoration programme	Urgent works notice served 1995 – some work carried out. Owner in contact 2000 to discuss future of site in association with alternative uses. Planning application for residential development in grounds – refused 2001. Public inquiry 2002 – appeal allowed subject to work to restore the mill. Revised Development scheme submitted for discussion (2004) which should secure restoration of mill via S106.	1	Continue to monitor condition & approach owner regarding long term future of mill
Whaddon	Tunnel Mill Rectory Farm Meldreth Road	Grade II	Repair to brickwork and banks of drain	Owner contacted 1987.	3	Visit to ascertain current position

4. AGRICULTURAL BUILDINGS AND OTHER OUTBUILDINGS

Parish	Address	Status	Condition	Comments	Risk Grade	Proposed action
Abington Pigotts	Manor Farm Church Lane	Curtilage Grade II* Conservation Area	Small timber framed and weatherboarded barn partially collapsed. Other buildings in poor condition	Owner met 1996/2000/2002. Discussions relating to use as livery yard. Approved 2000	3	Continue to monitor condition of building
Caxton	Granary Church Farm Gransden Road	Grade II	Late 17thC granary on staddle stones. Continues to deteriorate through general lack of maintenance.	Recent change of ownership may facilitate repairs .Listed Building application now received.	2	Keep in contact with owners to encourage repair works.
Elsworth	Barn Brook Street	Conservation Area	Timber barn with slate roof. Appears vacant and in poor deteriorating condition. Important in Conservation Area	No action as owner unknown.	2	Visit to ascertain current condition and identify any necessary urgent works.
Fulbourn	Barn at Golden Gables Sanders Lane	Grade II	Partially collapsed late 17thC 5 bay timber framed and thatched barn	Listed building application for total demolition Refused at DC&C Committee Nov 2004. Temporary scaffolding/protection in place.	1	Continue to monitor condition –

Great Wilbraham	Rookery Farm Barn Frog End	Grade II	17thC timber framed thatched barn in need of repair.	Application for development of land refused consent	3	Approach owner with grant advice.
Little Wilbraham	Rectory Farm Barn Rectory Farm Road	Conservation Area	Clunch barn damaged by vehicle and in need of repair. Prominently sited	Owner contacted 2002 regarding repair, asked about other uses. Application for Conservation Area Consent to demolish received and planning permission for redevelopment – both refused consent in January 2004.	2	Discussions on-going with owner regarding future redevelopment of buildings.
Steeple Morden	Old Farm Barn Brook End	Grade II Conservation Area	Timber framed and weatherboarded barn with corrugated roof Appears in sound condition.	Owner wished to demolish and re-erect. Approval given 2002 for residential conversion. Work in progress 2004/2005.	4	Continue to monitor whilst work in progress.
Waterbeach	Lock Farm Barn Long Drove	Grade II	Continues to deteriorate through general lack of maintenance	Property sold 2004 new owner met - intend to carry out works when rebuilding house.	3	Keep in touch with owners and continue to monitor condition of building

5. CHURCHES AND CHAPELS

Parish	Address	Status	Condition	Comments	Risk Grade	Proposed action
East Hatley	St Denis Church	Grade II*	13 th Century and 19 th Century Church now redundant. In need of extensive repair to maintain it as a ruin	<p>Survey carried out after removal of ivy. Architects report on options presented to identify best repair route.</p> <p>Will require substantial investment to repair and re-use.</p> <p>Access issues mean that a community based use is probably most likely to achieve success.</p>	1	<p>Schedule of work prepared and Grant support to be sought from English Heritage for BAR works (May 04).</p> <p>Seek Cabinet approval to undertake initial repair and stabilisation works June 2005.</p> <p>On completion of initial repairs investigate future scheme for re-use with parish council and other grant giving bodies.</p>
Ickleton	Former Chapel Frogge Street	Conservation Area	19 th Century gault brick, slate-roofed building in need of extensive repair	No action taken	3	Visit to ascertain current situation

6. **COMMERCIAL PROPERTY**

Parish	Address	Status	Condition	Comments	Risk Grade	Proposed action
Bassingbourn	Bakery 35 High Street	Grade II Conservation Area	Poor condition – retains large baking ovens	Consent for conversion to house approved 1990 & 1995. Owner contacted -further Listed Building Consent submitted August 2004 – approved May 2005 .	3	Continue to monitor building and ascertain time scale for the implementation of the now approved conversion scheme.
Elsworth	Throssells Yard Brook Street	Conservation Area	Forge, Bakery, Wheelwrights shop in need of repair	Sold 1995, new owner met. Work on restoring 19 th Century house proceeding slowly.	3	Visit to ascertain current condition
Fulbourn	The Maltings Ludlow Lane	Grade II Conservation Area	Unused late mediaeval malting building roofed in corrugated iron. In need of extensive repair but appears to be weathertight. No on-site parking	Owners contacted regularly since 1994. 1995 unsuccessful attempt to upgrade to II* listing Alternative uses difficult - major changes required & close to properties. Discussions with interested parties 2001/02.	3	Contact owner again to discuss long term future of this important building – Attempts to make contact have not been successful to date. Follow up to discussion of July 2004 – re: potential development as private museum for collection of rural bygones & possible grant aid.

Parish	Address	Status	Condition	Comments	Risk Grade	Proposed action
Linton	Former Malting Building 96 High Street	Grade II Outstanding Conservation Area	Roof severely damaged and flint walls deteriorating. Part occupied	Owner approached regularly. Listed Building Consent and planning permission approved 2002 for rebuilding and conversion to dwelling. Owner - advises scheme to be implemented 2005/06.	2	Continue to monitor current condition
Sawston	Great Eastern Drying Shed Hutchings & Harding Tannery High Street	Grade II*	Unused Chamois skin drying building now in poor condition – timber louvred walls and slate roof no longer weathertight.	Applications for Listed Building Consent to demolish, refused 1990, 1991 & 1992. Upheld on appeal. Discussions with English Heritage and the Industrial Buildings Preservation Trust regarding feasibility study. Parish Council/local members visited March 2004 to explore new initiative. Site contains a number of listed buildings all of which are in some industrial use.	2	Assessment of Feasibility Study undertaken. Further exploration of alternative methods of restoration required to include redevelopment options for site following meeting in March 2004.

Wimpole	Cobbs Wood Estate Yard	Curtilage buildings in estate yard to Wimpole Hall Grade I	Important buildings associated with the running of the estate. Joinery workshops, Gas Plant etc all in need of repair	Phased repair programme begun 1994.	3		Visit to ascertain current condition
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HISTORIC BUILDINGS AT RISK - SUMMARY 1999-2005

1. Residential Property

Risk Grade	March 1999	February 2000	February 2001	February 2003	September 2003	April 2004	November 2004	May 2005
Severe Risk (Grade 1)	1	1	1	1	2	2	2	2
At Risk (Grades 2/3)	13	9	9	19	21	19	19	18
Vulnerable (Grades 4/5)	10	8	8	3	5	5	8	8
Total	24	18	18	23	28	26	29	28

2. Dovecotes

Risk Grade	March 1999	February 2000	February 2001	February 2003	September 2003	April 2004	November 2004	May 2005
Severe Risk	2	2	2	2	1	1	1	1
At Risk	1	1	1	0	0	0	0	0
Vulnerable	0	0	0	0	0	0	0	0
Total	3	3	3	2	1	1	1	1

3. Mills

Risk Grade	March 1999	February 2000	February 2001	February 2003	September 2003	April 2004	November 2004	May 2005
Severe Risk	1	1	1	1	1	1	1	1
At Risk	4	4	4	4	4	4	4	4
Vulnerable	3	1	1	1	1	1	1	1
Total	8	6	6	6	6	6	6	6

4. Agricultural Buildings & Other Outbuildings

Risk Grade	March 1999	February 2000	February 2001	February 2003	September 2003	April 2004	November 2004	May 2005
Severe Risk	0	0	0	0	0	0	1	1
At Risk	6	7	5	7	7	6	6	6
Vulnerable	4	3	3	1	1	1	1	1
Total	10	10	8	8	8	7	8	8

5. Churches & Chapels

Risk Grade	March 1999	February 2000	February 2001	February 2003	September 2003	April 2004	November 2004	May 2005
Severe Risk	1	0	0	1	1	1	1	1
At Risk	0	0	0	1	1	1	1	1
Vulnerable	1	1	1	1	1	1	0	0
Total	2	1	1	3	3	3	2	2

6. Commercial Property Etc

Risk Grade	March 1999	February 2000	February 2001	February 2003	September 03	April 2004	November 2004	May 2005
Severe Risk	0	0	0	0	0	0	0	0
At Risk	6	6	6	6	5	5	5	5
Vulnerable	2	2	2	0	1	1	1	1
Total	8	8	8	6	6	6	6	6

7. Total Buildings at Risk - 1998 to 2004

Risk Grade	March 1999	February 2000	February 2001	February 2003	September 03	April 2004	November 2004	May 2005
Severe Risk (Grade 1)	5	4	4	5	5	5	6	6
At Risk (Grades 2/3)	30	27	25	37	38	35	35	34
Vulnerable (Grades 4/5)	20	15	15	6	9	9	11	11
Total	55	46	44	48	52	49	52	51

Buildings taken off the list (no longer at risk) between December 2004 and May 2005

- 10 High Street, Cottenham

Buildings added to list (considered to be at risk) between December 2004- and May 2005

- NONE