

# Heritage at Risk Register



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Rotherham  
Metropolitan  
Borough Council



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## Introduction

**1** This register sets out the heritage assets in Rotherham considered to be at risk. Understanding the overall state of the borough's heritage assets helps identify those that are most at risk of being lost as a result of neglect, decay or inappropriate development. It also helps prioritise and direct limited resources towards areas where they may be most effective in improving the condition of heritage assets.

**2** This document sets out:

- the criteria against which heritage assets have been assessed to determine the scale of risk;
- a schedule of heritage assets at risk; and
- an analysis of the heritage at risk data.

**3** The Council maintains a separate Heritage at Risk Strategy which sets out what action it will take to achieve the repair and restoration of heritage assets which may be lost, to improve the condition of heritage assets at risk, and to reduce the number of assets identified as being at risk.

In addition to Rotherham's register, Historic England also maintain a national register of heritage assets at risk: [www.historicengland.org.uk/advice/heritage-at-risk](http://www.historicengland.org.uk/advice/heritage-at-risk)

## Selection criteria

**4** Heritage assets at risk are assessed in accordance with nationally set criteria produced by Historic England, allowing for continuity between the national and local registers.

**5** When assessing a heritage asset, consideration is given to the level of risk to the structure, looking at its external appearance, occupancy and vulnerability. The categories range from A - in very poor condition, to F - repairs in progress.

The risk scale is 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.

**6** A heritage asset will remain on the register until:

- all repairs are completed;
- the heritage asset is wind and water tight;
- the heritage asset is free from structural damage;
- the heritage asset is occupied.

**7** In certain instances, for example scheduled monuments and ruinous listed buildings, the above requirements may not always be appropriate. In these exceptional cases, the heritage asset will only be removed once consolidation works have been completed and a 'managed decline' approach agreed between owner and Council.

## Heritage at Risk Register

8 The tables below summarise the heritage assets at risk as of June 2019. In each table assets are listed based on their risk category.

**Table 1 Listed buildings**

Ref. No.	Asset	Ward	Parish	Grid Ref.	Designation	Condition	Risk Category
1	Guest and Chrimes	Rotherham West	None	44259 39253	Grade II	Very bad	A
2	Entrance gateway at the Lodge, Aston	Holderness	Aston	44683 38531	Grade II	Poor	A
3	Folds Cottages Sandbeck Park	Maltby	Maltby	45764 39066	Grade II; Historic Park and Garden Grade II*	Very bad	A
4	Nickerwood Farmhouse	Wales	Todwick	44718 38417	Grade II	Good	A
5	Farmbuilding to the NE of Nickerwood Farm	Wales	Todwick	44724 38417	Grade II	Good	A
6	Barn to SE of Kimberworth Manor House	Rotherham West	None	44058 39323	Grade II	Very bad	B
7	Farmbuilding to SE of Kimberworth Manor House	Rotherham West	None	44030 39332	Grade II	Very bad	B
8	Firbeck Hall	Dinnington	Firbeck	45665 38889	Grade II	Very bad	B
9	Stable Block At Firbeck Hall	Dinnington	Firbeck	45661 38880	Grade II	Very bad	B
10	Westfield Road NCB Pumping Station	Rawmarsh	None	44346 39565	Grade II	Fair	C
11	Remains of Chapel of St Mary, Church	Swinton	None	44522 39939	Grade II	Fair	C

Ref. No.	Asset	Ward	Parish	Grid Ref.	Designation	Condition	Risk Category
	Street, Swinton						
12	Aldwarke Bridge	Rotherham East	None	44506 39436	Grade II	Poor	C
13	Dovecote SE of Kimberworth Manor House	Rotherham West	None	44059 39320	Grade II	Poor	C
14	Prince of Wales, Princes Street, Masbrough	Rotherham West	None	44188 39279	Grade II	Fair	C
15	Remains of Medieval Cross, Morthen	Sitwell	Whiston	44767 38937	Grade II	Fair	C
16	Jordan Lock	Rotherham West	None	44038 39214	Grade II	Fair	C
17	Dog Kennels Bridge, Kiveton Park Station	Wales	Wales / Harthill	45078 38245	Grade II	Fair	C
18	Steel Street Railway Bridge	Rotherham West	None	44312 39263	Grade II	Poor	C
19	Wellgate Lamp Standard	Boston Castle	None	44312 39256	Grade II	Fair	C
20	Wellgate Old Hall	Boston Castle	None	44312 39262	Grade II	Poor	C
21	Ulley Grange	Rother Vale	Ulley	44661 38758	Grade II	Poor	C
22	Dovecote at Vesey Close Farm, Aston	Holderness	Aston	44813 38639	Grade II	Poor	C
23	Ulley Hall Entrance Gateway	Rother Vale	Ulley	44660 38743	Grade II	Poor	C
24	Thorpe Salvin Hall	Wales	Thorpe Salvin	45214 38127	Grade II* and Scheduled	Poor	C

Ref. No.	Asset	Ward	Parish	Grid Ref.	Designation	Condition	Risk Category
					Ancient Monument		
25	Aughton Hall, Swallownest	Holderness	Aston	44546 38669	Grade II	Fair	C
26	Perimeter Wall to Wentworth Garden Centre	Hooper	Wentworth	43904 39789	Grade II	Fair	C
27	Milepost to NW of Mauseleum Lodge, Wentworth	Rotherham West	Wentworth	44149 39730	Grade II	Fair	C
28	Church of St Margaret, Church Street, Swinton	Swinton	None	44521 39937	Grade II	Poor	D
29	Wentworth Woodhouse	Hooper	Wentworth	43956 39769	Grade I	Poor	D
30	Camellia House, Wentworth Woodhouse	Hooper	Wentworth	43910 39768	Grade II*	Very bad	D
31	Stable Block and Riding School, Wentworth Woodhouse	Hooper	Wentworth	43938 39788	Grade I	Poor	D
32	Fountain at the Stable Block, Wentworth Woodhouse	Hooper	Wentworth	43938 39788	Grade II	Poor	D
33	Fountain at the Camellia House, Wentworth Woodhouse	Hooper	Wentworth	43990 39766	Grade II	Poor	D
34	Keppels Column	Hooper	Wentworth	43894 39473	Grade II*	Poor	D

Ref. No.	Asset	Ward	Parish	Grid Ref.	Designation	Condition	Risk Category
35	Church of the Holy Trinity, Thorpe Hesley	Keppel	None	43783 39601	Grade II	Poor	D
36	John Platt House, Westgate	Boston Castle	None	44279 39273	Grade II	Poor	D
37	Wet Moor Bridge, Wath upon Dearne	Hooper / Wath	Wath	44157 40123	Grade II	Fair	D
38	Walker Mausoleum	Rotherham East	None	44226 39290	Grade II	Fair	E
39	15 Vicarage Lane	Boston Castle	None	44287 39285	Grade II	Fair	E
40	Remains of College of Jesus	Boston Castle	None	44292 39293	Grade II	Unknown	E
41	31 Bridgegate	Boston Castle	None	44283 39299	Grade II	Fair	E
42	Former Town Hall, Howard Street	Boston Castle	None	44299 40126	Grade II	Fair	E
43	59 & 61 Moorgate Street	Boston Castle	None	44294 39256	Grade II	Fair	E
44	Former William and Glyns Bank, High Street	Boston Castle	None	44188 39279	Grade II	Good	E
45	Oakwood Hall	Boston Castle	None	44363 39096	Grade II	Fair	E
46	Pair of Bridges at Abbey House, Maltby	Maltby	Maltby	45416 39018	Grade II	Fair	E



Ref. No.	Asset	Ward	Parish	Grid Ref.	Designation	Condition	Risk Category
47	Brampton Hall (II)	Hooper	Brampton Bierlow	43899 39789	Grade II	Poor	F

**Table 2 Scheduled Ancient Monuments**

Ref. No.	Asset	Ward	Parish	Grid Ref.	Designation	Condition	Risk Category
48	Kimberworth Motte and Bailey Castle	Rotherham West	None	44053 39351	SAM	Very bad	A
49	Roman Ridge: section from Hill Top Lane to Little Common Lane, Kimberworth	Rotherham West	None	43963 39292	SAM	Poor	A
50	Roman Ridge: section in Wath Wood	Wath	None	43365 39894	SAM	Very bad	A
51	Roman Ridge: section south of Abdy Farm, Brampton Bierlow	Hooper	None	44296 39848	SAM	Very bad	A
52	Roman Ridge: section north of Dog Kennel Pond, Wentworth Park, Wentworth	Hooper	None	44082 39660	SAM	Poor	A
53	Roman Ridge Section NE of Kimberworth Park Farm	Wingfield	None	44051 39474	SAM	Poor	C

Ref. No.	Asset	Ward	Parish	Grid Ref.	Designation	Condition	Risk Category
54	Roman Ridge SE of Hill Top Lane	Rotherham West	None	43981 39236	SAM	Poor	C

**Table 3 Conservation Areas**

Ref. No.	Asset	Ward	Parish	Designation	Condition	Trajectory
55	Doncaster Road, Rotherham Town Centre	Rotherham East	None	Conservation Area	Very bad	Declining
56	Rotherham Town Centre	Boston Castle	None	Conservation Area	Poor	Improving
57	Wales, Rotherham South	Wales	Wales	Conservation Area	Poor	Stable

### Historic Parks and Gardens

**9** 9 Rotherham has five sites included on Historic England's 'Register of Historic Parks and Gardens of Special Historic Interest in England' (1983). These are:

- Wentworth Woodhouse (Grade II\*);
- Sandbeck Park and Roche Abbey (Grade II\*);
- Moorgate Cemetery (Grade II);
- Clifton Park (Grade II);
- Boston Park (Grade II).

**10** At present, all five of the Boroughs Historic Parks and Gardens are in good to excellent condition, including the town centre Clifton Park which has been awarded Keep Britain Tidy's "People's Choice" Awards four years running (2016-2019).

## Analysis

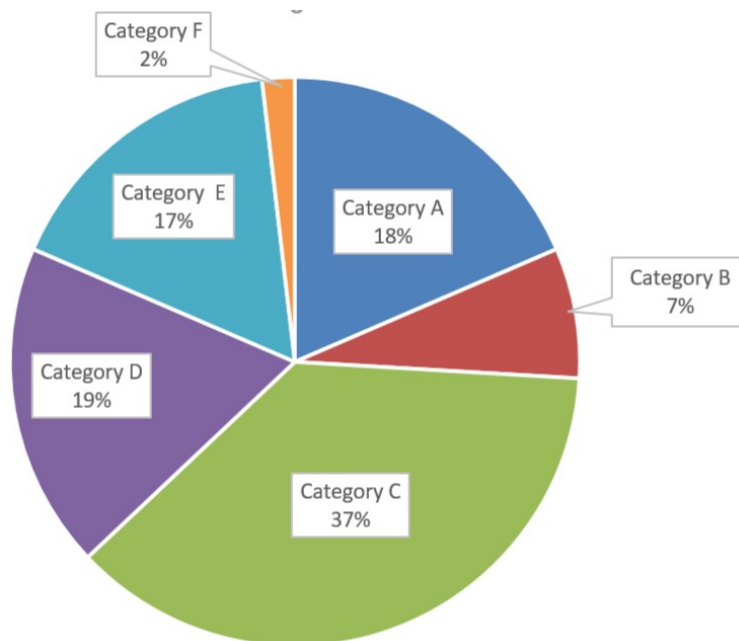
**11** This section will in future compare the register from previous versions, outlining any potential patterns or trends that have arisen in-between updates of the register. This statistical analysis will be helpful to the Council in identifying whether there is a type of heritage asset (i.e. a particular use) that is vulnerable or if there are geographical regions within the borough that are most 'at risk'.

**12** This section will also allow the Council to identify whether improvements are being made borough-wide in reducing the number of heritage assets at risk, seeing whether there is a net reduction in heritage assets on the register or if a similar total number remain on the register, but that a greater number of sites are at the lower end of the spectrum of at risk categories.

**13** The following statistics and charts provide basic details based on this current register, which can be used as part of the analysis within future documents.

### Category of risk

**Figure 1 Category of risk (Buildings and SAM's only)**



**14** As can be seen in the pie chart above, the largest category of heritage assets at risk is category C - slow decay, no solution agreed; amounting to 37% of all listed buildings and SAM's on the register.

**15** This reflects the fact that many heritage assets at risk tend to deteriorate over a slow period, usually as a result of a redundant use, long-term vacancy or neglect. Where this arises, it is usually only once a heritage asset is categorised as in slow decay and at risk that the Council can actively get involved, working cooperatively with the owner/s to address the situation.

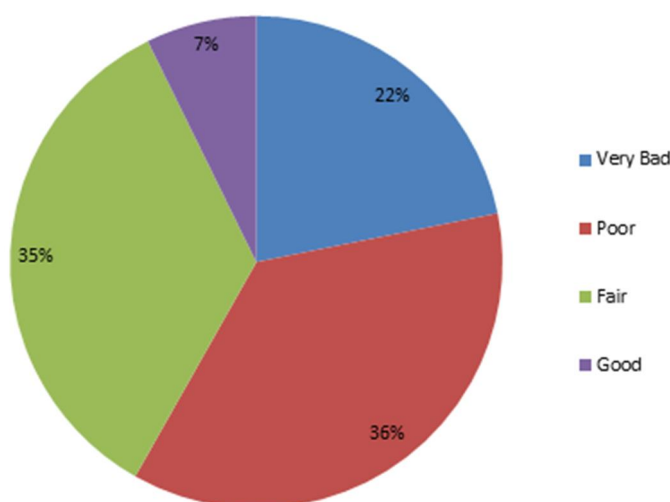
**16** This is further reflected by the second largest category being category D - slow decay, solution agreed but not yet implemented; with 19% of all listed buildings and SAM's on the register.

**17** Category D heritage assets are in fair / good condition but as they are suffering from vacancy, in some cases long-term, there is an increased likelihood that their condition will deteriorate. Once this happens, the heritage asset will be upgraded to a category C – slow decay.

**18** The Council monitors this type of heritage asset in order to act quickly and effectively in addressing any localised damage that if left unaddressed, could cause more serious and long-lasting damage

### Condition

**Figure 2 Condition of building / structure (Listed Buildings only)**

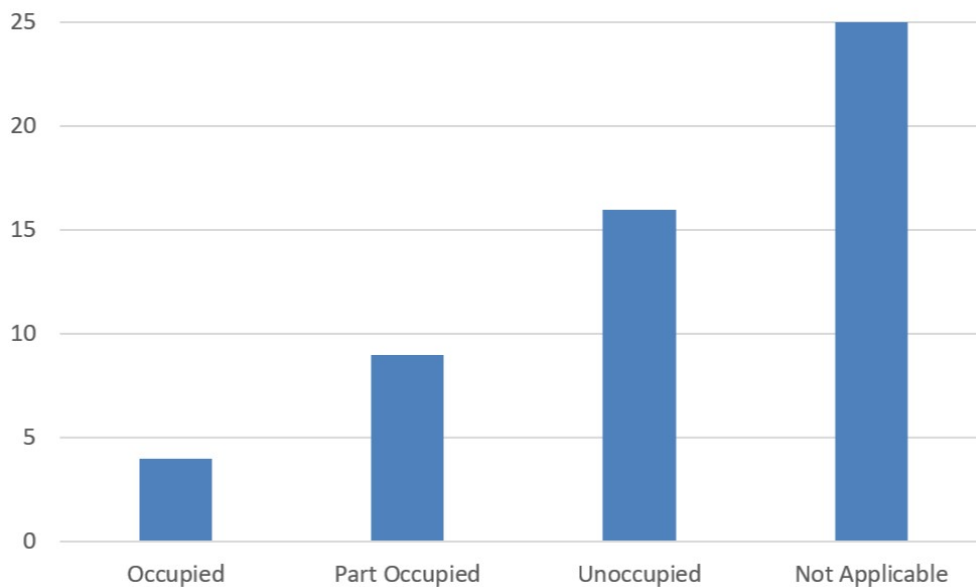


**19** In terms of building/structure condition, this clearly illustrates that being “at risk” does not necessarily mean being in a perilous condition. While 58% of buildings and structures on the register are identified as being in a very bad or poor condition, nearly half of them are still in fair to good condition. This may appear contradictory, however buildings can be under threat for many reasons. For example, the two listed buildings at the Nickerwood Farm complex which have all been renovated, at great expense, relatively recently. Sadly, all three properties are likely to be demolished to make for the proposed HS2 high speed rail link.

**20** The 22% of buildings identified as being in a very bad condition are of great concern and should be monitored regularly with a view to Council intervention using the relevant legislation outlined in the introduction.

## Occupancy

**Figure 3 Occupancy of building / structure (Listed buildings and structures only)**



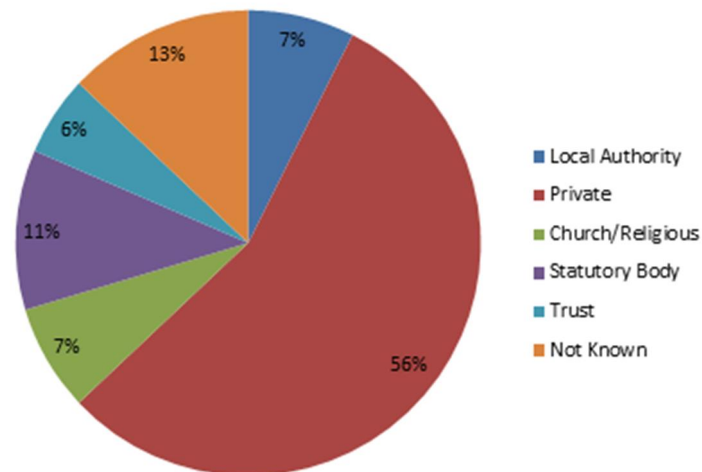
**21** Occupancy of buildings should be of primary interest given that an empty building is likely to rapidly become a problem building.

**22** As the graph above shows, few of the buildings on the register are occupied. Additionally, in the case of many retail premises in town centres, the ground floor can be occupied but the upper floors may have been empty and neglected for decades.

**23** Clearly, it has to be taken into account that many listed buildings in the borough are not actually buildings but structures such as statues and monuments which cannot be occupied.

## Ownership

**Figure 4 Ownership of building / structure (excluding conservation areas)**



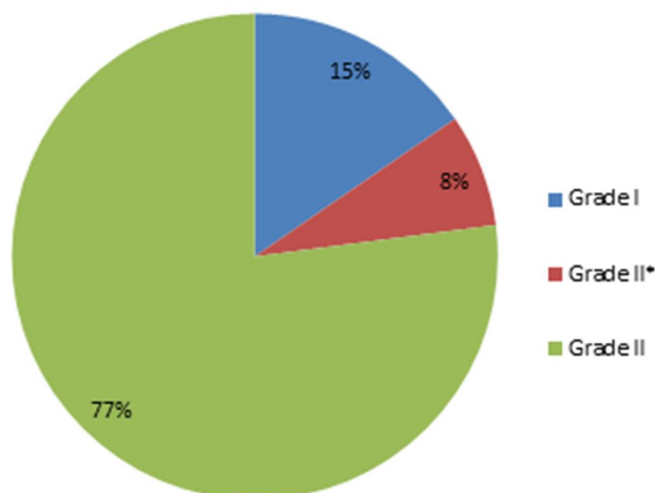
**24** Ownership is also of relevance when looking at heritage at risk. Figure 4 above shows that in Rotherham the majority of heritage assets are in private ownership with the rest being in the hands of religious organisations, statutory bodies, and trusts such as the buildings at and around Wentworth Woodhouse. Only 7% of heritage assets are under the ownership of the local authority.

**25** Other buildings at risk studies carried out in the UK have come up with a similar ownership profile.

**26** Currently, in the case of 13% of the assets on this register, ownership is not known. This is being actively pursued and it is expected that the final percentage will end up much lower.

## Building grade

Figure 5 Grade of listed building / structure

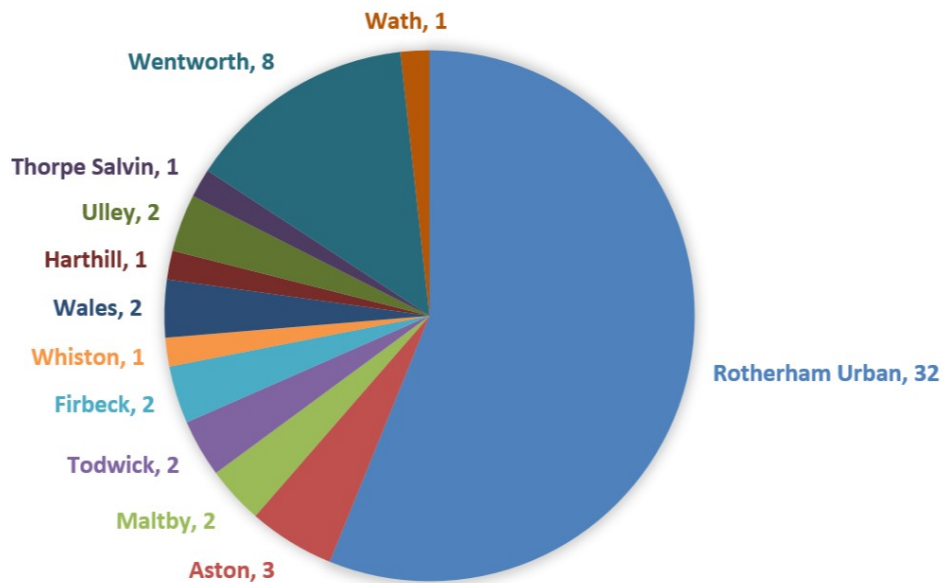


**27** The Grade of heritage assets at risk is illustrated by the pie chart above. The vast majority on this register are listed Grade II. Sadly 23% of assets at risk are Grade I or Grade II\*. This is concerning and requires further investigation as these higher grade buildings make up only 8% of the borough's total of 530.

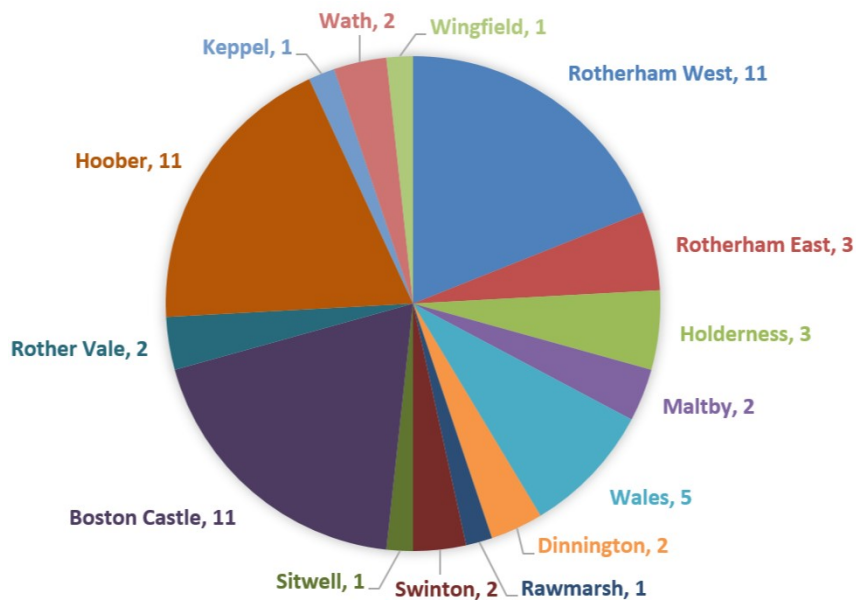
**28** By way of explanation, this maybe because Historic England have taken to putting many churches, which are often Grade II\* and above, onto the national At Risk Register in order to obtain further grant aid

## Location

**Figure 6 Location of building/structure/ by Parish**



**Figure 7 Location of building/structure by Ward**



**29** The geographical distribution of heritage assets at risk is shown by the two graphs above. The official lists produced and maintained by Historic England are broken down by parish and hence this has been repeated here (figure 6). However, a large proportion of the borough is not represented by a parish and is classified on the official list as 'Rotherham Urban'. Therefore, for ease of interpretation for members, the numbers have also been broken down by ward (figure 7).

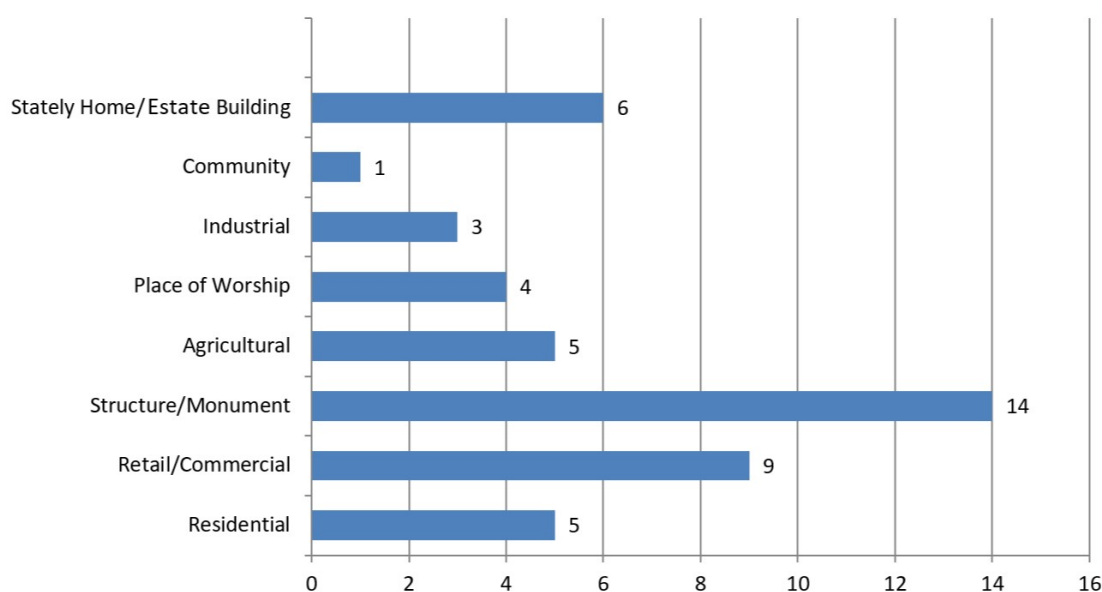


**30** Perhaps not surprisingly, assets at risk are heavily concentrated in Rotherham Urban which is essentially the built up part of the Borough covering the town centre but also the settlements heading north up the Don Valley which includes the former urban districts of Wath and Swinton.

**31** There are many parishes and wards in the borough that have no assets at risk at all.

### Use of building

**Figure 8 Use of building / structure (excludes SAM's)**



**32** The use of those buildings / structures identified as being at risk shows an even distribution across different uses.

**33** The exception to this is the large percentage of structures and monuments which as the register above shows include gates, bridges, canal structures, mileposts, fountains and even a lamp standard.

**34** Though the large number of structures and monuments at risk has to be a cause for concern they can be, by their very nature, easier to monitor, secure and protect not least because they are less prone to fire and arson which is the most common cause of catastrophic loss of heritage assets.

**35** The main surprise of the findings when it comes to the type and use of buildings at risk is the low number of industrial buildings which can largely be explained by the fact that the iron and steel industry, unlike for example the textile industries of West Yorkshire, did not tend to produce many high quality and listable buildings. Of the 530 buildings listed in the borough, only a small percentage are former industrial buildings.

**36** The number of stately home/estate buildings is also quite high, largely boosted by the buildings of the former Wentworth Woodhouse. Fortunately, with new owners and a Masterplan for this collection of buildings in place, a number of these will hopefully be removed from both this and Historic England's national at risk register in the near future.