

Lewes District Council

Buildings at Risk Register

July 2005

Buildings at Risk

Buildings at risk are historic buildings which have deteriorated, become redundant or unoccupied and are under threat from dereliction or demolition and redevelopment. This register also includes buildings that require repair work or maintenance in order to preserve the fabric or appearance. Many of them are in one of the 35 conservation areas in the Lewes district.

Aims of the BAR Register

The ultimate aim of the list is to highlight vulnerable buildings and encourage appropriate works, re-use, conversion or renovation. Inclusion on the list should not be implied as a criticism, but as an encouragement to look carefully at the condition of the buildings in the area and promote discussion about appropriate works. The process of compiling a list helps to highlight the extent and nature of the problem and the type of building most likely to be at risk. This can help inform decisions made on allocation of grant aid where available, and other positive action.

In some cases very little is known about the ownership or status of the buildings. All information contained in the list is believed to be correct at the time of publication. Owners or interested parties are encouraged to contact the District Council for further information and advice. The Conservation team at the District Council can provide guidance on all aspects of conservation work and listed building consent.

Responsibilities

The ultimate responsibility for an historic building lies with its owner. Local authorities have powers to issue Repairs Notice (for listed buildings) or Section 215 Notices (for Not Listed buildings) specifying the works required to conserve the building fabric and appearance. If necessary the local authority can intervene to carry out essential works and recover costs from the owner. Failure to maintain the building appropriately can ultimately lead to a Compulsory Purchase by the local authority. These powers are used reluctantly and it is in the best interests of all parties for work to be carried out voluntarily and before emergency work is required.

Further Information

The information in this document is correct to the best of our knowledge as of July 2005. However, this is a live document and will be updated as the status of the properties change and/or new information comes forward. If you know of other buildings which you feel should be included please let us know.

If you have any queries regarding buildings at risk, listed buildings or conservation areas please contact the Design & Conservation Team in Southover House on 01273 484349 or email jessica.hunnisett@lewes.gov.uk

Assessment

This Register uses similar categories as established by English Heritage in the national Building at Risk Register. This can be found on the English Heritage website at www.english-heritage.org.uk

Priority

The buildings are categorised according to the *nature and degree of risk* as follows:

- A** Immediate risk of further rapid deterioration and/or loss of fabric. No solution agreed.
- B** Immediate risk of further rapid deterioration and/or loss of fabric; Solution agreed but not yet implemented.
- C** Slow decay; no solution agreed.
- D** Slow decay; solution agreed but not yet implemented.
- E** Under repair or in fair to good repair but no obvious user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use; often specialised buildings which have become functionally redundant).
- F** Repair Scheme in progress and (where applicable); end user identified.

Condition

The *condition* of the buildings is assessed as follows:

- Good** Structurally sound and weathertight, no significant repairs required.
- Fair** Structurally sound & weathertight, requiring minor repairs or showing signs of general lack of maintenance
- Poor** Deteriorating Masonry and/ or leaking roof and/or defective rainwater goods. May be accompanied by rot outbreaks within and general deterioration of the building fabric; or where fire or other disaster has affected the building.
- Very Poor** Structural failure/instability and/or loss of significant areas of roof covering leading to major deterioration of interior; or where there has been a major fire or other disaster which has affected most of the building.

Risk Category

The condition category and status are used to identify the *risk category* on a scale of 1 - 4

- 1** **Extreme risk**
- 2** **Grave risk**
- 3** **At risk**
- 4** **To be watched**