

Leicester Heritage at Risk Register

September 2020



Leicester
City Council

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Introduction

What is a Heritage Asset?

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.” – **National Planning Policy Framework (NPPF) (2019)**

There are currently 398 Nationally Listed Buildings, 6 Registered Historic Parks and Gardens, 11 Scheduled Monuments, 24 Conservation Areas and 393 Local Heritage Assets in Leicester.

Although the vast majority of these heritage assets remain in an active use and are well-maintained, there are few that remain in poor condition, usually as the result of a redundant use, long-term vacancy or neglect. These heritage assets suffer from a lack of regular maintenance and associated problems, such as compromised structural stability, deterioration of architectural features, vandalism and unauthorised access, putting those heritage asset at risk.

The Council’s Heritage at Risk Register contains heritage assets included in Historic England’s Heritage at Risk Register for the Midlands, a document produced annually. The latter is a regional document identifying only some designated heritage assets considered to be at risk. The local register is more encompassing and includes both designated and non-designated heritage assets (included in the Local Heritage Asset Register), as well as buildings and structures located in conservation areas within the city. It does not include conservation areas, Registered Parks and Gardens or Scheduled Monuments.

Historic England’s Heritage at Risk Registers can be accessed through their website at - www.historicengland.org.uk/advice/heritage-at-risk

The register is an evolving document, providing an evidence base for those heritage assets currently considered to be at risk. It is the intention of the Council to publish an updated version of the register every three years.

For more information visit our website at - www.leicester.gov.uk/heritageatrisk



Why have a Heritage at Risk Register?

The purpose of the Heritage at Risk Register is to identify these heritage assets considered to be at risk and to prioritise action towards securing their long-term conservation.

To achieve this, in the first instance the Council will notify the owner(s) of our concerns and work proactively with them to secure all necessary repairs and, where applicable, the implementation of a new viable use. If the cooperation is not forthcoming, the Council may consider the use of statutory powers in order to ensure long-term preservation of these heritage assets.

Owners of heritage assets are under no legal obligation to maintain their property in a good state of repair, even though it is in their interest to do so. This document is not intended to criticise any owner(s) inability to maintain their heritage asset in good condition, but to prioritise vulnerable heritage assets in terms of in-house Council resources.



Selection Criteria

In order to accurately identify heritage assets at risk, the Council followed the national criteria as set by Historic England, ensuring consistency between the national and local methodology.

When evaluating a heritage asset, consideration is given to the level of risk to the structure. Assets are assessed on the basis of their physical condition, vulnerability and, where applicable, occupancy or use. The categories range from A – at immediate risk and in very poor condition, to F – consolidation in progress. These are as follows:

- Category A** Immediate risk of further rapid deterioration or loss of fabric; no solution agreed
- Category B** Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented
- Category C** Slow decay; no solution agreed
- Category D** Slow decay; solution agreed but not yet implemented
- Category E** Under repair or in 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)
- Category F** Repair scheme in progress and (where applicable) end use or user identified; functionally redundant buildings with new use agreed but not yet implemented

An asset will be removed from the register once its future preservation is secured through re-occupation (if applicable), structural consolidation and completion of all necessary repairs.

In exceptional cases (e.g. scheduled monuments and ruinous listed buildings), the heritage asset will only be removed once consolidation works have been completed and a long-term management plan has been agreed between the owner(s) and the Council.



Heritage at Risk Strategy

As part of the register, the Council commits to monitor the condition of heritage assets at risk, to assess if their condition is changing and if any action is required. The following timescales are proposed for routine inspections:

Every 2-4 weeks:

- | | |
|-------------------|--|
| Category A | Immediate risk of further deterioration or loss of fabric; no solution agreed |
| Category B | Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented |

Every 6-8 weeks:

- | | |
|-------------------|---|
| Category C | Slow decay; no solution agreed |
| Category D | Slow decay; solution agreed but not yet implemented |

Every 10-12 weeks:

- | | |
|-------------------|--|
| Category E | Under repair or in 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) |
| Category F | Repair scheme in progress and (where applicable) end use or user identified; functionally redundant buildings with new use agreed but not yet implemented |

In addition to regular monitoring, the following actions are advanced in order to safeguard the heritage assets at risk and encourage their long-term conservation:

- All heritage assets on the register will be assigned to a case officer, who will deal directly with the owner(s) to secure their preservation;
- All owners of the heritage assets at risk will be notified of the inclusion of their site on the register, including an indication of works necessary to consolidate and secure those assets;
- The Council will prioritise all Category A & B heritage assets, and require improvements in the condition of these assets within a 12-month period;
- Wherever possible, historic building grant funding will be offered to improve the condition of heritage assets at risk;
- The use of statutory powers will be considered where the owner(s) fail to work with the Council and secure the preservation of the vulnerable asset.

Historic Building Grant Scheme

In order to support essential repairs and structural consolidation of heritage assets at risk, the Council offers financial assistance through the existing Historic Buildings Grants Scheme, with priority given to vulnerable assets.

Funding is available for repairs to and reinstatement of traditional architectural features (e.g. windows, front boundary treatments) to the exterior of nationally listed building, local heritage assets and historic properties in conservation areas. The purpose of the grant aid is to encourage sympathetic works to historic buildings, preserving or enhancing their special architectural and historic interest, while ensuring their long-term preservation.

The amount of grant funding available depends on the category of the heritage asset under consideration:

- **Nationally Listed Buildings**

Grants are available for up to 50% of the total cost of the eligible works, to a maximum of £6,000;

- **Historic Buildings in Conservation Areas**

Grants are available for up to 50% of the total cost of the eligible works, to a maximum of £3,000;

- **Local Heritage Assets (Local Heritage Asset Register)**

Grants are available for 50% of the total cost of the eligible works, to a maximum of £3,000.

Since 2008, grant assistance is only available to those areas of the city that are located within Leicester's most deprived areas. This means that properties located in the Knighton and Stoneygate Conservation Areas are not currently eligible for grant funding.

For more information on the Historic Building Grant please visit the Council's website at - www.leicester.gov.uk/planning-and-building/conservation/heritage-conservation/

Statutory Powers

Where the Council is concerned about the deteriorating condition of a heritage asset at risk and the owner(s) is unwilling to improve its condition, the Council may consider the use of its statutory powers to secure the preservation of the heritage asset. The statutory powers available to the Council are presented below.

Section 215 Notice

*“If it appears to the local planning authority that the amenity of part of their area, or of an adjoining area, is adversely affected by the condition of land in their area, they may serve on the owner and occupier of the land a notice (...). The notice shall require such steps for remedying the condition of the land as may be specified (...) within such period as may be so specified” - **Section 215, Town and Country Planning Act 1990.***

Section 215 of the Town & Country Planning Act 1990 provides a local planning authority with the power to take steps requiring land to be cleaned up when its condition adversely affects the amenity of the area.

It can be used by the Council to improve the external appearance of a heritage asset and its curtilage. It can be applied to both designated and non-designated heritage assets, whether vacant or occupied, to order works that would uplift the appearance of the heritage asset and the surrounding streetscene.

Works carried out under a Section 215 Notice include the tidying up of rubbish, re-glazing of broken windows and cleaning of a brick elevation. It has potential to contribute to wider regeneration and deliver important, tangible and lasting improvement to the historic environment.

Urgent Works Notice

*“A local authority may execute any works which appear to them to be urgently necessary for the preservation of a listed building in their area” - **Section 54, Planning (Listed Buildings and Conservation Areas) Act 1990***

Urgent Works Notices are a statutory power that can be used by the Council to carry out works to a listed building that are considered urgently necessary for the preservation of the listed building. The works must be the bare minimum required to protect the listed building from immediate further deterioration and can only be applied to vacant listed buildings or those parts of a listed building that are not in use. Works that could be carried out under an Urgent Works Notice include provision of a temporary roof covering, installation of temporary structural supports and other relevant security and weather-proofing measures (e.g. boarding up windows).

In exceptional circumstances the Council can also ask the Secretary of State to issue an Urgent Works Notice to an unlisted building in a conservation area, where its preservation is important for maintaining the character or appearance of the area.

Repairs Notice

Where a nationally listed building has been continuously neglected, at immediate risk of further deterioration or loss, the Council can consider issuing a Repairs Notice as per Section 48 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The issuing of a Repairs Notice is the first step in the Compulsory Purchase Order under Section 47 of the same Act and requires the owner(s) to carry out a full scheme of repairs for the proper preservation of a listed building.

The procedure is designed to allow a local authority to ensure that a listed building is adequately preserved and not allowed to deteriorate by the owner's inactivity.

Other Powers

In addition to the above powers, which are planning-based, the Council can also consider the use of a wide range of powers from other areas of the Council, such as housing and building control powers, in order to safeguard the future preservation of heritage assets. These include:

- Empty Dwelling Management Orders (EMDO) – Section 132 of the Housing Act 2004
- Dangerous Structures Order – Section 77 of the Building Act 1984
- Dangerous Building, Emergency Measures – Section 78 of the Building Act 1984
- Ruinous & Dilapidated Buildings & Neglected Sites – Section 79 of the Building Act 1984
- Proceedings for Statutory Nuisances – Section 80 of the Environmental Protection Act 1990
- Public Health, Protection of Buildings – Section 29 of the Local Government (Miscellaneous Provisions) Act 1982

Case Studies

The following examples showcase the significant progress achieved with some of the Heritage at Risk assets in the city since October 2017. Works to those buildings have resulted in these heritage assets no longer being considered at risk and thus now removed from the register. In all cases, the Council have had direct involvement in securing the long-term conservation and, where applicable, viable re-use of these heritage assets.

The full list of all heritage assets removed from the Heritage at Risk Register since October 2017 is provided in Appendix A. Over a third of all heritage assets included on the previous register have since been secured. It is hoped that comparable progress will occur over the next 3-year period, following the release of this document.

Braunstone Hall (inc. Former Kitchen Wing), Braunstone Park



The Grade II Listed Braunstone Hall and the associated kitchen wing were built for the Winstanley Family in 1776 to the designs of William Oldman (later Lord Mayor of Leicester). Located to the west of the city centre within its 160-acre parkland setting, now Braunstone Park, the buildings had been vacant since the mid-1990s when made redundant as a school. Following its closure, the Grade II Listed assets suffered from a number of problems, including dry rot, wet rot, arson and unauthorised access.

Due to its vacancy and deteriorating condition they were first included on the Council's Buildings at Risk Register in 2008. Following lengthy negotiations between the Council and a local developer, plans were approved in June 2015 for the conversion of the site to a wedding and conference venue (20141435 & 20141434). Works began in late-2015, with the construction of two new ballrooms, a new glazed entrance area and the sympathetic conversion of the buildings into hotel accommodation, providing 19 luxury bedrooms and an ancillary ground floor restaurant.



The works included extensive repairs to the damaged historic fabric of the original buildings, including the reinstatement of large areas of lime plasterwork, reinstatement of fire and rot damaged suspended timber floors and extensive repairs to the substantial external chimneystacks – now incorporated into a new fully-glazed entrance atrium.

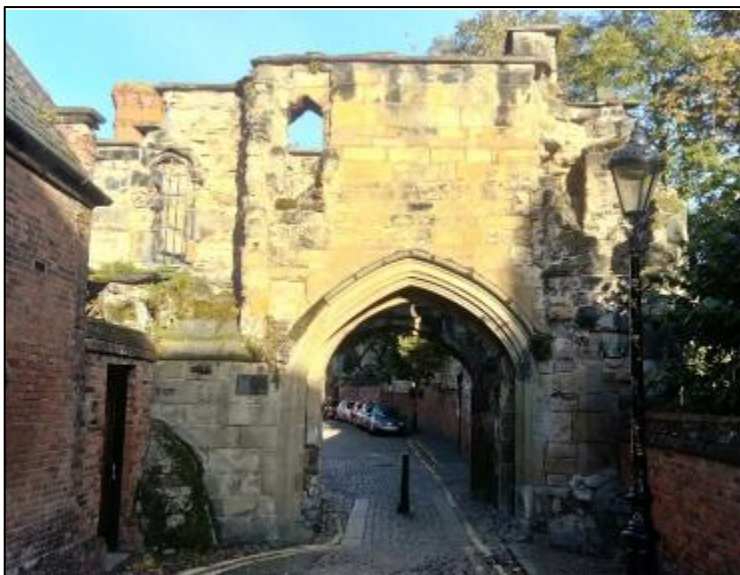
Following two years of construction work, the fully refurbished hall was re-opened at the end of 2017. The Grade II listed properties are now in active use. The project won *Regeneration Project of the Year* at the PROCON Leicestershire Awards 2018 and shortlisted for the Building Conservation Award at the East Midlands RICS Awards 2018.

Turret Gateway, Caste View

Turret Gateway, constructed c.1422-1423 as the south entrance to the inner bailey of the castle, is part of a Scheduled Monument as well as a Grade I Listed building in its own right. Not capable of an active use and suffering from a lack of regular maintenance, it was at immediate risk of further deterioration, due to failing masonry, water penetration and significant vegetation growth. Areas of the structure had to be cordoned off by security fencing for public health and safety reasons.

Due to the aforementioned issues, the asset was first included on the Buildings at Risk Register in 2008. It was included as Category A in the updated October 2017 Register, where it was assessed as in a very bad condition and at immediate risk of further deterioration.

A comprehensive condition survey and management plan were prepared in May 2017, followed by archaeological recording of the structure. Comprehensive repairs and consolidation works commenced in September 2018. A temporary roof covering was provided to protect the structure and all new repairs over the winter months. The works included the removal of invasive vegetation, roof repairs, complete repointing scheme, repair and replacement of some of the cracked / eroded stonework.



All works were completed by March 2019. These have consolidated the structure, leaving it stable and in good condition, with the asset now fully accessible and free of health and safety risks.

27 Friar Lane



The Grade II Listed building was constructed in the 18th century. Located in the core of Leicester's 'old town' and in the Greyfriars Conservation Area, the structure had been suffering from progressing deterioration. Of particular concern was the water ingress damage, with the gable end brickwork showing signs of prolonged staining due to rainwater discharge, a result of failing roof guttering & lead flashings. Vegetation growth was prominent at the eaves level, with localised failure to the roof covering.

The asset had been included in the October 2017 Heritage at Risk Register as Category C, assessed to have been in poor condition and part-vacant.

Located within the Townscape Heritage Initiative (THI) area, the Council successfully managed to engage with the owners to secure a funded schedule of necessary repairs and conversion of the property into residential accommodation.



All necessary permissions were obtained in September 2018 (20180990 & 20180989). Implemented from the subsequent year onwards, the works were completed by early 2020. These included comprehensive repairs and renovation of the property, including cleaning & reporting of brickwork, works to roof covering, clearing of guttering, removal of vegetation, replacement of damaged rainwater goods, installation of new sash windows and traditional timber panelled doors, as well as rebuilding of the damaged chimney to top.

The property has been consolidated, with its condition significantly improved. It is now in active use as residential accommodation. The positive effect of works has been complemented by other successful projects within the THI area, including funded works to the adjacent Grade II Listed 2 New Street.

What is included in the Register?

The following portion of the document provides information on all heritage assets currently included on the Heritage at Risk Register.

First, the document presents a comprehensive table of all heritage assets included on the register, with a brief summary of each asset (address, designation, occupancy, current condition, and ownership). The following sections provide more detail on each of the heritage assets included on the register in the form of separate entries. These are split into categories, allowing you to navigate through the document by the level of risk, with those heritage assets at the highest risk (Category A) presented first.

Please note that the information included in the document is not a comprehensive record of each heritage asset. If you wish to obtain further information about a particular building, structure or site, please contact the conservation team at planning@leicester.gov.uk.

A brief summary of all assets removed from the Heritage at Risk Register since October 2017 is provided at the end of the document in Appendix A.



Heritage Assets included on the Heritage at Risk Register

| Name of Asset | Address | HAR category | Designation | Reference | Condition | Occupancy | Ownership |
|------------------------------|-------------------|--------------|--|-----------------------------|-----------|---------------|-------------------|
| No. 3 | Darker Street | A | Grade II Listed Building & Conservation Area | I250052 (List Entry Number) | Very Bad | Unoccupied | Private Ownership |
| Frisby Jarvis Building | 33-45 Frog Island | A | Grade II Listed Building | I096104 (List Entry Number) | Very Bad | Unoccupied | Private Ownership |
| Church of St Paul | Kirby Road | A | Grade II Listed Building | I063905 (List Entry Number) | Very Bad | Unoccupied | Private Ownership |
| Western Park Open Air School | Western Park | A | Grade II Listed Building | I401753 (List Entry Number) | Very Bad | Unoccupied | Private Ownership |
| Former Corah Factory | St John Street | A | Locally Listed Building | LL/014 | Very Bad | Part-Occupied | Private Ownership |
| Slum House | Garden Street | A | Locally Listed Building | LL/369 | Very Bad | Unoccupied | Private Ownership |

| Name of Asset | Address | HAR category | Designation | Reference | Condition | Occupancy | Ownership |
|----------------------------|------------------|--------------|---|-----------------------------|-----------|------------|----------------------------|
| Church of St Saviour | St Saviours Road | B | Grade II* Listed Building | I074774 (List Entry Number) | Poor | Unoccupied | RCCG City of Favour Church |
| Former St Saviours School | Whinchat Road | B | Locally Listed Building | LL/165 | Very Bad | Unoccupied | RCCG City of Favour Church |
| Remains of Cavendish House | Abbey Park | B | Scheduled Monument, Grade I Listed Building & Grade II* Listed Historic Park & Garden | I074052 (List Entry Number) | Poor | N/A | Local Authority |

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| Name of Asset | Address | HAR category | Designation | Reference | Condition | Occupancy | Ownership |
|---|---|--------------|---|-----------------------------|-----------|------------|--|
| Jewry Wall | St Nicholas Circle | C | Scheduled Monument & Grade I Listed Building | 1074773 (List Entry Number) | Fair | N/A | English Heritage / Local Authority |
| John O'Gaunts Cellar, The Castle | Castle Yard | C | Scheduled Monument, Grade I Listed Building & Conservation Area | 1200622 (List Entry Number) | Fair | Unoccupied | Local Authority / De Montfort University |
| Newarke Wall | Castle View | C | Scheduled Monument, Grade II* Listed Building & Conservation Area | 1361054 (List Entry Number) | Poor | N/A | Local Authority |
| Statue of Religion | Belgrave Hall, Church Road | C | Grade II* Listed Building, Grade II Listed Historic Park & Garden & Conservation Area | 1361396 (List Entry Number) | Poor | N/A | Local Authority |
| Iron Gates in Garden, | Newarke Houses Museum, 9-13 The Newarke | C | Grade II* Listed Building & Conservation Area | 1074006 (List Entry Number) | Poor | N/A | Local Authority |
| Farben Works | Slater Street | C | Grade II Listed Building | 1407101 (List Entry Number) | Poor | Unoccupied | Private Ownership |
| Former St Patrick's School | Royal East Street | C | Grade II Listed Building | 1250250 (List Entry Number) | Poor | Unoccupied | Private Ownership |
| Gate Piers & Cast Iron Gate to Former Midland | Station Street | C | Grade II Listed Building | 1361036 (List Entry Number) | Poor | N/A | Network Rail |

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|-------------------------------------|---------------------------|---|--|-----------------------------|------|---------------|-------------------------------|
| Railway Station | | | | | | | |
| K6 Telephone Kiosks | London Road | C | Grade II Listed Building | 1250026 (List Entry Number) | Poor | N/A | BT |
| Wycliffe Hall | Gedding Road | C | Grade II Listed Building | 1389423 (List Entry Number) | Poor | Unoccupied | Private Ownership |
| Hunters Lodge | 136A-146 Gwendolen Road | C | Grade II Listed Building | 1389422 (List Entry Number) | Fair | Occupied | Private Ownership |
| Former Police Station | 176-180 Loughborough Road | C | Conservation Area | N/A | Poor | Unoccupied | Darul Uloom School, Leicester |
| Warehouse to r/o No. 39 | Church Gate | C | Conservation Area | N/A | Poor | Unoccupied | Private Ownership |
| Former Thomas Cook Temperance Hotel | 121-123 Granby Street | C | Conservation Area | N/A | Poor | Unoccupied | Private Ownership |
| Dunlop Works | Evington Valley Road | C | Locally Listed Building | LL/278 | Poor | Part-Occupied | Private Ownership |
| Coronation Building | 76-88 High Street | C | Grade II Listed Building & Conservation Area | 1270257 (List Entry Number) | Poor | Occupied | Private Ownership |
| The Grove | 130 Knighton Road | C | Grade II Listed Building & Conservation Area | 1250284 (List Entry Number) | Poor | Unoccupied | University of Leicester |
| The Black Boy PH | 31-35 Albion Street | C | Locally Listed Building | LL/070 | Poor | Unoccupied | Private Ownership |
| No. 28 (inc. 2 Wycliffe Street) | Friar Lane | C | Grade II Listed Building & Conservation Area | 1300524 (List Entry Number) | Poor | Unoccupied | Private Ownership |

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|-------------------------------------|--------------------|---|-------------------------|--------|------|---------------|-------------------|
| No. 80 | Wharf Street South | C | Locally Listed Building | LL/152 | Poor | Unoccupied | Private Ownership |
| No. 282 | Loughborough Road | C | Conservation Area | N/A | Poor | Unoccupied | Private Ownership |
| Odeon Arcade | Market Place | C | Conservation Area | N/A | Poor | Part-Occupied | Private Ownership |
| Former Victoria Model Lodging House | Britannia Street | C | Locally Listed | LL/271 | Poor | Unoccupied | Private Ownership |

| Name of Asset | Address | HAR category | Designation | Reference | Condition | Occupancy | Ownership |
|--|---------------------|--------------|---|-----------------------------|-----------|------------|----------------------------|
| Wall to North of Unitarian Chapel | Butt Close Lane | D | Grade II Listed Building & Conservation Area | 1361401 (List Entry Number) | Poor | N/A | Leicester Unitarian Chapel |
| Former Boot & Shoe Operatives Union and National Union Headquarter | 3 St James Street | D | Grade II Listed Building & Conservation Area | 1424243 (List Entry Number) | Poor | Unoccupied | Private Ownership |
| Bradgate House | 136 Westcotes Drive | D | Conservation Area | N/A | Poor | Unoccupied | Private Ownership |
| Former Entrance Lodge | 332 Narborough Road | D | Locally Listed Building | LL/324 | Poor | Unoccupied | Private Ownership |
| Abbott Penny's Wall | Abbey Park | D | Scheduled Monument. Grade I Listed Building & Grade II* Listed Historic Park & Garden | 1361406 (List Entry Number) | Poor | N/A | Local Authority |
| ISKCON | 31 Granby Street | D | Grade II* Listed Building & | 1074047 (List Entry Number) | Poor | Occupied | ISKCON |

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|--|--------------------|---|--|-----------------------------|------|---------------|-------------------|
| | | | Conservation Area | | | | |
| Former Entrance Lodge to Towers Hospital | 431 Gipsy Lane | D | Grade II Listed Building | 1376812 (List Entry Number) | Poor | Part-Occupied | Private Ownership |
| No. 1 (inc. 5 Millstone Lane) | Pocklington's Walk | D | Grade II Listed Building & Conservation Area | 1389645 (List Entry Number) | Poor | Unoccupied | Private Ownership |
| Church of St Peter | St Peter's Road | D | Grade II Listed Building | 1361047 (List Entry Number) | Fair | Occupied | Church of England |
| No. 7 | University Road | D | Conservation Area | N/A | Poor | Unoccupied | Private Ownership |

| Name of Asset | Address | HAR category | Designation | Reference | Condition | Occupancy | Ownership |
|---|-----------------------|--------------|--|-----------------------------|-----------|------------|-------------------------|
| No.101 | High Street | E | Grade II Listed Building & Conservation Area | 1250176 (List Entry Number) | Fair | Unoccupied | Private Ownership |
| Church of St Peter | Church Road, Belgrave | E | Grade II* Listed Building & Conservation Area | 1074029 (List Entry Number) | Fair | Unoccupied | Church of England |
| South Lodge at Abbey Park | Slater Street | E | Grade II Listed Building & Grade II* Listed Historic Park & Garden | 1072589 (List Entry Number) | Fair | Unoccupied | Local Authority |
| Church of St George (Serbian Orthodox Church) | Rutland Street | E | Grade II* Listed Building & Conservation Area | 1299776 (List Entry Number) | Fair | Occupied | Serbian Orthodox Church |
| Fleet House | Lee Circle | E | Locally Listed Building | LL/095 | Fair | Unoccupied | Private Ownership |

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|--------------------------------|--------------------|---|--|-----------------------------|------|---------------|-------------------|
| Timber Warehouse to r/o No. 66 | Church Gate | E | Grade II Listed & Conservation Area | 1250261 (List Entry Number) | Fair | Unoccupied | Private Ownership |
| Former Generator House | 2 Jarvis Street | E | Locally Listed Building | LL/010 | Fair | Unoccupied | Private Ownership |
| Former Highcross House | 345 Gwendolen Road | E | Locally Listed Building | LL/284 | Fair | Unoccupied | Private Ownership |
| Former Piccadilly Cinema | Green Lane Road | E | Locally Listed Building | LL/159 | Fair | Part-Occupied | Private Ownership |
| Turkish Baths | 40 Friar Lane | E | Grade II Listed Building & Conservation Area | 1074751 (List Entry Number) | Poor | Occupied | Private Ownership |

| Name of Asset | Address | HAR category | Designation | Reference | Condition | Occupancy | Ownership |
|------------------------------|-------------------|--------------|--|-----------------------------|-----------|---------------|-------------------|
| Church of St Mary De Castro | Castle Yard | F | Grade I Listed Building & Conservation Area | 1074070 (List Entry Number) | Fair | Occupied | Church of England |
| Former Stoneygate Tram Depot | 453 London Road | F | Locally Listed Building | LL/236 | Fair | Part-occupied | LIHT |
| Magazine Gateway | The Newarke | F | Scheduled Monument & Grade I Listed Building | 1184902 (List Entry Number) | Fair | Unoccupied | Local Authority |
| No. 11-13 | Wellington Street | F | Grade II Listed & Conservation Area | 1438099 (List Entry Number) | Fair | Unoccupied | Private Ownership |

Category A

Immediate risk of further deterioration of loss of fabric; no solution agreed.

No. 3 Darker Street

Heritage at Risk Category:
Category A

Designation:
Grade II Listed Building &
Conservation Area

Condition:
Very Bad

Occupancy:
Unoccupied

Ownership:
Private Owner

Ward:
Castle

NGR:
SK 58557 04865



Reason for being at risk

The building is in immediate risk of further deterioration, suffering from long-term vacancy and lack of maintenance. The former workshop is structurally unstable, whilst the main structure displays substantial failure of roof cover and structural cracking to brickwork. The site also suffers from unauthorised access, vandalism and pigeon infestation.

Current condition

The building was vacated in the 1990s and has since suffered from a lack of regular maintenance. From mid-2000s onwards, several Urgent Works Notices were issued by the Council to secure immediate repairs, demolition of unstable ancillary buildings and installation of a temporary roof covering to the main house (to ensure its weathertightness).

The former workshop has bowing brickwork, failing structural framework and partially missing roof structure, all of which has now resulted in the structure being considered unsalvageable. The temporary roof covering over the main structure is failing, whilst brickwork is unstable at eaves level to western gable, with cracking to primary elevations.

Recent developments

Permissions were granted for the conversion of the building to a music recording studio in April 2015 (ref – 20141993 & 20141994). The applicant has not pursued the scheme but commissioned a structural survey that indicated approximately 55-65% of the structure is unstable or affected by critical level of dampness and decay.

Over the course of 2019 pre-application discussions about sympathetic conversion of the main building as part of a wider redevelopment of the site took place. The site has since been sold on auction. The Council will continue to work together with the new owners to find a viable solution for the heritage asset. An Urgent Works Notice may be required this year to secure the condition of the property.

Frisby Jarvis Building **33-45 Frog Island**

Heritage at Risk Category:

Category A

Designation:

Grade II Listed Building

Condition:

Very Bad

Occupancy:

Unoccupied

Ownership:

Private Owner

Ward:

Abbey

NGR:

SK 58031 05341



Reason for being at risk

The building is at immediate risk of further deterioration. Following a fire in July 2016 it remains structurally unstable and is no longer wind and water-tight, missing large proportion of its roof and internal floors & walls.

Current condition

The original factory building was demolished in the mid-2000s following extensive fire damage. All that remains is the c. 1881 office block extension, which has suffered from long-term unoccupancy, lack of maintenance and its associated problems.

A fire in July 2016 has inflicted further damage to the surviving structure, resulting in partial loss of the hipped slate roof, internal floors and walls. All that now remains is the external shell of the building, exposed to the elements (causing water ingress and progressing erosion) and at risk of collapse. All accessible window and door openings have been boarded up, with the curtilage secured with a 2m high perimeter fencing.

Recent developments

The Council has been in discussion with the current owners over the conversion of the building to residential accommodation since the mid-2010s. Negotiations are ongoing, with a planning application yet to be submitted. The Council will consider pursuing enforcement action if no progress is made.

Church of St Paul Kirby Road

Heritage at Risk Category:
Category A

Designation:
Grade II Listed Building

Condition:
Very Bad

Occupancy:
Unoccupied

Ownership:
Private Owner

Ward:
Fosse

NGR:
SK 57401 04420



Reason for being at risk

The former church remains vacant and in immediate risk of further deterioration. It has a failing roof covering, allowing water ingress into the building, causing damage to internal surfaces and architectural features.

Current condition

The former church has suffered from long-term unoccupancy and prolonged lack of maintenance since its closure in the early-2000s. Despite new ownership and approved scheme for the conversion of the building to offices granted in April 2015, these works have failed to materialise, and the building remains vacant and at immediate risk of further decay.

The building currently has a failing roof covering, as lack of regular maintenance has resulted in failing guttering and slipped slates, allowing water ingress into the underlying historic fabric. This has caused vegetation and fungal growth within some parts of the building's interior, causing irreversible damage to the historic fabric.

Recent developments

Permissions were granted in April 2015 for the conversion of the building to an office use (ref – 20141886 & 20141887). The applicant has however not moved this scheme forward. The Council has been in correspondence with the owner/s identifying the need to carry out essential repair works to the roof; but no works have been carried out.

In April 2019 the Council served an Urgent Works Notice to undertake necessary repairs to the roof of the structure and to secure the preservation of the asset; this has been delayed by a change of ownership. If this notice is not complied with, the council can carry out the works in default.

Western Park Open Air School Western Park

Heritage at Risk Category:
Category A

Designation:
Grade II Listed Building

Condition:
Very Bad

Occupancy:
Unoccupied

Ownership:
Local Authority

Ward:
Western

NGR:
SK 55926 04611



Reason for being at risk

The former school site remains vacant and at immediate risk of further deterioration. Two of the buildings have suffered from extensive fire damage, whilst other structures suffer from ongoing deterioration and failure of roof coverings.

Current condition

The site has been vacant since July 2005, when it closed as a primary school. Since then the buildings have suffered from long-term unoccupancy and a lack of regular maintenance. Many of the buildings now have failing roof coverings, with blocked guttering and slipped / missing roof tiles, allowing water ingress into the buildings.

Despite security measures in place, the site remains vulnerable to unauthorised access and has been subject to several arson attacks in the past. In January 2015 a fire resulted in the complete destruction of one of the three chalet classrooms. The second fire in April 2015 caused extensive damage to the former multi-purpose dining hall.

Recent developments

The Council disposed of the site in early 2018 and is currently in discussion with a local developer about a potential of a comprehensive redevelopment of the site into office and community use.

A formal pre-application inquiry was submitted as of March 2020. The scheme is part of wider a development advanced for the former Eco House site and its immediate vicinity (community use and new residential units respectively). A full planning application is anticipated imminently.

Former Corah Factory St John Street

Heritage at Risk Category:
Category A

Designation:
Locally Listed Building

Condition:
Very Bad

Occupancy:
Part-Occupied

Ownership:
Private Owner

Ward:
Abbey

NGR:
SK 58744 05260



Reason for being at risk

The long-term vacant complex of factory buildings is in immediate risk of further deterioration, suffering from unauthorised access, vandalism and arson attacks.

Current condition

The site remained in use as a hosiery factory until its closure in the early 1990s. Since, a number of buildings have been vacant, including the original 1865 factory, whilst other buildings occupied by a mix of light industrial units and office / commercial units.

The site has suffered from a number of fires. The last was in February 2017 which caused most damage to the 1930s factory building fronting Watling Street. In June 2018 the roof of the 19th century factory partially collapsed and a temporary roof covering was installed. Despite some security measures having been installed, the site remains vulnerable to unauthorised access and is a pressing issue for the owners, local stakeholders, the Council and the police.

Recent developments

In February 2017, an emergency meeting was held between the owners, the police and the Council's planning and building control departments. Necessary security measures that were identified to secure the site from unauthorised access. As of May 2017, the applicant put in place some of the measures but the site remained vulnerable to unauthorised access and vandalism.

Discussions with the owners about a potential re-development of the site continue, with a series of meetings to discuss different aspects of the matter taking place in 2020. A site-specific development guidance has been developed by the Council to help inform any new scheme for the site.

Slum House Garden Street

Heritage at Risk Category:

Category A

Designation:

Locally Listed Building

Condition:

Very Bad

Occupancy:

Unoccupied

Ownership:

Private Owner

Ward:

Castle

NGR:

SK 58902 05044



Reason for being at risk

The structure has suffered from long-term vacancy, structural damage, unauthorised access and progressive deterioration of historic fabric. It is now in critical condition, at immediate risk of further decline.

Current condition

Constructed c.1830 it is a rare example of a surviving range of court house, which escaped the slum clearance programmes of the 20th century. The asset has been suffering from long term vacancy and neglect, currently in very poor condition.

Structural movement has since caused misalignment of external features to the primary elevation, bowing / displacement of brickwork and sagging to the roof structure. The failure of guttering and the roof covering have contributed to disintegration of underlying brickwork, weathering of mortar joints and internal water ingress. The windows and doors have been boarded up to prevent unauthorised access. Despite these security measures, the asset remains vulnerable to vandalism and anti-social activity which have since exacerbated the on-going deterioration.

Recent developments

Since the mid-2010s, the planning service has been in ongoing negotiations with the owner over the potential redevelopment of the site, including the retention of the slum house. An application for a wholesale development of 122-132 Belgrave Gate & 1 Garden Street including demolition of the asset has been refused as of February 2020 (20171396).

An application to demolish 122-132 Belgrave Gate was validated in January 2020 (20191710). The site remains vacant and at risk.

Category B

Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented.

Church of St Saviour St Saviours Road

Heritage at Risk Category:

Category B

Designation:

Grade II* Listed Building

Condition:

Poor

Occupancy:

Unoccupied

Ownership:

RCCG City of Favour Church

Ward:

North Evington

NGR:

SK 60391 04857



Reason for being at risk

The former church remains long-term vacant, at immediate risk of further deterioration, suffering from structural instability to the spire, water ingress and vegetation growth.

Current condition

St Saviour's Church was built 1875-77 by Sir George Gilbert Scott and remained in continuous use as a place of worship until 2005, when it closed as a Christian place of worship due to dwindling congregational numbers. Since, the church has been vacant and suffered from a lack of regular maintenance and progressive deterioration.

Of particular concern is the condition of the church spire, which is showing signs of structural movement. Some of the guttering and lead flashing have been detached, with sections missing; some slates and ridge tiles have been lost. This has since caused vegetation growth and staining to brickwork, with potential water ingress to the interior of the structure. The site has been cordoned off with security fencing, whilst some windows boarded up to prevent vandalism and unauthorised access.

Recent developments

The former church and the school building have been purchased by the RCCG City of Favour Church for re-use as a place of worship and offices.

Application for consolidation, necessary repairs, as well as internal external alterations to facilitate the re-use (20171830 and 20171831) have been approved. The RCCG City of Favour Church is in the initial stages of implementing the scheme. The condition of the asset will be monitored until all the necessary repair works are carried out.

Former St Saviours School Whinchat Road

Heritage at Risk Category:
Category B

Designation:
Locally Listed Building

Condition:
Very Bad

Occupancy:
Unoccupied

Ownership:
RCCG City of Favour Church

Ward:
North Evington

NGR:
SK 60376 04885



Reason for being at risk

The building is at immediate risk of further deterioration, suffering from localised structural issues and a failing roof covering, allowing water ingress into the building.

Current condition

The former school remained in use as a Council Neighbourhood Centre until its closure in 2008. Since, the building has suffered from long-term unoccupancy and on-going deterioration.

The building has all windows and doors boarded up, preventing unauthorised access, but a lack of regular maintenance has resulted in the localised failure of the slate roof covering, which has resulted in water ingress into the interior of the building and in localised structural failure to the rooms below. The front archway suffers from major vegetation growth, significant erosion and salt corrosion to ashlar masonry and brickwork respectively.

Recent developments

The former school building and the church itself have been purchased by the RCCG City of Favour Church for re-use as a place of worship and offices. The works to the former school are to be phase two of their project, once St Saviours Church is up and running.

Application for refurbishment and necessary repairs (20171930) has been approved but not yet implemented. The RCCG City of Favour Church is in the process of applying for the necessary funding to implement the scheme. The condition of the asset will be monitored until all the necessary repair works are carried out.

Remains of Cavendish House Abbey Park

Heritage at Risk Category:
Category B

Designation:

Scheduled Monument, Grade I Listed Building & Grade II* Listed Historic Park & Garden

Condition:

Poor

Occupancy:

N/A

Ownership:

Local Authority

Ward:

Abbey

NGR:

SK 58422 06071



Reason for being at risk

The remains are not capable of an active use, suffering from progressive deterioration and some structural decay.

Current condition

Cavendish House was constructed c.1600 and believed to have burned down in 1645. Since, it remains in a ruinous state, suffering from on-going deterioration and lack of regular maintenance. The principal wall is in poor condition, suffering from vegetation growth at high levels, loose stonework, erosion of ashlar masonry and mortar joints. Inappropriate cement-based repairs are also evident, causing further damage to historic fabric. One of the smaller fragments of the exterior walls has a substantial lean and is at risk of collapse; it is currently being supported by temporary measures, cordoned off to prevent public access.

Recent developments

In 2018, the Council secured £60,000 of funding from Historic England to conduct a survey of the exterior wall as part of a wider package of works to survey the Abbey Precinct Walls. A Conservation Report has been produced in April 2019. It assessed the condition of the asset and outlined all necessary remedial works to secure its long-term preservation. Based on the report, a scheme of consolidation and repair works have been agreed. A Scheduled Monument Consent for the works was issued in January 2020.

Further £546,000 of capital funding was allocated for repairs of Abbott Penny's Wall and Cavendish House. The tender exercise for the restoration works at Abbey Park should be completed by the end of November, with works commencing shortly afterwards.

Category C

Slow decay; no solution agreed.

Jewry Wall St Nicholas Circle

Heritage at Risk Category:
Category C

Designation:
Scheduled Monument & Grade
I Listed Building

Condition:
Fair

Occupancy:
N/A

Ownership:
English Heritage / Local
Authority

Ward:
Abbey

NGR:
SK 58223 04491



Reason for being at risk

The structure is an ancient monument that is not capable of an active use, in slow decay, with some localised structural instability.

Current condition

Jewry Wall is the remains of a circa 125-130AD western wall of a Roman Baths. The structure is now a ruinous structure that is not capable of an active use and is suffering from a lack of regular maintenance.

The structure is prone to the deterioration of stonework, vegetation growth and damage from fauna and flora. Regular maintenance and a comprehensive management plan are required to ensure adequate preservation and to prevent the loss of historic fabric.

Recent developments

The monument is in English Heritage guardianship and in early 2017 they carried out a scheme of repairs, consolidating the scheduled ancient monument. The works have identified further areas of attention, including an arch that is need of repair. The subsequent works have been identified, but a solution and implementation of the works has yet to be agreed.

John O'Gaunts Cellar, The Castle Castle Yard

Heritage at Risk Category:
Category C

Designation:
Scheduled Monument, Grade I
Listed Building & Conservation
Area

Condition:
Fair

Occupancy:
Part-Occupied

Ownership:
Local Authority / DMU

Ward:
Castle

NGR:
SK 58219 04189



Reason for being at risk

John O'Gaunts Cellar is subject to slow decay, suffering from long-term unoccupancy, a lack of regular maintenance and water ingress. No solution has been agreed.

Current condition

The Castle has since been converted by De Montfort University into a business school and consolidated, now in good condition and occupied. The John O'Gaunts cellar is part of the Grade I Listed Castle, a medieval service room added circa 1400-1410.

The cellar was not part of the conversion and remains vacant. It is suffering from water ingress and associated problems, as the surface covering of the courtyard above is failing. Temporary scaffolding has been installed above the blocked-up southern entrance door, providing short-term protection to the stonework. The internal surfaces are damp but the structure remains structurally stable.

Recent developments

In August 2017, the Council developed a brief for a structural survey to be carried out to determine the current condition of John O'Gaunts cellar, allowing for a full scheme of repairs to be developed. Following the resolution of works to other properties owned by DMU in this historic group, this asset is now a priority.

Newarke Wall Castle View

Heritage at Risk Category:

Category C

Designation:

Scheduled Monument, Grade II*
Listed Building & Conservation Area

Condition:

Poor

Occupancy:

N/A

Ownership:

Local Authority

Ward:

Castle

NGR:

SK 58315 04144



Reason for being at risk

The boundary wall is not capable of an active use and is in slow decay, suffering from a lack of regular maintenance and the use of inappropriate cement-based repairs, causing the degradation of the stonework.

Current condition

A circa 1423 coursed stone boundary wall approximately 4.5m in height, which partially fronts Castle View and forms the boundary wall between the churchyard of St Mary De Castro and the gardens of Newarke Houses Museum.

The wall is suffering from the lack of regular maintenance, as well as inappropriate past repairs, including application of a hard cement-based mortar, which has resulted in the degradation of the stonework and brickwork throughout. In some areas the level of degradation is significant, with sections of ashlar masonry missing, eroded facing of the stonework, substantial stone fraying upon touch and prominent vegetation growth, algae residue and water staining to brickwork.

Recent developments

The Council will continue to monitor the condition of the wall and develop a scheme of consolidation works for those areas considered to be at most risk of further deterioration.

Statue of Religion Belgrave Hall, Church Road

Heritage at Risk Category:

Category C

Designation:

Grade II* Listed Building, Grade II Listed Historic Park & Garden & Conservation Area

Condition:

Poor

Occupancy:

N/A

Ownership:

Local Authority

Ward:

Belgrave

NGR:

SK 59357 07243



Reason for being at risk

The Statue of Religion is not capable of an active use and suffers from slow decay, following vandalism and weathering to the surface of the statue. It is currently in storage awaiting relocation to a suitable undercover location.

Current condition

The Statue of Religion is a Grade II* Listed asset along with the monument to Edward Holdsworth. It was originally located at Gopsall Hall (now demolished). It was presented to New Walk museum in 1857 and later (c.1965) positioned in Belgrave Hall Gardens.

Whilst in the gardens, it suffered from natural weathering and vandalism in the early-2000s. In response to these issues, the statue was removed from Belgrave Hall Gardens and placed in storage in 2013. A comprehensive scheme of repairs was carried out to consolidate the statue, including the application of a sacrificial lime wash coating. Additional works are necessary to ensure its long-term preservation. The asset should remain indoors due to the extensive weathering that has occurred.

Recent developments

The Council are in the process of reassessing the current condition of the statue and identifying costings for its repair and reinstatement in a suitable location. Discussions with Holy Cross Church on New Walk as a possible home for the statue are ongoing. Subject to necessary permissions being obtained, application for external funding to facilitate the re-location and necessary restoration works will be pursued.

Iron Gates in Garden Newarke Houses Museum, 9-13 The Newarke

Heritage at Risk Category:

Category C

Designation:

Grade II* Listed Building &
Conservation Area

Condition:

Poor

Occupancy:

N/A

Ownership:

Local Authority

Ward:

Castle

NGR:

SK 58346 04158



Reason for being at risk

The gates are not capable of an active use and are in slow decay, suffering from a lack of regular maintenance and associated problems.

Current condition

The fine early 18th century wrought iron gates and gate piers have been originally located at Quenby Hall, Leicestershire, but are now located within the gardens of Newarke Houses Museum.

The underlying ironwork is at risk of decay, as due to a lack of regular maintenance the protective paint coating is failing, exposing the decorative ironwork to the elements, putting it at risk of corrosion. Localised sections and areas of the ironwork are showing early signs of corrosion.

Recent developments

The gates have been on a long-term loan from the Leicestershire County Council with their future management and location under review.

The City Council are in discussions with Leicestershire County Council to secure a comprehensive restoration of the structure, including repair of damaged ironwork and the application of a new protective paint coating, and its relocation to a new site. A draft plan has been developed and an application made for external funding for repair works.

Farben Works Slater Street

Heritage at Risk Category:
Category C

Designation:
Grade II Listed Building

Condition:
Poor

Occupancy:
Unoccupied

Ownership:
Private Owner

Ward:
Abbey

NGR:
SK 58121 05298



Reason for being at risk

The building is in slow decay, suffering from long-term unoccupancy, minor fire damage and failing rooflights.

Current condition

Farben Works is a 1914 extension of the Frisby Jarvis factory. The building has suffered from long-term unoccupancy since mid-2000s, when the original Frisby Jarvis factory burnt down.

In December 2015 the building suffered from a substantial fire outbreak at an adjacent tyre garage. That event has caused significant damage to windows, internal stud-partitions and underlying brickwork, particularly to the exposed gable end. Since, the windows have been boarded up and all accessible openings secured, with temporary boarding fixed to the broken rooflights. The fire debris has been removed from within the building and the wider curtilage of Frisby Jarvis site secured with 2m high timber-boarded fencing. However, as the site immediately adjacent is in active use as a car park, with open access to rear of the property, the site remains vulnerable unauthorised access and its associated problems.

Recent developments

The Council has been in discussion with the current owners over the comprehensive redevelopment of the entire Frisby Jarvis site since mid-2010s. Negotiations are ongoing, with a planning application yet to be submitted.

Former St Patrick's School Royal East Street

Heritage at Risk Category:

Category C

Designation:

Grade II Listed Building

Condition:

Poor

Occupancy:

Unoccupied

Ownership:

Private Owner

Ward:

Castle

NGR:

SK 58825 05073



Reason for being at risk

The building is in slow decay, suffering from long-term unoccupancy and a lack of regular maintenance. The building has suffered from water ingress and localised wet rot damage to the internal fabric. It is vulnerable to unauthorised access and associated vandalism.

Current condition

The building was purposed built as a school and a chapel for the Dominican Order of Holy Cross Priory in 1850s and has been redundant in the mid to late 1990s. It is currently used as storage space and suffers from a lack of regular upkeep.

Some of the issues include unauthorised access, vegetation growth, missing and broken window panes, slipped slates and failing guttering; the latter did result in water ingress into the building and localised wet rot damage to the timber floors and surrounding plasterwork as well as staining to external fabric (brickwork and ashlar masonry). Although solved in 2015, renewed failure of the guttering & pipework has been recently noted.

Recent developments

In 2015 a historic building grant was provided by the Council to assist with the reinstatement of the guttering. This has addressed the water ingress, but the failure of some of the rainwater goods has since re-emerged.

Over the past few years the owners have been in discussions with the Council over proposals to convert the building into a community space, but no formal plans have been developed as the owners are still seeking external funding opportunities to move the project forward. The Council will continue to monitor the property and take action if necessary.

Gate Piers & Cast Iron Gate to Former Midland Railway Station Station Street

Heritage at Risk Category:

Category C

Designation:

Grade II Listed Building

Condition:

Poor

Occupancy:

N/A

Ownership:

Network Rail

Ward:

Castle

NGR:

SK 59345 04166



Reason for being at risk

The gate piers and gate are not currently capable of an active use and are in slow decay, with deteriorating stonework and corroding ironwork.

Current condition

The gate piers and cast-iron gate are the only surviving structures of the original Midland Railway Station, which was built circa 1839. The station was demolished with a new facility constructed in the 1890s, but the entrance to the former station remains and now marks a boundary to a private car park, with unfitting modern vehicular gates connecting the historic piers.

Not in active use, the asset has suffered from progressing deterioration. The stone piers are in stable but poor condition, with staining and eroding masonry, whilst the pedestrian gate has flaking paintwork, rust damage and some underlying corrosion.

Recent developments

The Council are in the process of finalising plans for a comprehensive redevelopment of the London Road Railway Station facilities. The Planning Department is working closely with other departments to ensure the asset is incorporated into the final scheme in an appropriate and viable manner. The scheme is yet to be agreed and all necessary approvals obtained.

K6 Telephone Kiosks London Road

Heritage at Risk Category:
Category C

Designation:
Grade II Listed Building

Condition:
Poor

Occupancy:
N/A

Ownership:
BT

Ward:
Castle

NGR:
SK 59289 04080



Reason for being at risk

Redundant in use, the assets are suffering from ongoing deterioration and the effects of vandalism.

Current condition

Designed in 1935 by Sir Giles Gilbert Scott, the kiosks have been redundant since 2010s. Despite repairs to the integral glazing being carried out in 2018, these features have since been damaged.

The kiosks have been subject to rubbish dumping and vandalism, comprising damage to historic fabric (e.g. graffiti, glazing). They are now in poor condition, suffering from advancing decay.

Recent developments

The Council are in the process of finalising plans for a comprehensive redevelopment of the London Road Railway Station facilities. The Planning Department is working closely with other departments to ensure the asset is incorporated into the final scheme in an appropriate and viable manner.

Potential relocation of the kiosks to ensure their long-term preservation and protection from vandalism is being explored. The scheme is yet to be agreed and all necessary approvals obtained.

Wycliffe Hall Gedding Road

Heritage at Risk Category:
Category C

Designation:
Grade II Listed Building

Condition:
Poor

Occupancy:
Unoccupied

Ownership:
Private Owner

Ward:
Spinney Hills

NGR:
SK 61058 04033



Reason for being at risk

The building is in slow decay, suffering from long-term unoccupancy and localised structural issues.

Current condition

The building has been constructed c.1906 as part of wider historic complex for the Wycliffe Society for Helping the Blind. Made redundant as a day centre in 2000s, the property has since been long-term vacant since, suffering from progressive deterioration.

There are localised structural issues within the building, as the front elevation is not correctly tied into the remaining structure. Movement of the front wall has resulted in visible internal cracks developing where walls are moving apart. Some external cracks are also present to the rear extension and side elevation. Other issues include surface deterioration of timber frames and surrounds, as well as localized vegetation growth (gutters, cornice and pipework).

Recent developments

In recent years several meetings have taken place with the owners of the building regarding potential repair and consolidation works but no progress has been made to date.

The Council will continue the negotiations with the owners over works to address the structural issues. A scheme of works has yet to be agreed and permissions yet to be applied for.

Hunters Lodge 136A-146 Gwendolen Road

Heritage at Risk Category:
Category C

Designation:
Grade II Listed Building

Condition:
Poor

Occupancy:
Part-occupied

Ownership:
Private Owner

Ward:
Spinney Hills

NGR:
SK 61017 04043



Reason for being at risk

The property is suffering from progressing deterioration and lack of regular maintenance. Of most concern are the deteriorated original sash windows, with one unit missing.

Current condition

A row of six houses built circa 1897 by Arthur Wakerley as part of the Wycliffe Society for Helping the Blind complex. The building is current in residential use, apart from one vacant unit to its eastern section.

The building in fair and stable condition, with deterioration to some of the original sash windows and associated frames, slipped slates to front porch, localised failure & vegetation growth to guttering. The easternmost portion, currently vacant, suffers from more advanced deterioration throughout, with boarded-up bay windows and structural movement to the top window lintel of two-storey section (showing staining to brickwork – most likely associated with failure of guttering to top) and missing window to top (lost since 2016) and cracked sill to second storey of the three-storey section.

Recent developments

In recent years several meetings have taken place with the owners of the building regarding potential repair and consolidation works but no progress has been made to do.

The Council are in discussions with the owners over works to repair the windows. They have been encouraged to apply for a Historic Building Grant for the works, but a scheme of works has yet to be agreed and permissions yet to be applied for. The Council will continue to monitor the building and take enforcement action if necessary.

Former Police Station
176-180 Loughborough Road

Heritage at Risk Category:
Category C

Designation:
Conservation Area

Condition:
Poor

Occupancy:
Unoccupied

Ownership:
Private Owner

Ward:
Belgrave

NGR:
SK 59447 06758



Reason for being at risk

The building has been long-term vacant, suffering from lack of maintenance and slow decay. Missing sections of cornice, cracking and staining to brickwork are of particular concern.

Current condition

Purpose built as a police station in the late-19th century, the structure located in a prominent location within the Loughborough Road conservation area has been vacant since early 2010s when last in use as a storage facility.

Most of the windows have been boarded up to prevent unauthorised access. There is extensive vegetation growth to gutters and at cornice level, with cracked & missing sections of masonry and brickwork to cornice being of particular concern. There are areas of underlying damage to brickwork, including cracking (potential structural movement), staining and salt deposition, in particular to one of the side elevations, where guttering is failing and a downpipe is missing.

Recent developments

A formal application for partial demolition and a comprehensive development of the site (20180499) has been withdrawn due to negative comments made by the Council, failing to preserve or enhance the heritage asset. In February 2020 an application for a change of use to a hotel (20192176) has been submitted, with the decision still pending.

Until a solution is agreed to and implemented, the Council will continue monitor the condition of the site.

Warehouse to r/o No. 39 Church Gate

Heritage at Risk Category:

Category C

Designation:

Conservation Area

Condition:

Poor

Occupancy:

Unoccupied

Ownership:

Private Owner

Ward:

Castle

NGR:

SK 58710 04765



Reason for being at risk

The building has been long-vacant, suffering from progressing decay and some structural damage.

Current condition

The building, constructed in the early/mid-19th century as a factory to the rear of 39 Church Gate, has suffered from long-term unoccupancy. Since 2008 its condition has deteriorated significantly, with some original windows and internal features lost.

Due to the threat of unauthorised access, all openings have since been boarded up and a security gate restricting access to the site installed. The lack of regular maintenance has resulted in the original Swithland slate roof failing, with slipped slates, inappropriate bitumen repairs and water ingress destabilising the internal timber floors and causing structural depression to the easternmost section of the ridge. The end gable is leaning outwards, exacerbated by Buddleia growth and cementitious patchwork repairs.

Recent developments

As part of the 2017 re-appraisal of the Church Gate Conservation Area the Council have been in contact with the owner over the condition of the building and the need for essential repairs and an active re-use.

The owner is in active discussion with the Council as part of the Heritage Action Zone, focused on Church Gate and Granby Street Conservation Areas. The Council will continue to monitor the building until a solution is agreed.

Former Thomas Cook Temperance Hotel 121-123 Granby Street

Heritage at Risk Category:

Category C

Designation:

Conservation Area

Condition:

Poor

Occupancy:

Part-occupied

Ownership:

Private Owner

Ward:

Castle

NGR:

SK 59101 04211



Reason for being at risk

The building is part-occupied but in progressively deteriorating condition, with major water ingress and staining to side bay causing underlying damage to historic fabric.

Current condition

The historic property has been constructed c.1853 as the Thomas Cook's Temperance Hotel, built in association with the contemporary Temperance Hall (since demolished). The building is in poor condition, having suffered from long-term underuse (vacant upper floors) and prolonged lack of maintenance.

Of particular concern is the substantial water ingress and staining to the southernmost portion of the front elevation, caused by failing guttering. This has since adversely affected the external render and ashlar quoins to this part of the property, with potential internal damage.

Recent developments

The Council is engaged with the owners in relation to developing plans for the site linked to the new Heritage Action Zone that will focus on the Granby Street and Church Gate Conservation Areas, with matched funding for repair and reinstatement works available. Until a solution is agreed, the Council will continue to monitor the building.

Dunlop Works Evington Valley Road

Heritage at Risk Category:

Category C

Designation:

Locally Listed Building

Condition:

Poor

Occupancy:

Part-Occupied

Ownership:

Private Owner

Ward:

Spinney Hills

NGR:

SK 61051 03887



Reason for being at risk

The factory has been suffering from prolonged lack of maintenance, a result of long-term underuse and vacancy of a substantial portion of the property. The building remains vulnerable to unauthorised access and vandalism.

Current condition

The former Dunlop Works is a large early-20th century factory complex, originally built in the 1920s for the John Bull Rubber Company. The factory closed in 1988 and it has been subsequently subdivided into independent units, with large sections of the factory complex now vacant.

Subject to lack of regular maintenance and no comprehensive reuse, with vacancy to upper portions of the factory, the property has deteriorated substantially since the late 1980s. The ground floor windows have been partially boarded up to prevent unauthorised access, to which the site remains vulnerable, as attested by effects of vandalism notable throughout the site (e.g. broken glazing, graffiti). Although structurally stable, the building is in poor overall condition, with erosion & staining to stonework and progressing decay of historic fabric.

Recent developments

From the mid-2010s onwards, the Council have held discussions with the owners over a comprehensive redevelopment of the site into a mixed-use development. Discussions have progressed recently. A scheme has yet to be agreed and permissions have yet to be granted.

Coronation Building 76-88 High Street

Heritage at Risk Category:
Category C

Designation:
Grade II Listed Building &
Conservation Area

Condition:
Poor

Occupancy:
Part-occupied

Ownership:
Private Ownership

Ward:
Castle

NGR:
SK 58470 04521



Reason for being at risk

Despite some mixed-use occupancy, the building has been suffering from progressive decay, a result of prolonged lack of maintenance. Of particular concern is substantial cracking to the faience cornice, which may be related to underlying structural issues.

Current condition

The building constructed in early 1900s as shops, showrooms and offices to the designs of Arthur Wakerley has been suffering from accelerating deterioration and lack of adequate maintenance. The upper portion of the building remains vacant.

Some of the historic faience and terracotta cladding has since been lost (e.g. columns to upper storey), with sections showing substantial cracking. Of most concern is the horizontal cracking to the moulded top cornice, running near the total length of the frontage. Otherwise, the historic fabric is showing signs of deterioration, decay and staining throughout.

Recent developments

The Council have been encouraging the owners to take action and secure the long-term preservation of the building since the late 2000s. The multiple occupancy and ownership remain the primary issues while securing necessary repair and consolidation works.

Since 2018, due to concerns over the structural stability of the parapet, Building Control have been involved in the case. While negotiations with all relevant stakeholders will continue, the Council is now pursuing the use of statutory powers to improve the condition of the building.

The Grove
130 Knighton Road

Heritage at Risk Category:
Category C

Designation:
Grade II Listed Building &
Conservation Area

Condition:
Poor

Occupancy:
Unoccupied

Ownership:
Univeristy of Leicester

Ward:
Knighton

NGR:
SK 60037 01620



Reason for being at risk

The building is suffering from long-term vacancy, ongoing decay, internal water damage and structural deterioration of the single storey outbuilding.

Current condition

The 18th century brick cottage has been long-term vacant, used as storage space for the adjacent College Court. It has suffered from the prolonged effects of vacancy and lack of maintenance.

The asset is showing accelerating signs of decay, with vegetation growth and staining to underlying brickwork. The deterioration of the central chimneystack, associated flashing and slate roof covering has since caused leakage to the interior of the property, causing damage to the historic fabric; the leakage has since been rectified. The north gable end of the outbuilding has since moved away from the rest of the building, with substantial damage to the structural stability and historic fabric of the structure.

Recent developments

The Council have been in contact with the UoL to ensure all necessary repair and consolidation works are carried out. A Structural Survey of the outbuilding has recently been completed. This concluded that a partial rebuilding is necessary; a Listed Building Consent is yet to be submitted for the works. Urgent repairs to roof, rainwatergoods and central chimneystack of the main portion of the asset have been completed.

Negotiations over the potential re-use of the property are ongoing; to date no scheme has been agreed. Until a solution is found, the Council will continue to monitor the property and work together with the University to improve the condition of the asset.

The Black Boy Public House **31-35 Albion Street**

Heritage at Risk Category:
Category C

Designation:
Locally Listed Building

Condition:
Poor

Occupancy:
Unoccupied

Ownership:
Private Owner

Ward:
Castle

NGR:
SK 58926 04121



Reason for being at risk

The building is suffering from long-term vacancy and accelerating deterioration, vulnerable to unauthorised access and vandalism.

Current condition

The Black Boy is a mid-1920s prominent corner public house, suffering from long-term unoccupancy and prolonged lack of maintenance. There are areas of advanced staining and water damage to underlying brickwork, with localised vegetation growth.

Ground floor openings have been secured to prevent unauthorised access, with remnant window units to top now in critical condition, with deteriorated frames and missing / broken glazing. Nonetheless, the site remains vulnerable to unauthorised access, squatting and anti-social activity.

The rear is suffering from the effects of vandalism, fly tipping and structural disintegration, with areas of damaged & missing brickwork.

Recent developments

Planning permission for conversion into residential accommodation was granted in May 2014 (20131289). The scheme was for a façade retention scheme, with a new 5-storey building behind. Due to challenging viability, it has not been implemented and the building remains vacant and at risk.

Discussions about an alternative scheme for the site are ongoing, but the scheme is yet to be agreed and planning approvals obtained.

No. 28
Friar Lane (inc. 28 Wycliffe Street)

Heritage at Risk Category:

Category C

Designation:

Grade II Listed & Conservation Area

Condition:

Poor

Occupancy:

Unoccupied

Ownership:

Private Owner

Ward:

Castle

NGR:

SK 58583 04283



Reason for being at risk

The building is suffering from lack of maintenance, with localised damage to corbelled eaves, disrepair to gutters, staining and localised cracking to brickwork.

Current condition

The terrace is suffering from localised structural issues at eaves level, with several corbels since lost, while others at risk of failing, constituting a public safety hazard. The guttering immediately above is in visible disrepair, most likely the main cause of the aforementioned damage at eaves level.

There is also localised staining to brickwork, with minor cracking to Wycliffe Street elevation. Some window frames are showing signs of decay, in need of repairs / repainting.

Recent developments

The building is located in the Greyfriars Conservation Area, the focus of the recently completed Townscape Heritage Initiative (THI). As part of the project, necessary repairs and restoration works have been implemented to the rest of the Grade II Listed terrace, supported by NLHF grant funding. This resulted in the improved condition and consolidation of these properties, since removed from the Register.

Despite efforts by the Council to engage with the previous owner and secure the implementation of necessary repairs, no progress was made towards improving the condition of the building. The property has recently been acquired by a new owner and positive discussions have taken place regarding a scheme of renovations. The Council will continue to monitor the condition of the building and offer grant funding.

No. 80
Wharf Street South

Heritage at Risk Category:

Category C

Designation:

Locally Listed Building

Condition:

Poor

Occupancy:

Unoccupied

Ownership:

Private Owner

Ward:

Castle

NGR:

SK 59142 04942



Reason for being at risk

The building is suffering from long-term vacancy and associated problems, including progressive deterioration, water ingress, loss of architectural features and unauthorised access. It remains at further risk of decay, vulnerable to vandalism and unauthorised access.

Current condition

Constructed in the 19th century as a boot and shoe factory, it has been vacant since it closed as a night club venue in the late 2000s. Since then it has suffered from lack of regular maintenance.

The ground floor has been boarded up to prevent unauthorised access, with missing window panes, broken frames and partially blocked up units to the upper portion of the elevation. The gated access to the rear has since become regularly cluttered with rubbish, while the detached / non-functional rainwater goods have caused vegetation growth, surface erosion and staining to brickwork.

Recent developments

After the refusal of applications to demolish the building (20190380 and 20172259) the Council has been in discussions with the owners about a revised scheme that would involve its retention. A new application for the conversion of the main structure and the rear extension to 73 aparthotel apartments has been submitted as of February 2019. While the planning decision is still pending, negotiations with the owners are ongoing. Rubbish was recently cleared from the undercroft.

No. 282
Loughborough Road

Heritage at Risk Category:

Category C

Designation:

Conservation Area

Condition:

Poor

Occupancy:

Unoccupied

Ownership:

Private Owner

Ward:

Belgrave

NGR:

SK 59413 07149



Reason for being at risk

The property has been redundant since the mid-2000s and has been subject to on-going decay, with no solution agreed.

Current condition

The property has been long-term vacant for over 10 years, showing extensive results of prolonged lack of maintenance and basic upkeep. The windows are boarded up, the shopfront secured. Some signs of deterioration are prominent to the eaves and bays to both front and side elevations.

The structural movement of the rear outrigger is of some concern, with significant cracking to brickwork on the end gable and side elevation. The outbuilding also displays a slight depression at ridge and eaves level, with vegetation growth to the guttering. Areas of slipped slates to the roof covering and staining, salt deposition to brickwork are notable to both the main structure and the extension.

Recent developments

The Council has served two Section 215 Notices since 2004, with the last one taking formal effect in 2014. The site has since been cleared, with windows, shopfront and access points to the rear secured.

The Council are actively monitoring the property, while negotiations with the owners about a viable solution for the site continue.

Odeon Arcade Market Place

Heritage at Risk Category:

Category C

Designation:

Conservation Area

Condition:

Poor

Occupancy:

Part-occupied

Ownership:

Private Owner

Ward:

Castle

NGR:

SK 58698 04478



Reason for being at risk

The upper portion of the property has been long-term vacant, in progressively deteriorating condition.

Current condition

Externally and internally, the property is suffering from prolonged vacancy and lack of maintenance. Deterioration has been caused by failure of rainwater goods, with localised staining to brickwork and damage to underlying fabric. Vegetation growth is most prominent above the canopy and at roof level. Structural damage is most prominent to the canopy, now at immediate risk of further deterioration and a potential public safety hazard. There is also some cracking to stonework at cornice level. The window units to the front elevation are in poor condition, with decaying timber frames and missing / broken glazing. Some of the ground floor units remain in active use but are in poor condition.

Recent developments

The Council is in discussion with the owners on potential conversion of the site into residential units. A planning application for the change of use was approved in January 2015 (20141671) but has not been implemented. The approval has now expired, whilst the ownership has changed. The new owners have not addressed issues with the condition of the property.

Due to the deteriorating condition of the site, the Council served a Section 215 notice in October 2017. This was not complied with. As of September 2020, the Council are in the process of undertaking the necessary consolidation and repair works to improve the condition of the site in default.

Former Victoria Model Lodging House Britannia Street

Heritage at Risk Category:

Category C

Designation:

Locally Listed Building

Condition:

Poor

Occupancy:

Vacant

Ownership:

Private Owner

Ward:

Wycliffe

NGR:

SK 59200 05314

**Reason for being at risk**

The building has been long-term vacant, suffering from lack of regular maintenance and accelerating deterioration.

Current condition

The building was constructed c. 1887 for its proprietor Mr Harry Wilkinson to the designs of architect Thomas Hind as Victoria Model Lodging House.

The property has been long-term vacant, with extensive roof failures and significant water ingress issues, most likely caused by missing and damaged guttering and rainwater goods, causing moss & vegetation growth, salt deposition to brickwork and erosion of mortar joints. Some openings have since been boarded up to secure the property, with remaining window units in poor condition.

Recent developments

The Council have previously pursued a Section 215 notice, which led to successful removal of the vegetation and installation of measures to secure the property (e.g. boarding up windows) in 2014.

The current owners took on the wider site and have successfully turned the wider bakery business around, with aspirations to now utilise the vacant property for business use. The Council are currently in dialogue with the owners regarding an appropriate scheme to restore the building.

Category D

Slow decay; solution agreed but not yet implemented.

Wall to North of Unitarian Chapel Butt Close Lane

Heritage at Risk Category:
Category D

Designation:
Grade II Listed Building &
Conservation Area

Condition:
Poor

Occupancy:
N/A

Ownership:
Leicester Unitarian Chapel

Ward:
Castle

NGR:
SK 58563 04826



Reason for being at risk

The boundary wall is not capable of an active use and is in slow decay, suffering from a lack of regular maintenance, with significant erosion to integral brickwork & stonework.

Current condition

An 18th century red-brick boundary wall built on top of an earlier stone rubble wall, most likely a former boundary wall separating one property from the former archery butts. It now forms the northern boundary to the Unitarian Chapel.

The boundary wall is in poor condition due to a prolonged lack of regular maintenance. Issues with the wall include missing mortar, significant erosion and scalding to brickwork, staining & salt deposition, vegetation growth and some inappropriate cementitious patch repairs to historic stonework.

Recent developments

In 2017 the Council have reappraised the Church Gate Conservation Area, which the boundary wall is located within. As part of the management plan for the conservation area, consolidation works to the asset were identified as one of the priorities.

Since, Leicester Unitarian Chapel authorities have commissioned a costed repair scheme, which is supported by the Council. They are currently in the process of applying for external funding for the necessary repairs and consolidation works to the NLHF.

Former Boot & Shoe Operatives Union & National Union Headquarters 3 St James Street

Heritage at Risk Category:
Category D

Designation:
Grade II Listed Building &
Conservation Area

Condition:
Poor

Occupancy:
Unoccupied

Ownership:
Private Owner

Ward:
Castle

NGR:
SK 59101 04766



Reason for being at risk

The building has suffered from long-term vacancy, progressive decay and localised water ingress.

Current condition

Built c.1902 as the Boot and Shoe Operatives Union and National Union Headquarters, the property was vacated by the union in 1978 and subsequently reoccupied by a religious institution, who used the building until the early 21st century.

Since, the building has suffered from long-term unoccupancy and its associated problems, with a lack of regular maintenance and localised internal water ingress, causing damage to historic fabric. Externally, the building remains stable, with erosions, vegetation growth and staining to ashlar masonry and underlying brickwork. The ground floor openings have been secured to prevent unauthorised access.

Recent developments

The Council have been involved in discussions with the current owner over the conversion of the building to residential accommodation. Planning permission and Listed Building Consent were granted for the conversion in April 2017 (20151260 and 20151261). Despite permissions being in place, the owner did not implement the permissions.

After a recent change of ownership, the new owners plan to re-establish the permission granted back in 2017 and commence the conversion works. The Council will work with the new owners to secure and implement the agreed solution.

Bradgate House **136 Westcotes Drive**

Heritage at Risk Category:

Category D

Designation:

Conservation Area

Reference:

N/A

Condition:

Poor

Occupancy:

Unoccupied

Ownership:

Private Owner

Ward:

Westcotes

NGR:

SK 57152 03856



Reason for being at risk

The building is suffering from long-term vacancy, prolonged lack of maintenance, fly-tipping and unauthorised access.

Current condition

Constructed in early 1900s this Art Nouveau styled dwellinghouse, considered one of the most striking Edwardian houses in Leicester, has suffered from prolonged unoccupancy since it ceased use as a care home.

The lack of regular maintenance has resulted in accelerating deterioration, exacerbated by unauthorised access, fly-tipping and vandalism. Ground floor windows have been boarded up to secure the site. There is extensive vegetation growth in the gutters, with staining and salt deposition to brickwork at the end gable.

Recent developments

Between 2008 and 2014 the Council issued Section 215 Notices to improve the condition of the site. Some measures to secure the building from unauthorised access have been implemented.

A planning permission for the conversion of the building into 13 self-contained flats (20162335) has been granted but not yet implemented. Progress towards discharging planning conditions has recently been made. As the building remains vacant and at risk, with notable issues of fly-tipping and unauthorised access, the Council continue to monitor the site.

Former Entrance Lodge 332 Narborough Road

Heritage at Risk Category:
Category D

Designation:
Locally Listed Building

Condition:
Poor

Occupancy:
Unoccupied

Ownership:
Private Owner

Ward:
Braunstone Park & Rowley Fields

NGR:
SK 57125 02792



Reason for being at risk

The building is in slow decay, suffering from long-term vacancy and unauthorised access.

Current condition

Constructed in mid-19th century as an entrance lodge to Manor House Neighbourhood Centre, the building has suffered from long-term unoccupancy and a lack of regular maintenance.

Vulnerable to unauthorised access, the windows have been boarded up and a security door installed at the main entrance. Although some building works to improve the condition and secure the re-use of the property have commenced (e.g. installation of new sash windows to end gable), the property continues to suffer from slow decay of historic fabric.

Recent developments

Planning permission was granted in March 2009 for the conversion of the building to two flats (20081966). Despite works commencing within three years of the permission, they have never been completed and the building remains vacant and at risk.

The Council will continue to monitor the property and work with the owners to ensure the completion of the works.

Abbott Penny's Wall Abbey Park

Heritage at Risk Category:
Category D

Designation:
Scheduled Monument, Grade I Listed
Building & Grade II* Listed Historic
Park & Garden

Condition:
Fair

Occupancy:
N/A

Ownership:
Local Authority

Ward:
Abbey

NGR:
SK 58547 05951



Reason for being at risk

The abbey precinct wall is an ancient monument not capable of active use, suffering from progressive deterioration, lack of regular maintenance and occasional vandalism.

Current condition

The precinct wall has suffered from localised collapse in two locations along Abbey Park Road in mid-2010s. Both areas have now been repaired, with the urgent structural damage addressed. The 150m granite section of wall fronting the River Soar is now stable and in fair condition, as wholesale consolidation and repair works were implemented over the course of summer & autumn 2019.

There are still concerns over the general condition of the wall throughout Abbey Park, including the deteriorating condition of the c.1500 red-brick wall fronting St Margaret's Way; the failure of stonework & brickwork needs to be addressed.

Recent developments

Works to address the damage to the 170m section of failing wall fronting the River Soar commenced in October 2017. After the implementation of urgent works, scaffolding was installed to secure the wall. In 2018, funding for a wider structural survey of the perimeter walls was secured. The survey produced the following year outlined all necessary works to consolidate the asset. Additional works to 170m section of failing wall fronting the River Soar have since been implemented.

Further £546,000 of capital funding was allocated for repairs of Abbott Penny's Wall and Cavendish House. The tender exercise for the restoration works at Abbey Park should be completed by the end of November, with works commencing shortly afterwards.

ISKCON
31 Granby Street

Heritage at Risk Category:
Category D

Designation:
Grade II* Listed Building &
Conservation Area

Condition:
Poor

Occupancy:
Occupied

Ownership:
ISKCON

Ward:
Castle

NGR:
SK 58882 04360



Reason for being at risk

Despite some recent works to improve the condition of the structure, it remains at risk. Of particular concern is the roof to main hall, at immediate risk of further deterioration. External funding is necessary to implement the necessary repair works.

Current condition

Purpose built in 1870s as a branch of the Leicestershire Bank in French Gothic Revival style to the designs of Joseph Goddard, the building has been acquired by ISKCON, and since converted into a place of worship.

Despite the active use and recent repairs (urgent restoration of stained glass and repairs to guttering / roof), the condition of the main hall roof remains of some concern, at risk of further deterioration if no solution is implemented.

Recent developments

Since 2016, some localised repairs to the roofs and restoration of stained-glass windows have been undertaken by ISKCON with the support of the Heritage Lottery Fund (HLF).

ISKCON is now in the process of securing additional funding for further necessary work to the roof, as agreed with the Council. The City Council will support the project and monitor the condition of the building until all necessary repairs are implemented.

Former Entrance Lodge to Towers Hopsital 431 Gipsy Lane

Heritage at Risk Category:

Category D

Designation:

Grade II Listed Building

Condition:

Poor

Occupancy:

Part-Occupied

Ownership:

Private Owner

Ward:

Troon

NGR:

SK 61652 06268



Reason for being at risk

The building remains partly vacant, with some construction and repair works pending completion. Of particular concern is substantial cracking and staining to brickwork.

Current condition

Constructed in 1860s as entrance lodge to the adjacent psychiatric hospital (Towers Hospital), the asset has been suffering from long-term vacancy and ongoing disrepair.

Although works to convert the building into residential use have commenced, with some works completed, including clearing the site, re-slatting, reinstatement of sash timber windows & main doorway, other consolidation and repair works are outstanding.

There is prominent vertical cracking, localised staining, spalling and salt deposition to brickwork to front elevation. At roof level, there are localised sections of missing flashing, inadequate mortar repairs at ridge level and to chimney and areas of slipped tiles. The bracketed clay cornice is showing signs of structural movement, whilst some timber windows & associated lintels are showing signs of disrepair.

Recent developments

Planning permission and Listed Building Consent to convert the building into residential accommodation was granted in November 2011 (20110423 &20110426). The works have commenced but are still pending completion, with the building partly vacant and at risk.

No. 1 (inc. 5 Millstone Lane) Pocklington's Walk

Heritage at Risk Category:

Category D

Designation:

Grade II Listed Building &
Conservation Area

Condition:

Poor

Occupancy:

Unoccupied

Ownership:

Private Owner

Ward:

Castle

NGR:

SK 58643 04257



Reason for being at risk

The building remains vacant and has suffered from water damage to the main staircase, following the theft of the roof leadwork.

Current condition

A former Constitutional Club, subsequently in use as Council offices, built c.1893 to the designs of the Frank Seale. The building is suffering from long-term unoccupancy and the lack of regular maintenance. Of particular concern is the localised water damage, caused by loss of lead flashing to the roof covering above the main staircase. A temporary felt roof solution is now in its place.

Recent developments

The building was disposed of by the Council circa 2015 to a private owner, for its conversion to residential units, together with No. 3-7 Pocklington's Walk. The relevant planning permission and Listed Building Consent for the scheme was approved as of March 2013 and October 2012 respectively (20120303 & 20120336). The conversion of 3-7 Pocklington's Wall has now been implemented, with all necessary repairs completed and the property now in use.

Since, a planning application to convert 1 Pocklington's Walk (inc. 5 Millstone Lane) to a hotel was approved in March 2020. The scheme is yet to be implemented; the building remains partly vacant and at risk.

Church of St Peter St Peter's Road

Heritage at Risk Category:
Category D

Designation:
Grade II Listed Building

Condition:
Fair

Occupancy:
Occupied

Ownership:
Church of England

Ward:
Wycliffe

NGR:
SK 59898 03950



Reason for being at risk

The church is now in fair condition, with all urgent works (e.g. west tower, asbestos stripping) now implemented.

Current condition

The church was built in the 1870s to the designs of Edmund Street, and remains in active use as a place of worship. Although most urgent repair and consolidation works have been implemented, the slate roofs to the church are in poor condition with some slate slippage and water ingress at abutments. It is believed that the roof coverings are at the end of their natural lifespan, requiring full-scale replacement / re-slating.

There is also progressing structural movement to the eastern extension to the south porch, with the structure moving away from the main portion of the porch, causing localised internal damage to historic fabric.

Recent developments

The urgent repairs to the western tower (to secure falling slates and masonry), funded by the NLHF have now been completed. Repairs to the roof of the church have commenced, with sections complete. Restoration of stained glazing, installation of security mesh to windows and removal of asbestos have all been completed. Further works to south porch and the baptistery are yet to commence.

The building has an active congregation and remains in active use but requires additional works internally and externally to secure its long-term preservation.

No. 7
University Road

Heritage at Risk Category:

Category D

Designation:

Conservation Area

Condition:

Poor

Occupancy:

Unoccupied

Ownership:

Private Owner

Ward:

Castle

NGR:

SK 59562 03700



Reason for being at risk

The site has been vacant since c.2008 and has deteriorated significantly since, suffering from the effects of prolonged lack of maintenance and its associated issues. It is at risk of further decay, with no solution agreed.

Current condition

The long-term vacancy has resulted in the property being open to weather elements, through missing window units. The structure remains stable but in deteriorating condition. Some of the corbels to the cornice have been lost, with significant deterioration to render and moulded surrounds. Some prominent vegetation growth is also present to the front bay.

The condition of the property harms the character and appearance of the New Walk Conservation Area.

Recent developments

A planning permission for a change of use from offices to flats (20161452) was approved in September 2016 but has not been implemented.

The Council are monitoring the property and are currently in discussions with the owners to ensure re-use and consolidation of the building.

Category E

Under repair or in 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)

No. 101
High Street

Heritage at Risk Category:

Category E

Designation:

Grade II Listed & Conservation Area

Condition:

Fair

Occupancy:

Unoccupied

Ownership:

Private Owner

Ward:

Castle

NGR:

SK 58403 04532



Reason for being at risk

The building is in fair condition but suffering from long-term vacancy and some deterioration to historic fabric.

Current condition

The unit is part of the Grade II Listed former High Cross Coffee House, built c.1895 to the designs of Edward Burgess. It has been vacant since 2000s.

The condition of the property has improved since 2016, when enforcement action was implemented. There are however signs of progressive deterioration, such as erosion to moulded brickwork to surround and deterioration to sash windows.

Recent developments

Works to tidy up the redundant shopfront were carried out in 2017, as a direct result of a successful enforcement action by the Council. Back in 2019, the owners of the property expressed interest in bringing the unit back into use, subject to available funding to assist with the necessary works to the property.

Until a solution is agreed and the asset brought back into use, the Council will continue to monitor the condition of the property.

Church of St Peter Church Road, Belgrave

Heritage at Risk Category:
Category E

Designation:
Grade II* Listed &
Conservation Area

Condition:
Fair

Occupancy:
Unoccupied

Ownership:
Church of England

Ward:
Belgrave

NGR:
SK 59286 07156



Reason for being at risk

Long-term vacant, suffering from slow, progressive decay and localised damage.

Current condition

The former church, constructed from the medieval period onwards, closed as a place of worship in 2010. Apart from occasional use as an events space, the site remains vacant. Despite prolonged vacancy, the structure remains in stable condition, suffering from lack of regular maintenance and its associated problems.

Masonry walls show staining and/or mould growth, moisture-related damage, open and/or defective joints, cracks and localised damage, particularly evident in the vestry. Boundary and churchyard trees are causing significant blockage of gutters, channels & gulleys (with high risk of failure) and damage to roof and boundary walls caused by root action. Porch roofs are covered with debris and the tower roof covering shows defects. Internal staining indicates possible leaks at roof coverings and/or gutters. Floors show uneven surfaces, staining and decay to timber components.

Recent developments

Vulnerable to lead theft, in 2011 a temporary roof covering was installed to nave, now reaching the end of its effective life. Over the course of 2017/2018 some necessary works were implemented, including repairs to two damaged windows. In November 2018, a comprehensive Structural Survey was prepared, outlining all necessary works.

Belgrave Heritage Trust has been in contact with the Council and external heritage funding bodies about potential conversion of the building into a community facility. A solution has yet to be agreed and implemented.

South Lodge at Abbey Park Stater Street

Heritage at Risk Category:

Category E

Designation:

Grade II Listed & Grade II*
Registered Historic Park & Garden

Condition:

Fair

Occupancy:

Unoccupied

Ownership:

LCC

Ward:

Abbey

NGR:

SK 58524 05391



Reason for being at risk

Long-term vacant, the building remains in stable and fair condition, with some signs of slow decay throughout.

Current condition

Constructed in 1880s to the designs of James Tait, the building has been long-term vacant. Despite redundancy, the building remains secure and in fair condition, with some algae growth and water damage to roof covering, localised slipped tiles and missing pointing to ashlar masonry & brickwork.

Recent developments

Broken glazing to front, reported in 2018, have since been repaired. The Council is in the process of finding a new viable use for the site. Until a solution is agreed and implemented, the condition of the building will be regularly monitored.

Church of St George (Serbian Orthodox Church) Rutland Street

Heritage at Risk Category:
Category E

Designation:
Grade II* Listed Building &
Conservation Area

Condition:
Fair

Occupancy:
Occupied

Ownership:
Serbian Orthodox Church

Ward:
Castle

NGR:
SK 59199 04431



Reason for being at risk

The church remains occupied and in fair condition, suffering from localised decay and issues immediately related to the churchyard, with overgrown vegetation blocking the guttering and damage caused by vandalism & anti-social activity.

Current condition

Constructed in 1820s, Church of St George was closed in the early 1970s due to dwindling congregational numbers. The Serbian Orthodox Church began holding services in the church in 1973 and the site was subsequently acquired by the organisation.

In recent years, extensive roof repairs have been carried out, with financial assistance from Historic England. Nonetheless, there is an ongoing maintenance problem with the guttering regularly blocked due to falling leaves from the churchyard trees. The churchyard also remains vulnerable to anti-social behaviour and vandalism.

Recent developments

The Council are currently looking to improve the usability of the churchyard through a scheme of wider improvements to the St George's Cultural Quarter. After an unsuccessful application for the redevelopment of the churchyard, alternative plans are now being drafted by the Council and local stakeholders.

Until a solution is agreed and implemented, the condition of the churchyard and the church will be regularly monitored.

Fleet House Lee Circle

Heritage at Risk Category:

Category E

Designation:

Locally Listed Building

Condition:

Fair

Occupancy:

Unoccupied

Ownership:

Private Owner

Ward:

Castle

NGR:

SK 59068 04923



Reason for being at risk

The property has been vacant since 2015, subject to two major fire outbreaks and prolonged lack of maintenance since. It is subject to slow decay and vulnerable to unauthorised access, which contributes to its progressive deterioration.

Current condition

Constructed c.1898, the building became the head office for British Steam Specialities Ltd., but has been vacant since late 2015. It has since been subject to lack of regular maintenance and suffered from two major fire outbreaks, in July 2018 and September 2019.

The property now remains in poor but stable condition, with significant sections of slipped tiles to roof. Windows to all elevations have been boarded up to prevent unauthorised access and further damage.

Recent developments

The Council is currently in discussions with the owners on a revised scheme after an application for the demolition of the building was refused in April 2018 (20172357). An outstanding application for the conversion of the former offices to 155 residential apartments has not been implemented (2016042). The building is being regularly monitored, while negotiations are ongoing.

Timber Warehouse to r/o No. 66 Church Gate

Heritage at Risk Category:

Category E

Designation:

Grade II Listed Building &
Conservation Area

Condition:

Fair

Occupancy:

Unoccupied

Ownership:

Private Owner

Ward:

Castle

NGR:

SK 58612 04816



Reason for being at risk

The building is currently vacant but remains in fair condition. Structurally stable, it does display issues related to prolonged lack of maintenance, including deterioration to external architectural features, vegetation growth and weathering to roof coverings.

Current condition

The structure constructed c.1830 as an office and timber workshops & warehouse for a local joiner and has most recently been used as an antique storage facility, redundant since 2010s. The building is structurally stable, with external signs of vacancy and lack of maintenance to roof covering and guttering in particular.

The elevations of the main six storey structure are in good condition, with render disrepair, substantial algae growth and graffiti to the subsidiary extensions.

Recent developments

The Council is in negotiations with the owner about potential conversion of the building into a new use. The potential consolidation and re-use as part of the Heritage Action Zone scheme will be explored, with a positive initial response from the relevant stakeholders.

Until a solution is agreed and implemented, the Council will continue to monitor the asset.

Former Generator House 2 Jarvis Street

Heritage at Risk Category:

Category E

Designation:

Locally Listed Building

Condition:

Fair

Occupancy:

Vacant

Ownership:

Private Owner

Ward:

Abbey

NGR:

SK 58109 04732



Reason for being at risk

The building has been long-term vacant, suffering from lack of regular maintenance and ongoing deterioration.

Current condition

Built in late 19th century as a Generator House to provide power to the adjacent Viaduct / Railway Station, as part of the newly established Great Central Railway: London Extension. The asset has been vacant since at least early 2000s, since subject to progressive decay and vandalism, vulnerable to further damage and unauthorised access.

Missing and damaged rainwater goods have since caused staining to brickwork, with localised spalling & vegetation growth. The lower portion of the brickwork and some ground floor window units feature graffiti. Recently, the site has also suffered from rubbish dumping within its curtilage.

Recent developments

Work is currently progressing rapidly on a comprehensive redevelopment of the cleared site abutting the building. The Locally Listed asset has not been included as part of the development, as it remains in separate ownership.

The Council will renew discussions with the current owners to secure the asset, with potential co-ordination within the wider regeneration of the Waterside Area. Potential use supplementary to the new residential accommodation immediately adjacent will be pursued, subject to the co-operation of the owner.

Former Highcross House 345 Gwendolen Road

Heritage at Risk Category:

Category E

Designation:

Locally Listed Building

Condition:

Fair

Occupancy:

Vacant

Ownership:

Private Owner

Ward:

Spinney Hill

NGR:

SK 61512 03861



Reason for being at risk

The building has been long-term vacant, vulnerable to unauthorised access and deterioration of historic fabric. It remains in fair condition, with no identifiable structural issues.

Current condition

The core of this timber-framed building dates to 16th or 17th century, moved to its current location and re-fronted in a brindle-mix brickwork c. 1923 to the designs of Arthur Wakerley. The dwellinghouse ceased being used as residential accommodation in the mid-2010s and has been vacant since.

It remains in stable condition, suffering from the lack of regular maintenance and occupation. The window openings have since been boarded up, with some damage and vegetation growth to gutters. Otherwise, mature vegetation within the curtilage may be causing additional damage to the property and the associated outbuilding, which is showing staining to brickwork.

Recent developments

The property was sold in March 2018. The following year, a pre-application inquiry for potential comprehensive renovation and redecoration of the buildings and associated curtilage was submitted, but the works have not yet been formally pursued, with no planning permissions applied for.

The Council will seek to work proactively with the owners to find a viable solution for the property and ensure its long-term preservation.

Former Piccadilly Cinema Green Lane Road

Heritage at Risk Category:

Category E

Designation:

Locally Listed Building

Condition:

Fair

Occupancy:

Part-Occupied

Ownership:

Private Owner

Ward:

North Evington

NGR:

SK 60594 05055



Reason for being at risk

The building has suffered from lack of regular maintenance, under-use and decay / damage to historic fabric.

Current condition

Constructed c.1922 as a Working Men's Club, since partially converted into a local cinema. The building has suffered from lack of maintenance and external deterioration.

Window units to the western section of the building are boarded up, with debris to the front of the curtilage. There is localised staining and failure of ashlar cladding, with areas of eroded mortar joins and spalling to underlying brickwork. Buddleia growth to the top of the ornamental entrance is causing additional damage.

Recent developments

A planning application for a part conversion of the cinema into offices was approved in December 2016 (20160963), but not implemented. Another application for a conversion of the basement from storage to restaurant was approved in July the following year (20170464); it also has yet to be implemented.

The building remains part-vacant and at risk, vulnerable to further deterioration.

Turkish Baths 40 Friar Lane

Heritage at Risk Category:

Category C

Designation:

Grade II Listed Building &
Conservation Area

Condition:

Poor

Occupancy:

Occupied

Ownership:

Private Owner

Ward:

Castle

NGR:

SK 58515 04240



Reason for being at risk

The building is in slow decay, with a missing fascia board and guttering to the front elevation, causing damage to underlying brickwork.

Current condition

Purpose built in 1872 as Turkish Baths, to the designs of regionally renowned J B Everard, with an impressive octagonal bath hall, the building is suffering from long-term slow decay and lack of maintenance.

Of most concern is the missing fascia board and guttering between the 1st and 2nd floors to the front elevation. This has caused staining to brickwork and erosion to ashlar masonry. Substantial areas of the elevation are also showing signs of missing mortar, salt deposition and algae growth. Further deterioration may undermine the structural stability of the building. Various sections of joinery are in need of repair.

Recent developments

Although a grant funded restoration project as part of the Greyfriars Townscape Heritage Initiative (THI) was not realised, repair works have recently started to address the various issues with the front elevation of the property. On completion, it is hoped that the building will be able to be removed from the Register

Category F

Repair scheme in progress and (where applicable) end use or user identified;
functionally redundant buildings with new use agreed but not yet implemented

Church of St Mary De Castro Castle Yard

Heritage at Risk Category:
Category F

Designation:
Grade I Listed Building &
Conservation Area

Condition:
Fair

Occupancy:
Occupied

Ownership:
Church of England

Ward:
Castle

NGR:
SK 58284 04188



Reason for being at risk

The church is missing its spire, following its demolition in 2014. A temporary metal cap is currently in place on top of the church tower.

Current condition

A National Lottery Heritage Fund grant was awarded in 2011 for a detailed assessment of the spire. The condition of masonry was such that urgent dismantling was necessary, this was completed in summer 2014. A metal covering has been installed as a temporary solution in its place.

The remaining church is in fair and stable condition, but remains vulnerable to unauthorised access, vandalism (most recent in April 2020 where glazing to two window units was damaged), and some deterioration to underlying fabric. Most urgent works to address some of the issues have been implemented.

Recent developments

Since 2014, the church has prepared and gradually implemented a comprehensive master plan of works, which includes replacing the removed spire. Second phase of NLHF funded internal works (to provide improved facilities) and urgent repairs to roof and stonework to east elevation have been completed as of autumn 2019, supported by additional financial assistance from the Council. Further works to roof, rainwater goods and south & north elevations are yet to be implemented.

Funding for the rebuilding of the spire, of an estimated cost of around £600,000 has yet to be established, with a date of reconstruction yet to be agreed.

Former Stoneygate Tram Depot 453 London Road

Heritage at Risk Category:

Category F

Designation:

Locally Listed Building

Condition:

Fair

Occupancy:

Part-Occupied

Ownership:

LIHT

Ward:

Knighon

NGR:

SK 61331 01422

**Reason for being at risk**

The building is in fair condition, suffering from a lack of an active use and the need for regular maintenance.

Current condition

Built in 1904, the asset is one of only two remaining local tram depots built by the Leicester Corporation as part of the expansion of Leicester's tram network in the early-20th century. Since the 1970's when last in use as a Technology Museum, the building has suffered from long-term unoccupancy (used for storage) and a lack of regular maintenance that has since caused localised damage to the historic fabric.

Since 2013 the LIHT have carried out a number of essential repairs to the building, which remains stable, with some vegetation growth and staining to underlying brickwork.

Recent developments

In April 2013, the LIHT (Leicester Industrial Heritage Trust) signed a lease with the Council and taken on the responsibility for the building. They are in the process of applying for a Heritage Lottery Fund (HLF) grant to convert the building into a Local Transport Heritage & Research Centre. At present, they open the building to the public during annually held heritage open days.

Necessary repairs and vegetation removal, improving the physical condition of the building, have been undertaken since 2013. The asset remains at low level risk until further development of the museum offer takes place.

Magazine Gateway The Newarke

Heritage at Risk Category:
Category F

Designation:
Scheduled Monument & Grade I
Listed Building

Condition:
Fair

Occupancy:
Unoccupied

Ownership:
Local Authority

Ward:
Castle

NGR:
SK 58444 04124



Reason for being at risk

The building suffers from long-term unoccupancy and structural damage to the parapet stonework, in poor condition at risk of further deterioration. A scheme of consolidation and repair works has been agreed but is yet to be implemented.

Current condition

The building was constructed c.1410 as a gatehouse and formed the east entrance into the Newarke. The structure is now suffering from long-term unoccupancy, having been vacant since 1999, when the Royal Leicestershire Regiment Museum was relocated to the Newarke Houses Museum. It opens infrequently to the public for the annual Heritage Open Days.

Despite some recent repairs to consolidate the structure, the parapet remains in poor condition, with localised cracks and loose stonework, a direct result of deteriorated mortar joints. There are also localised internal cracks on the second-floor level.

Recent developments

In June 2017 scaffolding was erected to inspect the condition of the parapet, followed by necessary re-pointing works aimed to secure the structure short-term. A condition survey was carried out in September 2017 with the Condition Report published in March 2018. The document determined the necessary works required to secure the long-term preservation of the asset and provided formal recommendations for conservation.

A scheme of comprehensive repairs, cleaning and consolidation works has been agreed based on the 2018 Condition Report. The works are scheduled to commence by the end of 2020, with completion planned for the following year.

No. 11-13
Wellington Street

Heritage at Risk Category:

Category F

Designation:

Grade II Listed Building &
Conservation Area

Condition:

Fair

Occupancy:

Unoccupied

Ownership:

Private Owner

Ward:

Castle

NGR:

SK 58868 04089



Reason for being at risk

The property has been long-term vacant, suffering from lack of maintenance and its associated problems. A solution has been agreed, but not yet implemented.

Current condition

The building was constructed as a shoe factory c.1866 and has been vacant since the mid-2010s. It has since suffered from lack of maintenance and slow decay. Of particular concern is the ongoing deterioration to rainwater goods, causing staining and damage to underlying brickwork, extensive vegetation growth and internal water ingress, with most critical damage to the easternmost portion of the property.

The building remains stable and secure from unauthorised access, showing general deterioration to the ground floor, including erosion to ashlar masonry, pilasters and window units throughout.

Recent developments

An application for the conversion of the former factory to 15 residential units was approved in July 2017 (20170782) but limited progress was initially made on implementing the approved scheme. However, the owner has recently started works on the property and it is hoped that the scheme will be progressed.

Statistical Analysis

This section of the document presents a comparative analysis of the former (October 2017) and revised (September 2020) Heritage at Risk Registers. It identifies the percentage of assets included in each category of risk and number of assets with solutions agreed (being implemented and not implemented). This is followed by a short analysis of locations within the city and break-down of assets included by type/category of use.

The aim of this section of the document is to guide future improvements and quantify progress made thus far by the Council in securing Leicester’s heritage assets identified as being at risk. It will also set a baseline for assessing any future progress.

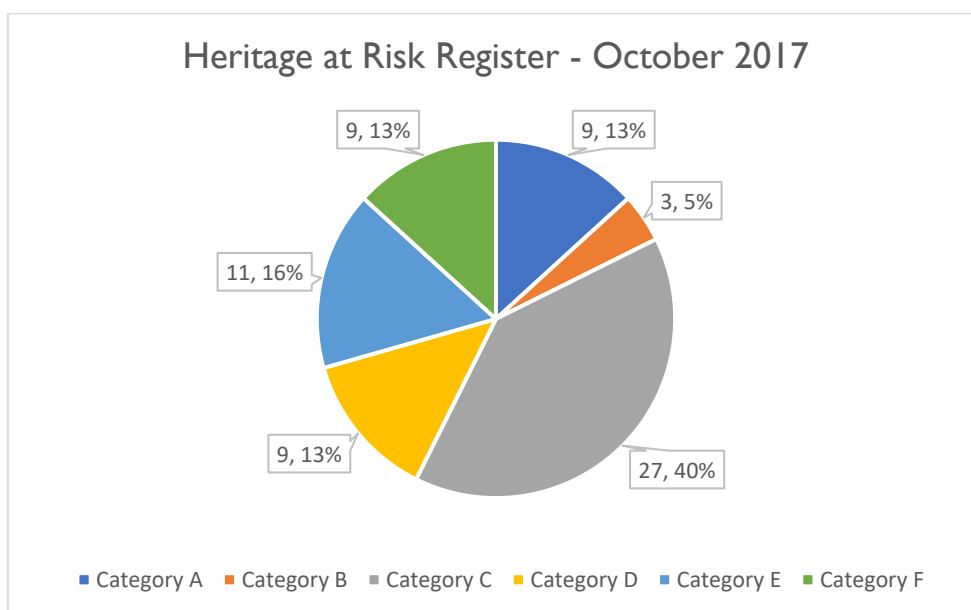
Comparative Analysis

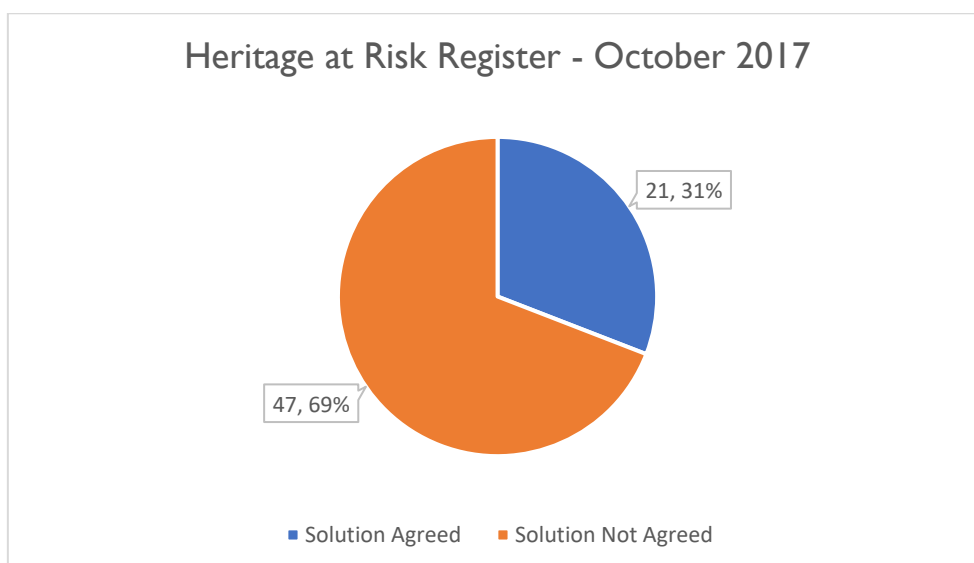
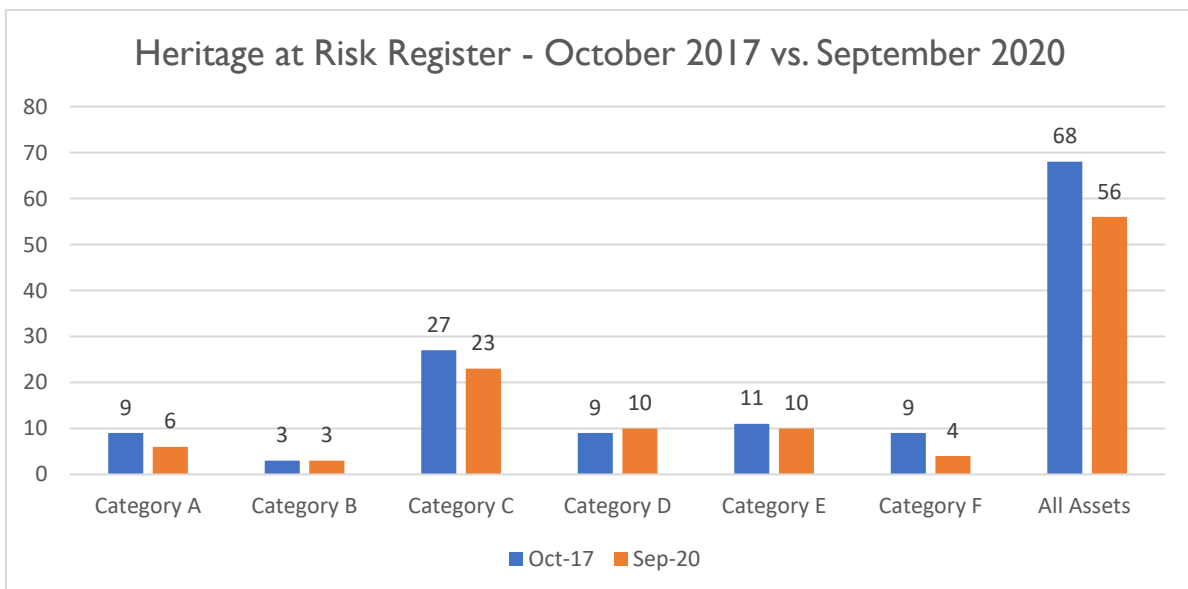
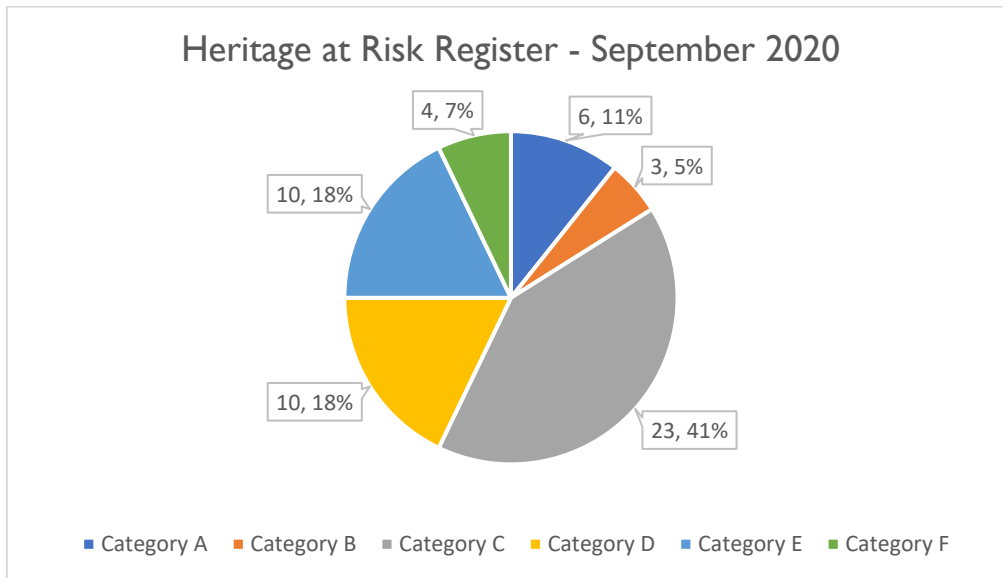
Heritage at Risk Register published in October 2017 comprised a total of 68 heritage assets identified as being at risk. Since, 24 assets have been removed from the register through necessary repair works and/or reoccupation (over a third of all assets included on the Register). Another 12 assets have since been added onto the Register.

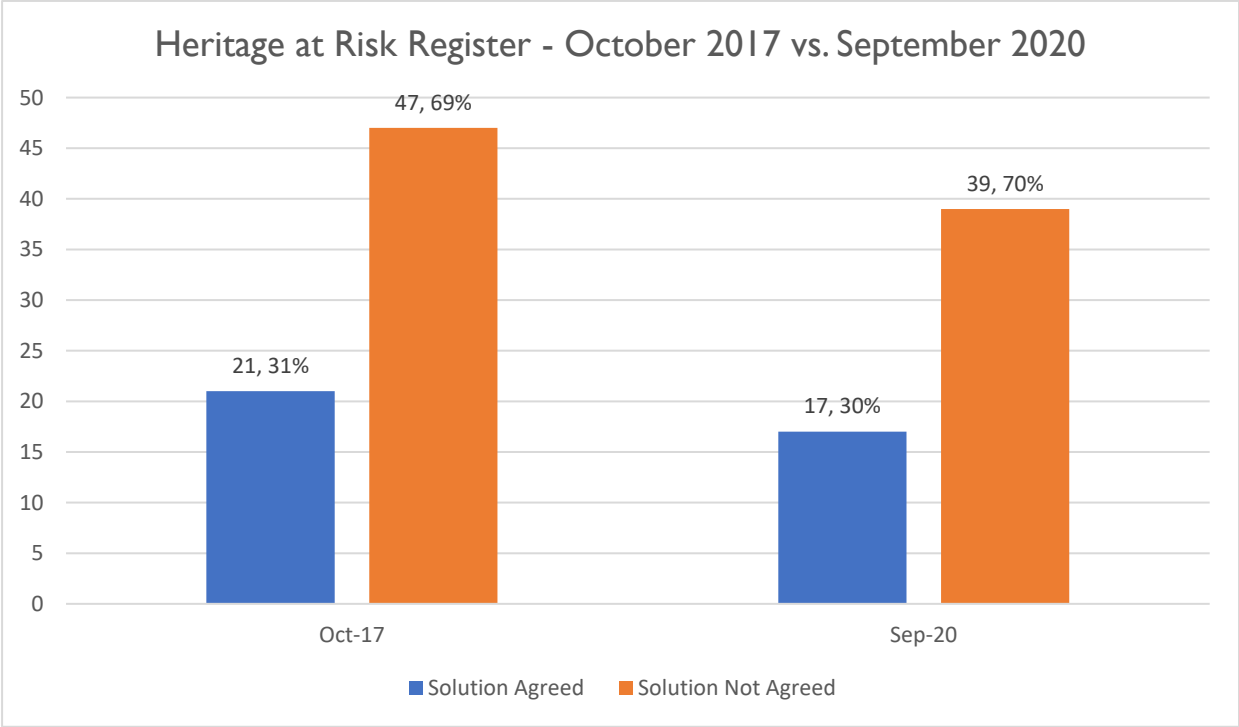
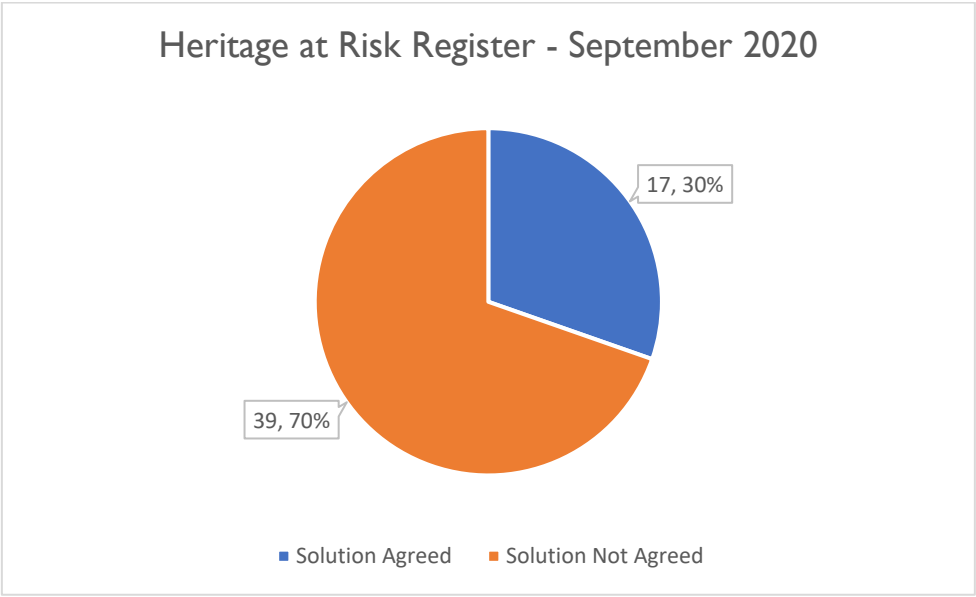
The revised version of Leicester Heritage at Risk Register published in September 2020 includes 56 heritage assets identified as being at risk.

The majority of assets included in October 2017 Heritage at Risk Register were identified as Category C items (*slow decay; no solution agreed*) comprising a total of 27 assets. Overall, a total of 21 heritage assets had a solution agreed.

The revised Heritage at Risk Register features 23 Category C (slow decay; no solution agreed) items, which remains the most numerous category. A total of 17 heritage assets have an agreed solution. Unsurprising, most dramatic drop in numbers was in Category F items (*repair scheme in progress and (where applicable) end use or user identified; functionally redundant buildings with new use agreed but not yet implemented*). The number of heritage assets identified as being at highest risk (Category A - *Immediate risk of further rapid deterioration or loss of fabric; no solution agreed*) has dropped from 9 to 6 cases, showcasing most notable success.

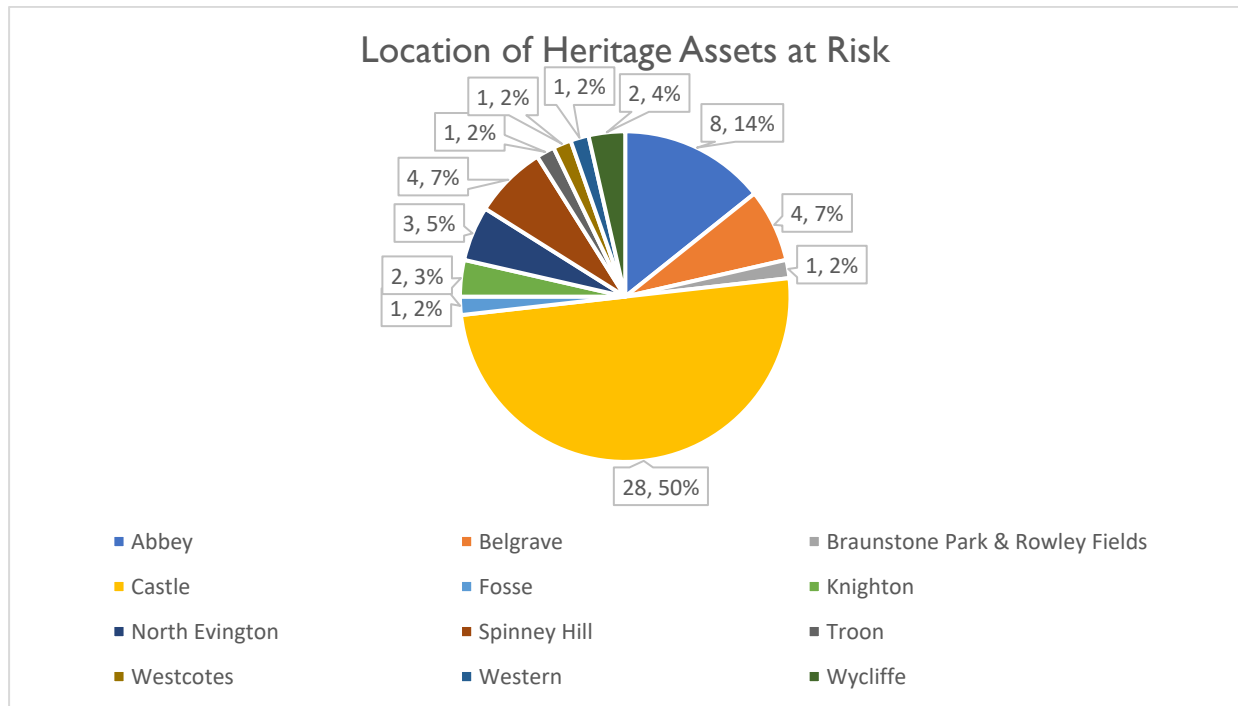




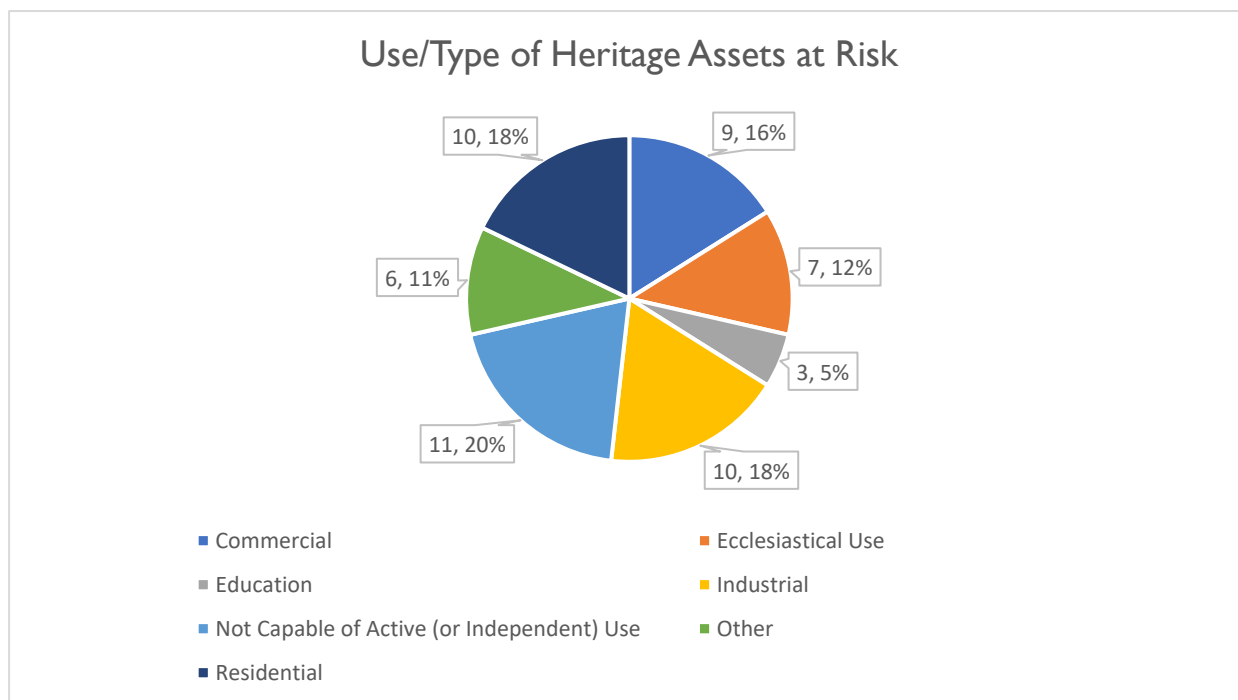


Data Analysis

Half of the heritage assets identified as being at risk are located in the Castle ward, which forms the core of the city centre. This is followed by Abbey Ward (14%), just north of the city centre. Otherwise, the distribution of heritage assets identified to be at risk broadly corresponds with the distribution of formally recognised heritage assets in the city.



Apart from the assets not capable of active (or independent) use (18%), most of the heritage assets identified as being at risk are industrial and residential in use and/or type.



Heritage at Risk Register

Leicester City Council



Contact Details

If you would like any further details about the Leicester Heritage at Risk Register or any of the heritage assets included within this document, please contact the Council's conservation team.

Email planning@leicester.gov.uk

Telephone 0116 454 1000

Post Conservation Team
Leicester City Council
2nd Floor Halford Wing
City Hall
115 Charles Street
Leicester
LE1 1FZ

Further details about the register, including up-to-date details can also be found on the Council's Heritage at Risk Register webpage at– www.leicester.gov.uk/heritageatrisk

Appendix A: Heritage assets removed from the Register since October 2017

| Name of Asset | Address | Former HAR category | Designation | Reference | Condition | Occupancy | Ownership |
|--|----------------------|---------------------|--|--------------------------------|-----------|---------------|------------------------|
| Turret Gateway | Castle View | A | Scheduled Monument, Grade I Listed Building & Conservation Area | 1074069 (List Entry Number) | Good | N/A | Local Authority |
| Deacons Workshop | Castle View | C | Grade II Listed Building & Conservation Area | 1361375 (List Entry Number) | Fair | Part-Occupied | De Montfort University |
| No. 27 | Friar Lane | C | Grade II Listed Building & Conservation Area | 1074039 (List Entry Number) | Good | Occupied | Private Ownership |
| Iron Railings to Front of No. 81 | King Street | C | Grade II Listed Building & Conservation Area | 1300242 (List Entry Number) | Good | N/A | Private Ownership |
| No. 1, West Lodge | Abbey Park Road | C | Grade II Listed Building & Grade II* Listed Historic Park & Garden | 1072587 (List Entry Number) | Fair | Occupied | Local Authority |
| Former Great Central Railway Station (inc. Former Parcel Building) | Great Central Street | C | Locally Listed Building | LL/025 | Good | Unoccupied | Private Ownership |
| Former Wildt Mellor Bromley Factory | 451 St Saviours Road | C | Locally Listed Building | LL/291 | Fair | Occupied | Private Ownership |
| No. 21 | St Martins | D | Grade II* Listed Building & Conservation Area | 1361022 (List Entry Number) | Good | Occupied | Private Ownership |

Heritage at Risk Register

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|-------------------------------------|-----------------------------|---|--|-----------------------------|------|------------|---------------------------------|
| Former Nursing Ward Block | Towers Hospital, Gipsy Lane | D | Curtilage Listed Building (Grade II) | 1376811 (List Entry Number) | Good | Occupied | Private Ownership |
| Former Barclays Bank | 10 Horsefair Street | E | Grade II Listed Building & Conservation Area | 1074013 (List Entry Number) | Good | Occupied | Private Ownership |
| No. 29 | Rutland Street | E | Grade II Listed Building & Conservation Area | 1074808 (List Entry Number) | Fair | Unoccupied | Private Ownership |
| No. 2, East Lodge | Abbey Park Road | E | Grade II Listed Building & Grade II* Listed Historic Park & Garden | 1072588 (List Entry Number) | Fair | Occupied | Local Authority |
| Former Narborough Road School | Narborough Road | E | Grade II Listed Building | 1067131 (List Entry Number) | Fair | Occupied | Private Ownership |
| Former Police Station | 72 Asfordby Street | E | Grade II Listed Building | 1263368 (List Entry Number) | Fair | Occupied | Jame Muslim Centre |
| The Queens Building | No. 37-43 Rutland Street | F | Grade II Listed Building & Conservation Area | 1246129 (List Entry Number) | Good | Occupied | Private Ownership |
| No. 8 (Hakamou Bar) | Bowling Green Street | F | Grade II Listed Building & Conservation Area | 1200511 (List Entry Number) | Good | Occupied | Private Ownership |
| Braunstone Hall | Braunstone Park | F | Grade II Listed Building | 1200536 (List Entry Number) | Good | Occupied | Local Authority / Private Owner |
| Braunstone Hall Former Kitchen Wing | Braunstone Park | F | Grade II Listed Building | 1074063 (List Entry Number) | Good | Occupied | Local Authority / Private Owner |
| No. 12 | Talbot Lane | F | Grade II Listed Building | 1299666 (List Entry Number) | Good | Occupied | Private Ownership |
| Former Vicarage | 2 St Peter's Road | F | Locally Listed Building | LL/290 | Good | Occupied | Private Ownership |

Heritage at Risk Register

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|--|------------------|---|--|-----------------------------|------|---------------|-------------------------------|
| North Bridge Mills | 20 Frog Island | F | Locally Listed Building | LL/020 | Good | Occupied | Private Ownership |
| Chimney & Water Tower of Former Wolsey Factory | Abbey Meadows | F | Locally Listed Building | LL/002 | Good | Occupied | Private Ownership |
| Leicester Synagogue | Highfield Street | F | Grade II Listed Building & Conservation Area | 1389696 (List Entry Number) | Fair | Part-Occupied | Leicester Hebrew Congregation |
| The Depot | Western Park | F | Curtilage Listed Building (Grade II) | 1074790 (List Entry Number) | Fair | Unoccupied | Local Authority |