

Durham City Conservation Area



**Character Area 1:
Peninsula**

July 2016

CONTENTS

Contents	3
Character Area 1 - The Peninsula	7
1 Introduction and Overview	7
2 Summary of Special Interest	8
3 Location and Boundary Description	10
4 Geology, Topography and Setting.....	11
5 Historical Summary and Development	13
5.1 The Durham Riverbanks	23
6 Archaeology.....	26
7 Form and Layout	27
8 Sub-area Division.....	32
2 Sub-Area Character Assessments.....	34
Sub Character Area 1 - Palace Green	34
1 Location and Boundary Description	34
2 Setting	34
3 Form and Layout	35
4 Architectural Character	39
4.1 Owengate	39
4.2 Durham Cathedral and Cloisters	42
4.3 Durham Castle.....	47
4.4 Durham Castle Walls	50
4.5 Palace Green	51
4.6 Dun Cow Lane.....	55
5 Important Buildings.....	56
Listed Buildings.....	56
Scheduled Monuments	57
Non-designated Heritage Assets and Buildings/Structures of Local Interest.....	57
6 Building Materials, Detailing and Features	58
7 Boundaries and Means of Enclosure.....	64
8 Open Spaces and Trees.....	66
9 Views and Vistas	68
10 Activity	72
11 Public Realm	73
12 General Condition.....	76
13 The Definition (or Summary) of Special Interest	76
Sub Character Area 2 - The College	78
1 Location and Boundary Description	78
2 Setting.....	78
3 Form and Layout.....	79
4 Architectural Character	81
5 Important Buildings	87
Listed Buildings	87
Scheduled Monuments.....	88
Non-designated Heritage Assets and Buildings/Structures of Local Interest	88
6 Building Materials, Detailing and Features.....	88
7 Boundaries and Means of Enclosure	94
8 Open Spaces and Trees.....	96
9 Views and Vistas	98
10 Activity	100
11 Public Realm	100
12 General Condition.....	102
13 The Definition (or Summary) of Special Interest	102
Sub Character Area 3 - The Baileys.....	104
1 Location and Boundary Description	104
2 Setting.....	104
3 Form and Layout.....	106
4 Architectural Character	109
5 Important Buildings	116
Listed Buildings	116
Scheduled Monuments.....	117

Non-designated Heritage Assets and Buildings/Structures of Local Interest	117
6 Building Materials, Detailing and Features	118
7 Boundaries and Means of Enclosure	126
8 Open Spaces and Trees	128
9 Views and Vistas	130
10 Activity	131
11 Public Realm	132
12 General Condition	134
13 The Definition (or Summary) of Special Interest	136
Sub Character Area 4 - Saddler Street	137
1 Location and Boundary Description	137
2 Setting	137
3 Form and Layout	138
4 Architectural Character	139
5 Important Buildings	143
Listed Buildings	143
Scheduled Monuments	143
Non-designated Heritage Assets and Buildings/Structures of Local Interest	144
6 Building Materials, Detailing and Features	144
7 Boundaries and Means of Enclosure	149
8 Open Spaces and Trees	150
9 Views and Vistas	150
10 Activity	151
11 Public Realm	152
12 General Condition	153
13 The Definition (or Summary) of Special Interest	154
Sub Character Area 5 - Market Place	156
1 Location and Boundary Description	156
2 Setting	156
3 Form and Layout	158

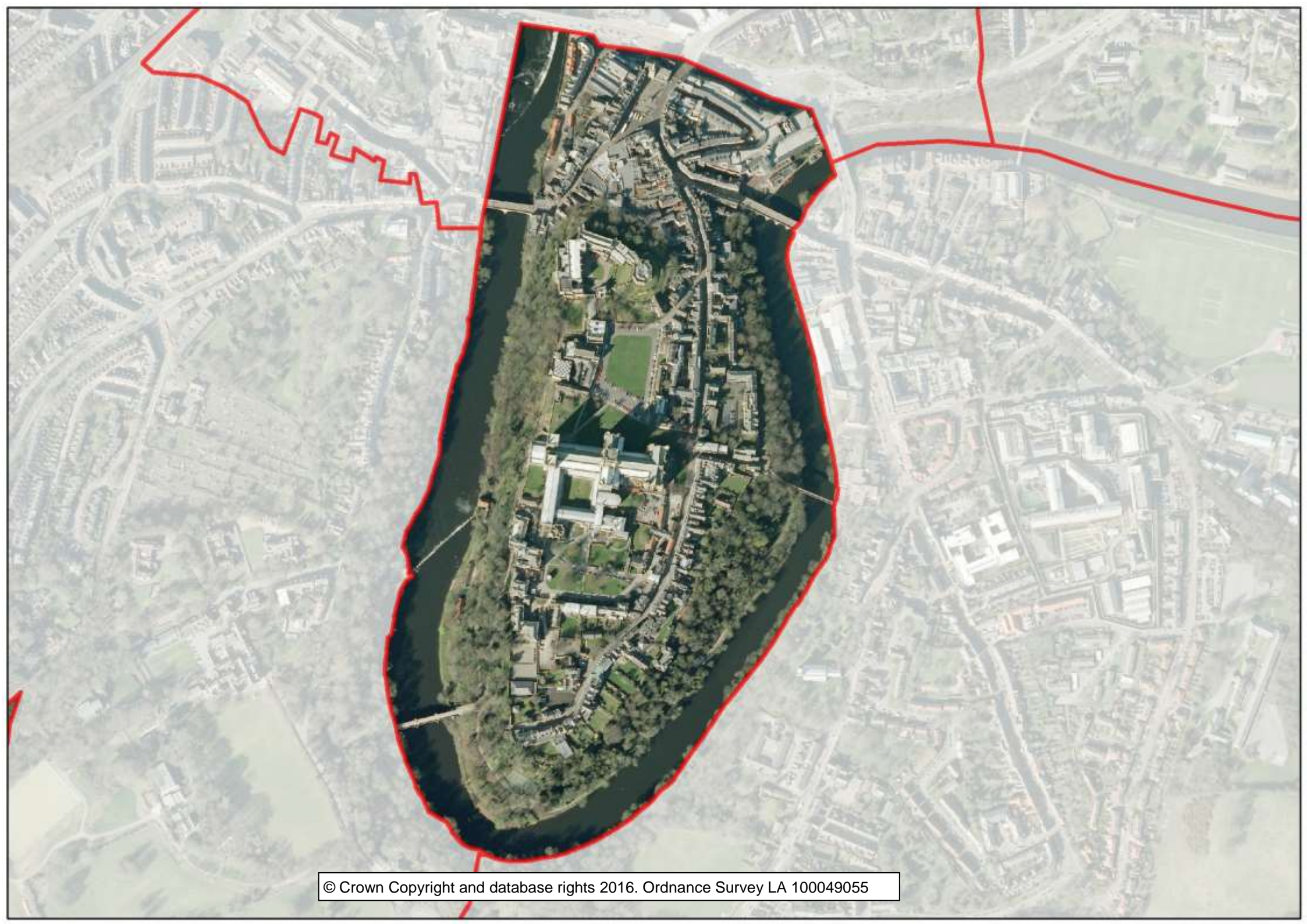
4 Architectural Character	159
5 Important Buildings	164
Listed Buildings	164
Scheduled Monuments	164
Non-designated Heritage Assets and Buildings/Structures of Local Interest	164
6 Building Materials, Detailing and Features	165
7 Boundaries and Means of Enclosure	171
8 Open Spaces and Trees	171
9 Views and Vistas	172
10 Activity	173
11 Public Realm	174
12 General Condition	176
13 The Definition (or Summary) of Special Interest	177
Sub Character Area 6 - High Street/Bishops Gate	179
1 Location and Boundary Description	179
2 Setting	179
3 Form and Layout	179
4 Architectural Character	180
5 Important Buildings	182
Listed Buildings	182
Scheduled Monuments	182
Non-designated Heritage Assets and Buildings/Structures of Local Interest	182
6 Building Materials, Detailing and Features	182
7 Boundaries and Means of Enclosure	183
8 Open Spaces and Trees	183
9 Views and Vistas	183
10 Activity	185
11 Public Realm	185
12 General Condition	186
13 The Definition (or Summary) of Special Interest	186

Sub Character Area 7 - Silver Street/Fowlers Yard.....	187
1 Location and Boundary Description	187
2 Setting	188
3 Form and Layout	189
4 Architectural Character	191
5 Important Buildings.....	195
Listed Buildings.....	195
Scheduled Monuments	195
Non-designated Heritage Assets and Buildings/Structures of Local Interest.....	195
6 Building Materials, Detailing and Features	196
7 Boundaries and Means of Enclosure.....	201
8 Open Spaces and Trees	201
9 Views and Vistas.....	202
10 Activity.....	203
11 Public Realm	203
12 General Condition	205
13 The Definition (or Summary) of Special Interest.....	205
Sub Character Area 8 - Riverbanks.....	207
1 Location and Boundary Description	207
2 Setting	207
3 Form and Layout	208
4 Architectural Character	210
5 Important Buildings.....	214
Listed Buildings.....	214
Scheduled Monuments	214
Non-designated Heritage Assets and Buildings/Structures of Local Interest.....	214
6 Building Materials, Detailing and Features	215
7 Boundaries and Means of Enclosure.....	215
8 Open Spaces and Trees	216
9 Views and Vistas.....	217

10 Activity	219
11 Public Realm	219
12 General Condition.....	220
13 The Definition (or Summary) of Special Interest	222
3 Future Challenges and Management Proposals.....	223
1 Introduction	223
2 Future Challenges	223
3 Management Proposals.....	228
Summary of issues	228
Objectives	229
Recommendations.....	229
Part 1.....	229
Part 2.....	237
4 Boundary Changes	240
Appendix 1 Listed Buildings	244
Appendix 2 Notable Unlisted Buildings	306
Appendix 3 Buildings at Risk	310
Appendix 4 Summary of Public Comments	314
Sub Character Area 1 - Palace Green.....	314
Sub Character Area 2 - The College	316
Sub Character Area 3 -The Baileys.....	317
Sub Character Area 4 - Saddler Street	319
Sub Character Area 5 - Market Place.....	319
Sub Character Area 6 - High Street/Bishops Gate	321
Sub Character Area 7 - Silver Street/Fowlers Yard	323
Sub Character Area 8 - Riverbanks	325

Key Dates

Original Designation	7 August 1968
Boundary Amended	25 November 1980
Boundary Amended	29 July 2016
Character Area Appraisal Approved	29 July 2016



Character Area 1 – The Peninsula

CHARACTER AREA 1 - THE PENINSULA

1 Introduction and Overview

The Durham Peninsula character area lies at the heart of the Durham (City Centre) Conservation Area and is one of the most historic and religiously culturally significant places in the North of England. The area contains important built heritage spanning from the Medieval period to the 20th century with the original Medieval layout and street pattern remaining today.

At the centre of the city is Durham Cathedral and Durham Castle, and the historic buildings and structures directly associated with them. These were inscribed by UNESCO in 1986 as a World Heritage Site (WHS) in recognition of their outstanding universal values derived from the sites architectural importance, political history and religious significance. Durham was among the first in the UK sites to be listed on the UNESCO register.

The other major component of the Peninsula Character Area is the River Wear gorge comprising of the steep wooded banks which wrap around the peninsula, providing the principal element of the high quality landscape setting of the WHS and the wider city.

This area also has special historic significance in its own right resulting from its changing use from Norman quarry and defensive barrier, to a planned 18th Century 'romantic' landscape and ornamental gardens.

It provides a scenic green backdrop to the townscape of the city and is a significant urban habitat for wildlife as well as a quiet public retreat from the city centre.

It is essentially these elements drawn together which create the peninsula's distinctive character and identity.

2 Summary of Special Interest

It is considered that the special character and significance of the Durham Peninsula Character Area is derived from the following; and it is this essential character which must be preserved and/or enhanced;

- The topography and geological formation of the River Wear gorge which is a distinctive natural feature of regional importance and forms the dramatic setting of the Durham Cathedral and Castle World Heritage Site and the wider townscape of the city;
- The inner peninsula riverbanks and their evolution through time from being an integral part of the Medieval defensive complex to the 'romantic' landscape of the 18th century which is still evident today;

- The historical development of the peninsula as a defensive location, place of worship, Bishops Palace, centre of education and the continued religious and educational function which remains today;
- The cultural, religious and historic significance of Durham Cathedral that transcends its architectural value as a resting place for relics of St Cuthbert, the Venerable Bede and St Oswald;
- The surviving Medieval town plan/street layout including key pilgrimage routs which have remained largely unaltered;
- A rich and largely unexplored urban archaeological resource belonging to the period from the 10th century along with traces of earlier occupation.
- The physical and visual enclosure experienced within the narrow Medieval streets;
- The scale and form of the historic buildings and structures pressed tightly together directly onto the public footways;
- The World Heritage Site's exceptional architecture demonstrating innovation in constructing techniques and being a high point in the history of Medieval architecture in England;

- The great variety in scale, character and age of the historic buildings providing rich architectural diversity and changing historic streetscapes;
- The surviving Durham Castle Walls and the associated terraced promenades which have high evidential, historic and aesthetic value and are of national significance;
- The high percentage of Grade I, II and II* Listed Buildings, a number of Scheduled Monuments and an array of other non-designated heritage assets;
- The prevailing use of traditional building materials creating a uniformity of place, and the extensive survival of original architectural detailing and decorative features;
- The high quality of the public realm including surviving historic floorscapes which enhance the setting of the historic buildings and add value to the overall high quality of the townscape;
- The varied historic boundary treatments ranging from sandstone walls, brick garden walls and wrought-iron railings, interlinking historic buildings and forming historic spaces;
- The visual drama, far-reaching impact, and visual appeal of Durham Cathedral and Castle dominating the skyline of the city and the varied evolving views from the inner and outer Durham Bowls;
- The high number of significant open and framed views of historic streetscapes, roofscapes, landmark buildings and structures and the interplay with the landscape; a number of the views being world renowned.

3 Location and Boundary Description

The Peninsula Character Area is a distinctive raised plateau defined by an incised meander of the River Wear with the Durham Cathedral and Castle precinct occupying the higher southern part, and the Market Place and the connecting Medieval street on lower ground to the north (Image 1).

The character area boundary encompasses an area of approximately 24 hectares and comprises of two very distinctive elements; the built form and land contained within the Medieval defensive castle walls which formed a complete circuit around the peninsula; and the inner wooded banks of the steep sided river wear gorge including their associated built features and the historic bridges which span across the river.

The boundary runs from Millburngate Road Bridge southwards following the line of the lower river bank passing around Counts Corner, and then turning northwards to Leazes Road Bridge. From this point it heads westwards following the line of the highway and crossing the entrance into the Market Place from Claypath before returning to the riverside.



Image 1 Aerial view across the peninsula looking north east towards Elvet

4 Geology, Topography and Setting

Geology and topography

The city area lies within a wide belt of coal measure sandstone in a broad valley at the confluence of two rivers, the River Browney and the River Wear. After the Ice Age the area found itself underwater in a large lake of glacial melt waters dammed by the receding ice flow to the north. The glacial deposits choked the old river valleys at the junction of the Browney and Wear, where the Wear was forced to rework its old, drift-filled channels. This created wide flood plains but where the river cut through the solid rock to avoid the buried valley narrow steep-sided gorges were formed such as that in the meander around the peninsula at Durham.

This intimate geography of peninsula and river gorge created a naturally and easily defensible site which was recognised by the Community of St Cuthbert seeking a permanent and safe resting place for the remains of their saint. The peninsula's high level also helped to create an atmosphere of complete dominance, high status and wealth for Durham Cathedral, and strength for Durham Castle, above the surrounding landscape with a far reaching influence.

The geographical form gave the city its name with 'Durham' derived from the Old English word meaning 'hill-island'. It also created distinctive views from the edge of the outer river gorge across to the plateau and from the river valley floor up to where Durham Cathedral and Castle are spectacularly



Image 2 View of the cathedral from the outer bowl

overlooking the city. This unique combination of geographical location, topography and iconic buildings has created a visually dramatic and internationally recognisable skyline.

Setting

The wider setting is formed by Durham's 'outer bowl' comprising of the surrounding hills and ridgelines which provide an important wider visual context to the whole city (Image 2 previous page). To the south the character of the outer bowl is essentially rural with the city confined to the foreground and with distant settlements situated below the horizons. To the north the character is more developed but with significant areas of open countryside. This results in many vantage points from which the World Heritage Site monuments can be viewed, but the degree of visibility varies considerably.

The immediate outer setting consists of the intimate landscape bowl, known as the Durham 'inner bowl'; this includes the steep sided wooded gorge of the peninsula and the surrounding land which closely encircles the city. It features moderately steep slopes, surrounding hilltops, and green fringes penetrating into the city which contribute significantly to the setting, character and appearance of the whole conservation area.

The lower riverbanks and gorge form a significant part of the peninsula's historic, landscape and visual setting; the inner banks evolved from being an integral part of the city defences

to a complex pattern of planned planting, ornamental gardens and promenades. In contrast the outer banks have a history of being used for quarrying, and there are remnants of these activities still visible within the landscape (Image 3).

The riverbanks woodland canopy contrasts with the solidity and built mass of Durham Cathedral and Castle and from the wooded pathways there are both designed and non-designed views, constantly changing through the seasons. The juxtaposition of the richly wooded landscape with these monuments achieves high visual quality (Image 3).

The immediate landscape within the Castle Walls is formed by historic communal gardens, graveyards, work and open spaces associated with the Medieval Priory; many of which have been remodelled overtime to suite the end user.



Image 3 Riverbanks

5 Historical Summary and Development

Prehistoric and Roman

While no traces of pre-Roman settlement have been found on the peninsula itself, recent excavations have revealed the existence of an enclosed Bronze Age settlement at Mountjoy on the south side of the Wear not far distant. The peninsula is such an attractive location for settlement that it is highly likely to have been the scene of some form of settlement, either periodically or continuously, in the pre-Roman period.

There is a small but growing body of artefactual evidence for some form of settlement or activity on the peninsula in the Roman period. Traces of Roman period field systems have been found in the Mountjoy area not far away on the opposite side of the river to the south. There was a Roman villa complex at Old Durham about 1.5 km to the east (largely if not totally destroyed by gravel quarrying in the 1940s and 1950s) while the Roman road known in modern times as Cade's Road passed by the peninsula about 1.5 km to the north-east probably crossing the Wear somewhere in the vicinity of Kepier Hospital. There could well have been a farmstead on the peninsula or possibly a shrine or temple given that hilltops were favoured sites for such structures.

Early Medieval (5th century AD to AD 1066)

Durham City began on the peninsula after the arrival of the Community of St Cuthbert in 995. This event, and the subsequent Norman Conquest, leads to the construction of

Durham Castle in 1072 and a short time later Durham Cathedral in 1093. However, there is documented evidence to support an earlier settlement.

The earliest record of Durham during the early Medieval period (410-1066 AD) comes from the Anglo-Saxon Chronicle, which records the consecration of a Bishop at Aelfet (meaning Swan Island, probably the origin of the name Elvet in Durham) in 762 AD. It also suggests that the area surrounding the peninsula was cultivated and inhabited in much earlier times and there were fords at the present locations of Framwellgate Bridge and possibly Prebends Bridge linking parts of Pre-Cuthbertain Durham.

It is worth noting that Simeon of Durham, an 11th century historian with access to ancient documents, also suggested the existence of an earlier settlement in the vicinity of Durham. He describes the Durham Peninsula as being densely wooded and practically uninhabitable with the exception of a small level cultivated plain which was regularly ploughed and sown by farmers.

Nothing more is known about the history of the area until the year 995 when the community of monks from Lindisfarne carrying the body of St Cuthbert selected the strategic high peninsula as a place to settle and founded a church. Initially the community built a temporary timber church to hold Cuthbert's remains and in 998 a more substantial stone church was erected, the Alba Ecclesia – White Church. This is thought to

have been located to the south of the present cathedral somewhere near to the site of the present Church of St Mary Le Bow at the top of Bow Lane.

Medieval period (1066 to 1540)

Before all else Durham was a fortress; the beginnings of the present castle date from about 1072 and are attributed to Waltheof, Earl of Northumberland, and Bishop Walcher, built as a symbol of Norman Kings power in the north of England. The holder of the Office of the Bishop of Durham was appointed directly by the King and the castle was his seat. Whilst much altered and rebuilt over the next few centuries, it remained the main residence and power base of the Bishops of Durham until the 1830s. It has been speculated that an earlier fortified structure such as an earthen rampart (a fortification consisting of an embankment, often with a parapet built on top) may have occupied the site, as the city withstood sieges in 1006, 1012 and 1040, suggesting that it had substantial defences at this early time. Traces of a clay bank potentially defensive in nature were found in the gardens of Nos. 4 and 6 South Bailey in 2010. Although undated this clearly pre-dated the castle wall and may have been part of the putative pre-Norman defences.

The earliest known structure on the site was a motte and bailey, a wooden tower on an artificial mound (motte), overlooking timber buildings in a lower courtyard (bailey) surrounded by a ditch. This ditch was crossed by a drawbridge

defended by a barbican with towers, as well as an inner gate. The bailey was separated from the motte by another ditch or moat which was crossed by a stairway leading up to the keep. From an early date the wooden structures were replaced with stone.

The lower chapel of Durham Castle beneath the later more extensive chapel building contains unaltered Norman fabric while the Keep and North Range are attributed to Bishop Flambard (1099-1128), with further additions and alterations carried out at frequent intervals during the building's history.

In 1071 Bishop Walcher was appointed the first Norman Bishop of Durham and he planned to regularize the secular Community of St Cuthbert beginning with the change from the simple church to a larger monastery. In 1093 the old church was pulled down and work began on the present cathedral. On August 11 1093 the foundation stones for the new Norman Cathedral Church were laid with work beginning on the transepts in 1099.

Various additions were added over time including the Galilee Chapel at the west end around 1189, the Chapel of the Nine Altars in 1242-1280, while the cloister dates from 1390-1418, and the central tower was rebuilt around 1470.

To the south of Durham Cathedral is The Cathedral College, the former outer court of the Medieval Benedictine Priory, known in the 16th century as the 'Abbey Garth'. The group

comprise of ranges on the south, east and west sides, the west range overlooking the riverbanks and becoming incorporated into the peninsula defences. The late Medieval infirmary and the guest hall, two of the most important outer court buildings stood in this range. Medieval remains of the infirmary are incorporated into Nos. 13, 14 and 15. Many of the buildings were adapted and converted to form prebendal houses with periodic remodelling given the buildings a Georgian appearance. This trend is reflected within Durham with the construction of new, or conversion of old, houses in the town for the local gentry to live in larger fashionable houses.

The east range comprises of predominantly service buildings in Medieval times and consequently only two buildings were converted into prebendal houses at the Dissolution. Later conversions occurred to the buildings south of the gatehouse but the group of modest building up the cobbled lane to the north includes important Medieval survivals. Most significantly the brewhouse with a massive chimney stack, brick lined vat and stone-flagged floor.

The Gatehouse was rebuilt in around 1500 by Prior Castell with St Helens Chapel above, this gateway must have replaced an earlier entrance and the large 13th century arches in the basement of the adjoining building to the north relates to this earlier gate.

Both Durham Castle and the Cathedral were enclosed within a single defensive Castle Wall. This wall extended to the edge of

the top of the peninsula and included the extensive bailey (now North and South Bailey), built by Bishop Flambard between 1099 and 1128.

The walls were strengthened with flanking towers and buttress turrets and supplemented by massive gates; North Gate, at the southern end of Saddler Street, Kings Gate (on modern Bow Lane) and Watergate or Baileygate (at the southern end of South Bailey). There was also a postern gate, 'the Dark Entry' in the Priory, while Medieval references to a 'Windishole Gate' suggest another such gate at the modern Windy Gap. A second wall was built from the east end of the cathedral to the castle keep, with gates at its northern and southern ends: Owen Gate (at the west end of modern Owengate) and Lye Gate or Side Gate (on modern Dun Cow Lane). These walls divided the city into a number of wards or baileys. The cathedral and monastery formed one such ward; the Inner Bailey of the castle (the present courtyard) formed another. The walls and gates, combined with the steep river gorge which was kept clear of trees, would have formed a formidable and imposing defensive position.

Bishop Flambard cleared Palace Green of the domestic buildings in order that, as a chronicler put it 'the church should neither be endangered by fire nor polluted by filth' and the Upper Bailey became reserved for administrative buildings of the County Palatinate. The inhabitants were relocated to the

north of the castle walls, in a new borough known as the Bishops Borough around the newly laid out Market Place.

The lower-lying peninsula neck was exploited as a Market Place, possibly as early as the 11th century, and it is assumed that Saddler Street dates from this same period as a winding connection to the precinct containing the cathedral and castle. This is also supported by archaeological evidence from excavations in Saddler Street which revealed timber buildings from about the year 1000. These structures lying parallel to the street housed a shoemaker, cobbler, potter, butcher among others, the typical components of the service economy established from the earliest years of the city; with this commercial trade in the street flowing into the Market Place, where traders met their military and religious clients. Significantly, despite the physical upheavals of the Norman re-ordering of Durham and the realignment of narrow tenements with buildings onto the street, independent craftsman and tradesman continued to occupy the site.

The area would probably have been kept outside of the city defences to allow an open market accessible to all but. At the same time, the site was close to a number of important land routes and by being a gateway to the peninsula, pilgrims had to pass through it, putting it in a good position to become a busy trading centre. This changed in 1315 the townspeople successfully petitioned the King for permission to protect the Market Place with walls due to Scottish raids. This led to the

building of a second defensive wall to enclose the Market Place which led from the tower on Framwellgate Bridge round the outside of the Market Square to the tower of Elvet Bridge with gates on the northern line of the wall opening onto Claygate and Walkergate. This wall did not possess any great military value, but was merely of sufficient strength to keep out raiders.

Bishop Flambard also constructed a new church within the north-west corner of the market place and dedicated it to St Nicholas, the patron saint of merchants; he also built Framwellgate Bridge (1120) to the west and Elvet Bridge (1160) to the east.

The revival of production and commerce taking place between the 10th and the 13th centuries led to a considerable increase of the population and wealth of the Medieval town, reaching its glory days in the second half of the 14th century. It is also important to note that at the end of the Medieval period the administration of the Palatine was concentrated on the peninsula, but three centuries later this moved to the Market Place and new judicial and penal buildings were constructed in green field sites off the peninsula. The administrative centre for the Bishops Borough was the tollbooth, a free-standing timber framed building at the southern end of the market square, this was re-built in stone on the western side in 1535 by Bishop Tunstall and by the 17th century had developed into the Guildhall. It was re-built again in 1665 and much of the present

building dates from this period. It was altered further in 1754 when its present façade was added.

By the middle of the 19th century, the Guildhall had ceased to be a building suitable for the purpose of accommodating all the business transacted by the city so in 1850 almost the entire northwest corner of the market place was redeveloped. The current ensemble of the Town Hall and Market Hall (1851), St Nicholas' church (1857-8) and the statue of Lord Londonderry (1858) were added. These buildings have some merit as an example of mid-19th century 'urban planning' at the heart of the city.

The commercial heart of the city around the Market Place spread out into the adjoining streets with the street names reflecting the trades and businesses that were once carried out there. Silver Street seems to have been originally more domestic in use but gave way to commercial development pressure as the retail trades prospered and the city grew. Its name alludes to the reported site of a mint nearby (but this has been unverified), but none of the original buildings on Silver Street remain, as they were demolished and replaced during the 18th and 19th century urban growth of the city. To the rear of the street the city landscape was affected by industrial growth during the late Victorian period. Here there is an interesting collection of former industrial buildings of various forms and scale from large warehouses to the smaller workshops of Fowlers Yard which were originally constructed

in the mid-19th century. Fleshergate was the name given to the part of Saddler Street where it adjoins the Market Place, home of the flesh hewers, 'butchers', in Medieval times, with the rest of the street the home of saddle makers. Elvet Bridge was also known as Souter Peth, a souter being a shoemaker, so this was a street of the cobblers.

The town plan of the city based on the peninsula was largely established by the mid-13th century and altered little during the following 600 years. One of its most distinctive features was that it was sub-divided into 4 separate parts known as 'boroughs'. The Medieval city boroughs were independent urban communities with their own churches, courts and mills and maintained their separate identities to the end of the Medieval period. There was the fortified Peninsula encompassing Durham Cathedral, Castle and Priory; the Old Borough (Crossgate/Allergate); the Bishops Borough (Framwellgate/Sidegate); Elvet Borough (Old Elvet/Church Street) and St Giles Borough (Claypath/Gilesgate).

As a result of this expansion and the growth of the town Bishop Flambard constructed the first 'Old Bridge' in 1120, now Framwellgate Bridge, to connect the peninsula with the Old Borough. Similarly, Elvet Bridge was constructed in 1228 due to the increased east-west traffic and to link the peninsula with Elvet, it also acted as a focus for commercial activity. In the 14th century it was incorporated into the castle walls with a gate and tower built at its west end.

The houses of Medieval Durham varied considerably but the burgage plots were the chief drivers of the house plans. They seem to have been established in their present form as early as the late 11th century and still survive, long and narrow and end on to the street. It can be gathered from records that wide frontages did not always indicate wealthier citizens and on the edges of outer boroughs broader plots are likely to be occupied by much poorer members of the community. In the centre of the city with limited space development pressure is found in the expression of height where narrow frontage houses of late Medieval Durham in Saddler Street, Silver Street for example were at least 3 storeys. The house plans would have had to accommodate ground floor shops, vennels or enclosed passages gave access to the rear and upper floors.

The Post-Medieval period (1541 to 1899)

The earliest map on which Durham is depicted is the 1576 map by Saxton, which gives an approximate location of the city in relation to other settlements in the county. However, the map is drawn at a small scale, and so lacks any detail regarding the layout of the city. Schwytzer's map of 1595 and Speed's map of 1611 are the first large-scale plans of the city. The plans show the layout of the early Post-Medieval town. These show that Owen Gate had been removed and possibly Lye Gate. The remainders of the castle walls are complete with the North Gate being clearly shown. Tower Gate crosses North Bailey between St Mary the Bow Church (here named as S. Maria Boreal) and the cathedral. Outside the peninsula the Market

Place is shown, together with Silver Street, Saddler Street and Framwellgate and Elvet Bridges. Beyond these are Claypath, Old and New Elvet, Hallgarth Street, Church Street, South Street, Crossgate, Allergate and Millburngate.

In 1588 the County House was built on the west side of Palace Green, to the north of Windy Gap (Gee 1928, 32). This wooden building, later replaced by a stone one, was used as the county court until it was demolished and replaced by the Diocese Register Office (now part of Palace Green Library) in 1820.

During the mid to late 17th century Bishop John Cosin, carried out much restoration work to Durham Cathedral, castle and the city in general. On Palace Green this included construction of the grammar school (now Divinity House) in 1661, replacement of the County House with a new building in 1664, Cosin's Almshouses in 1666, Cosin's Library (now part of Palace Green Library) around 1667-8 and Bishop Cosin's Hall around 1700. Of similar age to these buildings is Abbey House in the south-east corner of the Green. Following the burning of the old grammar school by an invading Scots army in 1640 Bishop Cosin had a new school house built in the south-west corner of Palace Green in 1661 (the current Divinity House).

Forster's map of 1754 is a much more accurate representation of Durham. However, Forster does not depict individual buildings, except for churches, town gates, the castle and the cathedral, and these are represented pictorially rather than in the plan view of the remainder of the map.

Durham Cathedral again dominates the peninsula. Palace Green is shown as open ground with a line of trees along its northern edge. The castle is shown to the north of this, with a formal garden between the green and the keep.

Along the west side of Palace Green are buildings named as 'the County House' and 'the Exchequer and Bishop's Library', together with 'the Grammar School' in the north-west corner of the Cathedral Precinct. Behind these buildings is 'the castle bowling green', 'a walk' and 'a yard before the castle walls'. The buildings around this yard are not named and are presumably regarded as part of the 'County House'.

Most of the ground between Palace Green and North Bailey is shown as being built-up, although there are a couple of small open yards in the centre. None of the buildings in this area are individually identified, although both Owengate and Dun Cow Lane are named. The city's North Gate (named as 'the gaol') is shown but the Kingsgate that once stood next to St Mary le Bow Church has been removed.

In the 18th and early 19th centuries, Durham changed more gradually with houses being built for the lawyers and merchants of the area. Large town houses were built and older houses were re-fronted to enable the fashionable local gentry to enjoy the 'season' of dances, theatre and other entertainment. Such re-fronting of houses was a particular feature at the Baileys of the castle/cathedral complex where earlier structures still remain behind the Georgian facades.

To accompany the new Georgian architecture of the town and peninsula, a series of terraced gardens was constructed along the inner riverbanks. Once kept clear of trees for defensive purposes, this recreation of the peninsula's valley sides as gardens made complete the post-Medieval transformation of the Durham Peninsula from defended Medieval complex to the heart of a newly fashionable county town.

Wood's map of 1820 provides further detail, with all buildings individually marked. Again Palace Green is shown as open space between Durham Cathedral and Castle. The buildings on the west side are the Grammar School, the Register Office, the Library and the Exchequer. The Register Office was built for Bishop Barrington in 1820 on the site of the County House (which had been rendered obsolete by the construction of the new Assizes Courts and jail in Old Elvet). It has two annexes to the rear. These appear to be different to the buildings shown on Forster's map. Otherwise this side of the green is unaltered.

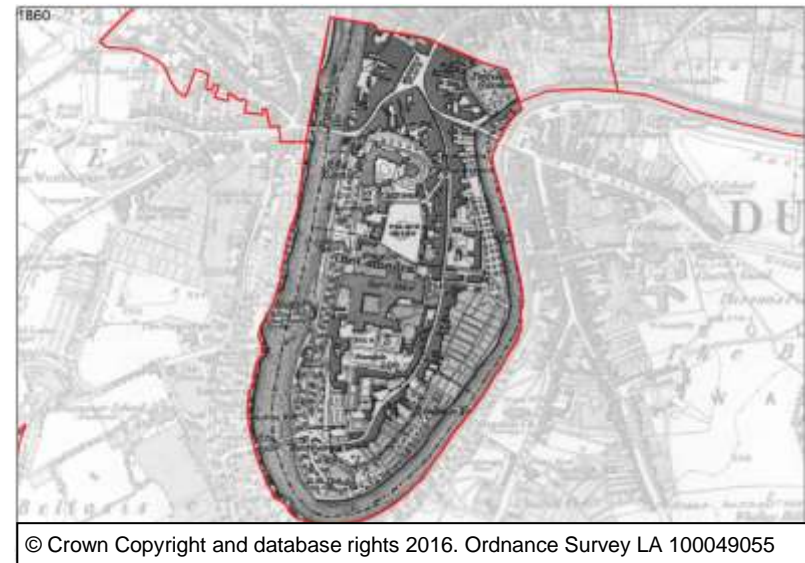
The east side of the green is shown as individual buildings for the first time. The Almshouses are named as 'Bishop Bales Houses' and Cosin's Hall is described as being the property of GH Wilkinson. There are a number of yards between Palace Green and North Bailey, although these are all partly infilled with buildings. Hatfield Hall is shown as being the property of Reverend Scruton and is still largely open ground. The North Gate is still present and is named as the old jail, although it was removed in the same year that the map was produced.

In 1831 the Dean and Chapter, by an Act of Chapter, approved the foundation of a University; the bill received royal assent in 1832. Durham Castle and many of the buildings on Palace Green were handed over for use to the University. The University did not occupy the castle immediately, as it only became available on 1837 after the death of Bishop Van Mildert. This was also significant as this time gap prompted Anthony Salvin in 1834 to abandon his designs for a new college to work on the conversion and rebuilding of the ruined castle keep. By the early 20th century the University occupied many properties around Palace Green formerly used by Durham Cathedral and had built new college buildings by the Castle Walls and riverbanks.

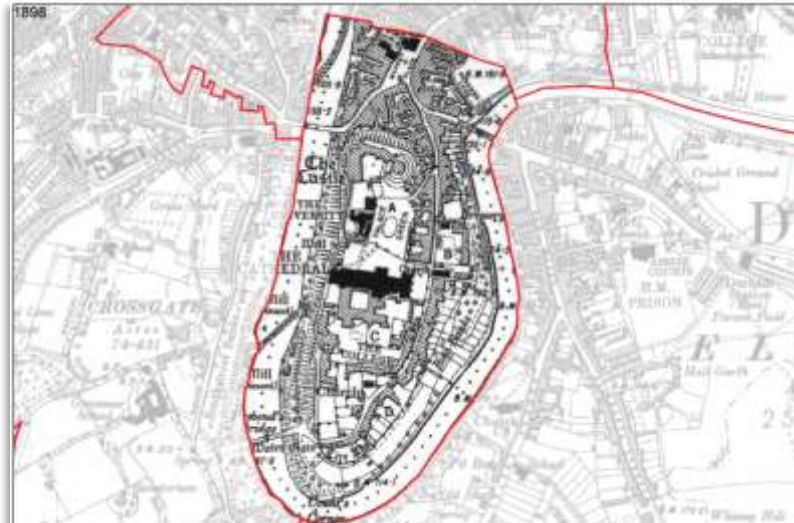
The Almshouses on the east side of the green were taken over by the University in 1837, following construction of new Almshouses in Owengate to replace the original ones and in 1839-40 the old ruinous keep was demolished and replaced with the current standing structure, built on the old foundations and in similar style to the original. This was followed by the grammar school moving off the peninsula in 1844 and again the buildings being occupied by the University.

The 1st edition Ordnance Survey map of 1857 (Map 1) shows many of these changes, together with an early, octagonal, kerbed green. The Grammar School is now described as 'Old Grammar School'. It has an extension to its western end. Only the part of the Register Office that fronts onto Palace Green is

now described as such. Buildings north and to the rear are described as lecture rooms. The Library is now described as Bishop Cosin's Library and the former exchequer is now named as Doctor Routh's Library. A new Exchequer building has been constructed to the east, on the corner of Owengate and North Bailey (Wood's earlier map of 1820 has shown a terrace of small houses here). This is now the Law Department building.

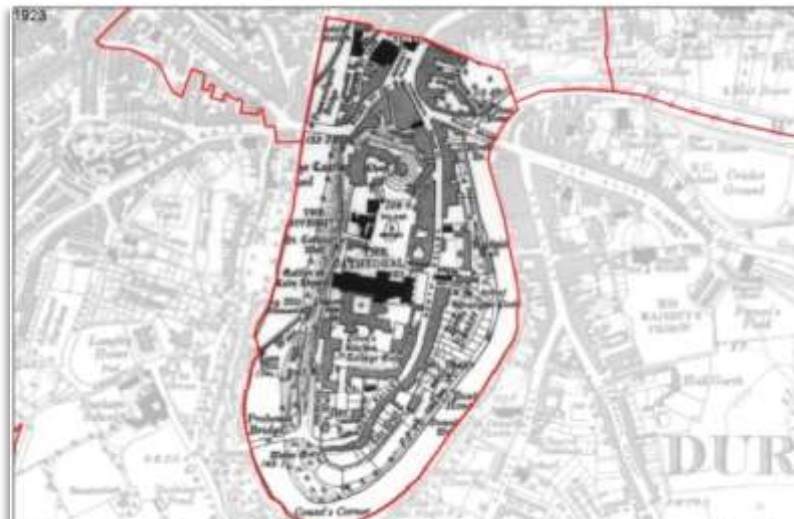


Map 1 Ordnance Survey 1857



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Map 2 Ordnance Survey 1895



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Map 3 Ordnance Survey 1919

This map illustrates some additional minor changes to other buildings between Palace Green and North Bailey (although differences in style between the 2 maps makes it hard to tell whether these are real changes or not). Bishop Cosin's Hall is named, as are Cosin's Hall Chapel (on the site of the current Bailey House), the 'Old Almshouses' on Palace Green and the 'New Almshouses' on Owengate. Hatfield Hall has been extended to the south and its chapel has been built.

The 2nd edition Ordnance Survey of 1895 (Map 2) shows further changes. The lecture rooms on the west side of Palace Green have been extended towards the rear. The houses on the south side of Dun Cow Lane have been removed, opening up the prospect of Durham Cathedral from this side. The old almshouses are now a museum and there are some small extensions to the north end of Hatfield Hall.

The modern period (1900 to present)

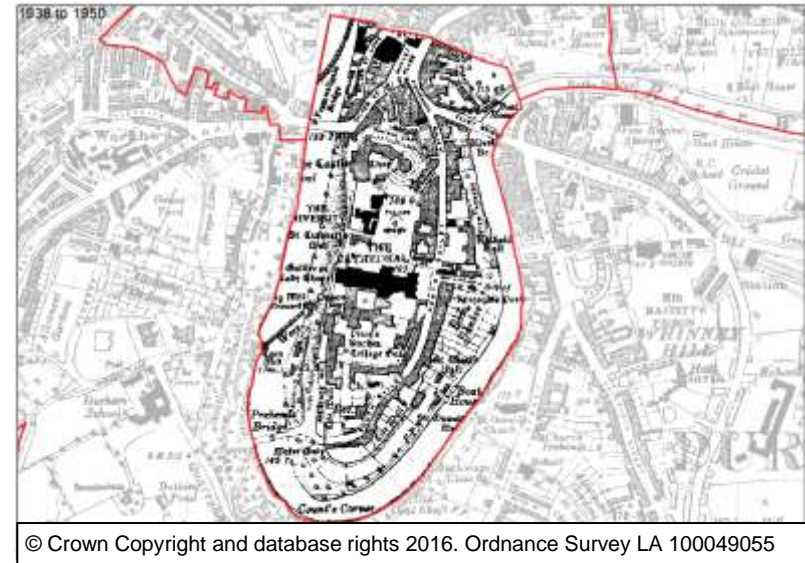
The 3rd edition Ordnance Survey of 1919 (Map 3) shows no significant differences, although the South African War memorial has been erected in the cathedral grounds and the presumed site of the Bishop's Mint is shown as an antiquity for the first time. The 4th edition of 1939 (Map 4) shows the Palace Green in its larger, present form (since 1934) and some further building changes: the lecture rooms on the west side of Palace Green have been extended to join the earlier Cosin Library while the Pemberton Lecture Rooms, which were constructed in 1929, are shown on the east side of the Green.

A number of changes have taken place since 1939. In Hatfield College the gatehouse was rebuilt in 1961 following collapse of the original building a few years earlier, and Ove Arup's Kingsgate Bridge (Grade I) was constructed in 1963 to elegantly unite the University buildings and departments in Elvet with those on the peninsula.

The Pace Building was added to the rear of Palace Green Library in 1965. Buildings to the rear of Cosin's Hall and the Old Almshouses were removed and replaced by the new student accommodation blocks of Bailey Court in 1973. More recent proposed development has included extensions to the now WHS Centre and proposed infill between the Pace Building and University library complex.

Today, the Durham Peninsula sits at the heart of a vibrant city. The peninsula has remained a constant through a period of change, providing religious and educational services. The changes that have taken place on the peninsula have generally been subtler than those which have taken place in its surroundings. Sensitive modern buildings have been built to accommodate the changing needs of the institutions, whilst the riverside gardens have gradually been hidden beneath self-regenerating woodland.

At the beginning of the 21st century, the internationally renowned cathedral and University play a central role in the life and economy of the city; a role which is epitomized by the dominance of their iconic historic buildings at the centre of the city skyline.



Map 4 Ordnance Survey 1939

5.1 The Durham Riverbanks

From the earliest occupation it was essential to keep the banks of the river gorge below the peninsula free from all vegetation to ensure a wide open view from the garrison. The Medieval river and its riverbanks had other uses including a working quarry proving the sandstone for the buildings on the peninsula, an industrial power source, and a convenient repository for the human effluent of the town.

Not surprisingly the river was not used as a primary source of drinking water. There were many wells scattered around the town and the priory was served by a piped water supply. The Prince Bishops of Durham quickly built bridges to avoid fords and ferries across the Wear's polluted waters and to provide more solid links to the outer boroughs.

The military function of the castle and its defensive walls declined during the 17th century as did the quarrying on the riverbanks as a result of improved transportation from better quarries further afield. Consequently as they were essentially abandoned the greening of the river banks began with trees, shrubs began to re-establish on the banks, yet the bank beneath the castle walls stayed free from significant vegetation. During this period Durham City also underwent a programme of modernisation, and a newly fashionable Durham society evolved. As military control decreased, mobility around the city became easier and leisure was a catalyst to the change in use of gardens from being productive

to ornamental. This continued into the 18th century as the 'improvers' in Durham saw in the riverbanks all of the components that create the classical Romantic landscape, a dramatic site, ancient buildings and water, only found to be lacking in trees.

As a result pockets of trees were planted and ornamental features added into the emerging wooded landscape, including the gardener's Greek cottage cum temple (Counts House), an icehouse cum Egyptian portal and a number of wellheads and springs etc. They also embellished the conveniently ancient castle or 'Castle' walls and towers as gazebos and grottos, and enriched their Medieval appearance with new castellations. Most notably in 1771 Prebend's Bridge was constructed, although it replaced an earlier bridge swept away by a flood, the bridge was built in a new position carefully planned to provide delivery to the prebendary houses on the peninsula and for pedestrians to taken in what is now the iconic view of the Durham. These, and other similar structures, form an integral part of the archaeological resource and a symbol of the high status consumption of the South Bailey occupants who owned and built them. They highlighted the wealth of the owners in this prime location.

A series of terraced gardens, promenades and walks were also laid out at Bishops' Walk, North Terrace and Prebends' Walk which have important historic value in illustrating the form and interest of 17th century restoration gardens with the focus on

walks with panoramic views. Illustrating early garden ideals, the promenades enjoy a strong associative value with Bishop Cosin and the Bishops who formerly resided in Durham Castle and their conceptions of comfort, aesthetics and display through promenading. For example Prebends' Walk was built c.1660s-c.1680s and consists of a terrace constructed on a length of wall that had previously collapsed. The terrace provides long distance views along the river and across to the far banks. The location had a hierarchical value, as the Prebendaries could be seen and looked up to by those walking along the Riverbanks. Seen in a national context restoration gardens reflect the prevailing fashion for formality in design, long terraces and planned panoramas from gazebo or tower. From their terraces both Bishops and Prebendaries were able to gaze out over the landscape.

By the mid-18th century the long terraces of the Bishop and Prebends on the west side of the peninsula had been supplemented by major garden developments on the east side and the southern tip of the peninsula. Here the narrow burgage plots of the bailey houses were extended beyond the castle wall in a series of cascading terraced gardens. The precise date of this expansion beyond the protection of the wall is unknown but may tentatively be put at c1700 - 1750.



Image 4 Riverbank walk



Image 5 Riverbank with boathouse and South Street

In the later 18th century, one of the bailey's most prestigious residents, the Bowes family, appear to have acquired a considerable number of their neighbouring lower gardens and amalgamated them into one long terraced garden with diagonal paths descending to the river. Other garden developments were more contorted such as the Shippendsons' acquisition of land below and to the side of their Bailey house, on which they built the Counts House.

Further north the gardens behind the current St Chad's College exhibited a complex system of private, shared and communal paths by the mid-19th century. These garden developments on the east were not matched on the west where there were no conventional residential plots, only the sweeping riverbanks below Durham Cathedral and Castle.

One of the cathedral prebend's, Dr Joseph Spence, may have been one of the first to begin these improvements to the riverbanks, including paths and tree planting during his residency, 1754 - 1768. These improvements, as well as signalling the decline of the riverbanks' former roles, should also be seen as part of the overall development of English landscape design.

Tree planting on the important western peninsula slopes developed gradually from 1750 to 1825 when they were largely covered. They begin to appear on engravings c1775 which implies planting 10 – 20 years earlier and even in 1846 when Billings was drawing the cathedral, the tree canopy is still light

and the planting generously spaced. On the eastern peninsula side there were pockets of trees in 1750 but the more gentle slopes here below the walls have been cultivated for gardens up to the mid-19th century. Their subsequent change to woodland is more as a result of abandonment than deliberate policy.

Also visible on the 1857 plans are two cleared alleys through the trees, one below St Cuthbert's Well and the other, more mysteriously, below Windy Gap. (The latter may have been cleared to enable an ancient 'Beating the Bounds' ceremony up the banks).

The growth of the University had a great impact on the city affecting social and physical change. By the early 20th century the University occupied many buildings which were formerly used by the Dean & Chapter, various boathouse were added along the banks and the elegant Kingsgate Bridge by Ove Arup was built in 1963, linking Dunelm House to the University buildings on the bailey.

6 Archaeology

The whole of the Peninsula Character Area has the potential to contain archaeology. It encompasses a Medieval settlement where the street pattern, property plots, buildings and archaeology each constitute different but complimentary elements attesting and representing its historical development. There is in addition tantalising hints of pre-Roman and Roman occupation of some form on the peninsula.

That the ground occupied by the castle and by the cathedral contains archaeology of international importance relating to the structural development two complexes is self-evident (Image 6).

Excavation in recent years has demonstrated the presence of rich archaeological deposits across the peninsula as a whole. The ground to the rear of the street frontage properties has been shown to contain significant assemblages of artefacts illustrating the quality and range of everyday objects used by the inhabitants and how these changed over time. Similarly, the presence of animal bone and other paleo-environmental materials can illustrate the diet of the residents.

The ground adjacent to the line of the Castle Walls is of archaeological importance not only with respect to their structural and historical development but also to landscaping of the slopes of the peninsula both within individual property plots and more generally. There is slight evidence for some

form of fortification of the peninsula prior to the construction of the castle walls.

The bed of the River Wear itself is also known to be of archaeological significance. Not only does it contain the foundations, and collapsed fabric, of previous bridges and other riverside structures but recent investigations have disclosed the presence of important collections of artefacts (e.g. the second largest assemblage of Medieval cloth seals in England).



Image 6 Excavation at the Cathedral Great Kitchen

7 Form and Layout

The town plan of Durham was largely established by circa 1250 and it altered little during the succeeding 600 years, only expanding significantly during the 19th century. John Speeds plan of Durham, dated 1610, is one of the earliest plans of Durham and clearly shows the plan form and layout of this part of the city as it stands today. The cathedral and castle to the south of the Market Place, which has a church on its northern boundary, and the narrow streets of Saddler Street and Silver Street connecting to it. Framwellgate Bridge and Elvet Bridge are shown on Speeds plan and even some of the streets leading away from the peninsula such as Elvet, Crossgate and Claypath are still discernible when compared against a modern plan.

The oldest part of this character area occupies the narrow rocky peninsula. This is crowned by Durham Castle, occupying the northern part, with the Keep perched high on its mound, and Durham Cathedral to the south. The two monuments are separated by Palace Green, a formal flat open space with a central square lawn which visually unites the cathedral and castle and provides a key part of their setting. The buildings forming the heart of Durham University occupy the east and western sides of the green in a loosely linear arrangement. The strong building line of the western side is broken up by Windy Gap, which is an important narrow alleyway which allows glimpses of the wooded gorge below and gives access to the riverbanks.



Image 7 Glimpsed view of the cathedral along Owengate

The cloister buildings represent the main accommodation and administrative buildings of the Benedictine monks that occupied the cathedral site between the 11th and 16th centuries. They are situated against the south side of the cathedral between the western towers and south transept. They comprise of three main ranges of conjoined structures above the covered cloister walks surrounding a central square garden.

To the rear of the cathedral is the Cathedral College, this is the former outer court of the Benedictine Priory. It is a smaller and less formal, quieter space than Palace Green, and comprises of an exceptional group of buildings clustering around a central lawn and a series of interlinked smaller green open spaces. The west range overlooks the steep riverbanks and has become partially incorporated into the Medieval defences.

The layout of The College is such that it includes three private historic gardens; the land to the front of and surrounding the Chorister School is a surprising landscape survival, the smaller enclosed garden to the north between the Galilee Chapel and the outer wall is the former monks private garden, and the landscape gardens on the north side of The College are the private gardens associated with the Deanery. The College also contains a separate workers yard within the north east corner; this is an important enclosed space of historic ancillary buildings and structures in a linear arrangement grouped around a small courtyard.



Image 8 View along the Bailey

Immediately to the east of Palace Green is the Bailey, a long curving Medieval street lined with houses, adapted in later centuries, notably in the Georgian era. The Baileys are an integral part of the defended Medieval complex on the peninsula plateau consisting of the area between the inner cathedral priory precinct wall and the outer castle wall. South Bailey connects the urban area to the riverbanks via the ancient Watergate, whereas North Bailey links up to Saddler Street forming a continuous route. The buildings in the Baileys tightly enclose the street and vary in size and scale with both narrow and broader frontages visible. They are set predominantly in deep rectangular burgage plots, but there are examples of more generously sized plots (Image 8).



Image 9 Saddler Street

At the end of North Bailey is Owengate a short, curving steep street forming the main approach to Palace Green. It is tightly enclosed by a variety of historic buildings including surviving timber framed structures. Similarly to the south, adjacent to the cathedrals east end, is Dun Cow Lane a short linear street which drops down from Palace Green to the Baileys, and is lined with a variety of characterful historic properties.

Saddler Street is commercial in character; it descends steadily from North Bailey then curves gently into the Market Place. It is tightly enclosed by narrow buildings facing the street but also includes a number of interesting incidental courtyards to the rear on the west side, some enclosed by surviving timber framed buildings and linked by a series of narrow and intimate vennels (Image 9).

The Market Place (Image 10) lies on the lower ground at the neck of the peninsula; this was the core of the Medieval town and a key gateway point to the peninsula. It has a simple linear arrangement of buildings tightly clustered around the public open square with the Church of St Nicholas, The Town Hall and Guildhall as key focal points. In the northwest corner of the Market Place, Silver Street drops down steeply to Framwellgate Bridge a Medieval connection to the outer boroughs of Crossgate and Framwellgate. Much of this area was extensively remodelled during the 18th and 19th centuries although the street pattern, burgage plots, and many of the buildings have survived largely intact from the Medieval and Post-Medieval period making this a relatively unspoilt part of the historic city.

Due to the close urban setting, marked changes in levels, and curvature of the streets, there is surprisingly comparatively little visual relationship between the Medieval town and the castle just above it, or outward towards the river which is a key component in creating the intimate enclosed character of the streets and the sense of place.

The Medieval streets are occasionally punctured by vennels, these are narrow pedestrian passageways of two forms; either rising steeply to the outer edge of the castle motte, such as Moatside Lane behind Silver Street and Saddlers Lane, or dropping down steeply to the riverside for example Drury Lane



Image 10 The Market Place

in Saddler Street; all are important historic routes creating an interesting labyrinth throughout the City (Image 11)

The Castle Walls and the castle and cathedral complex are major elements in the surrounding landscape, framing views, providing interesting architecture and a key visual aid to understanding and appreciating the historic development of the peninsula. In terms of landscape design, the riverbanks are worthy of great consideration.



Image 11 Bow Lane links the peninsula to Elvet via Kingsgate Bridge

They form a distinctive historic environment in their own right and are one of the most important physical features that influenced the form and development of Durham. The peninsula's isolation encouraged development on the opposite riverbanks and as the city expanded crossing points were established at key locations to connect the peninsula with the outlying boroughs. These 3 main historic bridges at Framwellgate Bridge, Old Elvet Bridge and Prebend's Bridge are an essential component of the city's historic fabric and infrastructure (Image 12).

This ensemble is a significant example of Medieval town planning within a defended complex; dominated by the church and castle, designed for protective measures, with a simple regular layout over the landscape, and with roads and streets radiation out from the market plaza, and it forms the historic core of the Durham (City Centre) Conservation Area.



Image 12 Gateway through the Castle walls and Prebends Bridge

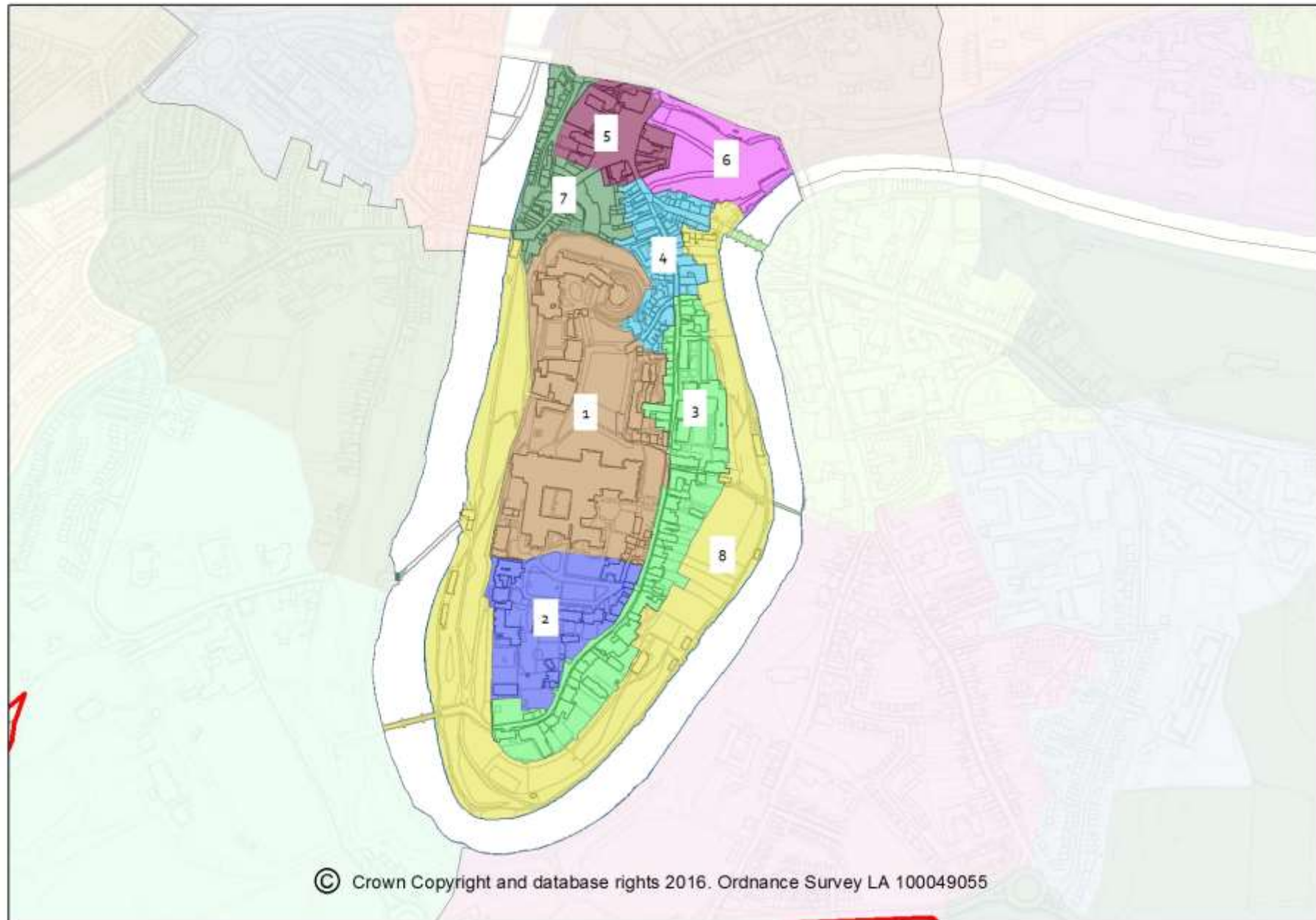
8 Sub-area Division

The Peninsula Character Area has been divided into 8 sub-character areas, to assist in defining the detailed features that contribute to the wider character area's special interest and significance. These sub-areas share some common themes and consistent elements but the assessment process has identified them as having a degree of individual character in themselves. There are some instances for example, where buildings of a similar style, scale and period are located in different sub areas but the overriding character alters as a result of the streets and spaces they define. There are also sub areas where some overlapping occurs as some streets may contribute to the historical and physical context of more than one sub area.

The following 8 sub-areas have been defined as part of the appraisal assessment process:

- 1 Palace Green-including Dun Cow Lane and Owengate;
- 2 The College;
- 3 The Baileys (North and South) including part of Bow Lane;
- 4 Saddler Street including part of Owengate;
- 5 High Street (Bishopsgate);
- 6 The Market Place;
- 7 Silver Street including Fowlers Yard and the vennels;
- 8 The Riverbanks;

This sub-area division and the detailed character assessment is based on the Conservation Area Toolkit which has been used successfully (Aug 2012-July 2013) by officers from the County Council working closely with local residents to carry out a detailed survey of the area on a street by street basis. A summary of the elements identified by the public as Positive/Negative can be found in Appendix 4.



Map 5 Peninsula Character Areas

2 SUB-AREA CHARACTER ASSESSMENTS

SUB CHARACTER AREA 1 - PALACE GREEN

1 Location and Boundary Description

The Palace Green Character Area centres upon the cathedral and castle precincts and the buildings between them lined along both sides of the great central lawn and including the small important historic side streets of Owengate and Dun Cow Lane, which are the main access routes from South Bailey and North Bailey/Saddler Street respectively. The boundary of this character area is defined by Moatside Lane to the north, The Cathedral Cloisters to the south, Broken Walls and part of Prebend's Walk to the west, with the eastern edge formed by North Bailey to its junction with Owengate and Saddler Street.

2 Setting

The immediate setting of the character area is formed by Palace Green, a formal open public space with a central lawn that provides an important function in physically separating, yet visually uniting, the cathedral to the south with the castle to the north, and the associated historic buildings lining the east and west sides, which are a key part of the WHS monuments planned setting to frame the view of Durham Cathedral (Image 13).

It is the architectural composition of the cathedral and castle (i.e. high status civic and ecclesiastical buildings and power bases) with the changing use of the Castle Walls from defensive to garden features as part of a genteel landscape, and the dramatic natural peninsula landscape dropping down to the River Wear, which gives the character area special prominence and interest.



Image 13 The cathedral and the historic buildings on the east side of Palace Green



Image 14 The Cathedral Church of Christ, Blessed Mary the Virgin and St Cuthbert of Durham



Image 15 Durham Castle

3 Form and Layout

For such a complex and multi-layered historic environment the plan form of the character area is relatively simple; Durham Castle (Image 15) occupies the northern part approached via a long straight driveway crossing over the site of the former Barbican and dry moat set behind the Gatehouse and its walls. The Keep is visually dominant to the right side of the gatehouse above the inner defensive walls set on its high 'motte' with the main range of the castle buildings set around a semi-trapezoid shaped courtyard that forms the inner bailey. The courtyard is a small intimate space with an oval lawn enclosed by the grand and imposing north and west ranges and including the remains of 17th century terraced gardens which wrap around the motte.

Durham Cathedral (Image 14) directly faces Durham Castle to the south, visually dominant because of its sheer scale and mass. The original body of the cathedral church is a cruciform with the Chapel of the Nine Alters to the east-end and Galilee Chapel to the west-end impressive later additions. The Cloistral Buildings form the south side of the cathedral church between the Western Towers and the South Transept. They comprise of 3 ranges of conjoined structures with the ground floor formed by the covered Cloister Walks, accommodation above, and surrounding a central squared former garden. The built form and relationship between cathedral and cloisters created a 'gap' site beside the outer defensive wall which was

utilised as the monk's private gardens and remains undeveloped today.

Between the castle and cathedral is Palace Green with buildings lined along the east and west sides facing the great open lawn (Image 16). The buildings essentially follow a loosely linear form, in places the building line is broken up by smaller spaces including narrow vennels linking to the riverbanks and the Baileys. Windy Gap is the most notable, a linear pathway tightly enclosed by the surrounding built form and dropping down steeply to a T-junction where it adjoins the upper riverside footpaths and presents impressive views out over the river gorge.

The buildings around the green vary in scale, shape, form and the plot sizes are far greater and more irregular than the nearby domestic properties which are more uniform in form and character. It is clear that they have been deliberately positioned to frame the cathedral as they align with the east and west ends of its original footprint. The buildings are relatively low-lying and the breaking up of their collective massing, along with setting the taller buildings back from the building line, was clearly planned to not interrupt the fine and imposing view and to not intrude upon the cathedral's visual dominance over the space.



Image 16 buildings lining the west of Palace Green

The buildings exhibit a wide variety of architectural styles, and while the frontages dominate the public space they fail to tell the whole story. The rear environment is very complex; on the west side it includes many smaller scaled ancillary buildings such as former stables and coach houses contained behind the castle wall. Some have been absorbed into the body of the main structures, others are individually more discernible, and the overall arrangement of the structures has created small incidental locked spaces.



Image 17 Modern development to the east of the cathedral



Image 18 The steep cobbles of Owengate linking saddler Street and Palace Green

In contrast, the eastern side includes modern developments in a courtyard form interlinked by smaller spaces and steps to address the changes in the levels. A key characteristic of the area is the dramatic contrast between the green space, which opens up to the drama of the cathedral, and the dense built form to either side which fails to compete with its imposing scale (Image 17).

Owengate is a short steeply climbing, twisting street which links Palace Green to both North Bailey to the south and Saddler Street to the north (Image 18). Along the north side the narrow tall frontages of the historic houses, some jettied, are pressed tightly against the pavement with the rears set against the Castle mound.

Here some of the buildings stagger but the presence of stone and brick walls to the fronts of the yard spaces reinforce the linear form and sense of enclosure. The south side is tightly lined by more substantial stone buildings with wider frontages which form an unbroken building line. This narrow and linear form is also significant in enhancing the sense of anticipation and arrival, and in exaggerating the openness of Palace Green and dramatic impact of the cathedral once the brow of the hill has been crossed.

Within the south east corner of Palace Green is Dun Cow Lane, a cobbled street running east- west dropping down steadily to North Bailey (Image 19). Its north side is lined by elegant stuccoed and stone houses in a mixture of wide and narrow plots. The street has a semi-urban character formed by the open south aspect which wraps around the cathedral's east tower.

The area has a very distinctive character and ambience which sets it apart from the rest of the conservation area. This is reflected in its historic development as a separate place within the city with a very specific role - monastical, political, educational and defensive. The built form includes the exceptionally significant cathedral and castle and assemblage of high merit historic buildings, set within the high quality townscape of Palace Green; its layout integrated with Medieval walls, important garden plots, and historic access ways.



Image 19 Dun Cow Lane

4 Architectural Character

The buildings around Palace Green are of exceptional evidential value as they range from Medieval architecture to the present day; from military architecture, such as Durham Castle and part of the Castle Walls, to ecclesiastical buildings; buildings of learning, such as the lecture rooms and library, and buildings displaying the bishop's power such as the former courts, prison and mint. They demonstrate the change in building fashions, use of materials and techniques over many centuries, and are remarkable for the quality and quantity of surviving Medieval architecture.

The architectural importance of Durham Cathedral and Durham Castle, which lies in them being the greatest monuments of the Norman Conquest of Britain, along with their political history reflecting the unique status of the Prince Bishops of Durham, resulted in the site gaining international recognition as a World Heritage Site in 1986.

The predominant listed status of the remaining buildings Grade I, II and II* and a number of Ancient Monuments within the character area reflects their national importance as well as their individual interest and significant group value.

4.1 Owengate

Owengate is one of the shortest yet most visually exciting streets within the conservation area. The first building of note is No. 2 which is Grade II listed; this is an unusual house (circa 1800) in that it is only 1 bay wide fronting the street but is 4 storeys high. To the rear it turns west as a range sitting above the massive Medieval wall between the castle and the former North Gate. The building is constructed from handmade red brick in an English Garden wall bond beneath a Welsh slate roof and includes a 6-panelled timber door and over-light, timber sliding sash windows with glazing bars with projecting stone sills below.

The neighbouring property to the west is much larger in scale and is of interest due to its age, character and as it displays 3 phases of development (Image 20 over). The historic main block is made up of a group of late Medieval buildings exclusively remodelled in the 1700s. This comprises of 3 storeys and 4 bays with an ordered frontage the 8-panelled front door in the second bay flanked by 6-over-6 sash windows with matching windows in the levels above. It features brick string courses and a prominent end brick chimney. Attached to its southwest end is a taller 3 storey block at a slightly different orientation beyond which is a third block which was added in the mid-1960s (this is not of interest).

As the street curves towards Palace Green there is an important group of 3 properties pressed hard up against the pavement, Nos. 4, 5, and 6 Owengate. These are all Grade II Listed Buildings with Numbers 4 and 6 similar in age and character, both being late 18th century dwellings, of simple square blocks traditionally constructed. The most interesting of the group is No. 5 as this is one of the few buildings within the city that publically demonstrates its timber-framed construction. It is a late Medieval house (15th or early 16th century), which despite its conversion to University accommodation in the 1960s retains much architectural character.

On the south side of the street at the lower-end is No. 50 Saddler Street; this is a substantial corner building incorporating No. 1 Owengate and although not listed it is a building of much interest which adds significantly to the historic townscape. It was constructed in the early 19th century of coursed sandstone ashlar with classical detailing. Its interest not only stems from its visual dominance, where the impressive gable demarcates the entrance to Owengate in views along Saddler Street, and its architecture, but parts of the cellar include surviving fabric from the Medieval Great North Gate.



Image 20 Nos 2-3 on Owengate



Image 21 Nos. 4, 5 and 6 Owengate



Image 22 Bishop Cosins Almhouses



Image 23 Anthony Salvin design coach house

Adjoining to the south is No.7 Owengate, Bishop Cosins' Almshouses (Image 22), founded originally in 1666 on Palace Green, but the present building dates from 1837. It comprises of 2 storey outer bays and a single storey 1 bay link constructed from coursed squared sandstone in the Tudor style. It is a characterful building as a result of its stone mullioned and transom windows, commemorative panels in the gable peaks and a fine boarded front entrance door to the street with elaborate wrought iron hinges in a Tudor-arched surround. The building has sensitively been converted to the Durham World Heritage Site Centre which involved restoration to the eroded stonework and architectural detailing to its front elevation. To the rear a high quality contemporary glazed extension has been added which blends successfully with the buildings historic form and character.

Prior to entering Palace Green there is a notable collection of stone built buildings to the left known as Moyner's Garth which takes its name from the Bishops Mint established here in 1135. The present buildings are unlisted and consist of a mix of late 19th and early 20th century structures, perhaps incorporating earlier fabric. The most prominent of the group is the former garage to the front of the site which is 1 storey built from sandstone beneath a high steeply pitched roof and features prominent gables and stone mullioned windows. The former stables and coach were designed by Anthony Salvin in 1841 (Image 23).

4.2 Durham Cathedral and Cloisters

At the top of Owengate the sense of enclosure is replaced by openness and the most impressive panoramic view of Durham Cathedral in the city. Seeing it today it is difficult to comprehend that in all its magnificence it began very simply as temporary timber structure. The first timber church was built in 995 with the first stone cathedral following in 998, the Normans replacing this with the present building in 1093.

The cathedral was at the time of its construction, and remains today, one of the most important Romanesque buildings in Europe, and a pre-eminent example of the Anglo-Norman style. Romanesque architecture is important in Western Europe as a key developmental stage in Old World architecture, during which technical innovations to allow the vaulting of major spans within buildings were implemented. This vaulting is considered to be the key development that enabled the emergence of the Gothic style, which followed the Romanesque, and which had profound implications for the form of European built heritage. The scale of Durham Cathedral was unparalleled in Norman Britain and the massiveness of its construction was matched by its pioneering technical developments. Durham was the first major English Church to be covered entirely with a stone vault and one of the earliest buildings in Europe to use ribbed vaulting throughout, an advance that offered profound aesthetic improvements.



Image 24 the northern front of the cathedral



Image 25 Durham Cathedral and rose window in the north wall

The northern front of the cathedral faces onto Palace Green and here the full 496 foot (151 metres) length from west to east can be seen (Image 24). The main body of the cathedral was constructed between 1093 and 1130 like many churches in a simple cruciform beginning at the east-end. The buildings of the Nave, the Choir and their accompanying Aisles form the original central body of the cathedral.

Since its original construction the cathedral has undergone a series of changes, the majority of which have added to, rather than reduced, its significance. The Galilee chapel at the west end of the church is a major monument of the late Norman period and represents an important transition between the Romanesque and Gothic architectural styles. The major addition of the 13th century, the innovative Chapel of the Nine Altars, did not radically disturb the essentially Romanesque building. The architecture of this part of the cathedral, delicacy and grace, contrasts strongly with the massive Norman work in the nave and choir. It includes lancet windows the central group crowned by the rose window occupying the whole width of the north wall (Image 25).

The visually commanding western towers date from the 12th and 13th centuries and are distinctive for their four tiers of arcading. The majestic central tower is much higher and the most recent addition; it is a 15th century replacement and displays perpendicular Gothic detailing; however it is Norman in its crossing piers and arches. When this tower was added the

ceiling was removed to allow light to flood into the church below. These stately towers command attention as highly distinctive focal points in the skyline of Durham.

The main entry into the cathedral is through the north door of the Nave; this entrance is elaborately moulded around the Medieval doors and features a replica of the famous sanctuary knocker. Other significant architectural features include the restored 14th and 15th century windows, blank arcades, pointer-arched openings to the towers, the corbel table and 19th century decorated windows to the aisles.

Although not directly relating to the character of the conservation area the nave must be mentioned as this is particularly striking for its massive spiral and zigzag decorated cylindrical Piers (or columns) and the larger multiple columned compound piers which support the impressive diamond ribbed vaulting of the ceiling high above.

This ribbed vaulting was in its time technically far more advanced than any vaulting to be found anywhere else in Britain or on the continent. In fact it is quite possible that Durham Cathedral was the first building in Europe to receive ribbed vaulting. The cathedral is also important for the flying buttresses, a feature invented by the Norman masons at Durham.

The Cloistral Buildings adjoin the south side of Durham Cathedral are enclosed by high stone walls and The College, which impedes views of these buildings from the surrounding public realm and therefore in terms of the conservation area they have limited visual input. However, the buildings form part of the storey and core spaces of the cathedral complex that were once occupied by the monastic community of Durham between the 11th and 16th centuries when Bishop Walcher (1071-80) decided to regularize the Anglo-Saxon Community firstly renewing their accommodation. There are public views across the south range and vistas along the Cloister walks. The Cloisters are of exceptional historic and architectural value hence included within this assessment.

The present Cloisters represent the enlarged monastic plan established in response to the new cathedral church and they were rebuilt in the early 15th century in their present form (Image 26). They comprise three main ranges, south, west and east, which are all Grade I Listed. Each range incorporates a unique set of spaces that were designed to serve the needs of the monastic community and subsequently each has their own architectural character. Their significance is derived from the buildings representing the most intact set of Medieval monastic buildings in England to have survived the Reformation.

The south range takes in the Great Kitchen, undercroft and former refectory, along with the entrance to the College. The

Great Kitchen dates from 1366-74 and is octagonal in shape made square externally by rooms behind the fireplaces in four corners with a plainly chamfered plinth circulating the base of the walls. It is high vaulted with a central lantern and the method of vaulting used has no parallel in England with ribs arranged to form a perfect eight cornered star.



Image 26 The cloisters

On the south western corner of the building is a two-stage projection with a cusped single-light window. There is an inserted rectangular doorway in the east wall and, above, a blocked feature below an arch. On the eastern side is the service building for the kitchen, much altered and with roofs on two main levels. At first floor level is a 16-pane Yorkshire sash style.

The east elevation is subdivided into 2 sections displaying important evidence of rebuilding and the first and second floor windows along the east side are all modern insertions in the

Gothic style. The main south elevation of the Refectory is divided into 2 levels, marking a distinct change in character of the masonry from coursed rubble at undercroft level to dressed ashlar at the level of the Refectory Library.



Image 27 The western range

Towards the east end of the south elevation is a low L-shaped building of two storeys with a window and entrance on the south side and windows and doors in the west face of the southward return. These features comprise recent work in the Gothic style, and the whole appears to have been substantially remodelled and repaired. However, a pointed arched recess, perhaps a blocked doorway, in the south wall of the southern return represents a portion of surviving fabric that is Medieval in date.

At the eastern end of the south elevation is a 2 storey entrance porch to the Dean's Walk back to the Cloister which is elegantly detailed. It is built in the Perpendicular style, with

angle buttressing and windows above a 4-centred archway surmounted by a frieze of blank shields and featuring a castellated parapet. The Dean's Walk has its own unique character being a low, dark, barrel vaulted tunnel.

The west range consists of a large double-aisled undercroft beneath the dormitory, the undercroft consists of 12 rib-vaulted bays with round columns and featuring moulded capitals and plinths, with access via a large Romanesque doorway at the north end. Above, the dormitory is one of the most impressive spaces within this part of the cathedral; its exterior is simply detailed with squared headed openings replicating the pattern of the bays below, pointed arched openings above the elevation terminating at a castellated parapet (Image 27). Its main internal feature is the spectacular original roof structure of 21 oak trusses with shielded corbels with fragments of other Norman work surviving.

The buildings within the east range date from the 11th century but have been altered in the 12th, 13th and 15th centuries. The public eastern elevation of the east range is dominated by the apsidal end of the Chapter House. This is Romanesque in style but a uniform product of restoration with slender round-headed windows with shafts and block capitals within each face, and projecting corbels carrying a plain parapet.

Inside its scale and volume are surprising; a large vaulted room with the vault ribs keeled, the earliest known use of this feature in England. At first floor level above the Cloister the wall has been significantly refaced, including the lower weathering course. A large perpendicular window of 5 main lights dominates the wall and there is also a narrow stair-light on the southern side. The undercroft below consists of eleven buttressed bays with intersecting tracery, dwarf walls with low-curved copings and a moulded parapet.



Image 28 Durham Castle gatehouse



Image 29 Durham Castle

4.3 Durham Castle

Durham Castle lies immediately to the north of Palace Green; it is a building of outstanding national importance, historically and architecturally.

The architectural evolution of the castle, taking place over eight centuries, is even more complex than the cathedral. The building's greatest importance lies in its status not only as a border castle but also as the palace of the early Norman Bishops, for whom the cathedral was their church. The castle-palace buildings represent the quality and scale of buildings undertaken by the Norman kings across Britain. Of the original Norman foundation there remains essentially the typical layout comprising a motte to the east and a large bailey to the west. The present castle is a veritable labyrinth of halls and galleries of different periods (from the late 11th and early 12th centuries to the 18th century onwards) and in its north wing it houses various vestiges of the Romanesque era.

The castle is accessed along the driveway following the route of the former Barbican, old dry moat and drawbridge to the Gatehouse. The Gatehouse is Grade I Listed (post 1153) comprising of a 3 storey central bay with archway flanked by 2 smaller castellated projections (Image 28). There is evidence of surviving Norman work in the outer arch and the passage within it has a Medieval vaulted roof. Other architectural details of interest include the arched windows with intersecting

glazing bars underneath drip moulds, the rose window and blind cross-slits and the heavy 16th century timber doors.

The linking walls are also important probably 18th or 19th century and included within the listing description, these extend to the side and front of the gatehouse along Palace Green. The gatehouse is also of interest as it represents the final embellishment made by the Bishops when it was remodelled in 1791 retaining the Medieval core of the structure.

From the public aspect of the inner castle courtyard the whole arrangement of the castle buildings can be seen including the mixture of architectural styles and a long series of piecemeal additions. To the east a wall runs around the mound to the keep, a remarkably impressive structure first constructed between 1345-81 and rebuilt in 1839-40 by Salvin when it was ruinous. At this time new windows were inserted into the Medieval walls and much of the stonework was refaced. It is 4 storeys, built from coursed squared sandstone of an irregular octagonal plan form, embattled, and features irregular fenestration resembling the pattern of the original openings (Image 29).

The west and north ranges in particular are of outstanding national importance and illustrate the scale and development of the quasi-regal Medieval hall from its early 11th century beginnings in Durham through to its zenith in the 14th century. These ranges also display the early work of the Bishops and

give a rare glimpse into the architectural scale and lavishness of the palaces of Norman England.

The Great Hall (Image 30) occupies the majority of the west range with the rest of this range originally occupied by its associated service rooms such as the buttery, kitchen, housekeeper's quarters and servants' hall. It dates from the 13th and 14th centuries and is Grade I Listed. It is built from coursed squared sandstone with ashlar dressings and a castellated parapet on string course, heavily restored.

The main architectural features include the grand entrance porch with paired ionic columns, dentil cornice, and the coat arms of Bishop Cosin above the pediment. The bays of the hall are defined externally by the octagonal turrets with ogee domes and finials and include a wide range of window styles such as squared-headed windows, round-headed windows, 2-storey oriel, and tall decorated 3-light windows etc. Adjoining to the south is the staircase block comprising of a 3storey, 2bay main blocks with a lower link and featuring Tudor-arched surrounds to the central doors, stone-mullioned windows with mouldings (Image 31).

Although much modified, the castle's northern range was built in the late 12th century. Today the original lower part of the main façade to the courtyard is obscured by the gallery and chapel creating an interesting arrangement of structures.



Image 30 The Great Hall



Image 31 The Great Hall staircase block



Image 32 Castle's northern range



Image 33 The Castle with walls in foreground

The chapel and gallery are separated by the polygonal stair tower, all sandstone constructed and castellated. The chapel has irregular fenestration to the first bay on all 3 floors with Tudor-headed windows and mouldings, those within the remaining bays are larger in scale of 3 lights under a depressed pointed arch.

The chapel gallery is similar in character with buttresses defining the 5 bays but including ground floor doors in chamfered Tudor surrounds and 2-light mullioned windows with 3-light above. Behind, and towering above the later additions, the original core of the north range can be seen. This is again in sandstone and heavily castellated, the west part taller terminating at a square stair-wing. This elevation includes regularly spaced Tudor-arched windows with intersecting glazing bars in deep reveals, and in the 6th bay a large coat of arms.

Although only the lower entrance is visible the Norman Chapel in the north range is also of outstanding national importance, and is probably the oldest standing building in the city. The 11th century capitals in this chapel are said to mark a significant step in the development of Romanesque sculpture in this country, the internal space is divided by two rows of three columns into 12 small groin-vaulted compartments built entirely from local sandstone including herringbone paving, an original feature.

4.4 Durham Castle Walls

The Durham Castle Walls have prominent, historic and architectural significance and also include associated historic promenades, terraces and walkways. The earliest peninsula defences, possibly Anglo-Saxon in origin, may have been strengthened and rebuilt but these early walled defences would have been limited.

The walls as seen today were constructed with clear military objections and were the city's second line of defence after the river itself. They were constructed between 1099 and 1128 and comprised of the outer wall around the edge of the whole peninsula including enclosure of the Market Place with secondary walls inside the outer defences. The walls were strengthened with flanking towers, buttresses and turrets, the most impressive section was built to the north of the castle (Image 33, Image 34). They included massive gates at key entrance points at Kings Gate, Owen Gate, North Gate, Flesher Gate, Clayport Gate, Water Gate, and a postern (secondary gate) at Dark Entry into the Priory; of which only the Water Gate fully survives providing the approach to Prebends Bridge from the north.

The Castle Walls are no longer a complete fortification as originally intended; many sections have fallen into disrepair and have been reused elsewhere or been incorporated into adjacent structures (Image 35). For example some of the walled promenades reused Medieval stonework from the

collapsed Medieval Castle Walls. However, there are sufficient remains for the course of the original Castle Walls to be identified and followed; with many notable 12th century sections surviving in coursed squared sandstone and including the large buttresses, angled towers, turrets etc.

The end of their defensive role and transformation to garden features are illustrated in the 18th and 19th century added garden walls of red brickwork and much lesser in scale. The date and construction of the surviving walls vary enormously in scale, materials, condition and setting. Most of the surviving free-standing original structures can be found at the south end of the peninsula. This transformation also included the introduction of various promenades, terraces and viewing platforms where the primary purpose was recreation and enjoying views, many of these still exist today such as Principles, Prebends and Bishops Walks running by the Castle Walls instigated between 1660 and 1672, these features themselves are of significance.

The Castle Walls are a major element of the peninsula which are individual historic features and with significance cumulative value, reflecting a complex and highly unusual evolution which is arguably of international interest. Their dramatic form imposes itself on the landscape and they are an important symbol of the complex history of the area whilst also providing excellent evidential value of the phases of development and changing aspirations and priorities of the different owners.

The Castle Walls defined the boundaries of the heart of the physical, political, social and religious power symbolised by the Durham Prince-Bishops and castle/cathedral complex. Most of the Castle Walls are Grade I listed and they are a major part of Durham Cathedral and Castle World Heritage Site but their full course is not included within the WHS boundary.



Image 34 Castle walls



Image 35 Incomplete Castle wall section

4.5 Palace Green

The Palace Green buildings largely date from the 17th century to the present day, but include a rare survival, the 15th century Exchequer building, (Grade I listed), built to house the Bishop's financial accounts and legal records (Image 37). The Exchequer building is a massive sandstone construction with small twin lancets, relieved by later traceried windows. As well as its architectural merit it is important in being the only of the Prince-Bishops administrative buildings to have survived from Medieval times.

Adjacent to the Exchequer stands Bishop Cosin's Library, it is an important building of 1667-70 and Grade II* Listed (Image 36). The property is 2 storied and of 1 wide bay including a fine central door in a stone architrave containing a coat of arms and 3-light stone mullioned windows and transomed windows. The roof was altered in the 19th century from castellations to conceal the heightened roof pitch. This building is also a Scheduled Monument.

Adjoining Cosin's Library to the south is the University Library (Image 36 over) built in the Perpendicular style of 5 bays and varying heights. It was built in 1858, as a purpose-built library building designed by the renowned architect Anthony Salvin, adjacent to Cosin's own building. One of the most interesting details about the library building is the gargoyles with faces of top university staff members.

Other buildings around the green exhibit a wide variety of architectural styles for example the Georgian Bishop Cosin's Hall which this has great presence despite being set back. It is an impressive former inn of 3 storeys and 7 bays built from brick, with a stone flagged roof and four prominent brick chimneys (. It features an elaborately designed entrance case of a panelled curved reveal to the door under a rococo shell flanked by ionic pilasters, sash windows with fine glazing bars 12-pane and 9-pane above, and set within flat brick arches with keystones. Abbey House is a late 17th century house incorporating Medieval fragments it has a fine symmetrical frontage of ashlar with a rendered right return to Dun Cow Lane. The lower, squatter buildings such as Bishop Cosin's Almshouses and writing school (now the University Police Office and Almshouses restaurant) are all of 1668 and Grade II listed with their mixed Tudor and Gothic motifs (Image 39).



Image 36 University Library by Salvin and Cosin's Library



Image 37 The 15th century Exchequer building



Image 38 Cosin's Hall an impressive former inn



Image 39 Bishop Cosins's Almshouses



Image 40 The Old Grammar School

There are 2 key buildings which stand-alone within Palace Green, The Masters House at the corner of Owengate, and The Old Grammar School to the front of the cathedral. The Masters House consists of a 4 storey range set gable-ended to the head of Owengate, with a small flat roofed 2 storey wing on the west side. The house is largely rendered but appears to be brick apart from the rubble basement of the main block. It is an enigmatic house of an 18th century date, restored in 2012, and is Grade II Listed.

The Old Grammar School (now the University Music School) (Image 40) sits on the edge of the cathedral cemetery; founded in 1541, rebuilt in 1661 and extended when the western part of the present building was added in the early 18th century. It is a positive and prominent building with an L-plan, formed by the school and house, built from sandstone, coursed and squared to the main elevations and rubble to the rear. It includes red stone dressings; a stone flagged roof, chamfered Tudor-arched opening surrounds, and an impressive Gothic window overlooking Palace Green. The building is Grade II* listed and a Scheduled Monument.

Although hidden from view from Palace Green, the Pace Building is important in its own right despite being a modern extension to Palace Green Library. It was constructed in 1968 by the well-known architect of his day George Pace; it is rich in design details and was state of the art when built. Unlike many 1960s buildings it retains its appearance many years later due to its unique 'defensive-like' design as a modern building to blend in with its historic surroundings without being intrusive. It has a significance presence along Wind Gap and within the upper part of the river banks footpath network. This building, including its impressive Library, underwent sensitive alterations in 2013.



Image 41 The Pace Building

4.6 Dun Cow Lane

Dun Cow Lane is lined by elegant brick, stuccoed or stone houses, which are mainly in University use for its colleges. The short street includes 2 notable buildings Abbey House and Dun Cow Cottage.

Abbey House at the corner of Palace Green incorporates some Medieval fabric in the east wall but it is basically a late 17th century house of an L-plan with shaped Dutch gables, re-fronted in 1730, and containing blocked round headed doorways with megalithic lintels probably late Medieval which is exposed.



Image 42 Dun Cow Lane

Dun Cow Cottage adjoins Abbey House to the west and again is a former house but of a later construction dating from the early 18th century. It consists of a 2 block frontage incorporating an early passageway and featuring a central 6-panelled door with over-light, renewed sash windows with wedge stone lintels and projecting stone sills and louvered ground floor external shutters.

These buildings and structures combine to add great diversity to the built form and architectural interest of this part of the conservation area, which is an essential component of the interest of the place and integral to its character and special interest. The buildings are not only significant individually and for their group value in their immediate environment, but for their extraordinary wider ranging contribution to the overall townscape.

5 Important Buildings

Listed Buildings

There are 33 Statutorily Listed Buildings in the Palace Green Sub Character Area. These are recognised by the Government as being of special architectural or historic interest as specified by the Planning (Listed Buildings and Conservation Areas) Act 1990. Listing is made at three levels of importance Grade I the most important, Grade II* and Grade II. The protection afforded by this legislation applies to the whole of the listed building and any structure attached to it and within its curtilage. Listed building consent is required for any demolition, extension or alteration proposed which might affect its character. Details of the listed buildings are given below.

<i>Name</i>	<i>Grade</i>
<i>Palace Green</i>	
D.L.I South African War Memorial	II
Tomb of Dean Kitchin	II
Old Grammar School (University Music Dept)	II* Monument
Music Library	II
University Library	II
Cosins Library	II* Monument
Former Exchequer Building, University Library	I
Castle gatehouse, entrance gateway, side walls and front walls	I

The Castle : west range	I
The Castle : north range	I
The Keep, The Castle (University College)	I
University College Masters House	II
Bishop Cosins Hall	II*
Former Grammar School (University Police Offices)	II
Almshouses Restaurant	II
Former writing and plainsong school	II
Pemberton Buildings	II
Abbey House (Department of Theology)	II
Cathedral Church of Christ and St. Mary the Virgin	I
Cathedral cloister east range	I
Cathedral cloister south range	I
Cathedral cloister west range	I
Lavatorium in centre of cloister garth	I
Castle wall along Prebends Walk	I
<i>Owengate</i>	
No. 1	II
No.2	II
No. 3	II
No. 4	II
No.5	II
No. 6	II
No.7 (Bishop Cosins Almshouses)	II
No.9	II
<i>Dun Cow Lane</i>	
Dun Cow Cottage	II

Scheduled Monuments

A scheduled monument is a nationally important historic structure or archaeological site, either above or below ground, which has been given legal protection by being placed on a 'list' or schedule. Within the Palace Green there are two Scheduled Monuments;

Old Grammar School (University Music Department);
Cosins Library;

Non-designated Heritage Assets and Buildings/Structures of Local Interest

The following buildings are not statutory listed but do make a positive contribution to the character and appearance of the conservation area, and through the planning process could be identified as non-designated heritage assets. There will be a presumption in favour of preservation of any of these buildings without clear justification for their loss in accordance with national planning policy. The omission of any particular building should not be taken to imply that it is of no interest.

The Pace Building

Former detached garage at Moyners Garth

No 1 Dun Cow Lane

It is important that careful consideration is given to any development that is likely to affect these buildings. There will be a presumption in favour of preservation of any of these buildings without clear justification for their loss in accordance with national planning policy.

6 Building Materials, Detailing and Features

Palace Green is characterised by its mixture of building styles from the Medieval period to the 18th century this along with the rich palette of traditional building materials an array of historic features and architectural styling give the area its distinctive character and appearance. There is some evidence of alteration to the historic building but overall the fabric, historic character and architectural quality is very well preserved.

External Façades

Generally front elevations fall into two categories; those of former dwellings and those of the ecclesiastical, working and learning buildings and despite these differences in uses the buildings display an architectural regularity and degree of balance to the frontages.

The predominant building material is locally sourced sandstone, buff coloured (although much discolouration has occurred over time), mainly squared and coursed, but some random rubble can be seen in the rear elevations. Stone is used almost exclusively for the buildings around the Palace Green with that of the cathedral and castle obviously dominating. In terms of stonework, however it is arguable that the use of Dunhouse stone is gradually detracting from the aesthetic effect of the richly varied colour and textures found across the historic masonry. Stone is also used for dressings, quoins, lintels, cills, window and door surrounds mainly ashlar, and at

higher level for string courses, water tabling and gable copings etc.

There are a number of brick built buildings mainly along the north-side of Owengate and Dun Cow Lane, but a couple of examples can be found around Palace Green itself. Rich red brick in English Garden Wall bond is dominant, red brick is also occasionally used for dressings, string courses, lintels and chimneys. Modern red brick has been used to construct a number of buildings within Bailey Court behind Cosins Hall, but views to these buildings are very limited so they sit quietly causing no significant visual intrusion.



Image 43 Stone and brick around Palace Green

There a number of rendered buildings within this character area; at No. 5 Owengate smooth render has been used to good effect to infill the exposed timber framing and enhance the prominence of this unique historic feature. Render can also be found at The Masters House and along Dun Cow Lane, again

smooth in texture with cut dressings and in pale contrasting colours.

Other notable historic features of the façades include large coats of arms, mainly colourfully painted, inscriptions and date stones and gargoyles perched on the corner of the buildings and it is important that these unique features are preserved.

Roofs

The form, materials and detailing of the roofs make a substantial contribution to the character and appearance of the individual buildings. This along with the variation in heights and styles of the neighbouring properties creates distinctive roofscapes which contribute significantly to that of the wider townscape of the city. The castellations above the high stone walls of the castle, and the east and west towers of the cathedral with pinnacles and spires, and the castellation's central cross-tower are very prominent from all around the city providing a dramatic roofscape in their own right. These are not only significant architecturally but are evidence of the cathedrals role as a place of pilgrimage and the castles defensive duties to ensure the building stood out within the surrounding rising land.

Many of the roofs are not visible from street level but the roofs on show are mixed in form with examples of steeply-pitched gabled roofs, hipped roofs, flat-roofs and parapets yet it seems that pitched roofs dominate. Around Palace Green castellations are fairly common features and steeply-pitched

gabled bays, square towers, round turrets and projecting wings, extend up into the roofs adding visual interest to the roofscape. These features also contribute significantly to the form and character of the external façades. In terms of roof coverings, within the streets around the city Welsh slate is the most common roof covering, and examples of this material can be found around Palace Green, however rectangular stone flags/slates are prevalent, laid in simple regular courses.



Image 44 Stone roofs

Roofs are broken by chimneys which are an integral part of the structure, function and aesthetic composition of the traditional buildings, these vary greatly in size, scale and form including very square, to narrow rectangular, and featuring banding, rounded and octagonal pots. Other features of note at roof level include flat copings to parapets and gables, finials which assist in emphasising the apex of the gables and add distinctive ornamentation at the top, stone water tabling and eaves courses. The University Library also features corner gargoyles; these add significant value to the overall variety, interest and high quality of the roofscape.

The roofs within Owengate are not visible from street level. Those in Dun Cow Lane are pitched with variation in the building heights and the degree of the pitches. This along with varied roof coverings, the slopes punctured by various dormers, large chimney stacks protruding above the ridges and the large gable at the end of the street with its timber bargeboards and finials combine to create a distinctive roofscape in its own right.



Image 45 Dun Cow Lane varied pitches and coverings



Image 46 Castellation



Image 47 Rainwater goods

Rainwater goods

Cast iron rainwater goods predominantly feature with no uPVC visible to the frontages which contributes to the external character of the historic buildings. Rainwater goods are basically of two forms, either square or rounded, and always painted black and many feature decorative hopper heads. Of particular note are the hopper heads on the west and north ranges of the castle which are high decorative and colourful, of various dates '1662' and '1669', and those at the Old Grammar School front wing dated '1899' with those above on the castellation's earlier dated '1864'. They are held in position by a mixture of spiked brackets, rafter straps and including stone corbelling detailing below the eaves. These surviving features not only provide an important function in carrying water away from the building and preventing it from penetrating the fabric, but they form part of the buildings architecture and styling.

Joinery, windows and doors

The windows, doors and other joinery details are an integral component of the architectural character of historic buildings and are generally their most prominent features. When these are preserved and repeated across whole streets/areas they add significantly of the historic townscape of the city. In this character area there is great variety in the size, style and detailing of the windows and doors around the Palace Green with many fine and elaborate examples in Gothic and Romanesque styles.

Within Owengate and Dun Cow Lane windows are predominantly timber sliding sashes, and although some have been renewed these are sympathetic to the buildings historic character and appearance. The sashes are generally 8, 9, or 12-paned with slender glazing bars and recessed, but there are a number of notable tripartite sashes to larger openings. They are generally painted white and defined by either wedge stone or brick lintels above, and mainly with projecting stone sills below, often painted white. Dun Cow Cottage also features louvered ground floor external shutters constructed from timber and painted.

Around Palace Green the predominant style is stone-mullioned and transomed windows. These are mixed with 2, 3 and 4-lights mostly with Tudor-surrounds and there are some with lead work and stained glass, of which there are a number of exceptional examples.

Other styles of windows include simple round-headed windows, square-headed windows, and some casements can be seen. Many of the windows and doors are set within very deep reveals with strong stone carved hood and drip moulds, adding to their architectural character and quality. Many windows within the castle and cathedral feature ornate tracery, fine lead work and decorative stained glass which varies considerably in date mainly 19th century but with Medieval surviving fragments. There are also a number of larger restored 14th and 15th century windows.

Although mentioned previously the most significant window within this area is the Rose Window originally glazed in the 15th century, it is highly decorative and depicts the key bishops of Durham.

Similar to the windows, the doors vary greatly in style but are mainly of a solid timber construction with very occasional part-glazed doors visible. Those to the former domestic properties are timber and either of 4, 6 or 8-panels (raised and fielded). The most important door is clearly the entrance into the cathedral; this consists of double Medieval timber doors with richly moulded surround and featuring the sanctuary knocker (replica); the knocker was an important symbol of the cathedrals political role. The entrance into Bishop Cosin's Hall also significantly stands out comprising of a large elaborate door case with a rocco shell in a round arch flanked by ionic pilasters. Other forms of historic doors include ledged boarded doors and four-leaf doors defined by Tudor-arched surrounds; some including wrought iron hinges and others retaining traditional ironmongery.



Image 48 A wide variety of windows around Palace Green



Image 49 Doors from domestic to grand

7 Boundaries and Means of Enclosure

The layout and design of boundary treatments, the materials and method of construction, and the way in which structures interrelate are important elements of the character area, and contribute substantially to the sense of place. Due to the urban nature where buildings are tight up against the footway frontage are limited. However, there are a number of boundary treatments which make a significant contribution to the historical understanding of the area and its original defensive function and which enhance the setting of the historic buildings and add to the overall distinctive character.

Within Owengate there are a number of short sections of stone built walls. These are coursed and capped with simple stone copings, at the lower end of the street stone piers have been rebuilt in red brick and modern black metal railings installed. Further up the street a short section of stone wall features a heavier chamfered stone coping and small timber gate. To the front of No. 2 and 3 are noteworthy cast iron railings painted black and finished with spear-heads, and set above a low stone plinth. These front boundary treatments are important as they assist in reinforcing the streets building line and narrowness where gaps are created by the stepping back of some of the properties.

Other noteworthy sections of historic stone walling exist at the top of Owengate on the left-side of the street enclosing the masons yard and playing an important role in continuing the

solid frontage to this side of the street. The wall is of a sandstone construction with a chamfered stone overhanging coping with central recessed timber gates. Running down the south-side of Dun Cow Lane the stone built retaining wall to the land immediately surrounding the front and side of the cathedral plays an important role in creating the enclosed nature of the short street. This turns westwards and drops down in height to form the boundary of the graveyard in front of the cathedral. It also continues south into the Bailey where it borders the rising grassland providing part of the setting of the War Memorial and Rose Windows.

A very significant curved section of historic walling extends from the Masters House to the Castle Gateway following the edge of the public footpath. Historic map regression suggests that this section follows the site of the inner moat, but although much of the castle defensive walls date from the 12th century the wall has a different form of masonry to the oldest surviving sections. Even though its age is unknown it is an important section of wall in the public realm forming part of the castle circuit and is Grade I listed.

Entering through the high stone octagonal piers the flanking walls of along the approach to the Gatehouse entrance vary in height but are consistent with battlements and Tudor-arched door openings with the shorter sections including blind cross slits. These walls are Grade I listed and important in linking the gateway, gatehouse, and castle north and west ranges.



Image 50 Boundary walls

Other Grade I listed masonry walls exist around the west and north sides of the castle, the retaining walls around the keep supporting the motte on the north, east and south sides, and those along the west side of the cathedral.

There are other important sections such as that forming the back wall behind Nos. 4 and 5 Owengate; the high stone retaining walls are dominated by five large buttresses with original masonry in the lower section; an interesting feature is

the remains of a door at the foot to a tunnel leading up the moat. (Image 50)

The main sections of historic walling relate to Broken Walls and Prebends Walk on the west side of Palace Green facing the River Wear. Although the line is generally known the dating is imprecise along Prebends' Walk, the wall is domestic in character and clearly Post-Medieval in date, but as it approaches the cathedral it becomes increasingly absorbed into the fabric of the former priory buildings and the defensive circuit. The north section supports buildings of the Chorister School and the fabric contains some interesting minor features related to earlier buildings, this is also one of the few places where a wall walk survives with traces of a ruined flight of steps. Broken Walls relates to 2 section of wall, upper and lower, between Windy Gap and the Galilee Chapel. The upper wall was completely rebuilt in 2007 elsewhere the masonry is mainly 19th century irregular rubblestone but southwards is older masonry with large chamfered buttresses.

The walls between Dark Entry and the Galilee Chapel, and bordering the College Path are arguably the most impressive and instructive on the peninsula. Here there is a change of angle possibly defensive in intention and evidence of Medieval monastic structures.

These walls (as well as others) have a strong associative value with the castle complex, have high visual impact and form part of the setting and context of the World Heritage Site.

8 Open Spaces and Trees

The landscaping of the castle grounds is a result of Bishop Cosins improvements to the castles external spaces beginning in 1664 in the courtyard and in the following year when he demolished the Medieval barbican rebuilding it as a generous forecourt then levelling the moat for new gardens. Following this other improvements were made when the abandoned keep was terraced in three levels and planted, yet the most important creation was Bishops Walk a long terraced walk with formal planting. These areas survive today and are significant in displaying an ingenuity of design and symbolising the transition of the peninsula from a border fortress to a quieter existence. Although these spaces are private they have an important historic value and the terraced gardens around the keep are visible from Palace Green with the rear terraces visible in long distance views along the river and across from the outer banks.

The frontage of the castle is within the public domain and is a fairly formal space, the hard edges of the stone walls softened by the grass verges to either side of the access road and the overall appearance is further enhanced by the presence of mature trees lining the route. From the Gatehouse the inner courtyard can be viewed with the central oval green giving natural relief to the high stone elevations of the castles north and west ranges which enclose and dominate the space.

The landscape of the Palace Green area is predominantly the space itself, a planned public area of a significantly early date originally the city Market Place. The area was cleared in the 12th century and the market moved to its current location from the green providing an important open space enhancing the setting of the historic buildings that surround it.

The establishment of Palace Green and its enclosure with the great offices of the Palatinate is a major piece of Medieval 'town planning', of national importance. Its visual function as a piece of landscape design, in uniting the great Bishop's church to his castle-palace, is of huge significance to the successful grouping of the World Heritage Site monuments.



Image 51 The cemetery in front of the cathedral



Image 52 Open spaces

Directly in front of the cathedral is its cemetery containing many ancient stone tombs and some unusual grave markers; enhancing the setting of the cathedral and providing a defined buffer.

There are a number of smaller more intimate spaces which contribute to the character of the area. These include the well maintained grass verges and formal planting directly in front of the buildings along the east side; the garden area to the front of Bishop Cosins Hall including a group of small trees; and the greenery to the west side of Dun Cow Lane. Formed by the grounds surrounding the cathedral, this is also a principle green space in views along the baileys. Also noteworthy are the various sections of low hedging and the colourfully planted flower beds on the west side of Palace Green set in front of the buildings and flanking the main entrances.

Trees are rare within such a dense urban environment but important trees exist around the Castle Motte with mature tree cover to its northern edge, these have high amenity value and enhance the castles setting. The entrance from Palace Green to the Castle Gateway is lined by an important avenue of trees and there are a scattering of individual trees around the Music School and the front of the cathedral.

The open spaces, trees and other planted elements within and around the fringes of Palace Green collectively are of indisputable value greatly enhancing the appearance of the area and the setting of the historic buildings.

9 Views and Vistas

Views in this particular character area need to be considered in context from long, medium and immediate vantage points. Please note that views of the World Heritage Site that are experienced in long and medium ranges, from the outer and inner bowls, are described in greater detail in the overview section (Image 53). Within the immediate setting, around the outskirts of the character area, and within Palace Green itself there are many striking closer-ranging views of high significance the most notable of which are highlighted below:

From Prebend's Bridge one of the most famous views in the city can be gained. From the centre of the bridge the cathedral can be seen towering sublimely above the dense tree canopy, beyond which is the castellations west range of the castle, and further downstream the elegant arches of the city's oldest bridge, Framwellgate Bridge (Image 55).

Looking from Framwellgate Bridge the opposite effect occurs with the full extent of the castles western range dominating above rooftops and the cathedrals west end in the background (Image 54). Also from this vantage point the Castle walls and The College buildings are distinguishable perched on the edge of the river gorge.



Image 53 View across the city from the inner bowl



Image 54 View of the castle and cathedral from the opposite riverbank



Image 55 View from Prebends Bridge

One of the finest vantage points is from the outer river bank from the viewing platform next to South Street Mill; this is the 'classical' postcard view of Durham Cathedral with the Old Fulling Mill and weir below on the banks of the river (Image 56). Views from the top of the ridge on this side of the river back across to the peninsula from South Street are equally impressive.

From Kingsgate Bridge there is a fine channelled view of the cathedral's east end framed between the buildings on either side of Bow Lane. Elvet Bridge provides a more glimpsed outlook than the other river crossing points as from here the Castle Keep is seen between the trees and high above the varied roofscape of Saddler Street with the Cathedral Central Tower visible to the south. In contrast, from the river level below the modern Leazes Road Bridge, there is an imposing view gazing upwards which illustrates the spatial relationship between the cathedral and castle and the significant level changes within the city down to the water line.

As Palace Green is approached the townscape experience becomes richer in history and complexity; within Owengate the enclosed nature of the Medieval street hides the peninsula monuments from view but the streetscape itself is of significant historic and visual interest.



Image 56 The picture postcard view of the Fulling Mill and the cathedral



Image 57 Cathedral from Owengate, Dun Cow Lane, the Rose Window and the view from Prebends Bridge

The most dramatic view in the character area is from the top of Owengate as the cathedral is completely concealed until crossing the brow of the hill when a sudden and captivating panoramic view opens up across the green to the front of the cathedral framed by historic buildings either side of the central lawn (Image 57).

From Palace Green 360 degree views can be experienced of the historic buildings forming the political and military functions, these are unique and engaging, the power of the cathedral to the south, the castle on its high mound to the north.

At Windy Gap, on the west side of Palace Green, the urban form gives way to the riverside environment with an important channelled view opening up across the woodland and down towards the River Wear. Similarly, there is a fine view from the green around the war memorial to the front-west side of the cathedral looking over the stone wall down in the river valley.

Along Dun Cow Lane the gentle slope accentuates the views of the fine historic buildings forming this short street then presenting channelled views of the historic streetscape along the Baileys and turning the corner to the cathedrals magnificent Rose Window (Image 57).

10 Activity

The peninsula is a highly active environment which enjoys an important mix of uses and a continuity of use and ownership over the past 1000 years as a place of religious worship, learning and residence. The cathedral is an active church and is the historic origin of tourism within the city; today it is still a place of pilgrimage and attracts a high number of visitors from all over the world. The cathedral is a hub of activity as in addition to a place of study and learning; it is used as a concert venue, on occasion for conferences, a music training venue and occasionally a film set.

The Castle Keep today provides accommodation for students of University College and functions as a bed and breakfast service for visitors to the city outside of University term time; it is also popular as a conference centre and wedding venue; and of course a tourist attraction with regular guided tours. Other important community uses relate to the role of the castle and cathedral in particular as an important reservoir of valuable heritage skills such as the practical skills of stone masonry and joinery for the heritage conservation community.

The buildings surrounding Palace Green are the home of Durham University and their educational use has followed its growth; the buildings house academic facilities, such as a library and tutorial rooms, as well as providing high quality exhibition spaces, catering, and social functions. Palace Green also houses one of the University libraries, Palace Green

Library, with its special collections of local historical records, which are extensively used by local researchers as well as University academics.

The Durham World Heritage Centre on the south side of Owengate is a popular visitor attraction providing visitors with an overview and information about the World Heritage Site. Palace Green itself is an important space frequently used for key events and festivals.

As a significant tourist attraction with working buildings and a strong student population it is a busy hub of pedestrian activity with a high number of tourists, visitors, students, and workers; particularly in the summer and during term times. Owengate is highly active as the only vehicle route up to Palace Green and it has frequent small buses, delivery vans, service vehicles etc. which results in it becoming quite congested with frequent conflicts between vehicles and pedestrians. Dun Cow Lane is much quieter yet enjoys a mix of visitors and students as an important route to and from the Baileys.

The character of Palace Green varies depending on the time of the day, largely due to the influence of vehicle traffic. The green is busy with traffic early in the morning and late afternoon/early evening, and is generally more peaceful at other times. Cars are parked around the outer edge of Palace Green at most times of the day which harms the visual quality of this space.



Image 58 Traditional materials used for floorscapes

11 Public Realm

The character of the area is determined by more than the appearance of its buildings. The public realm including the spaces between the buildings, hard landscaping (paving, kerb edging, and road surfaces), street furniture etc. all combine to affect the way in which the area is perceived. This part of the Conservation Area retains many areas of historic floorscapes with much Yorkstone and cobbled surfaces visible (Image 58). Of particular note is the sensitively restored historic floorscape along Dun Cow Lane with its river cobbles and stone pavement, and to the rear of the cathedral leading into The College where there is a superb mixture of historic stone paving.

The approach from Palace Green to the Castle Gateway is particularly notable; it begins with the footpath along the route of the wall running from the top of Owengate, the flagstones are positioned centrally with wide channels of river cobbles to either side (Image 59 over). The path then turns the corner through the stone piers to a historic floorscape of cobbled channels with stone paving in-between and low timber bollards set within the grass verges to either side.

The street of Owengate again retains traditional Yorkstone, granite kerbs and rectangular setts (Image 60 over) but its quality is somewhat lessened by modern uncoordinated surfacing at the lower-end where it turns the corner to meet its neighbouring streets. The use of these traditional materials

visually distinguishes them from the tarmac roads and provides a level of coherent character through the area. Although around Bailey Court to the rear of Cosins Hall the surfacing is entirely modern this does not affect the overall character or quality of Palace Green given that this area is hidden from view by the surrounding buildings. The wide tarmac road surfacing around the central green and the vehicles detract from the character and the overall quality and appearance of the space.

The much needed traffic calming measures along Saddler Street, up Owengate and onto Palace Green, such as the repetitive and intrusive parking signs, heavy yellow carriageway lines and the modern automatic bollard system harm the visual quality of the public realm and generally the historic environment.

There are some important elements of street furniture including lighting provided by Victorian lamp-posts and similar styles lanterns attached to the buildings (Image 61). These are sympathetic to the character of the area and the red phone-box is somewhat of a local attraction. The street furniture includes a mixture of modern cycle racks, timber and metal seating, litter bins, bollards some modern some in the 'Durham' style. The positioning of these elements has been very well considered to avoid a cluttered appearance, so that it does not detract from the historic visual significance and openness of the site (Image 62).



Image 59 Cobbles around Palace Green



Image 60 Rectangular sets in Owengate



Image 61 Victorian lighting

However, there are a number of large refuse bins stored to the north side of Bishop Cosin's Hall which are prominent and unsightly. There is a scattering of directional signs and one or two wall mounted notice boards, but some of these are showing their age, and for a site of such heritage and architectural interest there is a lack of interpretation.

The main open space is Palace Green itself, a well maintained lawn area, but the smaller areas of soft landscaping to the fronts of the buildings are essential parts of the contextual setting adding colour and softening the space.



Image 62 Street furniture

12 General Condition

The overall condition of the buildings and spaces within this part of the conservation area is particularly high and there are no buildings at risk or vacant buildings, and none outwardly displaying signs of neglect or a lack of maintenance. There have been no significant alterations to the frontages of properties although there are some obvious repairs in particular to the stonework of the cathedral, castle and the Castle Gateway entrance piers. A number of buildings such as Masters House, Cosins Hall and Cosins Library have recently been sensitively renovated which has enhanced their character and appearance.

The courtyards and green spaces are very well maintained but some noticeable damage has occurred to Palace Green, worn by pedestrians and around the edges by vehicles.

Some insensitive patch repairs have been carried out to areas of hard surfacing and cracked flagstones to the pavements around the green which detract from the historic.

A heritage and conditional survey of the Castle Walls on the peninsula found that the overall condition of the surviving fabric was better than expected but with some notable sections at risk and in need of consolidation and restoration works. Some sections are suffering from progressive collapse, there are other areas where the stability of some sections of the wall have been compromised by tree roots, vegetation

growth and soil pressures etc and areas suffering from deterioration of the sandstone blocks forming the walls showing deep cavernous weathering/erosion, loss of mortar in many areas, and areas where past cement repairs/repointing has been carried out to the detriment of the wall fabric. The current threats to the fabric of the walls come from general neglect and unmanaged plant growth causing disruption to the masonry.

13 The Definition (or Summary) of Special Interest

This section of the document defines the 'special architectural or historic interest of the Palace Green Character Area that warrants its designation and conservation area status, the 'character or appearance of which it is desirable to preserve or enhance' The area has been evaluated and described in detail in the previous sections the sum of these values and the key elements identified though the appraisal process are articulated below:

The defining character of the Palace Green Sub-Character Area is considered to be derived from a number of positive qualities and characteristics that combine to make it a distinctive sector of the conservation area. It combines a remarkable assemblage of historic buildings (almost all listed) of great scale and drama, of rich and innovative architecture, and others of intrinsic importance, all set within a distinctive and high quality intact Medieval townscape, itself set within an exceptional landscape setting.

The area is of significance in historical terms as it represents the foundation stone of the city. The relationship between the cathedral and city is an important one because it was the cathedral and associated pilgrimage that stimulated the development of the Saxon and Medieval communities. The castle's greatest importance lies in its status not only as a border castle but also as the palace of the early Norman Bishops, for whom the cathedral was their church.

The castle-palace buildings represent the quality and scale of buildings undertaken by the Norman Kings across Britain, which have now all but disappeared. The cloistral buildings are of exceptional value in their own right representing one of the most complete collections of monastic buildings in England to have survived from the Medieval period.

Architecturally, the site displays architectural innovation with Durham Cathedral, one of the most important Romanesque buildings in Europe, which exhibits architectural ingenuity, creativity and fine craftsmanship; and the architectural value of the castle where the built evolution has not obscured its Norman origins and layout. The secular buildings, grouped together around the great central green, together make up a diversified and coherent ensemble of Medieval architecture.

The physical integrity of all of these monuments and buildings is very well preserved with a rich array of historic features. Together, they are set within the surviving remains of their Medieval bailey and defensive wall that still overlook the gorge

and constitutes a part intact military landscape, which is still understandable as such today. They are an important symbol of the complex history of the area whilst also providing excellent evidential value of the phases of development and changing aspirations and uses of the site. The setting of the historic buildings is greatly enhanced by surviving areas of historic floorscapes, green spaces, and traditional boundary treatments.

The topography is integral to the area's immediate and wider setting and its original selection and subsequent development. The siting of the castle and cathedral in relation to the surrounding city has been sustained, as has its setting above the wooded River Wear valley both of which allows an understanding of its Medieval form, and this combination has outstanding aesthetic value.

The landscape of the castle grounds is also of individual significance comprising of a series of regionally important 17th century gardens created out of military earthworks. These elements drawn together portray one of the best known Medieval cityscapes.

SUB CHARACTER AREA 2 - THE COLLEGE

1 Location and Boundary Description

The Cathedral College is the former outer court of the Benedictine Priory at Durham Cathedral, which became the property of the Dean and Chapter after the Dissolution in the 16th century. The area lies immediately to the south of Durham Cathedral Cloisters, and is an enclosed site accessed either through the Cathedral Cloisters or through the College Gatehouse within the upper-part of South Bailey.

The boundary of this character area is defined by the buildings and walls contained within it namely the Chorister School, its associated gardens and Nos. 12 to 16 The College form the western side. The east side is formed by the buildings fronting The Baileys including the Gatehouse and the historic work yards set behind. Nos. 16 and 16a The College, and The Deanery are to the north, separated by an extensive private walled garden, with the south side formed by the former Prebendal Houses Nos. 4 to 7.

2 Setting

The wider setting of The College is formed by the natural topography and the high landscape value of the river gorge, clearly demonstrated in views from South Street and Framwellgate Bridge.



Image 63 Cathedral college setting

Due to their original use, form and scale, the buildings forming The College complex have a much lesser degree of presence within the surrounding public environment than the cathedral, castle and Palace Green to the north. Though there is permissive public access across The College into the cathedral, the atmosphere of The College is private, intimate and tranquil.



Image 64 Open space within the college

It is a much less formal environment than Palace Green, but similar to it in that a historic open green space greatly enhances the setting for the listed buildings which are grouped around it (Image 64). It is a space which has a strong community feel.

Again, like Palace Green, the surrounding Medieval streets are of vital importance in setting the scene along the main vehicle and pedestrian approaches from the north and south, their narrowness and tall buildings concealing the college completely from view until reaching the gateway.

3 Form and Layout

The Cathedral College is an important component of the World Heritage Site and its immediate environment. It is roughly rectangular in form running east-west, mainly level, except for a slope downwards to the Chorister school gardens, and covers an area of approximately 2.6 hectares. The College is a distinctive area which has an impressive sense of enclosed form. The space is entered from the outside world by the Gatehouse, which connects it to the Medieval street of the Baileys (Image 65 over).

The buildings are clustered around a series of planned interlinked green open spaces on three sides staggered yet forming an almost continuous and impressive historic built frontage. The large central lawn includes informally grouped mature trees and is dissected by narrow public footpaths. The building lines vary greatly; the properties to the south form a solid terrace of stone prebendal houses, these are of the same height but vary in width, and are set within deep plots with a smaller house at the west end running parallel to this group.

The eastern range comprises predominantly of service buildings along the Bailey, these follow the street's linear form and add to its sense of enclosure, dropping down in height from the Gatehouse and Chapter Office to a number of single storey structures (Image 66 over, left).

This side of the College features a separately confined area to the north of the Gatehouse creating a short 'street' within the complex (Image 66 right). This consists of a rare surviving group of ancillary, stone and brick built buildings positioned tight against each other along either side of a narrow cobbled lane and terminating at an enclosed yard. The atmosphere and activity here in this cluttered and treeless yard is more reminiscent of the whole outer courts Medieval character than the present College's manicured lawns and ornamental appearance.

The buildings occupying the west side are linked together in a staggered arrangement with little space around them and larger in both scale and stature. These buildings also abut the peninsula fortifications with part of the outer bailey wall visible in the northwest corner. The south end of this range includes a long block at right angles which faces the gardens and fountain. Overall, these buildings retain their Medieval layout.

Dark Entry is also a critical part of this group of buildings; this is a covered private passage way on the western side of the green incorporated into the fabric of No. 12. The arched opening leads to a tunnel-like passage of Medieval origin which drops down very steeply to the outer terrace of Prebends Walk. Northwards, the Deanery is the former prior's lodging which stands somewhat in isolation huddled against the Cathedral Cloisters and set behind high stone boundary walls enclosing the full extent of its fine garden.



Image 65 Gateway into the college



Image 66 The street from the Gatehouse and service buildings along the Bailey

4 Architectural Character

The buildings within The College are exceptional as a group with individual significance and variable differences between the buildings and structures. The College comprises of the most important group of cloistral domestic and service buildings in County Durham and are an integral part of the World Heritage Site.



Image 67 The College Gateway

Particularly important are the remains of the monastic Guest Hall, the Infirmary, the Priors Kitchen, and the Priors Lodgings with its 13th century private chapel. The buildings are not only special from an architectural and visual point of view but many of the properties incorporate substantial Medieval remains of the monastic buildings in addition to later post-dissolution changes in response to the profound changes in the religious life in the country.

Initially the character of many of the buildings present a Georgian face to the courtyard, however on closer inspection, and in particular to the rear of the buildings, reveals a considerable amount of surviving Medieval fabric from their original monastic function. The eastern gate or Priory Gatehouse forms the access into the College from North Bailey and its unique form marks it out as a very distinguishable feature in the street. It is Grade I Listed comprising of two-storeys with a low pitched coped gable parapet roof, built from coursed squared sandstone in circa 1500. The ground floor features a wide Tudor-arched gateway within ribbed vaulting and a smaller pedestrian arched entrance. It also noteworthy for incorporating St Helens Chapel in the upper level with includes its original timber roof and 15th century stained glass.

Nos. 1 to 3 The College adjoin the Gateway (Image 67) to the south these were probably stabling with a granary above with loading doors, today a house, studio and garage. The south-end was converted to a house (no.3) in the late 18th or early

19th century but retained the Medieval structure in the basement. The building(s) consists of 2 storeys and 4 bays of a sandstone rubble construction with the right-part rendered beneath a pitched roof of Welsh Slate. Features include side steps up to a 6-panelled timber door with patterned over-light, sash windows with slender glazing bars, and a very prominent 2-storey cantered projecting bay with stone mullioned windows in the third bay. At the south end there is an interesting building, today a house, but formerly a late Medieval barn, single-storey with surviving small triangular ventilations in the rear walls. Although converted it retains its semi agricultural essence.

The Cathedral College to the south side (Nos. 5 to 7) (Image 68) is lined with what appear to be elegant 18th century houses, with steps and handrails leading to their front doors. However, in reality, these buildings retain much of their earlier Medieval plan and conceal Medieval fabric behind their façades.

No. 5 is a late Medieval building cutting into No. 4 with lower walling surviving and barrel vaulting in part of the basement. It was largely re-built in 1620-1655, modified in 1685-1723 and extensively reconstructed in circa 1812. It is a 3-storey property of 3-bays and of an L-plan built from sandstone with a hipped roof and an end-projecting bay.



Image 68 Nos. 5 to 7

It is accessed via steps up to a 6-panelled timber door in a Tuscan door case and features sash windows with fine glazing bars, flat stone lintels and projecting stone sills. Despite significant changes it is a characterful building with its historic evolution part of its intrigue.

Nos. 6 and 6a again have probable Medieval fabric at their core. No. 6 is more notable being originally constructed as part of a Medieval agricultural range possible itself a granary.



Image 69 The Registry

It has a low-pitched late Medieval roof with tall brick built chimneys, and a well-balanced frontage containing 12-pane sash windows. Due to its substantial conversion to a prebendal house, much subsequent alteration occurred its original rural-character has all but disappeared but what remains is a historically significant and architecturally interesting house, consequently it is Grade II* Listed.

The last building in this particularly group is No. 7, documented as the 'Master of the Garners Checker' in similar vain to the properties described above it is a prebendal house with modifications in the late 18th century and again in 1838. Its main significance is derived from its south range, which is part of a 13th century aisled building with three bay arcade visible on the west external wall and two late 13th century windows on the east wall. It is built from sandstone in mixture of courses and rubble and includes a stone-flagged roof.

In the southwest corner is the stuccoed and Gothic Revival Choristers' School, a Grade I listed building. The Registry on the west side is castellated and stuccoed (early 19th century) (Image 69). It is a very distinctive building within the College complex of 3 storeys with end projecting towers and a square-towered entrance porch featuring a central panelled double-door. The mix of windows is particularly fine with Tudor-arches and Gothic tracery, rising to smaller square-headed 2-light windows in the upper-level and slits in the towers.

The Choristers School also includes the former service wings of the houses and stables within its enlarged footprint. In front of the Registry stands the octagonal Conduit well house, a focal point on the College green, which may have been designed by Sanderson Miller who worked in Durham in the 1750s.

Nos. 12 to 15 (Image 70) are Grade I listed consecutively under a single listing entry; they form a complex interlinked sequence of building (formerly three houses) flanking Dark Entry, a passage to the riverbanks. Collectively they form an important group but have their own distinctive characteristics. No. 12 is in a castle style it consists of 3 storeys with projecting corner turrets, a castellated porch including a heavy studded timber door beneath a Tudor-arched surround. It also features a Tudor-arched passage entry below the right-turret. The building retains the core of the Medieval guest hall and has early 19th century Roman cement rendering.

In contrast No 14 is in the Gothic style a 3 storey, single-bayed building with many notable architectural features for example the roll-moulded coping, the coat of arms to the right return, and the cornice to the prominent oriel with carved emblems and shields. Finally in this group is No. 15 which is of single-storey and 7 bays, flat-roofed with a parapet and copings.

The building is accessed by wide steps up to a stone front terrace, its door features elaborate hinges, and it includes timber mullioned windows with flat stone heads and sills.

Although not visible, the rear elevation, high over the riverbanks, has much surviving Medieval masonry.

To the rear of this group is a significant surviving section of the Castle Walls, this seems to be 12th century but may incorporate earlier building fabric. The wall is high with flat wide buttresses, slit openings of 'Soldiers Walk' an inter-mural passage allowing separated access along the wall within entering the Priory Garden.



Image 70 Nos. 12 to 15



Image 71 The grade II listed Conduit Tower and water pump (inset)

It also incorporates the only visible remains of the Priory Infirmary, now almost completely demolished above ground level except for a section of wall incorporated a building above. Also of interest are the garden walls and piers attached to No. 12 these date from the 18th and 19th centuries.

Standing in the green to the front of No's 11 to 15 is the Grade II listed Conduit Tower consisting of an octagonal footprint built from sandstone in the Gothic Revival style with complex interior timber framework (Image 71). It features a low pitched lead covered roof, walls pierced by windows and angled buttress's supporting a jettied parapet with offset carved heads at the junctions. The listing description gives a date of circa.1750, but it is a reconstruction of a much older structure and incorporates earlier features.

A short distance to the east is the Water pump a Grade II listed structure dating from the 18th/early 19th century, consisting of a stone base with wood boarding forming a tall square column and enclosing the pump mechanism with an iron handle, bucket stand and lamp etc. (Image 71) Both of these structures have been sympathetically restored and are significant in in giving an insight into past daily life within the cathedral precinct.

The working yard buildings, while of significantly less merit in terms of stature and architecture, are of high historical interest and importance. A number of identifiable buildings survive including the priory prison and former stables now public

conveniences, Grade I Listed. This simple structure of coursed squared sandstone walls below a stone-flagged roof is largely 19th century but includes Medieval fabric with the prison below in the basement.

The collection of smaller ancillary buildings on the east side include the Gardener's Store and Clerk of Works Office which was formerly stabling and retains upper cruck trusses. A barn, probably Medieval has been heightened to provide a store. The Masons' Shop was formerly the brew house (Medieval with alterations) and retains a chimney, site for the vat and early floor and settings below the present floor. It was reroofed in the 20th century. The joiners shop and garages are brick carriage sheds and include the documented cathedral fire-engine shed. The stone saw shop is a former stable with granary and tack room.

The northeastern corner of the College complex is occupied by two large properties set around a central garden Nos. 16/16a and The Deanery. Nos. 16/16a are located directly opposite the Gateway, originally built as the Chamberlains Checker now two separate houses.

The building is Medieval with 17th and 18th century alterations. It is two storied broken into 2, 3, and 1-bay sections, constructed from sandstone rubble with a brick rear and a mixture of stone flags, Lakeland and Welsh slates to cover the various roofs. Its main public aspect facing the College Green features an interesting early 18th century blocked

arcade; the building also features sliding sash windows (some curved) with broad glazing bars, painted projecting stone lintels and sills, and much architectural decoration.

Directly across the landscaped gardens to the northwest is the Grade I Listed Deanery; this was the former Priors lodgings incorporating an undercroft (pre-1093) and the Priors private chapel (13th century). This is a complex building exhibiting various phases of development including 15th, 18th and later alterations. The roofs are not visible but the external walls are built from coursed squared sandstone with some brick patching, its form staggered by the one storey set back entrance to the main chamber of the undercroft, the octagonal stair turrets, and the projecting chapel. The noteworthy features being the tall 21-pane sash windows, the relieving arches above the basement windows, the tall conjoined chimneys, and the arched-doorway.



Image 72 The grade I listed Deanery building

5 Important Buildings

Listed Buildings

There are 37 statutorily Listed Buildings in the College sub character area. These are recognised by the national Government as being of special architectural or historic interest as specified by the Planning (Listed Buildings and Conservation Areas) Act 1990. Listing is made at three levels of importance Grade I the most important, Grade II* and Grade II. The protection afforded by this legislation applies to the whole of the listed building and any structure attached to it and land within its curtilage. Listed Building Consent is required for any demolition, extension or alteration proposed which might affect its character; these are given below:

<i>Building</i>	<i>Grade</i>
The gatehouse (formally listed as the Priory Gateway)	I
Nos. 1 and 2 The College (formally listed as garage the Priory Gateway to south and cottage adjoining)	II
No. 3 The College	II
No. 4 The College	II
No. 5 The College	II
No. 6A The College	II
No. 6 The College	II*
No. 7 The College	II*
No. 8 The College	I
No. 9 The College (Chorister School)	I
Wall with archway in front of No. 9	II
Wall south of No. 9 (Chorister School)	II

No. 10 The College (Chorister School)	II*
No. 11 The College	II
No. 12 The College	I
No. 13 The College	I
No. 14 The College	I
No. 15 The College	I
Walls attached to nos. 12-15	I
Walls and piers attached to no. 12	II
Gas lamp in front of garden wall at no. 12	II
Water hydrant north of no. 12	II
Garages north of no. 15	II
Priory Prison and former stables north of no. 15	I
Priors Kitchen	I
The Deanery	I
Wall south of The Deanery	II
No. 16 The College	II*
No. 16a The College	II*
Staff rooms and store rooms	II
Timber loft	II
Maintenance shed, workshops, arch attached to north	II
No. 17 The College and wall attached	II
Chapter Clerk's office and Chapter Room	II
Conduit House	II
Water pump	II

Scheduled Monuments

A Scheduled Monument is a nationally important historic structure or archaeological site, either above or below ground, which has been given legal protection by being placed on a 'list' or schedule. Within the College there are no Scheduled Monuments.

Non-designated Heritage Assets and Buildings/Structures of Local Interest

The following buildings are not statutory listed but do make a positive contribution to the character and appearance of the conservation area, and through the planning process could be identified as non-designated heritage assets. There will be a presumption in favour of preservation of any of these buildings without clear justification for their loss in accordance with national planning policy. The omission of any particular building should not be taken to imply that it is of no interest. As all of The College buildings are listed there are no further buildings identified as being of local importance.

6 Building Materials, Detailing and Features

The Cathedral College is an intimate townscape that forms part of the setting of Durham Cathedral, and which is historically significant in its own right. The long-term evolution of this part of the conservation area, its Medieval origins, and change in function after the Dissolution to prebendal houses all contributes to the present distinctive character and appearance. New building styles have been introduced yet the general density, form and sense of place has largely remained intact since Medieval times and despite significant alteration the consistent use of materials adds a degree of visual coherence and creates a harmonious palette to the mixture of buildings.

Walls/Façades

The use of building materials in The College reflects what was locally available at the time. Buff locally sourced sandstone is used almost exclusively for the construction of main range of buildings around the courtyard. There are one or two examples brick but these tend to be partial rebuilding or infills rather than complete wall constructions and are limited to the rear elevations. Brick is more commonly found within the workers yard to the right of main gateway, clear evidence of the lesser significance given to these ancillary structures and their working functions.

There are many examples of sandstone rubble, but sandstone in regularly laid squared courses dominates. Render is not a common feature but examples can be found on some rear walls. No. 12 The College is the only fully rendered building in the College Complex, this has 19th century Roman cement render painted to complement the prevailing use of the surrounding sandstone.

Stone has been used in a variety of ways including as ashlar for quoins, lintels, copings, dressings, drip-mouldings, ornate carvings, and for delineating openings. The stone work is generally in good condition although naturally some discolouration and weathering of the surfaces has occurred and there are one or two examples of inappropriate re-pointing which have covered the faces of stonework.

Many of the buildings were badly neglected, which resulted in major repairs and rebuilding throughout the late 17th and early 18th centuries and these changes have been preserved in the physical scarring and noticeable changes to the stonework. Although it could be argued that this loss of original building fabric has negatively harmed the building character, these significant alterations are important in assisting to inform an understanding of the area's evolution and time-depth; in particular the south terrace renovated with a superficially Georgian façade.

Stone is used exclusively for the construction of the boundary walls within and around the outskirts of The College. Front walls to the larger properties are mainly in ashlar or dressed stone, whereas side and rear walls are a mixture of dressed stone and rubble - more functional over aesthetics.

Roofs

Roofs display their own individual characteristics and features combining to create rich and varied roofscapes which contribute significantly to the character of the whole conservation area. There are a variety of roof styles, materials and detailing within The College complex. This not only adds to its own distinctive character but due to the western side being highly visible on the edge of the ridge above the river gorge the roofs are an important element of the roofscape of the city. Many of the roofs are not visible from street level but of those on view the majority are steeply pitched gables, with a number of examples of hips and castellated parapets often disguising flat-roofs behind.

There are some more complex roof plans with full height stone canted bays, high projecting gabled bays and turrets/towers extending upwards into the roof structures which add visual interest to both the roof-forms and building frontages. Noteworthy is that of No. 16, one of the finest houses in the College, with two very separate roof structures visible, slightly asymmetrical. High stone coped gables, stone water tabling,

and floors frequently defined by string courses, are distinctive high level features of buildings from the Post-Medieval period.

Roof coverings are a mixture of Welsh slate, Lakeland slate but stone slates/flags dominate. Brick chimneys are common place and are important features projecting up from the ridges and adding visual interest to the roof line; some have clearly been rebuilt. Chimneys vary in height, size and form and are more symmetrically placed at the end of the buildings but there are examples of chimneys in the centre of roof structures. They range from very square, to narrow rectangular, with one or two examples of more ornate octagonal chimneys visible, brick banding is also a common feature.

Rainwater goods

Within The College traditional rainwater goods prevail with no examples of modern replacements visible to the building frontages. Gutters and downpipes are predominantly cast iron and painted black, either round or square, with important examples of surviving timber gutters on stone brackets such as at No. 10 The College. There are also a number of examples of moulded rounded rainwater heads some ornate and lugged drainpipe fixings, with channels held in place at eaves level via spiked brackets.



Image 73 Rooflines and detailed arch interior



Image 74 Rainwater goods



Image 75 Windows

Joinery, windows and doors

The windows, doors and other joinery details are an integral component of the architectural character of historic buildings and are generally their most prominent features; within The College there is a wide variety of window and doors styles which are reflective of the changing styles, function and status of the buildings. These are important elements of the buildings architectural design and make a substantial contribution to the character of the historic buildings and the place.

The fenestration of the south range is very ordered with 12-paned sliding sash windows with slender glazing bars centrally placed within the bays; the Georgian appearance masking the originality of the buildings Medieval beginnings. The front elevations of the other buildings follow a similar pattern with symmetry a consistent theme; but in contrast many side elevations visible in the public domain present a more irregular arrangement of openings.

Notable window styles include the main windows to No 12 which are tall Tudor arched windows with elaborate tracery, those above square headed windows and smaller in size. No 14 attached to the right-side features Gothic styled windows with No 15 different again with its tall 3-light timber mullioned windows and transoms. Other window types include tripartite-sashes but these are rare, and a small scattering of modern casements. The windows are generally in original openings but there are examples where smaller openings have been inserted

with brick in-fills in stone elevations; but these do not detract from the historic quality of the elevations and add intrigue to their past.

There are examples of impressive stone cantered bays, some 2-storey, other single-storey at first floor level above entranceways, these are well detailed and contain stone-mullioned- and-transomed windows (Image 76). The round-headed in the central part of the ground floor arcade to No 16 are worthy of note. Windows are generally well recessed and are defined by a mixture of complete stone surrounds, stone lintels and sill, both flat and projecting, with a number of Tudor-arches and drip-moulds etc.



Image 76 Cantered bays

The doorway and associated features such as entrance steps, ironmongery, surrounds etc. are all very important elements. These vary in terms of their age, shapes and sizes, design and materials and make a substantial contribution to the character and physical integrity of the historic buildings (Image 77). The

simplistic external historic doors are of vertical timber board construction incorporating decorative qualities. Solid panelled timber doors are common features of the prebendal houses these are mainly of 6-panelled and painted, but also of interest is the approach to the door up a short set of stone steps with decorative iron-railings.

Other features of these properties include patterned glass fan-lights are common features, slender timber door cases and door hoods. These form part of a consistent architectural pattern throughout this terrace of houses.

The entrances to the Chorister School, Nos. 12-15 The College and The Deanery are more exceptional with notable components; The Chorister School features a fine panelled double-door with a Gothic over-light within a central Tudor-arched porch, a notable and imposing feature.

No 12 has a castellated porch including a studded door in a chamfered stone Tudor arched surround, while No. 15 has wide steps up to a stone terrace in front of a historic front boarded door with elaborate hinges and 3-light over-light; the treatment of these entrances making a powerful statement about the status of the buildings above the others.

Other features include timber cart-door openings which vary in size but which are generally vertically boarded, painted and recessed set beneath lintels some stone others timber; many including rectangular glazed panels within the upper-part.



Image 77 Doors

7 Boundaries and Means of Enclosure

Boundary treatments within The College are a key part of its intimate character assisting in creating the strong sense of enclosure and community feel while visually interlinking the buildings and variety of spaces. The boundaries vary in terms of design, physical dimensions, materials and construction methods, some are functional marking property ownership, providing security, and to the western outer edge, defence, whereas others are more decorative. The most significant boundary walls within the College are the various sections of both the Castle defensive walls and the historic garden walls. These exist along the western edge with the coursed squared sandstone walls of the upper terraces stepping down with the gradient of the land then giving way to the substantial solidity of the outer defences.

The most notable sections are the walls attached to Nos. 12-15 dating from the 12th century, a high defensive wall with wide buttresses, and a Grade I Listed structure. To the front of No 9 is a substantial section of garden wall, perhaps formerly part of the building, it is Medieval with alterations in the 17th and 18th centuries built from coursed squared sandstone. The garden wall to the south is also of interest incorporating part of the Castle walls, it is Medieval with parts later in date the lower course of which is of thinner rubble. These are Grade II Listed in their own right a statement of their historical importance.

Prebends Walk can also be considered to form part of The College complex. The north end of this section of walling supports buildings of the Chorister School and the fabric contains some minor features related to earlier building. The wall is generally similar to the long stretch to the south which has been refaced in Post-Medieval times. This is a garden wall and it incorporates some 18th century brickwork at the south end with a bee hole in its inner face. Near the middle of the school playground, the inner face shows parts of the thicker old wall. The development of the terraced walk occurred in the c.1660s-c.1680s. This is one of very few places where a wall survives. The wall on the slope at the south end of Prebends' Walk is old thick fabric seemingly partly built off an outcrop of stone.

Within the public area of the courtyard there are various sections of stone walls visible defining building boundaries and leading the way to entrances, they are generally low in height, a mixture of random and coursed sandstone, and with simple flat stone copings overhanging the sides of the walls.

The domestic buildings on the south side of the courtyard feature a mixture of stone walls, cast iron and low cross buck style timber painted fencing defining the stone steps up to the entrances and the fronts of properties these are fairly typical of many planned developments of the late 18th and 19th centuries.

There are many walls located to the rear of properties and although these are out of sight they are important in terms of the overall plan form of The College complex creating smaller informal yard areas and forming the boundaries of historic garden spaces. Also noteworthy are the hedgerows; there are predominantly found around the Chorister School defining the boundaries of the various buildings and enclosing the car park to the south.



Image 78 Boundary treatments (above and facing)



8 Open Spaces and Trees

Open spaces make a significant contribution to the character of the College complex with a clear definition between the relationship of the historic buildings and the open spaces which surround them. The spaces are arranged in clearly defined patterns yet there is a positive mixture of informality and pretention which adds to the visual quality of the area. Many of the spaces seen today are clearly identifiable, and follow the same form as those on the first edition ordnance survey map circa 1856. The college landscape of former communal gardens, smaller planned green spaces, the prebendal canons gardens and the external terraced are improvements by such influential landscape designers as Joseph Spence. This highlights the importance of this layered landscape and suggests a rich and important landscape history.

The central lawn is the core green space within The College; it is L-shaped with loosely planted trees in the middle dissected by a criss-cross of footpaths. It plays a very important role in providing the open green setting for the historic buildings which are grouped around it and is a key part of the college's identity. Within the northwest corner is the Durham Light Infantry Memorial Garden a mixture of well cared for lawns, planting, and paved areas contained behind stone walls creating a separate tranquil space in its own right; it is also visually important in that it lies close to the entrance into Durham Cathedral.



Image 79 The central lawn of the college



Image 8o (left) Important trees lend high visual amenity value

There are other noteworthy green spaces within the public realm which help to soften spaces and generally enhance the otherwise urban environment; including planted verges up against the buildings, small open lawn areas, and the well-stocked frontage gardens of the terrace to the south-side. Also of note are the private gardens surrounding The Deanery, and although these are contained behind high stone walls with no public access, there are glimpses into the gardens between the railings forming the entrance. There a number of important trees, most notably those loosely arranged within the main courtyard (Image 8o) but there are others to the rear of the Chorister School which have high visual amenity value.



9 Views and Vistas

Due to The Colleges location and the sites enclosed nature views are mostly confined within only occasional glimpses outwards. The approaches to The College along North and South Bailey present important channelled views of the historic streetscape (Image 81 and Image 83) containing the late 17th century townhouses of the wealthy, hence the high quality of the buildings. At the Gateway a dramatic view opens out across the green to the surrounding historic buildings.

The best vantage point is undoubtedly the shorter views from within the centre of the courtyard itself where from one position there are stunning 360 degree views around the complex; of special note is the view to the north where the cathedral central tower can be seen visually dominating above the historic castellated rooftop of the Cloisters (Image 81 bottom right).

Outwardly, views in an easterly direction from public vantage points such as at Prebends Bridge and longer ranging from South Street for example give an important insight into the Colleges visual and spatial connections to the cathedral and the castle defensive walls (Image 84). The buildings along the western side can be seen sitting above the massive sandstone walls creating major elements in the landscape.



Image 81 Channelled view along the Bailey, gateway and cathedral



Image 82 The cathedral dominates the skyline



Image 84 Wider view towards the college from Framwellgate Peth



Image 83 Channelled view along the Bailey

10 Activity

The Deanery and The College remain in residential use by the clerical members of The Cathedral Chapter and some employees, continuing a 1000-year of continual ecclesiastical residence at the site. Along with the students of University College at the castle, this residential use continues a tradition of community living introduced to the site by the Community of St Cuthbert, and is therefore an intangible value closely associated with St Cuthbert. This continuing tradition of community residence is also a component of the Outstanding Universal Value of Durham World Heritage Site.

The College is also home to the Choristers' School, the foundation of which between 1390 and 1416 formalised an already venerable tradition of learning and monastic education. The modern school provides a popular education resource, and continues this 600-year tradition of formal education associated with the cathedral. The internationally important University of Durham also continues this historic tradition of formal learning at the Site. Although The College is a relatively tranquil space the atmosphere is frequently disturbed by traffic mainly associated with collection and dropping off of students at the Chorister School.

11 Public Realm

The character of the area is determined by more than the appearance of its buildings. The public realm including the spaces between the buildings, hard landscaping (paving, kerb edging, and road surfaces), street furniture etc. all combine to affect the way in which the area is perceived. The public realm in The College is of a particularly high quality; in places the College retains a range of traditional floorscape materials, flagstones, river cobbles and setts of varying sizes from wider areas to smaller channel's flanking footways and up against the buildings. These are arranged in strong patterns, which add detail and texture to the landscape. Some of the flagstones can be large where they form corner stones at junctions, and the setts are standard sizes rectangular and laid in horizontal lines. Durham Cathedral Work Yard in particular has a high quality historic surface.

As Dark Entry opens up to the riverbanks the stone paving and cobbles gives way to a wide gravelled surface, this transition is appropriate to the character of the riverbanks environment. The open green spaces in and around the courtyard greatly enhance the setting of the historic buildings clustered around the edges and create a visually impressive publicly accessible space. This is in contrast to the use of concrete into and through the Gateway, and black tarmac around the courtyard which is out of keeping, but traditional materials prevail and the overall composition of the floorscape is both historic and in keeping with the overall character of the space.



Image 85 High quality public realm



Image 86 Timber seating and cast iron bollards, a water pump and Victorian lighting

The public realm contains an interesting variety of features such as Victorian street lights and similar styles wall mounted lights. There are two tall iron water pumps on within the green and one hidden away within the workers yard, low-key bollards mainly of timber and painted white, and a scattering of timber seats. These elements are not too obtrusive or excessive in number, with the historic elements in need of protection and regular maintenance because they make a positive contribution to the character and appearance of the area.

Overall the public realm within the confines of The College is of high quality, but parked cars are a distraction and have a negative influence despite parking controls being implemented.

12 General Condition

All of the buildings within The College are in use and their overall condition can be described as good, and it is obvious that they are well maintained and cared for. A number of the smaller ancillary buildings within the workers yard have been converted to residential/office use in recent times but conversion has been undertaken sensitively to retain their original form and the essence of their original character. Some noticeable stone replacement has been carried to both buildings, walls and piers but this is not harmful to the overall appearance. The variety of building materials and styles adds visual and historic interest but the character and appearance of some of the properties is harmed by visually obtrusive cables and wiring to a number of the frontages when they could be more sensitively routed.

There are also sections of stone walls which require restoration to replace missing top courses and copings, address organic growth penetrating the fabric and loose mortar joints. Some damage has occurred to the central lawn as a result of vehicle encroachment.

The sections of the Castle Walls within The College are in various stages of deterioration there are areas of significant lean with some small sections stepping out from the wall line. The retaining wall to the ramp at Dark Entry has a significant lean outwards. There are instances where substantial ivy growth is damaging the walls and lifting capping stones and where mortar is very flaky. The wall along Prebends Walk has a significant lean and a section of stonework that steps out from the wall. A mature tree is located on the retained side in close proximity to the wall and there is substantial ivy growth.

13 The Definition (or Summary) of Special Interest

This section of the document defines the 'special architectural or historic interest of the Palace Green Character Area that warrants its designation and conservation area status, the 'character or appearance of which it is desirable to preserve or enhance.' The area has been evaluated and described in detail in the previous sections, the sum of these values and the key elements identified through the appraisal process are articulated below:

The character area's significance is derived, in historical terms, from its association to the Cathedral Monastery, where it forms the outer court, and it is an integral component of the Durham World Heritage Site. It is also of evidential value in understanding the past as many of the present properties incorporate substantial remains of the Medieval monastic buildings in addition to later post- Dissolution changes to

prebendal houses. This highlights the demise of the role of the communal monastic life and the desire for greater privacy and more spacious accommodation for family residence.

The surviving service buildings, occupying the north-eastern part of the site, are of exceptional interest in their own right as a group which are testament to the workings and operation of the Benedictine community.

The College buildings are of national historic interest representing one of the largest and most complete collections of monastic buildings in England to have survived from the Medieval period. A key aspect of the site is that The College remains in residential use by the clerical members of the Cathedral Chapter and some employees, continuing a 1000-year of continual ecclesiastical residence at the Site.

In architectural terms, The College buildings are exceptional as a group, yet they have individual historic and architectural merit which is variable between different buildings and structures. The mixture of styles including Gothic, Tudor and Georgian, in such a small confined space, is itself of significance and a rich array of historic features remains. While the individual rarity and levels of preservation within each building varies, as a group, they are considered as being of national architectural interest; reflected in their listed status. The area also includes surviving remnants of the Medieval defensive Castle Walls (albeit some sections with substantial

rebuilding); these sections are of national significance positively contributing to the surrounding townscape.

The immediate landscape of The College is largely contained within the Castle Walls and the Medieval precinct walls and comprises the former communal gardens, work and open spaces of the Medieval Priory (many remodelled) sometimes with some grandeur into the prebendal canon's gardens. Their improvement by influential landscape designers highlights the national importance of this intimate layered landscape, with the spaces further enhanced by surviving historic floorscapes and stone walls. In wider terms the majority of The College buildings are relatively hidden and have much less impact on the townscape yet elements are visible from certain vantage points and these are very important as part of the united skyline of the cathedral complex on the ridge of the steep River Wear gorge which provides an unparalleled experience and integration of architecture and natural form.

It is this combination of history, tradition, dramatic and evolving architecture, green space, and the immediate and wider setting that creates the sense of place and helps to maintain an aura of intimacy and tranquillity which is distinctive within the conservation area.

SUB CHARACTER AREA 3 - THE BAILEYS

1 Location and Boundary Description

The Baileys occupy the eastern part of the Peninsula Character Area, and as the name indicates, they originally formed part of the defensive enclosure of the Norma Motte and Bailey Castle. The character area begins at North Bailey where it meets Owengate, leading up to Palace Green, and Saddler Street, leading into the Market Place to the north. The street runs southwards until reaching The cathedral College; from this point onwards the street becomes South Bailey and it continues southwards ending at The Watergate, which is near to Prebends Bridge and the tip of the peninsula. This sub-character area also includes Bow Lane, a short yet important route located opposite to the cathedrals eastern towers and leading down to the site of the Kingsgate Postern, Kingsgate Foot Bridge and the riverbanks.

2 Setting

The Baileys form an integral part of the defended Medieval complex on the peninsula plateau, and consist of an area between the inner Cathedral Priory precinct and the outer castle defensive wall (Image 87). They form a long winding Medieval street lined with houses adapted in later centuries, notably Georgian in character. The street is important in providing the setting of the cathedral and is a key route linking

Palace Green to the Market Place; South Bailey is dominated by Durham University principally the Colleges of St Chad's and St. John's, whereas North Bailey is more diverse.



Image 87 The Baileys

The immediate setting of the Bailey is formed by the characterful historic streets which flow into it and obviously it's juxtaposition to the World Heritage Site monuments of Durham Cathedral and Castle. The Baileys are part of the townscape contribution to the experience of the World Heritage Site having an enclosed character and providing an almost continuous high quality streetscape, heightening the sense of approach to World Heritage Site.

The wider landscape setting of the Baileys can be best appreciated from the outer-bowl in views from Gilesgate (Image 88). Here there are glimpses of the buildings on the eastern side of the street perched on the edges of the steep river gorge above the dense tree canopy of the riverbanks below, with the street climbing gently southwards. There are also important survivals within the landscape of the former 18th and 19th century ornamental gardens and raised terraces.

Overall, the importance, in both historic and architectural terms, of the Baileys is reinforced not only by the high percentage of its buildings being individually listed, but also by the entirety of the historic townscapes inclusion within the boundary of the World Heritage Site. The street contributes to the physical, visual, and historic setting of the World Heritage Site.



Image 88 View towards the Baileys from Gilesgate

3 Form and Layout

The Bailey is a continuous route following its Medieval street pattern; it runs approximately 560mtrs beginning at Owengate to the north and ending at the Watergate to the south, the street names marking the confines of the eastern side of the outer castle bailey. Within the Bailey there are 2 distinctive areas; the North Bailey and the South Bailey, with the College Gateway marking the approximate location of the division between the two; both streets are of a high density urban environment.

North Bailey is a straight street, whereas South Bailey has a more informal curve (Image 89). Both have an enclosed character in which buildings press close on either side to the back of the pavements, giving the street a pleasant feeling of interior space. As a result of this form despite the close physical relationships the cathedral towers and the Castle Keep are only occasionally glimpsed. However, the linear form presents a dramatic view of the east end of the cathedral and the Chapel of Nine Altars as the street opens up in front of St Chad's College.



Image 89 Views along the Baileys

On the east-side of the street there is a very strongly defined building line, however this is interrupted by a number of University buildings such as the gap site adjacent to Hatfield Chapel, the forecourt at Hatfield College and at St Johns College which is set back from the street (Image 89 bottom right). These sites do feature stone and brick walls which assist in maintaining the strong sense of enclosure and linear form of the street.



Image 90 The low wall follows the building line



Image 91 varying building heights along the Baileys

On the west-side of the Bailey within the upper part again the building line is strong and almost continuous, the only break as mentioned above created by the cathedral, but this open green aspect includes a low stone wall to its frontage to continue the streets linear form. The east end of the Cathedral with its

magnificent Rose Window creates great visual drama within the street.

A number of other openings occur but these are more poignant; at St Mary-the-Less Chapel for example the chapel a pause is create as the church is set back and elevated above the street level giving the building a high degree of presence that its history and architecture deserves; its surrounding graveyard also provides a key green space within the street. Similarly, the larger gap site to the south of No 15 South Bailey disrupts the grain of the street, but this is an important green space in the urban context and although private, it is open to public view.

The buildings along the Bailey vary in size and scale with both wide and narrow frontages visible (Image 91), predominantly in deep burgage plots, with some larger grounds to the rear. There is evidence that these larger properties are altered arrangements of earlier Medieval garths of smaller dwellings and numerous narrow strip gardens, swallowed up by larger houses and gardens and sweeping across the banks of the Baileys.

Approaching the lower end the sense of enclosure is retained but this is formed more by the stone and brick walls tight against the highway as the built form becomes less dense on the west side. Here, there is also an extremely interesting mixture of building uses, forms and architectural styles with smaller simpler cottage styled properties, former stables and

coach-houses nestled between the grander Georgian townhouses. To the rear of the buildings along the eastern side of the Bailey there is a more private world of college gardens, courtyards and ancillary buildings bounded on to the east by tree belts at the top of the gorge.

Bow Lane follows the dominant linear pattern of development; a straight street dropping steeply downhill from the Baileys to Kingsgate Bridge (Image 92). The buildings positioned along either side are pressed tight against the cobbled footway creating a strong feeling of enclosure which opens out at either end, westwards at the Bailey and Cathedral and eastward to the riverbanks. At its entrance the buildings are large in scale and important focal points in the street, St Mary-le-Bow on the north side and St Chad's College on the south, with the buildings getting lower as the gradient descends.

Overall, the streets of North and South Bailey and Bow Lane provide a visually striking and high quality streetscape of significant historic and architectural interest and form a very distinctive area within the surrounding conservation area. The arrangement of the Baileys echoes the Medieval layout of the inner and outer baileys, the streets having been established since at least the 11th century.



Image 92 Bow Lane

4 Architectural Character

The Baileys feature a rich variety in architectural character; the street telling the story of architectural trends in Britain over the course of 3 centuries and up until the modern day. The street originally contained houses of the people who manned and maintained the castle and the secular officials supporting the monastic community and the Bishop. This changed in the 17th and 18th centuries as the street became a very fashionable place to live.

As a result the present Baileys properties are primarily the Medieval town houses with added Georgian façades creating a high quality historic townscape. The building's interest not only stems from that which can be seen but from the volume and integrity of hidden fabric and their time-depth many incorporating important and substantial fragments of the enclosing Medieval defences and older buildings at their cores; for example No.4 (Alington House) was original built as two dwellings, a front block, with a central passage running thorough to a court, and a rear house.

The frontage is late 17th or early 18th century with two phases of builds evident that to the left is rendered with a 5-panell door in architrave with an over-light, windows are a mix of renewed and historic sashes with inserted gabled barge boarded dormers. The build to the right is of painted brickwork with tripartite sashes and 8-pane Yorkshire sashes. Beneath the



Image 93 Georgian facades create a high quality townscape

rear of the building exists Medieval walls and towers, and it is Grade II* listed because of the surviving Medieval parts.

The adjoining property No.5 is typical of the street; a 3 storey, 3 bayed house constructed in an English Garden Wall bond below a pitched Welsh slate roof with brick built end chimneys. It features brick floor bands, a central timber panelled door with sash windows either side and above, diminishing in size as they rise through the building. Its most notable feature the shell hood added in 1910.

The modern accommodation block of Hatfield College sits quietly within the historic context with its scale and sensitive building line reinforcing the narrowness and intimate character of the street. Directly opposite No. 48, is the old post office (Image 94), an early 18th century house with a fine late 19th century timber shop front.

No.46 is an earlier 17th century house of 3 storeys and 4 bays built in an English Garden Wall bond brick with an ordered frontage formed by the regular fenestration pattern and including a deep moulded brick floor string courses and a timber panelled door inserted very deeply into its wooden architrave. Nos. 44 and 45 (Image 95) follow a similar form however they differ in the rock-faced stone frontage with tooled ashlar dressing, the broader recess of the windows containing a mixture of sashes, with those on the ground floor inserted into blocked up former shop openings.



Image 94 The Old Post Office



Image 95 Nos. 44 and 45



Image 96 Hatfield Chapel



Image 97 St Mary le Bow

Hatfield Chapel (Image 96) dates from the mid-19th century and while relatively plain in terms of its architecture it is a focal point within the street due to its set back position and the open site to the north which exposes its side elevation. It features a steeply pitched slate roof with a prominent gable facing the street including a fine 4-light stained glass window.

To the rear of the Chapel is the main block of Hatfield College which has gone through significant change over time, beginning as a mansion house, then in 1760 becoming an inn called the 'New Inn' and later in 1783 the 'Red Lion', now the college dining-block. It is Grade II listed, largely dating from the 18th century and partially built directly above the Bailey wall. It is of 2 storeys and 2 bays brick built with 3 steps up to fine 6-panelled double-doors under a bracketed pediment and featuring a large stair window and large sashes with glazing bars to the right side.

The Grade I Listed Church of St-Mary-Le-Bow (Image 97) stands on its own at the corner of Bow Lane with its west tower facing the open space in front of the east end of the cathedral. This small Parish church c.1685 has seen many alterations and restorations since it was first built. The history of its various changes are visible across its exteriors such as the surviving blind arch possibly the remains of part of the Bow Gate and the decorated windows in the 15th century style yet belonging to the Victorian restoration; its two-light windows and the west doorway being original. The location of this building makes it

an important feature of the townscape, and views of its spire punctuate the skyline along the street.

The townscape on the east side of North Bailey after Bow Lane is finely grained, with groups of domestic scale 2 and 3 storey buildings forming a strong built edge, but their varied scale and subtle differences in character create interesting visual rhythms.

St Chad's College occupies Nos. 16 - 21, a consecutive group of Grade II Listed Buildings. They are similar in character being 18th century houses and exhibiting architectural characteristics typical of the period with rendered symmetrical frontages, recessed sash windows within glazing bars (smaller in size within the top floor), projecting stone sills, doorways within the left-end bay in architraves, (mainly solid and panelled), the exception the door to No17 which is renewed and half glazed. Nos. 20 and 21 are again similarly styled and detailed but are larger scaled with wider frontages and being 3 storeys.

No 24 is particularly noteworthy, this Grade II Listed Building is rendered a subtle pale blue and consists of two-storeys and 5 bays (Image 99). The southern part is a typical 17th century house with gabled half dormers, although its plan is unusual. The north part was remodelled in the mid-18th century with its main feature the impressive Venetian window above the entrance. 12-pane sash windows dominant the frontage with smaller punctured openings at ground floor level. A somewhat

unique building within the street is No25 as this is a complete house of 1820 retaining much of its original décor (Image 99).



Image 98 St Chad's College



Image 99 Nos. 24 and 25



Image 100 28a North Bailey and 1 to 4 South Bailey



Image 101 St Johns College and the sandstone rubble built No 4

The lower part of the street is dominated by larger 3 storey buildings but nestled to the south of No28 stands an important much smaller scaled house which marks the end of North Bailey and the beginning of South Bailey (Image 100). This may have originally been constructed as stables in the late 18th century. It is brick built with a steeply-pitched roof with swept eaves, the frontage featuring a blocked ground floor elliptical arcade; and it is a building that adds interest and variety to the street scene.

Nos. 1 to 4 South Bailey form St Johns College and interesting collection of Grade II and II* properties (Image 100). These buildings vary in scale but the facades add patterning in a series of strong verticals and defined horizontal formed by the window and string coursings to the floors. No. 3 (Grade II*) has perhaps the most impressive 18th century façade in the Baileys, it is of sandstone ashlar with channelled rustication above a moulded basement plinth (Image 101). There is an elegant set of stone steps flanked by spear-headed railings leading up to central doorway defined by pilasters and cornice, the windows are large 18-paned sashes within fine glazing bars with keyed lintels. The property, which is set back, was built in 1730 as the city residence for Sir Robert Eden and is one of the best preserved 18th century buildings in the city.

Adjoining to the south, No 4 projects forward to re-establish the strong edge of the street and this is a memorable building in that its side elevation, which is viewed first, is brick built with a date shield, whereas its frontage is of sandstone rubble (Image 101). It is an interesting house spanning the late 17 and 18th centuries and incorporates some re-used architectural pieces such as a group of oval stones at second floor level; it is also the only domestic property within the street with Tudor hood-moulds.

On the opposite side of the street somewhat hidden from view is the Church of St Mary the Less originally the parish church of one of the smallest parishes in England (Image 102). A church was founded on this site in c.1140 by the Bulmer's, Lords of Brancepeth, and it is thought that it was intended to serve the retainers and fighting men that dwelt in the defended outer bailey, with a parish of just 4 acres at the southern end of the peninsula.

Several late 12th century architectural fragments were saved during the mid-19th century rebuilding of the church, in 1847 the church was restored, using some of this original stone. The church is set on a raised churchyard, raised above the level of the road at the South Bailey that lines its eastern extent. This churchyard is inserted within an indented section of the eastern precinct wall of the Priory.

Adjacent is the partially Medieval structure of the Parsonage located to the west of the entrance steps that lead up to the graveyard. The Parsonage is a former coach house probably 18th century with 20th century alterations. It has been sympathetically restored retaining much of its character and illustrating its original use. To the south of the Parsonage is an interesting building running parallel to the street which is a 18th century wing and coach house, attached to the larger, grander, and more complex No. 16.



Image 102 Church of St Mary the Less

In terms of its architecture it is typically Georgian, with a symmetrical frontage formed by the balanced window arrangement around the central door. However, its appearance disguises its true worth; the front block may be 17th century in origin but owes its present character to a rebuilding c.1800, its top floor is a later addition.

From this point onwards down to the Water Gate, most of the buildings on the east side of South Bailey are listed as being of architectural or historic importance; the exceptions are the north part of No6, a mid-20th century block, and the west end of No. 12 a 20th century extension.



Image 103 Houses along South Bailey and the Water Gate

Nos. 8 and 8a are late 18th century former houses now part of St Cuthbert's Society; they comprise of a 3 storey, 5 irregular bayed front block which is rendered in pebble-dash. It features two doorways in architraves either side of an arched stair-window with sash windows elsewhere. The building does not seem to feature any architectural elements pre-dating the end of the 18th century but the overall form and the part-stone,

part-brick construction of the rear wing suggests older remodelled fabric.

A stand-out building in this part of the Bailey is No10 due to its brightly coloured render. It is clearly two houses now connected that to the north has a traditional doorway in an architrave and a single ground floor Yorkshire sash with thick glazing bars and timber shutters, 12-panes sashes above and flat-topped half dormers to the attic. The south part is taller with an altered garage door opening and smaller windows throughout. The buildings are Grade II listed with the north house either built or remodelled in the mid-18th century and appears to have suffered relatively little alterations; it is more of a vernacular building than most of the Baileys.

Of particular note is the Grade II* listed No. 12, St Cuthbert's Society, originally 2 houses (17th century right house and early 19th century left) now in single occupation as a college. The street frontage is rendered and colour-washed its key architectural feature being the main 5-panel door and the elaborate moulded door case under a large shell hood and its irregular fenestration pattern. The Baileys end at the Water Gate, a plain moulded archway of 1778 and a rare survival of one of the city walls gateways, it is Grade II* listed and a Scheduled Monument.

5 Important Buildings

Listed Buildings

There are 71 statutorily Listed Buildings in the Bailey sub character Area. These are recognised by the Government as being of special architectural or historic interest as specified by the Planning (Listed Buildings and Conservation Areas) Act 1990. Listing is made at three levels of importance Grade I the most important, Grade II* and Grade II. The protection afforded by this legislation applies to the whole of the listed building and any structure attached to it and land within its curtilage. Listed Building consent is required for any demolition, extension or alteration proposed which might affect its character; these are given below:

<i>Building</i>	<i>Grade</i>
<i>Bow Lane</i>	
Hatfield College office building	II
Terrace Wall north of Bow Lane	I
Terrace wall south of Bow Lane and east of Kingsgate	I
<i>North Bailey</i>	
No. 1 North Bailey	II
No. 2 North Bailey	II
No. 3 North Bailey	II
No. 4 North Bailey and castle wall incorporated	II*
Castle wall behind no 3 North Bailey	I
Castle wall behind Hatfield Cottage	I
No. 5 North Bailey	II

Hatfield College dining room block	II
House north of St. Mary-Le-Bow	II
St. Mary-Le-Bow Heritage Centre	I
No. 16 North Bailey (St. Chads College)	II
No. 17 North Bailey (St. Chads College)	II
No. 18 North Bailey (North part) (St.Chads College)	II
No. 18 North Bailey (South part) (St.Chads College)	II
No. 19 North bailey (North part) (St.Chads College) (Lightfoot House)	II
No. 19 North Bailey (South part) (St.Chads Collage)	II
Wall on north side of garden behind no.19 North	II
Wall on south side of garden behind no. 19	II
No. 20 North Bailey (Lightfoot House, St.Chads College)	II
No. 21 North Bailey (St. Chads College)	II
No. 22 North Bailey	II
No. 23 North Bailey	II
No. 24 North Bailey (Union Society)	II
No. 25 North Bailey	II
No. 26 North Bailey	II
No. 27 North Bailey	II
No. 28 North Bailey	II
House to south of no. 28 North Bailey	II
Castle wall behind nos. 16-22 (consecutive) and no. 22A (St.Chads College)	I
Castle wall behind nos. 26-28 (consecutive)	I
Gatehouse to the College (see under The College)	I
Chapter clerks office (see under The College)	II
Wall with entrance arch and mounting block, opposite to nos. 19-22a (consecutive) North Bailey	II
War Memorial to east of Cathedral	II
No. 38 North Bailey	II

No. 39 North Bailey	II
No. 44 North Bailey	II
No. 45 North Bailey	II
No. 46 North Bailey	II
No. 48 (Post Office) North Bailey	II
No. 49 North Bailey	II
<i>South Bailey</i>	
House of no. 1 South Bailey	II
No. 1 South Bailey (St. Johns College, part)	II
No. 2 South Bailey (St. Johns College, part)	II
No. 3 South Bailey (St. Johns College)	II*
No. 4 South Bailey (St. Johns College), first part	II
No. 4 South Bailey (St. Johns College), second part	II*
No. 4 South Bailey (St. Johns College), third part	II
No. 5 South Bailey	II
Garden wall South of no 5 South Bailey	II
No. 6 South Bailey (South part)	II
No. 7 South Bailey	II
Nos. 8 and 8A South Bailey (St. Cuthberts Society)	II
No. 9 South Bailey	II
No. 10 South Bailey	II
No. 11 South Bailey	II
Wall behind St. Johns College from nos. 1-11 South Bailey (consecutive), and garden house attached behind no 11 South Bailey	I
Wall behind nos. 12 and 12A South Bailey	I
No. 12 South Bailey (St. Cuthberts Society)	II*
(AM) Water Gate (AM14)	II*
Cathedral precinct wall	II
Wall to west of no.13 South Bailey	I
No. 13 South Bailey	II
Street wall, gates and railings north of no 13	II

No.16 South Bailey	II
Church of St. Mary the Less	II
Garage and boundary wall west and north of Church of	II

Scheduled Monuments

A Scheduled Monument is a nationally important historic structure or archaeological site, either above or below ground, which has been given legal protection by being placed on a 'list' or schedule. Within the Bailey sub area there is one Scheduled Monument, The Water Gate.

Non-designated Heritage Assets and Buildings/Structures of Local Interest

The following buildings are not statutory listed but do make a positive contribution to the character and appearance of the conservation area, and through the planning process could be identified as non-designated heritage assets. There will be a presumption in favour of preservation of any of these buildings without clear justification for their loss in accordance with national planning policy. The omission of any particular building should not be taken to imply that it is of no interest.

Building name

No. 50 North Bailey
Hatfield College Private Chapel

It is important that careful consideration is given to any development that is likely to affect these buildings. There will be a presumption in favour of preservation of any of these buildings without clear justification for their loss in accordance with national planning policy.

6 Building Materials, Detailing and Features

The Baileys contain a wide variety of building materials and these generally reflect the needs or fashions of the time when the buildings were originally constructed and where the properties evolved through the 17th and 18th centuries as the area became a more fashionable place for wealthy residents to live. As a result the properties have a sense of grandeur and traditional materials dominate and these help to create the distinctive character of the area.

Walls/Façades

The front elevations of the buildings within the Bailey predominantly exhibit the general characteristics of Georgian styled houses, the design governed by symmetry and a careful attention to proportion both in the overall arrangement and in the architectural detailing.

The most common building material in the street is red brick predominantly in English Garden Wall bonds but irregular Flemish bonds can also be found. However sandstone is a fairly common occurrence, generally squared and regularly coursed, but there are one or two examples of random stone

construction; painted stone plinths and painted ashlar dressings occur in great number.

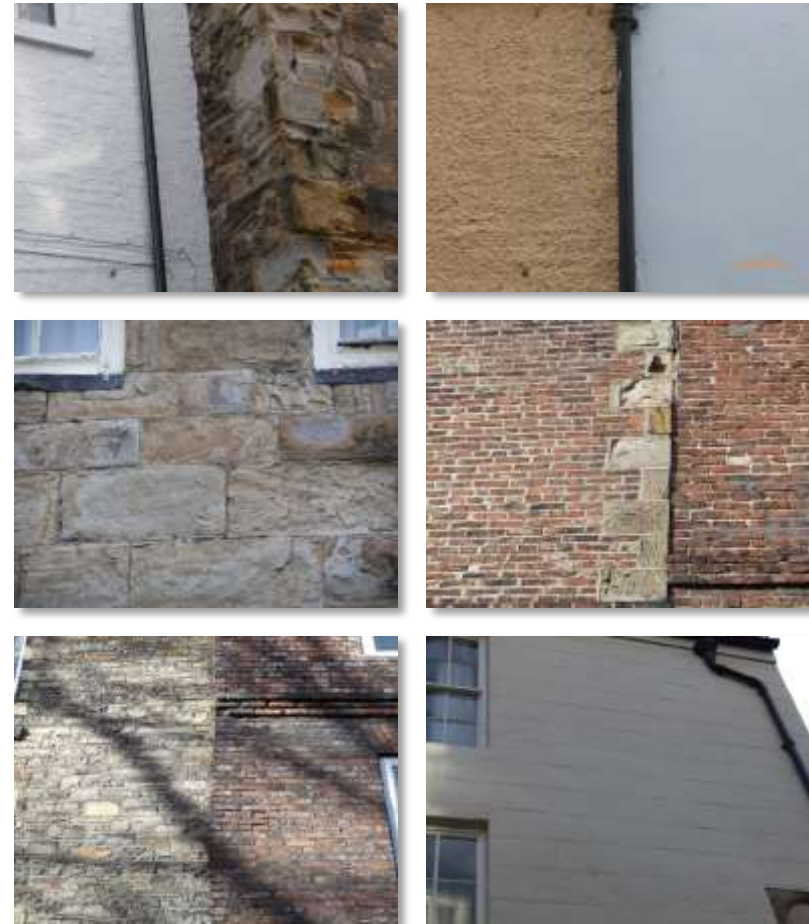


Image 104 A wide variety of materials used in the Baileys

Brick is also frequently used for dressings, floor-level string courses, lintels (both flat, soldier and flat-arched) and

chimneys. The modern college block developments are either of slightly textured light brown or light red brickwork.

In terms of stone detailing, painted stone plinths and dressings are very common place, and stone is used for other features including mullions, door pediments and hoods to provide grander entrances, lintels (most commonly flat and projecting) and sills, and at higher level for gable copings. Stone, in the form of boundary walling is also a particular feature in the street, more often coursed and capped with simple flat stone copings. There are examples of more recent in-fill developments which utilise modern brickwork, but there are not too obtrusive within the street.

A number of buildings feature incised stucco render or plain render and predominantly with a smooth finish, although there are occasional examples of pebbled-dashed render. These rendered properties are all painted in subtle tones which complement each other and along with the red-brick work, and natural stone create a rich palette adding significant interest into the streetscene.

Other notable historic features adding to the interest of the façades include external shutters; stone encased cellar chutes, boot scrapers recessed beside the doors and date stones/inscriptions.

The design, use of materials, construction and detailing of roofs make a substantial contribution to the character, appearance and physical integrity of the historic buildings and contribute significantly to the townscape each with its own distinctive silhouette in the skyline. The scale of the buildings themselves affects the scale of the street and its spaces and in the case of the Baileys the tall townhouses positioned tight up against the footways create an enclosed character which results in most of the roofs being lost from view.

However, from certain vantage points within the public realm the roofscape makes itself known with a variety of examples forming the roofscape of the street. The most common form are pitched roofs, shallow and steeply-pitched, but there are examples of prominent hipped roofs, and instances where buildings run parallel the main street presenting traditionally proportioned gables.

Many roofs were designed for stylistic effect incorporating overhanging eaves, gabled dormers, and eaves detailing such as rows of dentil mouldings. Welsh slate is the dominant roof covering material in simple traditional laying patterns with alternative coverings of Lakeland slate and the occasional use of red pantiles.



Image 105 Material and variation of form give the roofscape interest

Chimneys are very common and important features of the roofscape of the character area; they are an integral part of the structure, function and aesthetic composition of the traditional buildings and add visual interest at roof level. The chimneys visible vary greatly in terms of their heights, depths, and detailing some simple others more ornate and including brick banding, and over-sailing courses, but they are mainly either simple square or rectangular in form and their sizes proportionate to the building. Many have multiple-pots, and are fairly standard designs such as rounded, squared and louvered terminals and are in either terracotta buffs or reds. Ridge tiles vary from standard half-round, hogback ridge and rolled-topped to more decorated two-hole crested designs.

There are a number of roof forms of individual significance such as the listed Church of St Mary-le Bow where it's very early 18th century castellated west tower, parapets and corner pinnacles for a key focal point in views from the upper part of North Bailey. Similarly, in South Bailey is notable for its very steep gables with copings bellcotte with two round arches.



Image 106 Chimney stacks and varying roofscape



Image 107 Cast iron hopper heads and down pipes dominate

Rainwater goods

Within the sub-character area guttering and downpipes are almost completely of cast iron predominantly in 2 forms either square or rounded downpipes with eaves guttering. They are fixed into position to the front walls by simple lugged or square fixings and at roof level by slender gutter spikes or corbels and with standard rectangular, corner and flat-back hopper heads, some more ornate than others, they are almost always painted black. There are a variety of hopper heads including box, corner and funnel-shaped receptacles, sometimes adorned with the initials of the person who had the house built and the date of construction such as at No. 22 North Bailey which is inscribed '1796' with the initials 'SC'.

Joinery, windows and doors

The windows and doors of traditionally constructed buildings are often the properties most prominent features, and are an important element which defines their character. When this is repeated across a whole street, they add significantly to the historic townscape quality of the area. The predominant style, shape and proportions of the windows which can be seen in the Baileys are classically Georgian with the sizes of the openings a representation of the overall scale of the building and diminishing from floor to floor rising upwards. Most are traditional timber vertical sliding sashes, painted white, with glazing bars forming patterns of 8,9,12,16 panes, most often recessed from the front face of the buildings to give weather protection and improve the building aesthetics, although

some are fitted flush with the external face of the wall. There are also occasional examples of Yorkshire horizontal sliding sashes at ground floor level.

Some sash windows include thick glazing bars but slender glazing bars are much more common reflecting the 18th century advances in design. There are some fine examples of larger windows notably imposing tripartite sashes, and arched stair windows. Some sashes have been renewed but the replacements have been thoughtfully created to be sympathetic to the original style, preserving the buildings external character and appearance. The top of the windows are defined by a mixture of features such as projecting stone lintels, wedge-shaped stone lintels, brick soldier course lintels, or brick flat-arched lintels; and beneath by either flush stone sills or projecting stone sills.

There are some examples of more elaborate stone surrounds and architraves adding elegance to the appearance of the elevations. There are a number of examples where original windows have been removed, but generally the replacements are sympathetic to the historic character and appearance of the buildings. The modern college accommodation blocks feature a mixture of modern windows styles which are constructed from either timber or aluminium. These are generally appropriate to the character of the buildings, but less so in terms of the overall historic streetscapes.





Image 108 Example of window styles seen throughout the Baileys

There are no bay windows within the Bailey and dormers cannot be described as common features but there are occasional examples adding variety to both the frontages and the roof-lines; two types can be seen, traditional gabled dormers with decorative timber bargeboards and spiked finials such as that at No19; and simple squared-headed dormers. Wooden shutters can also be found within the Baileys more than anywhere else within the city, these are important external features always appearing at ground floor level, and consisting of simple board or panelled constructed and painted in the various college colours.

Front doors are one of the buildings most important architectural features typically highlighted by its central location and decorative elements, and in similar fashion to the windows within the street, the surviving historic doors are fairly typical examples of common domestic designs within the 18th and 19th centuries. They are predominantly of solid timber in 4, 6 or 8 panels incorporating a raised pattern or fielding to give additional modelling.

Regular components of the historic doors include over-lights, rectangular and single glazed or semi-circular with glazing bars, simple timber and stone door hoods and door cases, some with pediments and pilasters, and a number of stone architraves. The doors are almost always recessed into the openings and painted to complement the colour of the external façades.

There are a number of particularly fine examples of historic doors and surroundings such as within North Bailey Nos. 1 and 2 with doors of many panels in Greek fret-patterned door cases; in South Bailey at No1 St Johns College with 6-carved panels in a wide Tuscan doorcase; and No12 with a 5-panelled door set in a doorcase of a large bracketed shell with ionic pilasters c.1900. Other distinctive doors include those to the churches; St Marys with its double timber doors, round headed, and recessed in a shafted surround with chevron mouldings; and at St Mary-le-Bow, large timber double doors with iron hinges and round-headed mouldings. There is a single commercial property within this character area at No 48 North Bailey which features a notable late 19th century timber Jacobean ornament timber shop front with pilasters framing 4-panelled timber doors to the left and right side.



Image 109 Fine examples of doors across the area



7 Boundaries and Means of Enclosure

Walls, fences and other boundary treatments form important elements in defining the character of historic buildings and can be of interest for their contribution to the character of a group of buildings or the area; age, design, materials and associated features are amongst the factors that contribute to the interest of historic boundaries. Although the Bailey is urban in nature with a strong linear built frontage there are a number of important examples of historic boundary treatments within the street.

The walls to the front of Hatfield College are of particular importance as they assist in maintaining the building line of the street which is broken by the chapel and main college blocks set back position. The wall is of random sandstone construction with a heavy coping; this then gives way to a lower section of wall with simply styled vertical railings termination at the brick built stone capped piers and the main gates in the college courtyard.

Adjacent to Bow House is again a sandstone stone wall continuing the linear frontage and forming the front boundary of the large gap site behind. Also of note is the short section of stone walling with tall wrought iron railings with spearheads enclosing the side garden area of St Mary Le Bow Church.

To the front of St Johns College (No3 South Bailey) the spear-headed railings to the buildings frontage and plain railings flanking the stone steps to the main entrance and important features in the street and are included within the listed building description for the property. Other notable boundary treatments occur around St Mary-the-Less Church; the low sandstone walls enclosing the graveyard; and to the front of the allotment gardens further to the south where tall spear-headed vertical railings sit above the stone dwarf wall.



Image 110 Boundaries (and facing page)

The most historically important walls are predominantly out of public view such as the Castle Wall behind Nos. 1 to 11 South Bailey which is Grade I Listed. This section of wall is 12th

century in origin with a 18th century brick garden house and attached garden wall. The long-stretch of Castle Wall incorporates a square tower behind No5 and a half-octagonal tower behind Nos. 9 and 10. Other sections of interest can be found to the west of No13, again 12th century survivals of the Castle Walls with added 18th brick garden walls.



The Grade I Listed wall at Nos. 12 and 12a is visible as this tall, long section curves northwards to the Watergate; itself of special significance being a gateway in the Castle Wall.

Within North Bailey all of the Castle Walls are out of public view from the street for examples the surviving sections behind No3, Hatfield College, Nos. 16 to 22 and Nos. 26-28 all Grade I

Listed, 12th century in date, of coursed squared sandstone with features such as large buttresses, square and round towers.

Hatfield terrace is also notable with one striking feature, this is the upper part of a large relieving arch below the east end of The Rectory, the building on Bow Lane which has a striking resemblance to another arch at North Bailey, a short distance north, it also includes several large buttresses and Medieval fabric in its lower parts.

Many other sections of historic walling exist through the Baileys relating to the former riverbanks gardens. These walls are important in illustrating the peninsula's transition from defensive function to a garden landscape, many being remnants of the town gardens which were used primarily as ornamental pleasure gardens rather than productive allotments. Notable elements include the walls behind Alington House which incorporates a prominent projection possibly a tower or bastion.

Within Bow Lane there are other surviving fragments of historic walls; the sandstone walls to the north and south are possibly part of the Kingsgate Postern of the castle defences dating from the 12th and 17th centuries and are individually Grade I listed. Within Bow Cottage there is a significant feature built into the wall where masonry projects slightly with a long shallow chamfered edge and may have been part of the opening to the Postern.

Also of importance are the brick walls with gabled copings adjacent which flank the steps leading from Bow Lane to the riverbanks. Adjacent at Kingsgate Bridge there is a stone wall, crowned with a brick parapet, that defines a small open space at the steps above Kingsgate Bridge. This has been proposed, in the Listing description for example, as a remnant of the Medieval King's Gate.

At the end of the Bailey The Water Gate provides the approach to Prebends' constructed 1786-1787, it is a semi-circular gate which provides an arched opening in the Castle Wall.

8 Open Spaces and Trees

Open spaces can make a significant contribution to the character of an area enhancing the appearance and setting of individual buildings and greatly contributing to the streetscene.

Durham Cathedral and the Church of St Mary-the-Less provide the largest and most notable areas of green space within the street frontage. The green open space which wraps around the east end of Durham Cathedral forms a significant green feature within the streetscene helping to soften the otherwise hard urban environment and enhancing the view towards this part of the cathedral and the Rose Window.

The grassed churchyard provides a tranquil setting for the sandstone church with its slate roof, and includes a wooden cross, some carved horizontal gravestones and 2 mature beech trees which high visual amenity value.

Hatfield College contains a number of trees which have high visual value within the streetscene; the site also features busy upright forms peering over the boundary walls and acting as foils through which the Chapel and main hall can be glimpsed. To the north side of the St Mary le Bow is a well planted garden and although not accessible to the public it can clearly be seen through the railings, and has a peaceful quality with amenity value in the hard urban streetscene (Image 112 top right).

Trees are mainly restricted to the rears of the properties but they are key features of views out of the Bailey at the lower end of the street particularly when approaching the Watergate, where they create a dense green edge providing an eye-catching backdrop to the historic buildings and gives an indication in the coming transition from the urban to rural setting of the riverbanks. The allotment gardens located between Nos. 14 and 15 South Bailey are not publically accessible, but they are open to view, and so provide an important green space which contributes to the character area.



Image 111 Open space at the eastern end of the cathedral

Although the rear of the properties along the Baileys is private, and views are very restricted, the rear gardens are historically important to the overall story of the peninsula. These gardens developed following the release of the peninsula from being a military stronghold, and the subsequent occupation of the properties by Durham's wealthy families, who altered the Medieval arrangement of the garths by creating large gardens absorbing numerous narrower strip gardens.



Image 112 Green edged open space and historic garden spaces

The new freedom of the city was a catalyst in the change in the gardens from being productive to ornamental. But much of the Bailey gardens have been lost although some individual garden features chiefly structural elements such as paths, walls, steps, terraces, and larger features such as ice houses survive hidden in the woodland.

9 Views and Vistas

The area is strongly influenced by a formal street pattern, dense nature and enclosed character and it was not planned to create distinctive formal vistas to architectural set pieces. The relatively flat topography also means that views are not created by changing levels. Long-reaching outward views are confined to the view out to the riverbanks environment through the Watergate, and the dramatic and unfolding views out over the river and towards Elvet from the end of Bow Lane.



Image 113 The Rose window from Bow Lane

The views in both directions along the street itself present channelled views of the polite landscapes of the grand terraces of Georgian townhouses; with the rising and falling roof-line and its features creating an interesting roofscape visible in glimpses (Image 114). The views down the street to smaller properties and converted ancillary buildings add variety and interest into the street scene.

There are a few notable views to landmarks within the street the main ones being the view southwards from North Bailey to the Church of St Mary-le-Bow with its tall three-stage western tower towering dramatically above the adjacent buildings and stranding out at the junction with Bow Lane. A dramatic view of the east end of the cathedral and the Chapel of Nine Altars opens up at the top of Bow Lane and in front of St Chad's College (Image 115).



Image 114 Sweeping view along the Bailey



Image 115 East end of the cathedral rising at the end of Bow Lane

10 Activity

The Bailey is a diverse street of former private houses now largely used for collegiate and teaching purposes relating to Durham University; although some of the houses are still in private ownership. The University properties feature a wide variety of uses including student accommodation, offices, academic facilities, dining halls, and, outside of term-time, uses include functioning as a wedding venue and conference facility as well a visitor accommodation.

The Baileys are a key access route across the city linking the peninsula to Crossgate and North Road westwards via the riverbanks, the Market Square to the north, and Elvet to the east. It also forms part of its historic townscape and is integral to the setting World Heritage Site subsequently it has a high level of activity attracting tourists, visitors, students and workers. It is particularly busy during University term time and due to it being the only road along the peninsula it is busy with cars and delivery vans etc. and there are frequently conflicts between pedestrians and vehicles. The street can be noisy at certain times of the day but it becomes quieter along South Bailey.

Bow Lane is also an important route linking the Baileys to Elvet via Kingsgate Bridge and the riverside by a set of steep steps and enjoys a mixture of visitors and students alike.

11 Public Realm

The character of the area is determined by more than the appearance of its buildings. The public realm including the spaces between the buildings, hard landscaping (paving, kerb edging, and road surfaces), street furniture etc. all combine to affect the way in which the area is perceived.

The Bailey retains significantly high amounts of traditional floorscape materials which add a great deal of texture, detail and interest into the streetscene.

North Bailey is predominantly of good quality Yorkstone, however the quality deteriorates along the approach to Saddler Street. In South Bailey cobbles are the prevailing surfacing material in the public realm (Image 116), used for the road surface, with smaller cobbled channels to the side, cobbles are also used for the wider parking areas around St Mary-the-Less Church.



Image 116 Cobble road surface of South Bailey

The pathway leading to the churchyard entrance is particularly of note with Yorkstone paving, stone kerbs and rectangular granite sets creating an interesting pattern of materials and textures (Image 117). The cobbled roadway is flanked by a public footway consisting of regularly laid flagstones with concrete kerb edging. Bow Lane is particularly noteworthy for the very good condition of the historic floorscape (Image 118).

The narrow vennel leading to the back of the west side of the street and linking through to Palace Green are generally modern concrete surfacing. The area to the rear is again of modern paving but this is in keeping with the character of the buildings and the overall character of the space.

While these surfaces contribute to the distinct historic character of the area, the surfaces in North and South Bailey are marred by intrusive painted parking bay signs and some modern painted carriageway lines. Inappropriate patch repairs have also been carried out in tarmacadam, some particularly heavy, which significantly harms the quality and character of the historic floorscape. The surfacing beneath the Watergate at the end of South Bailey has recently been upgraded with the cobbled channels retained and re-laid appropriately which has significantly improve the condition and appearance of this important public route way.



Image 117 Yorkstone, stone and granite sets create interest



Image 118 High quality historic road surface particularly Bow Lane



Image 119 Poor quality road markings and inappropriate repairs

In terms of street furniture there are a variety of items found within the street but there are not excessive in number to create an overcrowded streetscape, items of note include the traditional 'Durham' styled bollards and many Victorian wall mounted lanterns which are fitting to the character of the area. There are one or two examples of unsympathetic additions on display such as parking signs upon the buildings and signs for traffic zones, but these are not too incongruous.

12 General Condition

One of the main threats to heritage assets is the deterioration and loss of historic fabric through decay and damage which can result from age, but also from a lack of maintenance and care or inappropriate repairs. This can significantly reduce the authenticity and character of individual buildings and can harm the townscape quality of the area. Similarly, the degradation and neglect of publically viewable spaces and surfacing detrimentally harms appearance of the locality. All of the buildings within this character area remain in a robust state and generally their overall physical condition can be described as good, and all of the buildings are in active use which is beneficial for their general and future maintenance.

A number of the buildings do however suffer from a lack of general maintenance; such as flaking paintwork and render. There is visual evidence of localised erosion to some timber sliding sash windows and putty failure etc. although this does not seem to be too common; and there is evidence of some blocked up rainwater goods by staining running down the façades and vegetation growth at roof-level.

These are fairly common issues which are easy to rectify and are not harmful to the overall character or the historic and visual qualities of the area. Some original sliding sash windows have been lost but replacements have been carried out sensitively to closely match the detailing of the windows which have been lost, and there are no uPVC units visible. The roofs

on view are in a good condition with no obvious signs of deterioration of the fabric.

Although not directly affecting the structural fabric or general condition, but harming the external aesthetics of some of the historic properties, there are many instances of cabling and wiring snaking across building frontages, in some cases these are hefty interventions and cut across architectural features.

The Baileys have a high student population but this is well managed by the various Colleges and is not to the detriment of the overall character or appearance of the historic environment which has occurred elsewhere within the Conservation Area and which can give negative impression of the street.

Like most of the Castle Walls which survive around the peninsula, those within the Baileys are in a deteriorating condition with common problems like dense plant growth penetrating into the fabric dislodging masonry and causing bulging, cavernous erosion as a result of past cement based mortar repairs, cracking caused by movement and general erosion due to age and weathering.

But the severity of the issues above and urgency of repair varies but some sections of walling have been identified as being close to failure.

In terms of the public realm; across the whole character area this is in various stages of deterioration which visually harms

the overall character and historic qualities of the locality. The main issues are around the road and pavement surfaces; the roads have been insensitively repaired over time which has resulted in a patchwork appearance and similarly there are areas of pavement where the failing flag stones have been lifted and repaired inappropriately with tarmac infill. Many of the pavement flags are cracked and sections of the road are showing signs of natural deterioration and general wear.



Image 121 Poor repairs to the floorscape

The surviving cobbles are important sections of traditional paving which are suffering from failing mortar joints, organic growth penetration through, and minor inappropriate repairs. There are also areas where cobbles have been displaced and are missing, which significantly harm the appearance of the historic floorscapes.

Generally, the front boundary walls along the street appear to be in a sound structural condition; but some sections are showing signs of deterioration such as notable weathering of the stonework, failing mortar joints and some coping stone displacement; but these problems are not extensive and are fairly localised. However, it is important that where decay has occurred action is taken to rectify the damage before this leads to greater problems.



Image 120 maintenance issues and clutter from wiring

13 The Definition (or Summary) of Special Interest

This section of the document defines the 'special architectural or historic interest of the sub-character area that warrants its designation and conservation area status, the 'character or appearance of which it is desirable to preserve or enhance'. The area has been evaluated and described in detail in the previous sections the sum of these values and the key elements identified through the appraisal process are articulated below:

The Baileys form a unique and evolving urban environment that has importance for both national and local history and architecture. The significance of this area in historical terms stems from the street being an integral component of the defended Medieval complex on the peninsula where it forms the outer bailey of the Norman 'motte and bailey' castle nearby. As a consequence, many of the properties incorporate substantial fragments of the castle Medieval defensive walls, some sections of which are of national significance and are of high townscape merit.

The area's built structure displays a rich variety in architectural styles and character which is essentially drawn from it developing from a place in the Medieval period occupied by those whose business was the manning and maintenance of the castle and the secular officials supporting the monastic community and the Bishop, to a wealthy and fashionable residential neighbourhood. Subsequently the street is an important example of the evolution of building traditions

within the city over time. The properties are primarily Medieval town houses with added Georgian façades creating a streetscape of high historic and architectural quality as well as hidden time-depth and significance. North Bailey is more diverse, both with respect to its architecture as well as the activities that take place there. South Bailey, almost entirely dominated by Durham University colleges located in older residential buildings, retains the feeling of a place unchanged since the 19th century.

The special interest of the area also derives from the wide variety of building materials that are used in the area, many of which are traditional to Durham, and the surviving historic floorscapes. This creates a particularly rich visual environment that is full of colour, texture and patterns. The variety of building materials and styles adds visual and historical interest, and the integrity and fabric of the historic building stock is very well preserved. This significance is reflected in the fact that a very high percentage of the buildings are individually listed and also by the entirety of the historic townscape's inclusion within the boundary of the World Heritage Site.

Taken as a whole the Baileys provide a visually interesting and diverse, high quality historic streetscape generating a very distinctive sector of the city. The street is a significant example of Medieval town planning within a defended complex and contributes to the physical, visual, and historic setting of Durham World Heritage Site.

SUB CHARACTER AREA 4 - SADDLER STREET

1 Location and Boundary Description

Saddler Street is an important gateway between the Market Place and the peninsula. The street begins within the southeast corner of the market square and runs southwards for approximately 170 m finishing at its junction with Owengate and North Bailey. The boundary is tightly defined by the rear curtilages of the buildings, facing inwards grouped along either side of the street and includes the individual properties to the rear clustered around the small courtyards and yard spaces to the rear. The area also incorporates a number of important vennels which are key components of the historic townscape, and the castle defensive walls which are of high significance.

2 Setting

The Medieval town core of the city includes most of the area contained within the original complex circuit of the Medieval castle defensive walls, including the Market Place and Saddler Street with entrance onto the Bailey. This area was entirely remodelled during the 19th century although the street pattern and many of the buildings have survived largely intact from the Medieval and Post-Medieval periods. The street has a commercial identity with a high number of shops, of narrow burgage plot width, standing tightly side by side creating an enclosed feel. This Medieval close urban environment with its

arrangement of spaces and individual features forms the immediate setting of the area. An important aspect of the street is that there is comparatively little visual relationship between this part of the Medieval town and the castle above it, or outwards the River Wear; yet the narrow street is the principle approach to Durham Cathedral and Castle and a key component of a relatively unspoilt part of the city.



Image 122 View across Saddler Street towards the cathedral and castle

The wider setting can best be appreciated from Elvet Bridge where there are dramatic views of the cathedral and castle rising high above the domestically scaled buildings and staggered roofscape of Saddler Street with the densely wooded river gorge forming the outer edge of the street and softening the dense urban form.

3 Form and Layout

Saddler Street follows a simple layout similar to the other streets on the peninsula; a linear street of pleasantly solid unbroken walls of former houses tightly packed on either side of the highway creating an enclosed space. The street follows its Medieval form curving gently, and rising steeply, as it approaches North Bailey.

The buildings are predominantly rectangular in form with narrow frontages presented to the street which gives rise to a simple yet interesting character. This hides the fact that the rear has a much more complex and in places older built form, in particular on the western side; here there are various phases of historic expansion evident, intermingled within more modern developments, this has created numerous irregular small courtyards and working yards of varying and unique character. On the east side of the street the pattern of development is more regular and it is likely that the buildings plots have remained largely unchanged on this side since Medieval times, except where a few buildings have been rebuilt and joined together creating larger properties.

An important aspect of the street is that the present level is misleading as Saddler Street has been levelled and filled up for a depth of many feet, and deep below its present surface are the remains of the older houses, the former Great North Gate and parts of the Castle Walls.



Image 123 View towards the Market Place

The constant building line is occasionally interrupted by narrow vennels running westwards, such as Moatside Lane (Image 124), and eastwards, on the opposite side of the street at Drury Lane for example. These surviving Medieval routes are a significant component of the street as throughout the city developments have gradually reduced their numbers.



Image 124 Tightly packed Saddler Street and the Moatside Lane vennel

4 Architectural Character

There is variation in the styles of the buildings within Saddler Street from a number of larger retail units to smaller local shops and public houses. There is also a mixture of ages and dates of buildings, although facing the street they predominantly display a 18th and 19th century appearance. They do share elements which create relative cohesion such as the linear quality, architectural rhythm within the upper floors, vertically proportioned openings and fenestration patterns etc. and while there is less uniformity at roof level the juxtaposition

between the varying roof levels adds interest and character to the area. The area's diverse range of tightly packed retail buildings, a number of which are listed, and others of historic and architectural interest, add to the townscape quality of this part of the conservation area.

On the east side of the street where Saddler Street meets North Bailey are Nos. 47 and 48, the Salvation Army Citadel (Grade II* listed); it consists of 2 storeys and 3 wide bays, a mixture of render to the ground floor with brickwork above and includes two interesting shop fronts circa 1900 and c.1800. Other external features include the Greek Doric door case and large 24-pane sash windows with wedge stone lintels and projecting stone sills. The property was built after the demolition of the Great North Gate in 1820 as an Assembly Rooms, it subsequently was an opera house, and later an art gallery before becoming the Salvation Army Citadel in 1925. Its main interest stems from the remains of the Great North Gate in the cellars and in places up to and above ground level. Other features at ground floor level appear to be parts of post Medieval houses built into or adjacent to the gateway.

Nos. 45 and 46 is a former house now a public house with a modern ground floor pub frontage; it comprises of 3 storeys and 2 wide bays with incised stucco rendered walls, punctured by sash windows, below a steep pitched roof of Welsh slate. The building is Grade II* listed although more for its historic fabric rather than its architectural merit as it incorporates part

of the Great North Gate and also a c.1680 staircase which may indicate the date of the basic shell of the building.

Nos. 43, 43a and 44 form an architecturally interesting and varied façade which has been restored in recent times; its main interest stems from the ground floor shop front which comprises of Greek Doric columns supporting segmental arches over a group of three central and recessed doors, the upper floor is rendered and colour-washed with a regular pattern of sash windows. It again is a former house largely of a mid-18th century date, although it may incorporate older masonry.

One of the best examples illustrating the historic development of the street are Nos. 41 and 42. The building marks a significant departure from its surroundings within its combined scale, size, footprint and the high quality of its frontage. Beginning with its historic context the cellars and vaults up to the present street level and parts of the north and south walls are 16th century, the upper parts of the building were reconstructed in the early 18th century and the front elevation was completely remodelled in the 19th century.

Its frontage is wider than its neighbours and is incised stucco with painted quoins with well-balanced upper floors formed by the positioning of the sash windings within lugged architraves. The ground floor shop is arguably the most impressive within the street, of a Mannerist-style with a canted entrance, over-

light, elliptical-headed narrow shop windows and a prominent cornice.

Nestling quietly within the street are Nos. 40 and 37 these have their own individual character in being very narrow single-bayed properties. No 40 is largely 18th century with a classically styled frontage; the upper floors are rendered, colour-washed and incised, set forward above a dentil frieze and framed by Tuscan pilasters with carved mouldings above are fine 12-pane sashes in architraves. No 37 is similar in style but slightly taller and with a 19th century ground floor shop front.

No. 36 is a focal building within the street and one of the most impressive visually due to its prominent gabled frontage and high level of decoration including timber framing, the shop frontage and inscribed bargeboards (Image 126). It is a former house which appears to be a Medieval timber framed building remodelled in the 19th century and there seems to be some discrepancy between the Artisan Mannerist style of the frontage that seems almost Edwardian and the 1844 date on the gable. Nos. 34 and 35 were at one time the Beehive Inn (The Buildings of England - County Durham - Nikolaus Pevsner) the building appears to be late 17th century in its present form, although older fabric may be incorporated in the rear wall and rear wing.



Image 125 Nos. 40 and 37



Image 126 Nos. 36 and 80

On the western side of the street the first building of note is No. 11 Market Place/No. 80 Saddler Street, Grade II listed, which is visually prominent and demarcates the entrance into Saddler Street. This is a complex property consisting of a pair of timber-framed houses with a former yard between which has been roofed over. Its frontage is particularly characterful in being curved and incorporating a highly decorative Venetian

Gothic style shop front c.1870. No. 80 adjoining to the south and linked internally, dates from the 17th century, and retains much of its original character in the form of sash windows, tripartite sashes, flat-arched lintels, floor level banding.



Image 127 Variety of buildings on Saddler Street

The next group of buildings Nos. 69 to 75 are of particular interest (Image 127 top row and bottom left). The elevations facing the street have the same balanced appearance as many of the early 18th century properties with features such as floor bands, ordered sash window arrangement etc., however the

rear, which is publically accessible via two narrow vennels in the street frontage, is of a different character. This is a much more complex group of buildings of an irregular plan form which seem 16th century or early 17th century but possibly incorporating earlier building fabric, and including mustard mill buildings thought to be 18th century in date. The buildings are a mixture of brickwork and exposed sandstone, and features of note include a worn Tudor-archway spanning the vennel, mullioned-and-transomed windows in both stone and timber and exposed timber framework etc.

The adjoining runs of properties are of similar character in that they feature 20th century ground floor shop fronts and above have a symmetrical appearance with the windows diminishing in size as they rise upwards through the elevations. The variation in the heights of the buildings and the mixed palette of materials from exposed handmade red brickwork to subtle renders adds interest to the streetscene. Other noteworthy buildings include No 66 a large property standing at the corner of Moatside Lane (Image 127 bottom middle), it has an imposing and interesting frontage with Greek columns carrying a broad segmental arch with a plain cornice running above it and flanking the bowed shop windows.

No. 63 The Shakespeare Public House is a much altered early to mid-18th century building. Its frontage was rebuilt following collapse in the 1970s and although not an authentic rebuild it is somewhat distinctive within the street formed by the exposed

orange/brown brickwork, sashes, stained glass work and soldier lintels. Notably it also incorporates a surviving section of the former Royal Theatre within the east wall which burned down in the early 18th century.

Of a similar 1 bayed form is the adjoining building No 62 (Image 127 pervious page bottom right) although this is actually much older with evidence suggesting it probably dates from the 16th or early 17th century although the frontage is late 19th century with shop and applied timber framing.

On the corner of the street rising up back towards North Bailey is No. 50 which also incorporates No.1 Owengate. The building is basically 1820's built on the site of the Medieval North Gate with parts surviving within the cellar; it consists of a large 2 storey curved block of stone ashlar with channelled rustication to the lower level and is classically detailed. It features a corner bay, 6-panelled door and over lights in a Tuscan door case, a small early 19th century shop, and a mixture of narrow windows and larger sashes. Its roof is also notable as it is rounded over the corner and includes eaves cornice and ridge chimneys.

5 Important Buildings

Listed Buildings

There are 29 statutorily Listed Buildings in the Saddler Street sub-character Area. These are recognised by the Government as being of special architectural or historic interest as specified by the Planning (Listed Buildings and Conservation Areas) Act 1990. Listing is made at three levels of importance Grade I the most important, Grade II* and Grade II. The protection afforded by this legislation applies to the whole of the listed building and any structure attached to it and land within its curtilage. Listed Building Consent is required for any demolition, extension or alteration proposed which might affect its character; these are given below:

<i>Building</i>	<i>Grade</i>
No. 34 Saddler Street	II
No. 35 Saddler Street	II
No. 35A Saddler Street	II
No. 36 Saddler Street	II
No. 37 Saddler Street	II
No. 38 Saddler Street	II
No. 39 Saddler Street	II
No. 40 Saddler Street	II
No. 41 Saddler Street	II
No. 42 Saddler Street	II
No. 43 Saddler Street	II
No. 43A Saddler Street	II
No. 44 Saddler Street	II
Nos. 45 and 46 Saddler Street	II*

Nos. 47 and 48 Saddler Street (Salvation Army Citadel)	II*
No. 50 Saddler Street	II
Bastion behind no. 50 and wall attached	I
No. 62 Saddler Street	II
No. 68 Saddler Street	II
No. 70 Saddler Street	II
No. 71 Saddler Street	II
No. 72 Saddler Street	II
No. 73 Saddler Street	II
No. 74 Saddler Street	II
No. 75 Saddler street	II
No. 76 Saddler Street	II
No. 78 Saddler Street	II
No. 79 Saddler Street	II
No. 80 Saddler street	II

Scheduled Monuments

A Scheduled Monument is a nationally important historic structure or archaeological site, either above or below ground, which has been given legal protection by being placed on a 'list' or schedule. Within the Saddler Street there are no Scheduled Monuments.

Non-designated Heritage Assets and Buildings/Structures of Local Interest

The following buildings are not statutory listed but do make a positive contribution to the character and appearance of the conservation area, and through the planning process could be identified as non-designated heritage assets. There will be a presumption in favour of preservation of any of these buildings without clear justification for their loss in accordance with national planning policy. The omission of any particular building should not be taken to imply that it is of no interest.

Building name

62 Saddler Street

66 Saddler Street

It is important that careful consideration is given to any development that is likely to affect these buildings. There will be a presumption in favour of preservation of any of these buildings without clear justification for their loss in accordance with national planning policy.

6 Building Materials, Detailing and Features

The long term evolution of Saddler Street results in a complex built form with the majority of the buildings forming the street frontage as seen today based upon 18th and 19th century adaption's of earlier structures. As a consequence the street

has a mixture of building styles and a mixed palette of traditional building materials and features which combine to help to give the street its distinctive character.

Walls/Façades

There are a number of timber-framed buildings remaining within the street, some more obvious than others, but many have been lost from sight as a result of extensive 18th century remodelling and later 20th century interference. On the east side of the street painted render dominates, for example the front of Nos. 32, 33 and are rendered, colour-washed and incised, and Nos. 47 and 48 are more plainly rendered.

In contrast the prevailing walling material found on the western side of the street is red brick work. This varies in terms of the textures, colours, (red/brown/orange), and bonding patterns with English Garden wall bonds, Flemish bonds and modern stretcher bonds all visible. As a result the subtle light tones of the painted render contrasting with the darkness of the historic brickwork create visual interest in the streetscene.

Stone is not common within Saddler Street but there are isolated examples, most notably No. 50 which is of coursed ashlar and No. 64 the former bank with a mixture of brick but with a prominent ashlar ground floor.

Brick is also used for other functions and decoration such as floor-level string courses, lintels (both flat, soldier and flat-arched), and chimneys. Stone less so for other uses but it can still be found occasionally as quoins, window surrounds, lintels and sills, most often painted.



Image 128 Visual interest created by the variety of materials and finishes

Roofs

The form, materials and detailing of the roofs make a substantial contribution to the character and appearance of the individual buildings; this along with the variation in heights and styles of the neighbouring properties creates visually

interesting and distinctive roofscapes within the streets which contribute significantly to the significance of the whole conservation area. Like the other streets within the peninsula due to the scale of the buildings, their positioning tight up against the footway and the linear form of the street which creates tight enclosed space, views of the roofscape are restricted.



Image 129 Views of the roofscape from Elvet

However as the street rises upwards towards North Bailey and looking up from Elvet Bridge which is at a much lower level, a number of the roofs are visible; these views expose a variety of roof styles and features. Although pitched roofs dominate, these vary greatly in terms of the degree of the pitches and

heights, from shallow to very steep. Other roof forms include prominent gables, with examples of Dutch gables and double-gables, the odd hipped roof and flat roof with stone parapets.

The rear of the street is visible from numerous public vantage points along Elvet Bridge and New Elvet and from here there are glimpses of the rear of the street between the gaps in the trees. The rear roofscape is much more complex and varied as the properties have evolved and been extended over time with many changes in levels and roof forms visible which adds to the wider townscape quality; examples include hip-ended and gabled rear wings.

The predominant roof covering is Welsh slate in traditional simple laying patterns, in a blue/grey colour. Roof lines are consistently broken by a variety of brick built chimneys, usually square or rectangular, wide and narrow, and more often than not with brick banding, which along with the variety in the heights of the buildings create an interesting roofscape. Other features at higher level include dentilled cornices, gabled copings and stone gutter brackets.

Rainwater goods

There is a mixture of rainwater goods within this prominent part of the Conservation Area; there are a number of examples of traditional black cast iron rain water goods with hopper heads. No. 78 is a typical example with a round headed

rainwater head and lugged round down pipe fixings; but a number have been replaced within unsympathetic modern materials.

This has eroded some of the quality of the façades and where uPVC has faded with age these elements are particularly noticeable and visually harmful.





Image 131 Doors



Image 130 Quality of rainwater goods varies



Image 132 Shop fronts

Joinery, windows and doors

The traditional windows, doors and timber shop fronts are integral components of the individual buildings architectural design, and collectively these features add a high degree of quality and diversity to the characterful historic streetscape. The predominant window style is typical of the period when the majority of the frontages were added or renewed, with vertically proportioned windows, well balanced, and inserted to create symmetrical frontages above the ground floor shop units. In many cases the window sizes diminish from floor to floor and they are predominantly well recessed into the openings giving visual relief to the elevations.

Windows are mainly timber sliding sashes with slender glazing bars with a variety of glazing patterns including 4, 8, 12-panes. The windows are also more often than not demarcated by heads and sills, with examples of projecting and flat stone heads and sills, wedge stone heads, stone shoulder arches, and brick soldier heads visible in the street.

There are examples of larger more elaborate window styles; at the north end of the street there a small number of bay windows the most notable being the three storey bay to No. 67. There are fine examples of tripartite sashes, arched windows with tracery, and various forms of stone surrounds and architraves; these all add to create a rich diversity to the historic street frontage.

Some original sashes have been renewed but generally the replacements are sympathetic to the original style, preserving the buildings external character and appearance; however there are one or two noticeable examples of out of keeping casement openings. Overall the windows appear to be in good condition but there are examples higher up where general deterioration of the fabric occurs.

The predominant activity within the street is retail based as a result all of the buildings have ground floor shop fronts, sitting on the back of the pavement. Given the wide variety of commercial and retail uses the shop fronts vary considerably in style, from the simple to more ornate, in character and quality, yet they are integral components of the buildings which have a strong impact at street level. The surviving historic shop fronts contribute significantly to the architectural quality of the buildings and to the character of place. These are easily distinguishable between the modern insertions, with a great deal of detailing, modelling and traditional proportions, their scale respectful to the whole building and many are of a high quality.

Generally the historic shop fronts feature recessed entrances, with vertically proportioned shop windows divided by glazing bars, set above a stallriser, and contained between end pilasters with corbels leading into narrow timber fascias. Others feature a greater level of detail such as cornices, moulded panelling, timber arches and decorative fan-lights

above the doors. Projecting and hanging signs are also a key feature within the street again these vary in style, age and quality. The traditional form is of simple flat timber panels, hand painted, and fixed into position by ornate metal brackets. These elements make a substantial contribution to the character and physical integrity of the historic buildings and also add character and interest to the historic street.



Image 133 Historic shop fronts

7 Boundaries and Means of Enclosure

The layout and design of boundary treatments, the materials and method of construction, and the way in which they relate to other structures are important elements of the townscape in general. However in this particular character area the predominant characteristic of the historic properties fronting onto the street is that the building line is hard onto the back of the footpath and hence there are no means of enclosure to the main street frontage.



Image 134 Boundary walls with evidence of buildings and a section of castle wall

Boundary treatments are therefore limited to the rear of the street the most important being to the rear of No. 50 Saddler Street (Image 134 right). Within the rear yard area exists part of the Castle Wall which are Grade I listed, and visible from the main street through the railings to the front.

The bastion is a round mural tower built at the foot of the east side of the motte. It is 2 storeyed when viewed from the inside (i.e. from the south), but 3 storeyed from the north. It is not an original structure as it appears to have been built on the infill of the castle moat. The rear wall shows a number of blocked openings and there is a set of stone steps leading up from Saddler Street level through up to a tunnel inserted into the Castle Wall.

Along Moatside Lane there are surviving remnants of the former industrial buildings which once occupied Saddlers Yard in the form of the brick built walls forming part of the enclosure of the vennel which features evidence of in filled window and door openings (Image 134 left). Also along this route there are two Grade I listed sections of the Castle Wall, one-part Medieval with a 17th century upper sections, the other Medieval with a 18th century upper part; both constructed from coursed sandstone and brick. Historic mapping shows a small rectangular icehouse inside part of the line of the wall but nothing of this remains above ground.

8 Open Spaces and Trees

The street frontage is entirely urban with no open spaces or trees; greenery is provided along the eastern side of the street and in wider reaching views by the dense woodland of the steep river gorge which provides a dramatic landscape setting to the buildings on the edge of the peninsula. The River Wear is also an important natural feature of this area. To the rear of the

street there are a number of gardens forming outside formal spaces associated with the buildings uses; these spaces are significantly important in demonstrating the historic narrow burgage plots and adding to the rear character while providing some softening to the urban built form. The gardens also feature a number of significant trees which have visual amenity value in the wider context of the street.

9 Views and Vistas

The historic grain of the tight narrow street framed by tall buildings on either side draws the eye ahead and as a result the main views within Saddler Street are channelled along both directions of the historic streetscape itself and its notable buildings and features. An example is the view from the lower-end of Saddler Street near to its junction with North Bailey and looking northwards, here the gentle curvature and change in level of the street can be seen along with the best preserved buildings on the east side and a glimpse of the roofscape.

There are two key viewpoints looking out of the street; firstly the view at the north end is one of a 'gateway' view framed by the buildings on either side of Saddler Street and then opening out into the market square (Image 135 top left), the core shopping area of the city, and where the Town Hall and St Nicholas Church dominate the scene (Image 135 top right).

The second view point is from Magdalene Steps where there is a fine channelled view down towards the ancient monument of

Elvet Bridge and the historic buildings huddled together on the south side, opening out at the road junction of Old and New Elvet.



Image 135 Channelled views along the narrow street

Although not contained within the character area itself the best vantage point to appreciate the historic context and setting of the street is from the riverside footpath approaching Elvet Bridge. From here the topography and layered development of the area is illustrated with the cathedral and castle dominating at the highest level well above the roof-tops

of the properties along Saddler Street, then dropping down to the properties along Elvet Bridge and the bridge itself.

10 Activity

Saddler Street forms part of the historic commercial core of the city centre linked with the Medieval use of the market place, and remains a vibrant shopping street to this day. It features properties with a wide variety of uses with larger national shops and smaller local businesses both represented. Restaurants, public houses and cafes make a significant contribution to the vitality and bustling character of the street; also as a consequence it is highly active at night-time. The upper floors of a number of the properties are in use as student accommodation, or storage and office space associated with the ground floor retail units, but a number appear to be vacant.

Given the high student population within the city, with Saddler Street a key route for students accessing the various buildings used for collegiate and teaching purposes relating to Durham University on the peninsula, it is particularly busy with students during term times. Tourism also plays a significant part in the street with it being the main pedestrian and vehicular approach to the World Heritage Site. As such due to the high foot fall and volume of traffic caused by the intensive access to the cathedral, various colleges, and chorister school etc and the narrowness of the streets, this generates conflicts between pedestrians and vehicles which can somewhat devalue the experience of the historic environment.

11 Public Realm

The public realm covers a variety of features found in the spaces forming the street between and around the buildings such as paving, lighting, signage and street furniture etc. The quality of these components makes an important contribution to the character and appearance of the area, and where they are badly designed, or neglected, they can adversely impact the special interest and how the spaces and buildings around them are appreciated.

Saddler Street features a mixture of paving and surface treatments; the Yorkstone footways are appropriate to the context but other materials are lacking in character (Image 136). The entrance into Saddlers Yard is very inadequate consisting of a deteriorating tarmacadam surface with failing patch repairs this degrades the aesthetic quality of the area.

There is a variety of street lighting units within the street. The Victorian style wall mounted lanterns are appropriate to the historic character but there are a number of modern alternative light fixings which are visually prominent and would benefit from removal. Other items include 'Durham' bollards, modern silver litter-bins and modern finger-post signs (Image 137); these elements combine with a number of A-frame pavements signs to create a cluttered and uncoordinated appearance to the streetscene; this is particularly detrimental around Magdalene Steps.

Given the congested nature of the street and the impact of traffic a number of traffic signs are visible and somewhat harmful, particularly at the road junction leading into the street from the Market Place and at the traffic lights close to the streets junction with Owengate.



Image 136 Yorkstone footways and characterless modern surfaces



Image 137 Entrance to Saddler Street has mixed quality street furniture



Image 138 Poorly maintained surface, modern interventions and general view

12 General Condition

The majority of the historic buildings within the street appear to be in a relatively good physical condition, with their architectural features intact, although there are some examples of a lack of general maintenance and care such as flaking paintwork to windows and walls and some localised timber decay to windows in the upper floors; but these are fairly common issues which are not harmful to the overall character of the street. There are examples where building frontages have recently been restored and redecorated which has enhanced their character and appearance and been beneficial to the overall street scene.

The roofs on view appear to be in a good condition with no obvious signs of deterioration of the fabric or organic growth and there is no apparent staining to external walls indicating that the rainwater systems are functioning correctly. There are many examples of modern interventions upon historic buildings such as prominent alarm boxes, unused fixing brackets, cabling and wiring and these significantly detract from their character and visual quality (Image 138 bottom left).

There is one long-term vacant property within the street, No. 34/35, this is Grade II Listed and there are a number of issues relating to the structural integrity of the timber framed structural and evidence of structural movement. This property at the time of this report was undergoing investigative works with a view to carrying out repairs to ensure the survival of the

structure. There are, at the time of writing, one or two short-term vacant retail units which require monitoring to prevent potential future deterioration of the historic fabric.

Whilst there are important areas of public realm with the use of traditional materials, there are areas showing signs of severe neglect and deterioration, such as Moatside Lane which would benefit from investment and upgrading works (Image 138 previous page top). The highway and pavements are in various stages of deterioration with cracked paving slabs, inappropriate patch repairs carried out in the past and general aging and wear and tear to the surfaces which, accumulatively, is harmful to the overall appearance and historic character of the street.

At the time of writing the entrance into Saddlers Yard is in a poor deteriorating condition and visible within the street. But a conversion and new built scheme within the yard included addressing the existing surface treatments which will have a positive impact.

Although a number of the properties within Saddler Street feature student accommodation within the upper floors, in this particular street, this is not to the detriment of the overall appearance which has occurred elsewhere within the Conservation Area.

Other issues include, shop frontages strangled by cabling much of which appears redundant, out dates and poorly placed light

fittings and a number of the shops showing symptoms of over modernisation, for example flashing neon windows signs. While not conditional issues these have an adverse effect on the aesthetic qualities of the area and given a poor impression in places.

13 The Definition (or Summary) of Special Interest

This section of the document defines the 'special architectural or historic interest of the sub-character area that warrants its designation and conservation area status, the 'character or appearance of which it is desirable to preserve or enhance'. The area has been evaluated and described in detail in the previous sections the sum of these values and the key elements identified though the appraisal process are articulated below:

The historic significance of Saddler Street is derived from the street being a fundamental part of the Medieval infrastructure of the city contained within the original complex circuit of the Medieval defensive walls. The street follows its simple, original route, intermingled with a labyrinth of surviving vennels and rear courtyards adding to its form and interest; and it is an important gateway to the peninsula. The street established in the earliest years of the city as an area of commercial trade and this commercial character continues today. The internal experience of enclosure, with comparatively little in the way of visual relationship between this part of the Medieval town and the World Heritage Site monuments is a key characteristic of

the area which heightens the dramatic impact of the buildings once they emerge into view.

The area's architectural merit stems from its long-term evolution resulting in a complex and varied built form generating a street with an interesting mixture of building styles and a mixed palette of traditional building materials and features which combine to help to give the street its distinctive character and appearance.

This development over time also hides the fact that the rear has a more complex built form where notably timber-framed structures survive. The buildings do however share elements which create relative visual cohesion such as the linear quality, architectural rhythm and vertically proportioned fenestration etc. and while there is less uniformity at roof level the juxtaposition between the varying roof levels adds interest and character into the street. The physical integrity of the buildings is largely unharmed with many historic and architectural features of interest remaining notably a number of traditional shop frontages which are integral parts of the buildings based on classical orders with great importance placed on balance, proportion and design.

It is the area's history, time-depth, Medieval layout, and the diverse range of tightly packed historic buildings, a number of which are listed, and other of historic and architectural interest, that unite to create a vibrant commercial frontage

that adds to the overall historic environment and townscape quality of the whole conservation area.

SUB CHARACTER AREA 5 - MARKET PLACE

1 Location and Boundary Description

The cathedral and castle occupy the higher level of the south part of the Durham Peninsula from which these monuments have stood sentinel over the city. At the peninsula's lowest point, to the north, is the Market Place, established on this site early in the 12th century. The Market Place is a roughly rectangular-shaped open space with three Medieval streets leading into it, Silver Street to the southwest, Claypath to the northeast and Sadder Street to the south-east; today forming the commercial heart of the city. The boundary of the character area is tightly fitted around the Medieval centre and around the commercial and public buildings which enclose the space terminating at the aforementioned street junctions.

2 Setting

The Market Place sits on a hill above the River Wear at the neck of the peninsula. Whilst it is not the highest landmark in the town, this being reserved for the cathedral and castle and the World Heritage Site, its elevated position is an indication of its historical importance. The Market Place is the most open part of the peninsula but it is a relatively small area. It is the traditional trading centre and now a thriving, vibrant focal point within the city.



Image 139 The rear of the elevated Market Place



Image 140 A regular meeting place



Image 141 St Nicholas Church as seen from Saddler Street

The core of the area is the market square itself with immediate setting formed by the high quality of the surrounding Medieval streets leading into it. The buildings flow around the space, linked together, to provide a strong boundary to the area and creating an important historic townscape and key gateway to the World Heritage Site.

The arrangement of spaces and individual features within the Market Place (both monuments and public buildings) make this a relatively unspoiled part of the historic city. From the streets and bridges around its outskirts its wider setting is illustrated this being formed by its close urban setting, the marked changes in levels dropping steeply down to the riverbanks green space and the River Wear, and its historic and visual relationship to the castle and cathedral above it.

3 Form and Layout

Durham City Market Place is one of the key civic spaces within the city and has been at the centre of the commercial and social life of the Durham community at least since the early 12th century. Around the space has grown a series of high profile civic, religious and commercial buildings that all emphasise its historic and continuing importance.

Although the layout has undergone a certain amount of change and the buildings appear to be mostly Victorian, the simplistic form of the space itself and the routes that gather and radiate out of this point are visible evidence of the area Medieval origins. That the area has largely retained its Medieval layout and street pattern is one of the features that make it of such historic value.

It is a small tightly defined area with the loosely rectangular open public square surrounded by an impressive collection of buildings. These are 18th and 19th century buildings, rebuilding of the earlier structures, and although the square has changed significantly in appearance since the Middle Ages the present building stock with their varied designs, heights and materials created the enclosed and intimate townscape that is a special feature of this part of the conservation area.



Image 142 A centre for social and commercial life



Image 143 Civic commercial and religious functions are closely linked



Image 144 Three and four storey commercial buildings surround the square

The buildings are of either 2 or 3 storeys, closely spaced, mainly forming continuous frontages wrapping around the square; this form is broken by three key gateway points leading to Claypath to the north, Saddler Street to the southeast and Silver Street to the southwest; and via the narrow venal within the northwest corner between the Town Hall and Church of St Nicholas.

Most of the buildings have narrow frontages, facing the open space and set hard up against its edge, set in rectangular plots, although there are examples of broader frontages of high status buildings.

The market square has radically transformed in recent times with a contemporary approach to complement its historic setting and overall this is seen as a new phase in the continued tradition of the Market Place as a centre of city life. The changes have had some beneficial impact on the character of the square and the buildings that surrounding it, but it could have further reinforced the local distinctiveness of the city.

When considered as a whole, the façades, spaces, views, enclosure and landmarks with the basic form and potential for development dictated and restricted by the topography, gives the area its unique interest and character. In many respects it can be seen as the traditional centre of the secular city as much as Palace Green can be seen as the heart of the ecclesiastical city.

4 Architectural Character

The Market Place was historically on the main route taken by the pilgrims to Durham Cathedral and it also developed as the main trading place, consequently it has a very different and unique feel and architectural character than the Baileys. It is Medieval in origin but the buildings were mostly built in Victorian times or later. The largest of these is the Town Hall, Guild Hall and Durham Indoor Market; these buildings are all part of the 1851 redevelopment of this corner of the Market Place occupying the site of a mansion built as a palace for the Neville family. The Town Hall was built in 1851 designed by the prolific Victorian architect PC Hardwick. They are constructed

from coursed squared sandstone below a Lakeland slate roof in the Perpendicular style. The 17th century Guildhall to the left is a 3 bayed 2 storey building with 3 Tudor-arched doorways in chamfered surrounds, and features a mixture of 2 and 3-light windows with tracery and large stone brackets supporting a first floor balcony.

The Town Hall is accessed via a set of 6 wide steps leading to large double-doors in a stone arched entrance. It features similar styled windows, but the roof is of particular interest, this is steeply-pitched and includes a tall crooked spirelet and paired polygonal chimneys. The main internal feature of the Town Hall is the high hammer-beam roof with much carved decoration. The Guildhall and Town Hall are listed jointly Grade II* listed.

The Market Hall wraps around both The Guildhall and the Town Hall and is a substantial building dropping down to the riverside to the west. The building is Grade II listed again dating from 1851 by PC Hardwick, built for the Durham Markets Company and is in the Tudor style of coursed squared sandstone with a large roof of Welsh slate and featuring stone mullioned windows.

Also of note is the Church of St Nicholas (Image 146) whose Norman north wall once continued the Castle Wall circuit. The Church became unsafe after alterations and was rebuilt in 1858 to a neo-gothic design by Darlington architect J. Pritchett and was modernised in 1981.



Image 145 Guildhall and Town Hall with entrances to the Market Hall



Image 146 The Church of St Nicholas

It consists of a nave and aisles, with chancel and 5 stage square tower, constructed from sandstone with ashlar dressings and a Lakeland slate roof and are richly decorated with numerous stone carvings and mouldings. Its most prominent external features are the double-entrance door with ornate iron hinges recessed in a moulded surround, the gabled corner pinnacles, stained glass windows and the large 5-light east window.



Image 147 Department store and grand bank buildings and No 8

Nos. 6/7, 12/13, 19/20 are all significant Victorian buildings with impressive facades looking into the Market Place and were originally built for these banks. Nos. 6/7 (Grade II listed) is built in a Perpendicular Gothic style whereas Nos. 12/13 (Grade II listed) dated 1876 is a much larger and imposing building of 3 storeys and 5 bays and classically styled. Nos. 19/20 (Grade II listed) are slightly later c.1900 with an ashlar frontage in the Baroque style.

There are a number of notable buildings dating from 18th and 19th centuries retaining many original features including No 8 on the east side of the Market Place (Image 147 right). This is a 4 storey, narrow 2 bay property constructed from brick in a Flemish bond above a late 19th century shop front, and features 12-pane sash windows in the upper floors. The shell of the present building seems to be mid-19th century but the building may incorporate older fabric below street level.

On the south side of the square No. 11 is a curved building which wraps around the street corner into Saddler Street (Image 148 over top left). This is a complex building which seems to originally have been 2 timber-framed houses, with an internal courtyard, infilled in the 17th century. Externally the main feature is the shop front c.1870 in a Venetian Gothic style, above the building is built from English Garden Wall bond brick and slightly overhanging and including fine tripartite sash windows under headed lintels.

No. 16 is noteworthy; the façade is tooled-and-margined ashlar and incorporating sash windows with shouldered architraves at ground floor level (Image 148 over middle). There is a late 19th century shop front with key moulded round arches over the door and shop window, which also features bevelled glass panels, iconic pilasters and dentilled cornice. As well as its visual quality it retains older fabric and the lower-end section to the rear may include some timber framing indicated by the way it overhangs the yard.

Nos. 22/23 is a mid-19th century 3 storey shop of sandstone with ashlar dressings and a Welsh slate roof with stone gabled copings. It is a stand-out building in the square as a result of its Gothic style and the high amount of carved detailing (Image 148 bottom left). Also of significance is No 27 The Market Tavern Public house part of the 1851 redevelopment by PC Hardwick, it comprises of 1 bay and 4 storeys with a L-footprint in the Perpendicular Tudor style and a fine traditional pub frontage with stone mullions above.

An integral part of the Market Place are the statues of Lord Londonderry (Image 148 middle) and Neptune, these are the most well known pieces of public art in the city which have a strong presence and also have value in breaking up and defining the space, with the relocation of Lord Londonderry an 'eye catcher' at the top of Silver Street. The statue dates from 1858 signed R. Monti and is of electro-plated copper with a heroic size figure in military uniform on a rearing horse.



Image 148 No 11, No 19/20, Lord Londonderry Statue with No 14 behind, 22/23 Market Place



Image 149 DLI statue dedication

The most recent addition to the public square is the Durham Light Infantry Statue standing in front of Durham Town Hall. The position of the statue is very deliberate as there are strong historic and cultural connections that is relevant to city and county between it, and the Grade II* listed Guildhall and Town Hall. It is a square based dressed stone plinth with Regimental inscriptions with a cast metal human likeness on top, a 1950's uniformed bugler soldier in a head bowed reflective pose, all in a relatively modest scale and proportional to a marginally larger than life-size figure.

These buildings and structures taken together with others of a similar age and historic character provide the streetscape with great historic and architectural interest and diversity and make a positive contribution to the conservation area; but there are a number of neutral buildings of limited character such as Nos. 4/5 and 17/18 which are mid to late 20th century developments.

5 Important Buildings

Listed Buildings

There are 15 statutorily Listed Buildings in the Market Place sub-character area. These are recognised by the Government as being of special architectural or historic interest as specified by the Planning (Listed Buildings and Conservation Areas) Act 1990. Listing is made at three levels of importance Grade I the most important, Grade II* and Grade II. The protection afforded by this legislation applies to the whole of the listed building and any structure attached to it and land within its curtilage. Listed Building Consent is required for any demolition, extension or alteration proposed which might affect its character; these are given below:

<i>Building</i>	<i>Grade</i>
No. 6 Market Place (Barclays Bank)	II
No. 11 Market Place	II
Nos. 12 and 13 Market Place	II
No. 14 Market Place	II
No. 16 Market Place	II
Nos.19 and 20 Market Place (Lloyds Bank)	II
No. 21 Market Place	II
Nos.22 and 23 Market Place	II
No. 25 Market Place	II
No. 27 Market Place (Market Tavern Public House)	II
New markets with left entrance and rooms above	II
Town Hall and Guild Hall	II*
Shop with art gallery over to north of Town Hall	II

Church of St. Nicholas	II
Statue of Third Marquess of Londonderry	II

Scheduled Monuments

A Scheduled Monument is a nationally important historic structure or archaeological site, either above or below ground, which has been given legal protection by being placed on a 'list' or schedule. Within the Market Place there are no Scheduled Monuments.

Non-designated Heritage Assets and Buildings/Structures of Local Interest

The following buildings are not statutory listed but do make a positive contribution to the character and appearance of the conservation area, and through the planning process could be identified as non-designated heritage assets. There will be a presumption in favour of preservation of any of these buildings without clear justification for their loss in accordance with national planning policy. The omission of any particular building should not be taken to imply that it is of no interest.

Building Name

Nos. 8-10 Market Place

6 Building Materials, Detailing and Features

The Market Place is an intimate historic environment which has largely developed through the 18th and 19th century remodelling of earlier buildings, despite the change in the appearance of the buildings surrounding the square. Their age, style and architectural details, derives from different combinations of a quite restricted palette of materials, scale and form. This adds a degree of coherence to the townscape and creates a sense of place to this unique part of city.

Walls/Façades

It is likely that the vast majority of the Medieval buildings in the form of timber framed structures have been lost and replaced during the town's expansions and redevelopment in the 18th and 19th centuries. Although externally there is little surviving evidence in the buildings front elevations, internally older Medieval fabric may survive. The facades of the buildings generally fall into two categories; those displaying the general characteristics of Georgian architecture, being symmetrical, vertically emphasised with attention to proportions, window sizes diminishing as they rise up through the floors and simple detailing; to the grander, elaborately decorated Victorian properties (



Image 150 Georgian facade between grander Victorian buildings

Image 150).

Stone is the most prevalent building material in the Market Place; this is significant as stone is usually used for higher status buildings giving an indication of the historical importance of this part of the city.

The stone façades are all buff coloured but there are notable variations in tone and texture, and some discoloration has occurred with age. Stone is exclusively squared and coursed, but is not limited to wall construction as it can be found in other forms of architectural detailing such as in large columns, drip-moulding, window mullions and surrounds, floor-string courses, quoins, dressings. At roof level stone can also be found as eaves courses, gable copings, parapets and chimneys (Image 151 top and bottom right).

In between the stone buildings on the west-side of the square are the only 2 rendered properties in the Market Place; Nos. 24/25 and 26; the render is colour-washed white and incised to simulate ashlar, and although rather dominant in the streetscene the coloured frontages complement the prevailing use of the surrounding sandstone.

Brick is far less common with only 5 brick built properties; Nos. 8, 10, 11, 14 and 21. The historic brickwork is predominantly red/brown the excepting being No 14 which is a yellow colour, and laid in Flemish or Garden Wall bonding patterns and of a rough texture. Similarly to stone, brick can be found in other

forms including window heads, floor-bands and in the construction of chimneys.



Image 151 Detailing of facades

The stone and brickwork is generally in good condition although naturally some discolouration and weathering of the surfaces has occurred, in particular to the Town Hall and Guildhall, and there are examples of inappropriate ribbon re-pointing and areas where re-pointing has covered the faces of the stonework. There are some noticeable areas where brickwork and stone has been replaced but this is not harmful to the historic character or appearance of the properties affected.

Nos. 4/5 (Image 151 bottom left) are a mid to late 20th century development with the upper floor of a concrete construction and although this material is out of keeping with the general character of the area, the building occupies a visually prominent position, its design with long vertical windows, smaller windows above, and with much decoration, it is somewhat dignified.



Image 152 Typical roof forms

Roofs

The roofs and associated features of the historic buildings form an important part in defining their character with their significance derived from a number of factors such as age, function, shape, pitch, covering materials and associated features; and outwardly the roofscape of the Market Place contributes significantly to that of the wider city as it can be seen from many public vantage points. Almost all of the roofs are visible from within the square itself and each roof has its own level of interest from the simple and practical to more elaborate architectural statements.

Pitched roofs dominate to space; these vary in the degree of the pitches and heights, this is particularly noticeable on the west-side which has a staggered roof-line rising from north to south with the gradient up to the junction with Silver Street. Other interesting roof-forms include the top castellated parapets at No. 6, the low-pitched hipped roof to Nos. 12 and 13 and the rounded roof at the right corner of No. 11.

To the rear the roof lines and forms are much more complex with various wings, off-shoots and extensions of different height added over time and visible from the public realm to the west. The most imposing and visually dominant roofs from this vantage point are that of the covered Market Hall, with its zigzag roof line, the steeply-pitched roof of the main hall of Durham Town Hall sitting high above, and the tower of St Nicholas Church in the background.

In terms of roof coverings blue/grey Welsh slate is the dominant material but there are examples of Lakeland slate, ridge tiles are standard in both profile and grey colour but there are some stand-out red ridge tiles.

The roof-lines are occasionally broken by stone-half dormers and canted bay dormers penetrating through the eaves-line and into the roof. Chimneys are very common; these are an integral part of the structure, function and aesthetic composition of the traditional buildings and vary in size, scale and form including simple brick end-chimneys with banding to more notable stone-coped polygonal ridge chimneys and tall cornices ashlar chimneys.

Other features of note at roof level include flat copings to parapets and gables, eaves courses, carvings, the tall spirelet of the Town Hall and the clock tower and pinnacles to St Nicholas Church.

Rainwater goods

Cast iron gutters and downpipes prevail, with no uPVC visible, which assists in the preservation of the buildings historic character and interest and it is important that this continues. The rainwater goods are a mixture of square and round downpipes and eaves guttering, held in place by either slender brackets or gutter corbels and to the face of the buildings with simple lugged or square fixings. There are some interesting surviving feature hopper heads enriched with ornamentation

such as that of No. 21, dated 1869, and the elaborate carved stone brackets and the rain water heads to Nos. 22 and 23.

There are no external signs on the buildings, such as plant growth, damp staining to walls etc. indicating any problems or a lack of general maintenance with the condition of the existing historic rainwater goods.

Joinery, windows and doors

Windows and doors and their associated features are important elements of the buildings architectural design and make a substantial contribution to the character and appearance of the historic buildings and it is essential that these features are retained and sensitively repaired. Due to the activity in the Market Place and that a number of the properties were not built as houses, there is a greater variety to the window and door details than in other parts of the conservation area where domestic properties prevail.

The most decorative windows are, as expected, reserved for St Nicholas Church, with its paired 2, 3 and 4-light openings containing fine stained glass, triangular windows to the clerestory, and the impressive and visually prominent larger east and west windows.

The Town Hall and Guild Hall feature an impressive array of windows with examples of wide central 3-light windows, tall more slender 2-light windows with tracery, stone mullions and decorative top mouldings. In similar fashion, and displaying

their obvious wealth, the banks feature an impressive collection of windows such as the elegant stone-mullions to No 6/7, the large sashes to Nos. 12/13 and 19/20 which also includes large arched windows with glazing bars at ground floor level.



Image 153 Window patterns

The more domestically scaled buildings predominantly feature sliding sash windows in a variety of 4, 6, 9 and 12-panes. These have slender glazing bars, are recessed from the front face of the wall to give protection to their fabric, and are always painted in white. The windows are defined by a wide mixture of features including stone shoulder lintels, brick heads, stone architraves some with key-stoned, simple lintels and sills, both flat and projecting. Although not common features there are one or two notable bays adding interest and relief to the flat elevations such as at Nos. 24/25 which has a fine canted 19th century bay to 1st and 2nd floors, and the stone carved bay to Nos. 22/23.

Similar to the windows, the external doors vary greatly in style again those to St Nicholas Church, the Town Hall and Guildhall are considered to be the most important historically. These are of solid timber, arched with ironmongery, and contained within well detailed moulded surrounds, with the secondary doors less elaborate in the form of solid, simple, vertically boarded timber arched doors.

Shop doors are of timber and glass with a variety of glazing patterns visible from long single panes, to multiple-panes, and the doorways proportional to the shop front that they form an integral part of. The banks feature broader, solid, 6-panelled timber doors. A number of the historic shop fronts contain doors of a modern material and appearance, for example Nos. 22/23, which harms their overall quality and appearance.

The Market Place is the commercial heart of the city and is a vibrant place, as such almost of the buildings (other than those in civic and religious use), feature ground floor shop fronts sitting tight up against the public square. Given the wide variety of commercial and business uses in the area and that the type of building in which the shop is located influences both its size and appearance, the form, style and quality of the shopfronts is very diverse; but many historic shop fronts survive and these make a significant aesthetic contribution to the townscape. These range in date but are predominantly Victorian with typical architectural detailing of the period of construction.

The general form of historic shop fronts around the Market Place is a splayed/recessed entrance, large panes of glass vertically proportioned, with cornice, sometimes moulded, with a flat framed fascia of timber, console brackets marking the end of the fascia, pilasters (mainly plain but sometimes decorated with geometric designs), and stall riser. The most noteworthy examples can be found at No. 11 c.1870, No. 14 c.1900 which also features bevelled patterned glass, Tuscan pilasters and a dentilled cornice; No. 16, mid-19th century with key-moulded arches over the door and shop windows bevelled glass, ionic pilasters and dentilled cornice; and Nos. 22/23 which despite modern alterations is highly decorated in the Gothic style.



Image 154 The Market Tavern and entrance to the Market Hall

The modern shopfronts which exist although not following any design cues from the surrounding traditional shop fronts are not overtly visually obtrusive and are generally reflections of the age and modern character of the buildings such as Nos. 4/5 and Nos. 11/18.

Almost all of the shop fronts incorporate a fascia displaying the name/or type of shop, a number of which are traditionally hand painted directly onto the fascia board. The majority of the shops feature more modern styles these generally respect the scale, proportions, design and appearance of the shop front and the building as a whole.

Much like the neighbouring Medieval streets of Saddler Street and Silver Street, projecting and hanging signs are a common feature around the Market Place. These vary in style, age and quality, the traditional form which can be found is of simple flat timber panels, hand painted, and fixed into position by ornate metal brackets; but modern aluminium signs and larger 'box' type signs are slowly taking hold.

7 Boundaries and Means of Enclosure

The buildings around the Market Square face directly onto the public space; consequently there are no boundaries or means of enclosure to the building frontages. The stone walls delineating the steps and footways to the side and rear of St Nicholas Church and leading up the passageway to the square are the only visible boundary features. These consist of low coursed squared sandstone walls with simple flat copings and staggered with the gradient of the slope.

8 Open Spaces and Trees

Green space and trees are uncommon in this part of the conservation area which reinforces its urban character.

There is minimal greenery in the form of the shrub planting along the north facing elevation of St Nicholas Church and the narrow grass verge wrapping around the rear of the covered markets. Within the market square itself an array of well stocked hanging baskets and planters add colour into the streetscene and help to soften the urban form. In further-

reaching views from the west significant groups of trees are visible forming part of the riverbanks woodland, these and the river itself, are vital to the wider setting of not only the Market Place but the entire peninsula.

9 Views and Vistas

The loosely rectangular shape of the Market Place with an almost unbroken frontage ensures that views outwardly are very restricted, but for the intersections by Saddler Street, Silver Street and Claypath. These give rise to important channelled views out of the space into the surrounding narrow Medieval streets and progressive views into the Market Place as one enters from these streets and are very significant to the character of the conservation area.

The buildings which help to enclose the open space and where they occupy key positioned and/or are larger in scale than their neighbours, are important as key visual events within the space. For example St Nicholas Church is dominant from many vantage points and demarcates the entrance into the square at the northern entrance (Image 155).

There are important views across the public square of the civic buildings of Durham Town Hall and Guild Hall, and the architectural variety, decoration and imposing scale of the three main bank buildings are equally impressive (Image 155 top right). Due to the high quality and variety of the historic buildings 360 degree views around the Market Place are

significant. The statue of Lord Londonderry has a very strong presence in the space itself unveiled in 1861; its relocation and reorientation in 2009 has radically altered its historic relationship within the Market Place but it remains a strong visual focal point.

Outwardly, the most impressive viewpoints are from Millburngate Bridge; here the city displays itself in a tiered development up the rising land allowing impressive views to the rear of the west side of the square where the spire of the Church of St Nicholas dominates the skyline, and where the tight collection of buildings and their relationship to Durham Castle, cathedral and the riverbanks environment can clearly be seen (Image 155 bottom left).





Image 155 Civic buildings (left), channelled view, from Millburngate Bridge, city view

10 Activity

The Market Place is the historic core of the Medieval town outside of the peninsula and developed as an important focal point. It is a busy vibrant retail based environment and remains the key commercial part of the city.



Image 156 A busy pedestrian crossroads and popular meeting place

Around the central public open square are various retailers and businesses from large national retailers to smaller local businesses, and including public houses, jewellers, banks, travel agents and cafes etc. all making a significant contribution to the unique atmosphere and character of the area.

Many of the retail units have upper floors which are used for storage and a number are lying vacant. There are a few properties which have student and office accommodation in the upper floors.

The main square is still used for weekly market days when it becomes even more colourful and vibrant and the Victorian indoor market hall offers around 50 independent traders offering a wide range of foods, services and goods. The square is also used to host various outdoor events associated with the Durham Market Company and other city events and festivals.

St Nicholas Church serves as a focal point of the townscape and combined with the Market Place would have once been a hub of activity within the city, as it stands today the church still has an active congregation and various community group uses, and when in use, the centrality of this area and its historic role as a meeting place becomes apparent once again. Durham Town Hall is a busy working building still used for civil purposes and also occasionally for corporate events, craft fairs, seminars, dance and formal dinners.

As a key gateway to the surrounding streets, the peninsula and Durham World Heritage Site it is an important route used by tourists, visitors, students, workers and shoppers alike, and is very busy at certain times of the day with cars, delivery vans and buses etc.

11 Public Realm

The character of the area is determined by more than the appearance of its buildings. The public realm including the spaces between the buildings, hard landscaping (paving, kerb edging, and road surfaces), street furniture etc. all combine to affect the way in which the area is perceived.

The public realm in this character area received a radical transformation in 2009 with a contemporary approach that sought to complement the historic setting yet make a definite modern impact. The basic simplicity of the changes in level and the general layout has created a more versatile space, but the public realm is somewhat visually confusing and in parts has an overly-busy appearance. The warm familiar tone of sandstone is dominant throughout the city but the major use of granite runs contrary to the prevailing pattern and works somewhat against the local distinctiveness, but the Yorkstone edging is more appropriate to the context while the central time-line forms an interesting feature.

The lack of differentiation between the footways and roads leads to frequent conflicts between users with both vehicles

and pedestrians moving across the shared surfaces (Image 158).

The supplementary items such as way-finding totem signs, lighting columns, planters, refuse bins, seats and bollards etc. are excessive in number, but their collective impact on the openness of the main open space or the setting of the historic buildings has been lessened due to their appropriate positioning around the fringes of the square. But in views into the Market Place from Claypath and along the approach from Saddler Street views are channelled towards the items of street furniture which appear overly cluttered. Their styling and appearance is also out of keeping with the historic context and lacks cohesion with modern black and silver bollards, some permanent other removable, Victorian style lights, modern silver refuse bins and standard plastic refuse bins close to each other, a red letter box and timber planters etc.



Image 157 Market Place public realm



Image 158 Durham Timeline and shared surface

Road traffic signs, both wall mounted and post mounted, are visually dominant particularly at the junctions to Claypath, Sadder Street and Silver Street, and the traffic lights, bus stops etc. The overuse of these items add to the cluttered street scene, which somewhat undermines the high quality historic environment. Similarly, there are a high number of A-frame signs on the pavement which add further clutter and which do not benefit from planning permission. Overall, the quality of the public realm is good, but a more cohesive strategy with strategically placed supplementary items, less in number, and more co-ordinated in style and design would be of great benefit to the visually diverse space and the historic townscape.

The relocation of the statues of Lord Londonderry and Neptune has radically changed the space, and divided public opinion, yet by retaining the statue on the central axis its prominence is maintained, if not enhanced, by the slight rise in the slope.

Its previous position also drew attention away from the Grade II* listed Town Hall and Guildhall and the Grade II listed St Nicholas' Church, and the relocation has improved the setting to these buildings giving them the space that these major public buildings require. The relocation of Neptune has freed up the statue from its relationship with Londonderry enhancing its setting and allowing it to be seen more in its own right.

12 General Condition

The general condition of the buildings within the Market Place is reassuringly good, both the façades and the roofs that are visible, and generally displays sign of regular maintenance and care. Unlike the neighbouring Saddler Street and Silver Street there are no vacant ground floor shop units and the upper floors also appear to be in active use which is beneficial for the long-term maintenance of the properties. Although there has been some incremental alterations to the properties overtime in particular the shop fronts, and fenestration, this has not had an adverse effect on the overall character of the area.

There is some inevitable erosion to the stonework and failing of the mortar joints at the Town Hall and Guildhall but this is fairly localised.

A number of the shop fronts are suffering from a lack of general maintenance such as flaking paintwork and some localised deterioration of woodwork particularly the shop window sills and stall risers at ground level. Similarly, the stonework at ground level to many of the buildings is noticeably discoloured due to water splatters. But these issues can easily be addressed by a good maintenance regime which would improve the building aesthetics.

There are very noticeable instances of modern intrusions to the building façades such as redundant wall mounted light-fittings, prominent yellow/white alarm boxes, and particularly cabling

and wiring snaking across elevations, and while these elements do not directly affect the structural condition of the buildings affected they do blight the buildings appearance and a more thoughtful and sensitive approach should be encouraged.

Although much of the street furniture within the Market Place are fairly recent installations some damage has occurred for example where bollards and seats have been knocked by vehicles.

13 The Definition (or Summary) of Special Interest

This section of the document defines the 'special architectural or historic interest of the Market Place sub-character area that warrants its designation and conservation area status, the 'character or appearance of which it is desirable to preserve or enhance'. The area has been evaluated and described in detail in the previous sections the sum of these values and the key elements identified through the appraisal process are articulated below:

The historic significance of the sub-character area is derived from it forming one of the key civic spaces within the city and has been at the centre of the commercial and social life of the local community at least since its original establishment in the Medieval period. Although the layout has evolved, the form of the space itself and the routes that gather and radiate out of this point are visible evidence of the area Medieval origins.

The fact that the area has largely retained its Medieval layout and street pattern is one of the features that make it of such historic importance and it remains a relatively unspoilt part of the city. The core of the area is the Market Square itself with the buildings themselves flowing around the space, linked together, to provide a strong boundary to the area and creating an important historic townscape and key gateway to Durham World Heritage Site.

Around the market square has grown a series of high profile civic, religious and commercial buildings that all emphasise its historic and continuing importance. Further historic interest stems from the evolution of its built form, as behind the predominant 18th and 19th century façades there is substantial survival of much earlier building fabric, adding to the areas time-depth. Within the dense and close historic urban setting, the marked changes in levels, the curving street, and the topography of the area, there is comparatively little visual relationship between the area and Durham Castle just above it, or outwardly towards the River Wear; this generates a distinctive character of inward space and enclosure. A key characteristic of the area is its mixed use and retail base which creates a bustling and vibrant atmosphere.

Architecturally, the area has a very different, unique, architectural character than the neighbouring Medieval streets. Its interest is generated by its commercial and civil buildings, the great variations in age and the architectural

styling of the buildings, with a number of key land mark buildings of individual significance, combined with a quite restricted palette of materials, scale and form. The physical integrity of the historic building stock is particularly high with many surviving features of interest preserved. This adds a degree of coherence to the townscape and creates the sense of place to this unique part of city.

Outwardly, the topography has a dramatic and influential effect as it allows the historic evolution, the multi-layered built form and the significant level changes from the peninsula monuments down to river level to be observable.

It is these elements drawn together that create an intimate historic environment with a varied historic streetscape of great interest that contributes significantly to the overall character and appearance of the wider conservation area.

SUB CHARACTER AREA 6 - HIGH STREET/BISHOPS GATE

1 Location and Boundary Description

The High Street occupies a highly prominent site on the northeast side of the peninsula between Elvet Bridge to the south and Leazes Road in the north. It physically links into the Market Place and Saddler Street and can be seen in the context of Claypath and Elvet on the opposite site of the River Wear; and in wider views within the setting of Durham Cathedral and Castle World Heritage Site. Although it is a modern development it has an architectural style which respects the historic environment of the adjacent streets. The boundary of the character area is tightly drawn around the foot-print of the development itself and includes the associated public space around the ground floor level of its southeast facing elevation along the riverside.

2 Setting

The High Street sits at the neck of the peninsula on a high hill above the River Wear, because of the topography and its open aspects its external façades to the north and east presents a large mass which houses a car park beneath the shopping centre. This combination gives the development a significant visual presence within the townscape. Its immediate setting is derived from its visual and physical relationship to the surrounding Medieval streets and spaces at its junctions;

approaching down Claypath it forms part of the 'gate-way' into the Market Place and has clearly been designed to mock the Castle Walls, retaining the Medieval feel of enclosure. Looking eastwest its sheer scale and mass is illustrated in the south elevation dropping down from street level to the riverside environment and from here it can be seen in both its close urban setting, and in relation to Durham Cathedral and Castle sitting high above.

3 Form and Layout

The High Street goes against the traditional street pattern of the area however it makes a valiant attempt to emulate the surrounding Medieval street lines. It consists of 2 gently curving streets with a continuous building line meeting at a wider circular point to form an overall V-shaped foot-print and outwardly tries to replicate the form of the castle walls into its design. It is tightly built-up creating a strong sense of enclosure with the retail units built up against the pedestrian area running through the development. The curving nature creates changing views and movement along the streets. At river level the space around the building has an important presence and is a well-used, open, pedestrian area. This leads to an important historic route running beneath Old Elvet Bridge known locally as 'Jailers Yard' as it was the route to the House of Correction, parts of which still survive beneath along with buried arches of the bridge and a tunnel below the street.

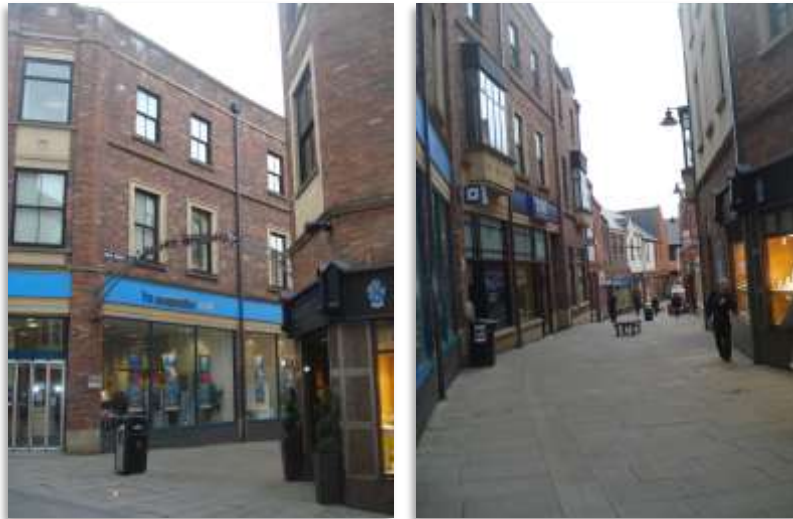


Image 159 The modern street emulates medieval form

The vennel drops very steeply down from the street level curving to the north beneath the bridge where it opens out at the riverside. The surrounding buildings in both Elvet and Saddler Street and the lower level of the vennel creates complete enclosure along this route.

4 Architectural Character

The modern shopping development comprises predominantly 2 storeys through the main retail area. At its junctions with the Market Place and Saddler Street taller forms have been incorporated to create well defined entrance/exit points. To the rear the car park block and external stair tower are of several storeys dropping down to the river side and are very wide and excessive in scale, height and massing; as such it not only has significance prominence but it visually overpowers many of the surrounding historic buildings (Image 160 bottom row).

The external façade has been partly broken down by the articulation of mock 'castle walls' in reconstituted stone and red brick and by the incorporation of various roof forms, towers and arches; but in places this appears confused. The shop units forming the high street are modest contemporary retail frontages making a strong contribution to the modern character. The shops are unified by defining brick pillars, banding and stallrisers; the upper levels are brick built with vertically proportioned windows, and stone detailing. To the rear the brick and stone pillars, overhanging eaves and metal terrace add relief to the elevation (Image 161 top and middle).

The bright green stair tower facing on to Elvet Bridge does not enhance the development nor encourage it to settle into its surroundings and is a very noticeable feature of the surrounding townscape (Image 160 over bottom row).

The boathouse, (Image 160 bottom row and Image 161bottom) although not a listed building nor of significant architectural value, is a landmark building within the conservation area and is of some interest. It essentially comprises of 2 elements, a 1830's built brick built cottage with a steeply pitched slate roof which is clearly distinguishable at its north end and has ties to England's earliest recorded regatta; and a later larger range (the original boat house) which is in use as a public house. The 3 storey building has been converted sympathetically retaining the original foot-print and exterior brickwork supplemented by timber cladding.



Image 160 Car park and service entrance, modest units, dominating stair tower



Image 161 Entrance, upper floor detailing, and the boat house viewed from Elvet Bridge

5 Important Buildings

Listed Buildings

There are no Listed Buildings or buildings worthy of being considered non-designated heritage assets within this sub-character area.

Scheduled Monuments

A Scheduled Monument is a nationally important historic structure or archaeological site, either above or below ground, which has been given legal protection by being placed on a 'list' or schedule. Within the High Street Area there are no Scheduled Monuments.

Non-designated Heritage Assets and Buildings/Structures of Local Interest

The following buildings are not statutory listed but do make a positive contribution to the character and appearance of the conservation area, and through the planning process could be identified as non-designated heritage assets. There will be a presumption in favour of preservation of any of these buildings without clear justification for their loss in accordance with national planning policy. The omission of any particular building should not be taken to imply that it is of no interest.

There are no buildings of local importance within this character area.

6 Building Materials, Detailing and Features

The High Street development is a mixture of composite stone and brickwork in a red-orange colour with slate used for the roof covering. Stone is also used for additional detailing in the form of parapets, sills, heads, arches, buttresses and copings; brickwork is used much less frequently but can be found as pillars between the retail units and as banding above. The stair tower to the rear features green/blue tiles with a curved metal roof and supporting columns.

Windows exist in various forms with large glass plate windows to the shops, smaller casement windows above; larger vertically proportioned windows and a flat arched large rectangular opening to the corner tower at Leazes Road Bridge. The car park to the rear includes a high number of rectangular openings puncturing the external wall framed by stonework. The shop fronts are all contemporary in design and appearance yet with strong variation to the advertisements but these generally reflect the character of the high street and age of the building and are generally of a good quality.

The Boathouse is constructed from painted brick, with random rubble stone walls to its lower level and including vertically boarded timber cladding, the brickwork has been painted in warm orange tones. The roof is broken into three sections a large hipped roof at the south-end, a steeply pitched roof at the north, both of natural grey slate, with a flat-roofed central section.

7 Boundaries and Means of Enclosure

The shopping development faces directly onto the public space and outwardly the majority of elevations are tight up against the public foot ways so there are no boundaries or means of enclosure. The exception is to the rear where there is a short stretch of stone walling in front of the car-park which helps to reinforce the linear form and character of the riverside route.

8 Open Spaces and Trees

Green spaces, open space and trees are uncommon in this part of the conservation area which reinforces its strong urban character. There is minimal greenery along the rear elevation facing the riverside, along the main car park entrance in the form of planted beds, and within the shopping centre itself hanging baskets and planters adding colour into the streetscene.



Image 162 Ivy to the rear and planted beds enhancing car park entrances



Image 163 Car park elevation overlooking the river

9 Views and Vistas

Due to the enclosed nature of the site with an unbroken building line views out are restricted to three public vantage points; firstly looking east-west from the northern entrance, from here there is a fine view across the Market Place towards St Nicholas Church the Town Hall and Guildhall (Image 165 top left). From the south entrance there is a fine channelled view of the historic streetscene along Saddler Street.

The most notable view is from the rear stair tower from this point a number of historic view present themselves including Durham Cathedral and Castle above the woodland canopy and

roofscape of the town, a view of both Elvet Bridge, Kingsgate Bridge and the river, and an outstanding open view out across the buildings and roofscape of Elvet (Image 165 top right and bottom).

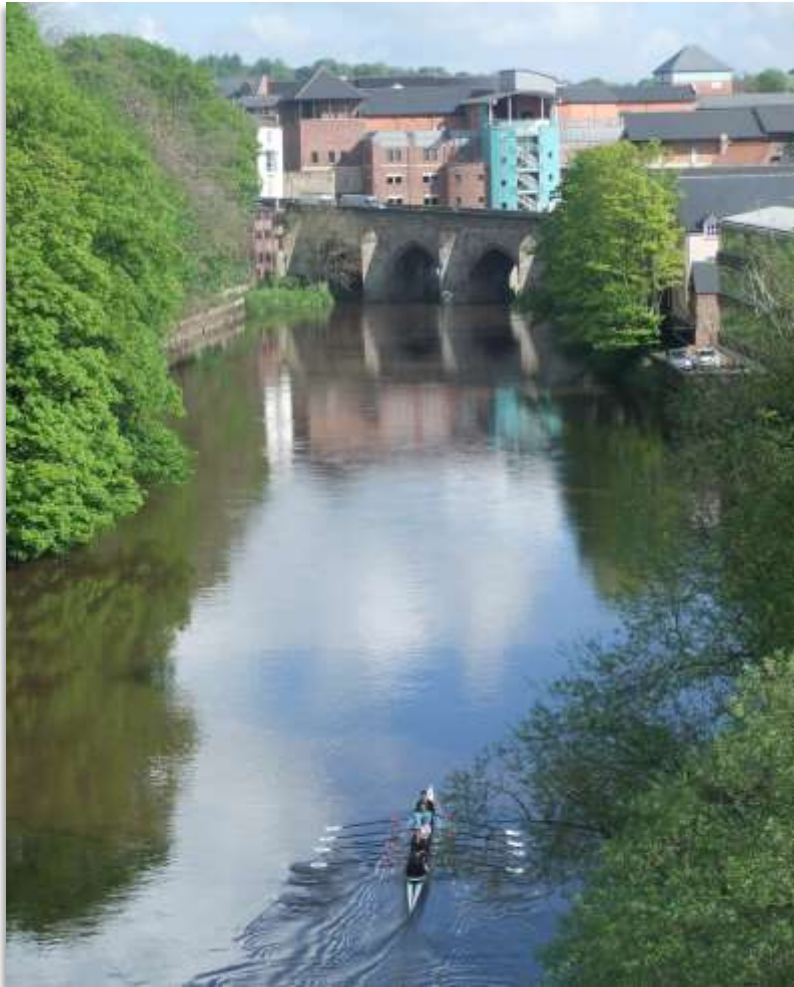


Image 164 View from Kingsgate Bridge



Image 165 View of Church of St Nicholas and views out towards Elvet Bridge

Looking towards the High Street from the surrounding public realm, there are significant views from Kingsgate Bridge, Elvet Bridge and Leazes Road Bridge. From these vantage points the confused mixture of styles is evident and its sheer scale and prominence it not respectful to the surrounding context.

10 Activity

The shopping centre forms an integral part of the commercial core of the city and was purposely built as a pedestrianised shopping street with office accommodation above the retail units and access to the car park to the rear and lower levels. The retail offer is predominantly larger national retailers which vary from cafes, clothes stores, travel agents, hairdressers and including a wine bar below. It is a bustling retail environment, but is also used by pedestrians as a shorter route between the lower end of Claypath, Saddler Street and Elvet Bridge as well as a route to the riverside.

The surrounding environment is particularly busy with the shops and businesses around the market square and the taxi ranks, slip road which is frequently used as a drop-off and pick-up point, and the busy Leazes Road to the north. At riverside level the ground floor unit has recently been converted to a bar, and in similar fashion the Boathouse opposite was converted to a public house in 2004. The space in between is a busy area used by pedestrians, students and tourists, as it is an important connection between the car park, riverside walks, the racecourse, and the shopping street of Elvet high above. The area is used for bin storage, a vehicle turning area and access. The "Jailors Yard" has experienced regeneration with a new café and bar and floor scape improvements etc. and as a consequence it can be a busy area particularly at night time.

11 Public Realm

The public realm of the high street consists of Yorkstone flags with the laying pattern broken up with central carriage channels, this adds to the quality of the pedestrian environment. Around the edges of the development the tarmac road dominates flanked by footways of concrete kerbs and paving slabs.

At riverside level the paving is well conceived and broken up with Yorkstone flags encircled by brick sets, but in part these paved areas have been replaced within modern concrete around the entrance and near to the boat house.

There are a number of items of street furniture such as lighting units, seats and refuse bins within the High Street. These are not excessive in number and their locations have been well considered to not impact upon the pedestrian zone, at riverside level the items are more modern but not too offensive. Here the industrial sized refuse bins are highly visible and do not give a good impression.

There are a high number of signs visible and while these are all modern and somewhat out of keeping with the prevalent traditional form of signage within the conservation area and the surrounding streets, these modern advertisements are appropriate to the age and character of the high street itself.

The public realm of the Jailors Yard has been re-surfaced, sett edge detailing laid, new railings erected and new paving around the seating areas which have significantly improved the appearance, but the buildings do blight the overall quality of the space with prominent heavy a/c units, extraction units, pipework etc.



Image 166 High Street and riverbank public realm

12 General Condition

The buildings in High Street appear in a very good condition with no obvious signs of alterations, a lack of maintenance or neglect. The paving, although showing some signs of deterioration with fracturing to the paving particularly at the junctions to the Market Place and Saddler Street, is generally in good order. The riverside environment is in a reasonable condition but the patchwork repairs carried out in the past have degraded the quality and appearance of the surfacing and the well-used space as a whole.

13 The Definition (or Summary) of Special Interest

This section of the document defines the 'special architectural or historic interest of the High Street sub-character area that warrants its designation and conservation area status, the 'character or appearance of which it is desirable to preserve or enhance'. The area has been evaluated and described in detail in the previous sections the sum of these values and the key elements identified through the appraisal process are articulated below:

In historical terms the High Street is of very little interest as a result of its late 20th century date of construction.

Architecturally, the modern development has attempted to emulate the surrounding Medieval street lines with its outer form endeavouring to replicate the Castle Walls into its design. It has achieved some success creating an inward feeling of enclosure resulting from its compact built up form and the

curvature of the streets creating changing views and movement, and the mock sandstone walls fronting Claypath largely indicative of the original route of the complex city defensive walls. It is an important pedestrian connection between Saddler Street and the Market Place and the narrow, linear form frames important viewpoints. The High Street is an active and bustling shopping environment which is now an integral part of the retail offer of the city centre.

SUB CHARACTER AREA 7 - SILVER STREET/FOWLERS YARD

1 Location and Boundary Description

Durham Market Place occupies the lowest point of the peninsula to the north of Durham Castle and Cathedral, which stand on the higher above the River Wear dominating the skyline of the city. Within the southwest corner of the Market Place is Silver Street; a steep, curving, shopping street which runs for approximately 130mtrs from the Market Place down to its junction with Framwellgate Bridge (Image 167). The street is a key component of the Medieval town plan linking the peninsula to the 'Old Borough' today known as Crossgate and Framwellgate on the opposite side of the river. The boundary of the character area is essentially the buildings inwardly facing the street itself and incorporating Moat Side Lane to the rear on the south side, and the land contained in between Milburngate Road Bridge to the north, Framwellgate Bridge to the south and the back to the Market Place to the east. The area also incorporates Back Silver Street, Fowlers Yard and a number of important vennels which are important components of the historic townscape.

2 Setting

The immediate setting of Silver Street is informed by the Medieval close-knit urban form and the enclosed intimate nature of the street itself with little visual interaction with Durham Castle above it, or outwardly with the River Wear. To the rear along the riverside the Fowlers Yard area has a distinctive character compared to other sections of the conservation area resulting from it being a backwater area, industrial in nature, pressed up against the edge of the river, and it is often much quieter than the main streets of the city.



Image 167 Silver Street streetscape



Image 168 View into the Market Place and back Silver Street from Millburngate Bridge

The wider setting of this sub-character area is best appreciated in views across from Millburngate Road Bridge or from the opposite side of the river. From either of these vantage points it is clear that the city is complex and multi-layered and that its topography makes it 3 dimensional in that the levels and angles result in the streets rarely having a rear that cannot be viewed from some other place. From here Durham Cathedral and Castle are seen together high above the green cloak of the steep river gorge, the land cascading down to the smaller scaled buildings and roofscapes of Silver Street linking to Framwellgate Bridge and the Market Place, then dropping further the lower-scaled buildings at Fowlers Yard building on the riverside (Image 168 right).

3 Form and Layout

Silver Street comprises of a solid and linear street with tightly packed buildings on both sides hard up against the pavement creating an enclosed and intimate character. Although linear in form the building line in places is staggered as various properties projecting outwards. The street drops down steeply from its junction with the Market Place to the north, curving inwards then outwards to join Framwellgate Bridge to the south west (Image 16g top).

The buildings are predominantly rectangular in form with narrow frontages to the street and set in narrow plots. However there are exceptions to the general grain where modern developments have been integrated into the street. These larger scaled buildings follow the tradition pattern of urban development but the overall affect has increased the density of the buildings squeezed alongside the smaller historic properties.

The building line is broken by three narrow and steep vennels, two on the north side of the street leading via steep steps down to Fowlers Yard, the other on the south side rising steeply up to meet Moatside Lane and leading to Saddler Street (Image 16g). The surviving labyrinth of historic passageways are significant components of the townscape as many of these Medieval routes have been lost as they were gradually enclosed and privatised.



Image 16g Silver Street, riverside vennel and Moatside Lane



Image 170 Modern apartments behind the Market Place and Fowlers Yard beyond

In particular Moatside Lane, this is a narrow vennel connecting to Saddler Street which likely followed the route of the former castle moat. The 1860 Town Plan shows that a sizeable part of this lane was formerly abutted by a variety of coal sheds, stores and privies, and adjoined by a big 3 storey warehouse that was removed in the mid 1970s. The south side of the path is retained by a random rubble stone wall with a slab coping of various dates. The lower section of the wall rises to above head height before merging into the neighbouring building

To the rear, Fowlers Yard (Image 170) begins at the road junction with Walkergate, the street rising from north to south, and terminating at an open rectangular service yard enclosed on three sides by the rear of the properties along the north-west side of Silver Street. Small single-storey Victorian workshops are tightly grouped in a linear form along the river's edge with larger scaled warehouse styled buildings opposite positioned hard up against the road. This area is important as it gives an insight into the former industrial use of this part of the city and it still retains its industrial character.

Northwards, the large scale modern apartment development is broken into two blocks, one hard up against the river side (Image 170 top), with the other set behind its building line following the curvature of the highway around the corner to Walkergate. The whole character area is overshadowed by the dense urban form of the Market Place on the peninsula high above, with an open aspect facing the River Wear to the west.

4 Architectural Character

Many of the original buildings on Silver Street have been replaced. Mostly houses once occupied the street but these have been replaced by shops of 2-3 storeys. There is great variation in the ages, architectural character and detailing of the buildings and although none are immediately remarkable there are a handful of listed buildings along this street and others which are noteworthy where older properties are concealed behind modern shop fronts.

A key building is No. 32 Silver Street (Image 171 facing top left), Grade II listed, a rare surviving example of an early 17th century timber framed house. It consists of a single bay, 4 storey block to the street frontage and is irregular in form conforming to the curve of the vennel adjacent. It is built from brick below a Welsh slate roof and including brick nogging, a jettied second floor with exposed timber work and massive corner bracing on the second floor. It also features an inserted timber shop front, renewed Ipswich-type oriel window and late 19th century sash windows and the timber work has carpenters marks.

The Post Office (No. 33 formerly Albert House) is an interesting Grade II Listed building dating from the 19th century, its 3 storey, 2 bayed frontage is constructed from brick in an English garden wall bond with painted ashlar dressings. It is highly decorated with sash windows in shaped surrounds, end pilasters, cornice, and date stone.

To the rear various phases of development are evident and it includes an elongated bridge spanning the Back Silver Street into a building onto Fowlers Yard. There is also a 4 storeyed pyramidal-roofed rear block that was once a chapel.

No. 34 is another timber framed former house with much of the timber framing concealed with incised stucco but an indication of its form of construction is expressed in upper floors projecting and leaning forward slightly, the timber work is exposed in the side walls of the rear wing. The building also features sash windows with slender glazing bars and projecting stone sills, the ground floor 20th century shop front is of little interest.

At first glance Nos. 27 and 28 appear to be largely 20th century as a result of the dominating modern shop front within the ground floor, but on closer inspection the building seems largely mid-18th century. The upper floor is constructed from red brickwork in an English Garden wall bonding pattern and includes 12-pane sashes with ashlar sills and wedge lintels. Although not on public view it is worth noting that internally there is a hint of timber framing. In fairly similar fashion the modern shop front within No 29 (Image 171 bottom left) does not do the building justice as this was once an elegant Edwardian town house above the retail unit. Evidence remains in the form of the moulded ashlar bands, window surrounds, pilasters, shaped parapet with a central terracotta panel dated '1901'.



Image 171 No 32, No 30-31, No 29, No 22

No 24 although not significant architecturally, it is an important building of note in terms of telling the story of the street. It seems to be a mutilated late Medieval or 16th century timber-framed house originally with a jettied and gabled front to the street. The roof of the front part was probably remodelled when the overhanging upper floor was cut back flush with the present frontage.

On the southeast side of the street No 22 (Image 171 bottom right) is a visually prominent building at the corner where the street turns towards Framwellgate Bridge. It is a complex building of two parts; a 3 storey 1 bay part facing west which is the older building, and a three storey two bay part facing north.

The street frontage is rendered and whitewashed with two modern shop fronts above which are tripartite sashes to the first floor and a single tripartite sash to the second, these are in architraves with sills on corbels. It is a difficult building to interpret but the older parts appears to be 17th century. No 17 is an interesting building in that it is of a single narrow bay and 4 storeys in height towering above the properties to either side with a prominent gable facing the street. It also contains a fine example of a 2 storey oriel-bow window with the third floor window set below a brick arch with shield carrying CW monogram and dated 1887.

No 13 to 15 form a single 4 storey block of brick with ashlar dressings and a mixture of late 19th and 20th century shop fronts above which are sash windows with stop-chamfered surroundings and moulded ashlar strings forming their sills and carried up as Gothic arches over their heads. In the prominent gable is a single larger window with a semi-circular relieving arch above. The precise date of construction is not known but No13 appears to be late 19th century, Nos. 14 and 15 may incorporate earlier 17th century and 18th century fabric.

Another noteworthy property is No. 12 which comprises of a single narrow bay and is 4 storeys in height. The 20th century shop is of little merit but the building includes the remains of a Medieval building which is a classic example of development in the street with the survival of earlier fabric in the party walls between the properties which have themselves been rebuilt in later date. The upper part is built from brickwork in a Flemish bonding pattern with much older sash windows under header lintels and a hipped roof above.

At the north-end of the street Nos. 1 to 8, and 35 to 40 are mid-20th century redevelopments and although these buildings are larger in scale and clearly modern in design and appearance, they have valiantly attempted to replicate the pattern of the street by incorporating steps into the building line to break up their massing. The quality of Nos. 1-8 is somewhat blighted by the shop frontage at ground floor level as the upper floors are of greater quality incorporating sliding sash windows with

stone surrounds, a first floor stone string course and stone parapet etc. The west end of Silver Street is flanked by larger scaled 20th century buildings framing Framwellgate Bridge forming a visible gateway. The basic form of these buildings responds to the sites position but they have been unsympathetically altered for such prominent buildings which have negatively impacted on their aesthetics.

To the rear of the street is a group of 5 linked buildings occupying the narrow space between Fowlers Yard to the west and the vennel to the east. These are former warehouse buildings of a brick construction and rising in scale from north to south. They vary in age, use and character; the building at the north end is a key corner building and focal point at the division between the two routes and despite recent conversion it retains its industrial character derived from the cart-door openings, the sash windows, arched heads and red pantile roof covering.

Adjoining is the City Theatre is a 2 storey building dating from the 1950s replacing an earlier building, attached to the south is a larger scaled, more interesting, warehouse building.

This is constructed from hand-made brick and incorporating timber windows with flat brick arched headers, double timber doors to the ground floor and prominent large brick chimneys. The building has been heavily altered and the upper level partially rebuilds but it is a significant building of some character dating from the 1860s.



Image 172 Views of the sweeping street and former warehousing to the rear of the street



Image 173 Fowler's Yard and modern apartment block



Image 174 Fowler's Cottage at the entrance to Fowler's Yard and modern apartments

Little is known about the small workshops opposite (Image 173 left) but they are shown on the first edition Ordnance Survey map circa 1856-1865 with further units added by 1899. The workshops are varied in height within the end building rising to 1.5 storeys and a lower building centrally creating a staggered roof-line. The buildings are simple in form, brick built below red pantiled roofs, and feature large car-door style openings within heavy timber doors and small sashes above and within the river facing elevation. These buildings display the general characteristics of their trades and are important survivals of the commercial and industrial buildings stock on the fringes of the city.

5 Important Buildings

Listed Buildings

There are 5 statutorily Listed Buildings in the Silver Street sub character area. These are recognised by the Government as being of special architectural or historic interest as specified by the Planning (Listed Buildings and Conservation Areas) Act 1990. Listing is made at three levels of importance Grade I the most important, Grade II* and Grade II.

The protection afforded by this legislation applies to the whole of the listed building and any structure attached to it and land within its curtilage. Listed Building Consent is required for any demolition, extension or alteration proposed which might affect its character; these are given below:

<i>Building</i>	<i>Grade</i>
No. 12	II
No. 32	II
No. 33	II
No. 34	II
Castle wall behind Nos.7-18	I

Scheduled Monuments

A Scheduled Monument is a nationally important historic structure or archaeological site, either above or below ground, which has been given legal protection by being placed on a 'list' or schedule. Within the Silver Street Area there are no Scheduled Monuments.

Non-designated Heritage Assets and Buildings/Structures of Local Interest

The following buildings are not statutory listed but do make a positive contribution to the character and appearance of the conservation area, and through the planning process could be identified as non-designated heritage assets. There will be a presumption in favour of preservation of any of these buildings without clear justification for their loss in accordance with national planning policy. The omission of any particular building should not be taken to imply that it is of no interest.

Building Name

Nos. 9a and 9b Silver Street

Nos. 10 and 11 Silver Street

Nos. 13 / 15 Silver Street

No. 18 Silver Street

No. 24 Silver Street

No. 29 Silver Street

It is important that careful consideration is given to any development that is likely to affect these buildings. There will be a presumption in favour of preservation of any of these buildings without clear justification for their loss in accordance with national planning policy.

6 Building Materials, Detailing and Features

The historic development of Silver Street results in a varied built form with the majority of the properties either adaptations or remodelling of early buildings undertaken in the 18th and 19th centuries, or 20th century redevelopments of demolished structures. As it developed from a street of houses to a shopping street the ground floors all feature shop fronts ranging from traditional and delicately detailed to the modern heavier insertions, yet the upper floors retain a strong aspect of their original residential character. This evolution gives the street mixture of building styles and a mixed palette of building materials and features which combine to help to give the street its distinctive character.

Walls/Façades

There is only one timber-framed building with its timber work outwardly exposed within the street No32, the others have been either demolished, or lost from view as a result of extensive re-modelling over time and absorbed into the present structures (elements of their timber constructed are visible internally). The predominant material used for external wall construction is brick, a mixture of red-brown and lighter tones of red, orange and brown can be found. The subtle colour variations in the bricks that can be observed on many of the buildings add a mellow quality to their appearance which adds to the visual quality of the overall streetscape. There are three main types of bonding patterns in the street traditional Flemish Bond and English Garden Wall Bond and modern

stretcher bonds. Stonework can be found to the rear of many of the properties within Silver Street indicating older building fabric, for example the west wall to the rear of No. 18 is of coursed rubble.

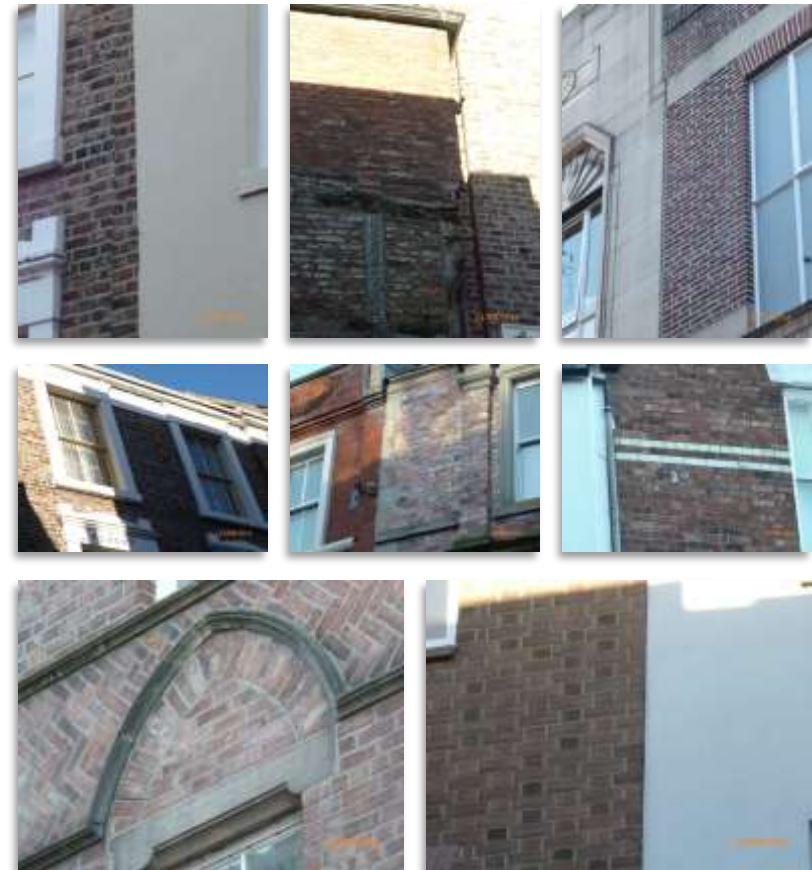


Image 175 Facade materials

The buildings to the rear of the street within the Fowlers Yard area are constructed from a mixture of brickwork from modern orange engineering brick to rich dark red handmade brick, which gives an indication of their ages, and the modern riverside development is a mixture of red brick work broken by vertically boarded timber cladding. One of the larger former warehouse buildings fronting the rear service yard features a heavily weathered stone built ground floor with brick upper levels indicating an adaption of an earlier structure and the small workshops also include sections of stone work visible within the external elevations.

Variations to the brickwork include decorative render, such as at No 34 where the upper storeys have been rendered, colour-washed and incised to simulate ashlar. No. 18 is also notable within the streetscene by virtue of its rendered and white-washed frontage at the corner street junction. The adjoining properties of Nos. 16/17 and 14/15 are also rendered and colour washed in light colours, these buildings are important in adding colour and variation into the streetscene.

Brick is also used for other functions and decoration such as floor-level string courses, lintels (both flat, soldier and flat-arched), and chimneys. Stone can be found in the street in the form of architectural detailing where it has been used as window surrounds, window heads and sills, banding, corbels and dressings etc.



Image 176 Roof details

Roofs

The form, materials and detailing of the roofs make a substantial contribution to the character and appearance of the individual buildings. This along with the variation in heights and styles of the neighbouring properties creates distinctive and changing roofscapes within the streets which contribute significantly to that of the wider townscape of the city.

Unlike many of the other streets within the peninsula, due to the steep nature of the street and the great variety in the heights of the buildings a high number of the roofs are visible from street level looking in both directions up and down the street. These views expose a variety of roof forms and heights. Pitched roofs dominant the roof scape of the street, these vary from steeply-pitched to more shallow forms, other examples of roofs include hips, parapets and gables running parallel to the street. Within the riverside environment the larger scaled warehouse styled buildings incorporate hips whereas the smaller structures include pitched roofs. The modern apartment building features a combination of pitched roofs punctured by projecting gabled bays and end square towers with the scale of the development lowering as it drops to the south towards to small craft workshops. All of the visible roofs within the main shopping street are of blue/grey Welsh slate, where the buildings to the rear of the street and around the riverside are a mixture of slate and red pantiles.

The rear of the street is visible from numerous vantage points on the western side of the city for example from Framwellgate Bridge and Millburngate Bridge and the exterior public terrace at The Gates. From here the roofscape of Silver Street is revealed to be more complex and varied with numerous phases of expansion and extension incorporating varied roof-forms cascading down to the river side level. Roof lines are consistently broken by a variety of brick built chimneys, either square or rectangular in form, and more often tall and narrow with banding and chimney pots. These features combine to create Silver Streets unique roofscape which is in integral part of the historic and architectural character of the city and its varied skyline.

Rainwater goods

Traditional cast iron rain water goods prevail within Silver Street, typically consisting of simple half-round guttering, with plain hopper heads and round downpipes and simple wall fixings, painted black. A number have been replaced with unsympathetic modern materials, visually this is not too noticeable however it is very important that the surviving traditional materials are preserved and that new or replacement systems are sympathetic to the buildings historic character and appearance.

Joinery, windows and doors

The windows, doors and other joinery details of a historic building make a substantial contribution to the character and physical integrity of the building but also play a very important role in the creating the character and interest of the overall street. The traditional windows, doors and timber shop fronts are integral components of the individual buildings architectural design, and collectively these features add a high degree of quality and diversity to the historic streetscape creating the character of the street.

Windows are mostly timber vertically sliding sashes painted white, some have been renewed but these are sympathetic in nature. The sashes vary from 4, 6, 9 and 12 panes, divided by slender glazing bars, with later sashes being single paned having no glazing bars. The windows vary in size and scale respecting the proportions of the buildings and are positioned to created well balanced and ordered frontages. The sashes are usually recessed creating shadow lines in the elevations. Other fine examples of windows exist in the form of large tripartite sashes, cantered bay windows with mouldings, and oriel windows.

The modern in fill development at the north end of the street includes vertically proportioned timber casements that attempts in punctuation to reflect the historic form of fenestration. The 20th century building adjacent Framwellgate Bridge, has unsympathetic white uPVC windows.



Image 177 Window details

The windows are defined by simplistic detailing including simple slender sills to the modern infill buildings, whilst the historic properties often feature more elaborate methods of framing the windows such as architraves, shaped and painted surrounds, stone mullions, projecting stone sills, wedge stone lintels, etc.

At the back of the street the small workshops feature 6 and 9 paned vertical sliding sash windows inserted flush with the walls. In addition are cart-door style openings in various sizes in filled with glass and timber framing and featuring vertically boarded external doors, painted black which add to their appearance.

The building at the corner of the road includes a mixture of 9 and 12 pane sashes with fairly heavy glazing bars, slightly recessed in openings with flat-brick arched heads, and painted a light green.

The larger scaled warehouse building to the south incorporates fixed 6-pane vertically proportioned timber windows industrial in appearance. While the adjoining building includes larger 16-paned vertical sliding sash windows with slender glazing bars framed by stone sills and lintels, but those within the front elevation have been harmed by the insertion of modern ventilations extraction units and louvered grilles.

Given that the Silver Street is today retail based, all of the properties feature ground floor shop fronts and doors relate to

these elements rather than being domestic in design and appearance. There are many examples of modern entrances in the form of fully glazed timber framed doors and similarly fully glazed aluminium framing, these appear not overly harmful to the character and interest of the street. There are a number of good examples of shop fronts within the street which are typically well recessed constructed from timber and partially glazed with panelling, glazing bars and decoration to the upper sections.

There is a wide variety of commercial and retail uses in Silver Street consequently the shop fronts vary considerably in style and appearance. The surviving historic shop fronts contribute significantly to the architectural quality of the buildings and to the character of the street and these are easily distinguishable between the more modern insertions. They follow a simple model with well recessed entrances, flanked by large shop vertically proportioned windows sitting above a stall riser, with pilasters and corbels defining the ends of the shop and with a framed fascia displaying the business name above. A number feature additional decoration in the form of mouldings, cornice, and finials. A number of the historic shop fronts have been harmed by inappropriate alterations but overall the quality of the commercial street frontage is high and vibrant.

There are many different forms of advertisements on display within the street, the traditional form being signs painted directly onto the fascias. Modern signs are slowly overtaking

but they are not too visibly obtrusive or harmful to the historic character of the street as they have been well considered in terms of design, scale and colouring etc. there are a number of examples of inappropriate oversized garish signs in modern materials. Projecting and hanging signs are also regular features within the streetscene, again these vary in style, age and quality. The traditional form is of simple flat timber panels, hand painted, and fixed into position by ornate metal brackets; but again there are examples of obtrusive modern additions.

7 Boundaries and Means of Enclosure

Within Silver Street boundary treatments are limited to the rear in particular within the riverside environment where there is a wide mixture on view. Around the modern apartment block there are wrought iron gates, railings and timber fencing, all simply styled, in keeping with the character, and forming the enclosure to the riverside and around the private car park located to the site of the building. The river side is also defined by walls of high and staggered red brick incorporating shorter sections of random rubble stone walls around the workshops; these are significant in wide ranging views.

The vennel between Nos. 31 and 32 leading to Back Silver Street is tightly enclosed by the rears of the surrounding buildings however at the lower end there a substantial section of stone is walling. This is of a random rubble construction with a simple flat coping and is important in contribution to the enclosed nature of this pedestrian route. Further to the north

near to the entrance into Fowlers Yard on the east side of the street there are significant section of high brick and stone building walls again these are important as they contribution to the linear form and enclosed nature of the area.

Like any of the properties around the peninsula the most historically important boundaries are the surviving sections of the castle defensive walls and Silver Street is no exception. To the rear of Nos. 7 to 18 consecutively running alongside Moatside Lane lies a substantial section of the Castle Wall which is Grade I Listed. The wall is Medieval with a 17th century upper part constructed from coursed square sandstone and brick, the wall enclosed the motte and includes massive renewed buttresses.

8 Open Spaces and Trees

The street frontage is entirely urban with very limited gaps in the building line and no open spaces, greenery or trees present. To the rear, as this area developed as an industrial fringe to the city the open yard spaces are hard landscaped. The only notable greenery exists along river side in the form of self-seeding trees which span along from the workshops to Framwellgate Bridge; and to the Back Silver Street with the trees in the rear gardens on the northeast side of the street peering above the high walls and having amenity value in the wider context of the street.

9 Views and Vistas

The historic urban grain of Silver Street with tall narrow buildings enclosing the space ensures that there are no glimpses outwards but the street pattern draws the eye ahead in both directions giving rise to rich channelled views of the historic streetscape where Nos. 32 and 18 are key focal points. No. 32 as this is the only visible example of what the former domestic timber framed properties would have been like, and No. 18 a corner property at the end of the street with its white rendered frontage making it visibly standing out in the street. The most notable viewpoints exist at the streets junctions; as the street rises to the north there is a fine open view across the Market Place where the statue of Lord Londonderry and St Nicholas Church are eye-catchers. At the opposite end of the street as it turns to the west the Scheduled Monument Framwellgate Bridge can be seen and turning south there is a fine view of Durham Cathedral and Castle towering above the green cloak of the riverbanks with Prebends Bridge spanning the river in the distance. Looking northwards there is a far reaching view of the 'modern' city.

Outwardly, the most notable public view point is from Millburngate Road Bridge where almost the entire length of the western side of the peninsula can be seen and the topography, town plan and multi-layered development of the city is illustrated. Here Durham Cathedral and Castle dominate the skyline above the river gorge to the south, the tightly grouped buildings of the Market Place at a lower level, with

Silver Street leading off towards Framwellgate Bridge, and the built form cascading down to the River Wear environment.



Image 178 View across rooftops

10 Activity

Silver Street forms an integral part of the primary shopping area of the city and has historically developed from a residential street to one with a wide variety of uses including large national retailers and smaller local businesses. Its busy shops and cafes and high footfall create a bustling street which contributes significantly to the vitality and bustling character of the centre of the conservation area. Many of the ground floor uses extend upwards into the floors above, with others in use an associated office space or storage.

During night-time the activity levels are significantly less than North Road, Market Place, Saddler Street and Claypath with their high number of public houses and restaurants etc., but it is still an active nightly route for revellers walking between the streets. As well as being busy with shoppers it is a key route for people entering the city by the public transport services at the railway station and bus station connecting north road to the peninsula, both workers and tourists alike. It can be very busy at peak times with not only pedestrians, but by high levels of traffic in particular delivery vehicles in the mornings.

The secluded narrow vennels are somewhat uninviting and infrequently used but are still important historic pedestrian routes. Fowlers Yard is mixed in use and is publically open attracting a number of visitors to the workshops occupied by local artists and designers, and including a micro-brewery and coffee shop.

11 Public Realm

The public realm covers a variety of features found in the spaces forming the street and around the buildings and includes items such as the surfacing, lighting, signage and various items of street furniture. These can make an important contribution to the character of the street, but if unsympathetic or suffering from a lack of general maintenance and care, can detrimentally harm the space and how it is appreciated by the public.

Silver Street was re-laid in 2009 reusing sandstone setts and reclaimed paving from the Market Place. The paving is in good condition and its quality has not been impaired by unsympathetic repairs and overall it complements the character and appearance of the street.

The quality of the surfacing to the vennels is mixed; the vennel between Nos. 26 and 27 has a concrete surface which is deteriorating in parts, this combined with the general impoverished environment and dark atmosphere it very uninviting. The vennel on the opposite side of the street, despite some deterioration of the materials, is more traditional with stone steps flanked by rectangular granite setts; similarly Moatside Lane has a mixture of surfaces former by traditional materials, stone, granite sets and river cobbles informing the historic character of this important route.

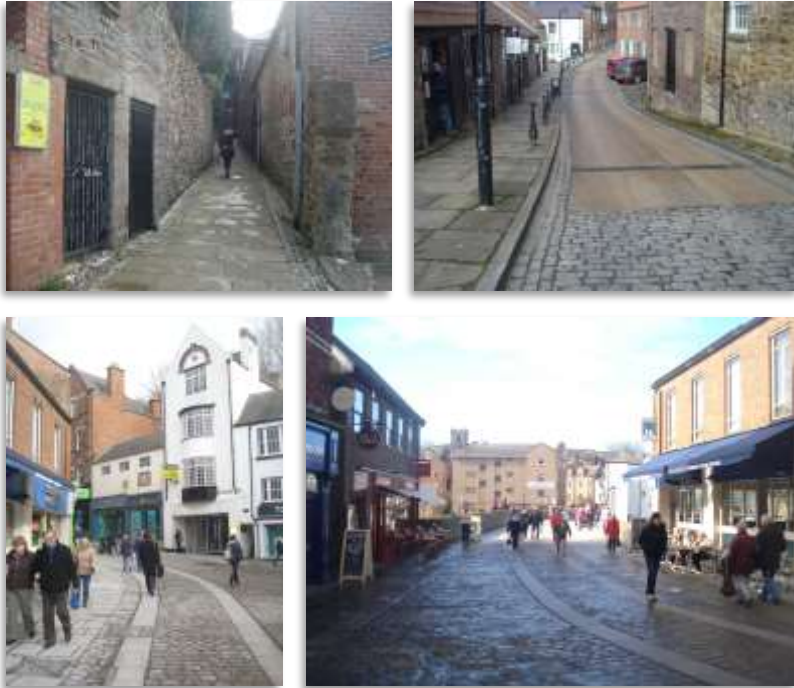


Image 179 Moatside Lane, Fowlers Yard and Silver Street

Supplementary items within the street include 'Durham' style bollards which are appropriate to the character of the street (Image 179 top right), but the modern silver refuse bins and modern directions signs are unsympathetic to the historic context. There are a variety of A-frame advertisement boards and outside seating/tables at the western end, despite this collection the overall impression is uncluttered.

To the rear of the street the main road is Addagrip which is an improvement upon the standard tarmacadam found elsewhere. This is flanked on the west side by rectangular

granite sets, granite kerbs and Yorkstone flagstones, with the opposite side feature a narrow channel of river cobbles hard up against the front of the buildings opening up to a wider restored cobbled area in front of the City Theatre, however some patch repairs have been carried in unsympathetic black tarmacadam which has degraded the visual quality of the surfacing.

At the top of the street there is a wider area of granite setts spanning the road leading into a car park; this is again Addagrip adjoining an area of York stone paving which is marred by many of the slabs being fractured and the site use as a refuse store for large obtrusive refuse bins.

At the time of writing the northern approach into Fowlers Yard from Walkergate detracts from the overall character and the appearance of this unique part of the conservation area. The main issues are the refuse bins, the derelict garages, high levels of graffiti, the unsightly surfacing and deteriorating section of walling on the east side at the road junction with Back Silver Street. However permission had been granted for the redevelopment of this site which will address these issues once implemented.

12 General Condition

The deterioration of historic fabric through neglect and lack of maintenance is one of the greatest threats to heritage assets which can significantly harm the buildings authenticity, character and appearance and be detrimental to the overall historic character of the street. The buildings within Silver Street appear to be in a good physical condition with no apparent issues in relation to the deterioration of the historic fabric. The walls, roofs, windows, shop fronts all appear sound, but there are two vacant buildings within the street which may become problematic should they remain out of use in the long term.

Externally there are no visible signs indicating problems with the rainwater goods, with no visible damp staining or erosion to walls, plant growth, or joint failures etc. A number of the buildings do suffer from a lack of general maintenance but this is relatively minor in nature such as flaking paintwork to the windows within the upper floors, and minor deterioration to the timber shop fronts at ground level but these are fairly common general issues which can be easily addressed.

The main floorscape of the street is of a sound condition but the vennels, well used public routes, are in a dilapidated state. Similarly some sections of the boundary walls around the venal and within Fowlers Yard are deteriorating, which leads to the further degradation of the character and appearance of this part of the conservation area.

The surviving sections of the Castle Walls to the rear of Silver Street are in a deteriorating condition with problems such as plant growth dislodging masonry and causing bulging, leaning sections, erosion as a result of past cement based mortar repairs, and cracking etc. It is imperative that consolidation and sympathetic repairs are undertaken to ensure the future survival of these important historic monuments.

13 The Definition (or Summary) of Special Interest

This section of the document defines the 'special architectural or historic interest of the Silver Street sub- character area that warrants its designation and conservation area status, the 'character or appearance of which it is desirable to preserve or enhance'. The area has been evaluated and described in detail in the previous sections the sum of these values and the key elements identified though the appraisal process are articulated below:

Silver Street's historical interest is derived from it forming an integral part of the Medieval town and that it still retains its true form derived from the survival of the historic street pattern and its commercial character representative of the prosperous trading growth of the city. Surviving residential elements giving an important insight into its original establishment as a domestic street. The buildings are important survivals in following the historic burgage plot pattern which was the chief determinants of the house plans of the Medieval city, and this is strongly reflected.

A key characteristic of the area is that the close-knit urban form and enclosed nature of the street has very little visual relationship Durham Castle above it or outwards the river, even given its very close proximity to both. To the rear of the street the city landscape was affected by industrial growth during the late Victorian period. This is reflected today in the surviving collection of former industrial buildings of various forms and scales fronting the riverside. This is a very distinctive sector of the peninsula as it is a backwater area, industrial in character, and much quieter than the city's main core streets. The area also incorporates a number of surviving vennels which are important historic components of the Medieval townscape. Other significant historic remains, in the form of the Medieval defensive castle walls, are preserved to the rear of the street; these sections are of national significance of exceptionally high historic and townscape value.

In terms of architectural value, there is great variation in the ages, architectural character and detailing of the buildings and although none are immediately remarkable there are a handful of listed buildings and others which are noteworthy where older properties are concealed. Despite alterations and modernisation over time much original character is retained, and although modern development has intervened this is not too harmful to the historic grain and it is the historic character that is prevailing. The street has a reasonable to good state of preservation and in this respect it ranks as one of the more significant streets within the city.

A further key characterisation is the high activity levels experienced which creates a bustling street which contributes significantly to the vitality and bustling character of the centre of the conservation area.

In terms of the townscape Framwellgate Bridge is extremely important. It is one of the two main historic river crossings and using the bridge and walking the street is an experience with a sense of continuity spanning centuries. As well as physically connecting two parts of the city, the openness of the bridge provides a varied combination of views that bring together western and central parts of the city into the heart of the city and the river that runs through it. From the bridge itself a real sense of the Medieval layout, scale and shape of the city can be gained.

SUB CHARACTER AREA 8 - RIVERBANKS

1 Location and Boundary Description

The Riverbanks Character Area comprises the steep inner edges of the gorge of the River Wear rising up from the waterline to the peninsula. The boundary follows the edge of the lower river bank in a north-south direction from Framwellgate Bridge, curving around the southern tip of the peninsula at Counts Corner, and then running northwards ending at Elvet Bridge. At the top of the gorge the boundary tightly follows the route of the castle defensive walls.

2 Setting

The Durham Riverbanks is a richly wooded landscape feature that arcs around the peninsula and forms part of the landscape setting for the Durham Cathedral and Castle World Heritage Site and the wider townscape. The riverbanks are also a distinctive historic environment in their own right, part derived from their historic development from defensive function to planned romantic landscape, and part derived from the visual contrast with the harder urban environment of the city. In particular the visual contrast of the dense woodland canopy with the solidity of Durham Castle and Cathedral achieving a visually sophisticated landscape. As a green space in the centre of the city riverbanks provide an important local amenity function, the woodland cover is a locally important habitat and

landscape asset and is of regional importance. The historic bridges such as Framwellgate Bridge, Prebends' Bridge and Elvet Bridge are important historical landmarks both in contributing to the historic landscape and providing spectacular views into and from the peninsula area.



Image 180 Wooded walks around the peninsula



Image 181 The peninsula over 30m above the river



Image 182 Pathways along the riverbanks

3 Form and Layout

The Riverbanks Character Area occupies the inner bank of the incised meander of the River Wear where it loops around the peninsula from Framwellgate Bridge in the west to Elvet Bridge in the east in a deep gorge. The land rises steeply from the river up to approximately 32metres up to the level of the castles defensive outer walls at the crest of the escarpment on both sides. For much of the length of the inner bank, there is a narrow strip of level ground adjacent to the riverbanks. The geological formation of the riverbanks gorge is a distinctive feature of regional importance and is recognised as such by its designation as a County Geological Site.

The peninsula generally provides good public access and connections along the riverside and into the urban area via key riverside footpaths over the land form. This generates changing, often spectacular, sometimes good and frequent glimpsed views of the historic built form, moving through the area. The area also includes a number of designed historic terracing, walkway and platforms, such as Prebends' Walk, Principles Walk and Bishops' Walk instigated during Bishop Cosin's episcopacy between 1660 and 1672 designed principally for promenading, display and for taking advantage of panoramic views. During the 18th and 19th centuries the gorge slopes were increasingly used as ornamental gardens for wealthy private householders in the South Bailey.

The area has great landscape significance in that it forms part of the landscape setting for the Durham Cathedral and Castle World Heritage Site. The River Wear runs through the entire length of the site. Its flow and depth are regulated by the weir located between the Corn Mill and the Fulling Mill, (downstream of Prebends Bridge) and by the weir below Framwellgate Bridge. The area also has special historic significance because of the change of uses that reflect the role of the riverbanks in the varying purposes of the owners.



Image 183 (above and facing) A high landscape value

The form of the riverbanks as seen today is a direct result of the area changing functions and evolution over time. During the Norman Period the vast building scheme required enormous resources of stone with in the first instance was quarried from the cliff faces of the peninsula which has left its

mark on the landscape, even though outside of this sub-character are it is important to highlight The Great Quarry which lay on the west bank where allotments now occupy the hollow to the rear of South Street. Durham became the administrative centre for the Prince Bishops during the late Medieval period and in conjunction with the monastery and cathedral church it was a thriving urban community. The city was fortress with the riverbanks naturally kept free from tree cover to police and guards the banks.



As the quarrying and the defensive role of the banks declined woodland began to be re-established on the banks during the 17th century and towards the end of this period the peninsula was no longer required as a fortress and a programmed of modernisation began.

As Durham society flourished and mobility around the peninsula improved and it became a popular place to have a town house or be visited by tourists, the new freedom in the city affected leisure and this was a catalyst to the change in use of the peninsula from defensive and the gardens providing food to being ornamental. Many areas were development as gardens, in particular on the west bank, the earliest feature of this time is Prebends Walk along with Bishops Walk, which provided an area outside the castle walls for recreation as a place to view the river from and walking freely to appreciate the aesthetics.

Other land owners undertook major earthworks and terracing and by the 18th century the riverbanks gardens and linking pathways became a thriving centre for the pursuit of leisure. As the houses on the Baileys became gentrified more and more gardens development behind the houses with garths below the castle walls, these became more extravagant during the mid to late 18th century with ice-houses and other built features appearing, and towards the end of the 18th century a cult for the picturesque developed. During the 19th century the gardens expanded in places backed by allotments, other smaller gardens and linked by paths.

The decline of the riverbanks gardens essentially began in the 20th century when they slowly became neglected and unmaintained. Although today in many places the above areas are heavily overgrown and difficult to appreciate, the

topography of the riverbank gardens continues to reflect their development from town burgage plots and garths to allotments and ornamental gardens, and are an example of public walks which were developed on the outskirts of English towns and cities as an area for formal promenading, as such they are of high historic and evidential significance.

4 Architectural Character

The various buildings within the riverbanks sub-character area form a distinctive part of the Durham townscape where they are seen in their wider landscape setting and are an integral part of the story of the evolution of the city.

Most notably are the bridges which span the River Wear; Framwellgate Bridge was the earliest crossing to the expanding settlements built in c1120 by Bishop Flambard. It was rebuilt after a flood c1400 by Bishop Langley who also defended it with towers and gates. The present bridge is mainly 15th century of coursed squared sandstone and consists of two flat segmental arches, widened in the 19th century, it also features three 20th century cast iron lamps on the parapet; the bridge is Grade I Listed and a Scheduled Monument.



Image 184 Ove Arup designed Kingsgate Bridge



Image 185 Prebends Bridge and footings of the original timber structure

Elvet Bridge was built at some time during Bishop du Puiset's episcopacy (1153 - 1195) and like Flambard's bridge served to link the peninsula to the new urban development, in this case the Bishop's new borough of Elvet at Old, (then New) Elvet.

The bridge, Grade I Listed and a Scheduled Monument, was probably rebuilt in the 13th century, repaired later in the Mediaeval period and widened in the early 19th century. It is built from coursed squared sandstone with ashlar dressings and comprises of seven river arches and two land arches, the easternmost of them adapted to form the house of correction in 1632. It supported two chantry chapels in the Medieval period, one of which survives today, while considerable commercial activity was concentrated at the bridgeheads.

Kingsgate Bridge is a pedestrian footbridge on the east bank constructed in 1963 to the designs of Ove Arup with an unequivocal simple modern design (Image 184). It also provides an additional entry point for the gardens area with fine views of Durham Cathedral. It is built near the site of an earlier Medieval bridge, Bow Bridge, and restored the link between Kingsgate and Bow Lane. It is of reinforced concrete and consists of two trough shaped lengths of deck supported by v-shaped legs on a single support at the base. It was built as two half's on the banks rotated to meeting over the middle of the river connected by bronze expansions joints in the parapets. The bridge is dramatic and well detailed resulting in it being Grade I Listed.

At the southern end of the peninsula is Prebends Bridge (Image 185 left). The original timber bridge was built in 1574 to replace the ferry used by the Medieval monks to gain access to their mill, orchard and fishponds in Crossgate. This bridge was swept away in the 1771 flood and replaced with a temporary bridge until the new Prebends Bridge was completed in 1777, to the designs of George Nicholson. The bridge is Grade I Listed and a scheduled Monument, built from coursed squared sandstone and ashlar and comprises of three round arches with a low-chamfered coping to the parapets. It has an elegant classical design and is particularly notable for its spectacular and iconic views. Also of historic significance are the remains of the old footings of the original timber bridge which pre-ceded Prebends Bridge which can still be seen slightly upstream on the opposite river bank (Image 185 right).

The Water Gate provides the approach to Prebends' Bridge from the north. Constructed 1786-1787, it is a semi-circular gate which provides an arched opening in the Castle Wall. The Water Gate replaced the Bailey Gate, which is mentioned in a 12th century document, and is believed to have been a little to the south of the present gate, although there is no evidence of any opening. It is built from coursed squared sandstone with ashlar dressings with a high moulded archway in a flat-coped wall; it is a Grade II* Listed Building and Scheduled Monument.

The other buildings of note on the inner riverbank include the Fulling Mill and the Counts House, both Grade II listed. The

present Fulling Mill was originally two separate mills, a Lead mill and Jesus mill, dating from the 17th and 18th century's but incorporating earlier fabric. It is three storeys and four bays, coursed squared sandstone walls below a pantiled roof but including four rows of stone slates at the eaves. It features a mill race under segmental ashlar arch in the third bays, 3-light windows with central casements, brick arches with brick keys and tile fill, a hipped roof has slightly-swept eaves and square-headed ridge dormers.

The Counts House to the south is a garden summer house of 1810 built from coursed squared sandstone with ashlar portico and a stone flagged roof covering, designed in the style of a miniature Doric Temple, reputedly by the architect Ignatius Bonomi. This is a notable element of the South Bailey Gardens so called as Count Joseph Boruwlaski (1739-1837), it is annotated as Shipperdon's Cottage on the First Edition 1857 OS map.

To the rear is a Grade II Listed ice-house c.800 an earth mound with coursed rubble retaining walls and ashlar entrance. This is one of a small number of know ice-houses on the peninsula. One is located in the grounds of St John's College at the top of the bank, while another is at St Chad's half way up the bank; this would have made the filling of these two icehouses with river ice a laborious process, suggesting a later date i.e. after commercial ice production had developed possibly 18th to early 19th century date seems most likely.

Another notable structure is St Cuthbert's well a Grade II Listed sandstone well dated 1690 comprising of a stone platform in front of the well and steep steps below.

Most boathouses date around the riverbanks date from the 20th century although some reuse earlier fabric. A boathouse on the west side of the Wear was previously Banks Mill whilst Hatfield

College boathouse is a brick structure with a slate tiled roof that has stone foundations indicative of an earlier building and/or use. Whereas St Chad's. St John's College has two modern timber boathouses with corrugated roofs. There are two further boathouses near the Old Fulling Mill.



Image 186 The Counts House, Fulling Mill and steps linking pathways

5 Important Buildings

Listed Buildings

There are 8 Statutorily Listed Buildings in the Riverbanks Sub-Character Area. These are recognised by the Government as being of special architectural or historic interest as specified by the Planning (Listed Buildings and Conservation Areas) Act 1990. Listing is made at three levels of importance Grade I the most important, Grade II* and Grade II. The protection afforded by this legislation applies to the whole of the listed building and any structure attached to it and land within its curtilage. Listed Building Consent is required for any demolition, extension or alteration proposed which might affect its character; these are given on the following page.

<i>Building Name</i>	<i>Grade</i>
St Cuthbert's Well	II
Fulling Mill	II
Counts House	II
Ice-house north of Counts House	II
Framwellgate Bridge	I
Prebends Bridge	I
Elvet Bridge	II
Kingsgate Bridge	I

Scheduled Monuments

A Scheduled Monument is a nationally important historic structure or archaeological site, either above or below ground, which has been given legal protection by being placed on a 'list' or schedule. Within the riverbanks sub-area there are 3 Scheduled Monuments;

Framwellgate Bridge,
Prebends Bridge,
Elvet Bridge,

Non-designated Heritage Assets and Buildings/Structures of Local Interest

The following buildings are not statutory listed but do make a positive contribution to the character and appearance of the conservation area, and through the planning process could be identified as non-designated heritage assets. There will be a presumption in favour of preservation of any of these buildings without clear justification for their loss in accordance with national planning policy. The omission of any particular building should not be taken to imply that it is of no interest. There are a no buildings of local importance identified within this sub-character area.

6 Building Materials, Detailing and Features

The historic bridges spanning the river have their own distinctive character yet they are similar in terms of the materials used in their construction, this being coursed squared sandstone. The detailing varies but ashlar dressings, buttresses, low-rounded copings, and banding are common themes. Kingsgate Bridge is unique not only in its modern age of construction but in the use of reinforced concrete made from white cement and sharp granite and grit blasted surfaces.

The Fulling Mill is a characterful stone and brick building, although heavily weathered, with a stone and slate roof; while the boathouses scattered along the river banks a mixture of red brick and slate and timber, slate and felt roofed, construction.

7 Boundaries and Means of Enclosure

The outer edge along the river side is predominantly open with occasional sections of metal railings on the eastern side along Ferens Walk providing a safety barrier between the public footpath and the river below, this gives way to a section of stone walling along the closer approach to Elvet Bridge. On the opposite side of the peninsula there are various sections of timber and metal railings running along the footpath the most notable being the art based intervention along the north part of Broken Walls as the path drops down steeply to Framwellgate Bridge.



Image 187 Stone retaining wall and metal railings

8 Open Spaces and Trees

Due to its historical development and because there has been little intervention over the decades, the woodland is comparatively even-aged and mature. Today it is predominantly broad leafed with several conifer species including Yew, with a few Japanese Larch and Scots Pine, but the most dominant species is Sycamore followed by Lime, Ash, Elm and Horse Chestnut. In addition to the range of trees and shrubs the riverbanks also supports a large number of herbaceous species such as ferns, mosses, liverworts and lichens this rich diversity is mainly concentrated along the river edges itself and within the margins of many of the footpaths.

These more open areas are in contrast to the steep wooded gorge where a dense and relatively impenetrable carpet occurs combined with the canopy above. The riverbanks are also an important habitat for many different animal groups including over 130 species of birds including great spotted woodpecker, swifts, swallows nuthatch and treecreeper, as well as bats, and water birds.

The woodland has suffered over time through disease and disorders relating to compaction around the roots, the old age of the trees and a number of trees have been lost due to collapses of the land which has affected the character of the riverbanks. Efforts are being made to conserve and enhance the woodland character of the riverbanks with new planting and regeneration being carried out which will give rise to a

woodland structure full of a range of sizes and ages. Gaps created by felling will be restocked by natural regenerations, where appropriate, supplemented by the planting of native species.

The peninsula is elevated above the River Wear, and as such the banks between the walls and river are steep. They are almost entirely cloaked in mature deciduous woodland on both banks, and sycamore (*Acer Pseudoplatanus*) is dominant. The woodlands are believed to have been intensively managed for several hundred years and are unlikely to have been present when the peninsula had a defensive role. Today the combination of river, woodland and nearby roosting opportunities make the Durham Peninsula high quality habitat for bats, and nearly all species present within the county have been recorded here.

This natural environment is the key contributor to colour within the townscape and as a consequence colour changes throughout the year. The river gorge and its trees add significantly to the conservation area's character, opening and closing views and providing colour variations and interest, as well as a dramatic setting for Durham Cathedral and Castle.

9 Views and Vistas

The Durham Riverbanks is a visually sophisticated landscape experience with constantly shifting views, composition and panoramas. Its wooded canopy contrasts with Durham Castle and Cathedral achieve a high visual quality, recognised by the inclusion of Prebends Bridge within the World Heritage Site. Within this sub-character area wide panoramic views can be gained from the bridges, with more local views experienced from all around the complex footpath network.

At Framwellgate Bridge the view looking southwards is outstanding with the western range of the castle high in the foreground and the cathedral towers behind dominating above the building within Silver Street and cloaked by the green woodland canopy.

To the south at Prebends Bridge is the 'classic' Durham view of the cathedral towers and walls set in the landscape above the mill and boathouses on the edge of the river far below, with the arches of Framwellgate Bridge to the north buffered by the screens of mature trees.

On the eastern side of the peninsula the views from Kingsgate Bridge are very mixed; looking northwards the dense tree canopy frames Elvet Bridge; looking eastwards there is a fine view of the cathedral central tower; and looking north east is an interesting view across Dunelm House towards the buildings and roof scape of Elvet.



Image 188 Classic view of Durham from South Street Mill



Image 189 Views along the riverbanks

From Elvet Bridge there are glimpses of the roof-scape of Saddler Street and North Bailey with the cathedral dominating the skyline above and the v-form and slenderness of Kingsgate Bridge appearing to float above the river to the south. Turning eastwards the view is channelled along the Bridge itself with the former Medieval chapel, the spire of Elvet Methodist Church and the green dome of Old Shire Hall focal points in the historic streetscape. Outwardly, there is a dramatic view eastwards from South Street to the cathedral, castle and college.

There are many fine public viewpoints from the riverbanks footpaths but the most notable are from the open area at the river's edge beneath Prebends Bridge where the Fulling Mill, boathouses, weir, and South Street Mill can all be seen huddled on the banks and providing a focus both in terms of visual impact and use. Turning southwards at the same point Prebends Bridge can be seen the solidity of the stone arches framing views of the river beyond with the trees and vegetation providing mid-range interest (Image 189 bottom). Along the upper footpath nature gives way to the massive stone defensive walls and the lesser terraced walls with the sheer scale of the Cathedral Galilee Chapel commanding above.

10 Activity

Despite its tranquil atmosphere the riverbanks is a hub of activity; the extensive footpath network is used by those who visit, work, study and live in the city and it offers a unique escape from the traffic and noise of the main urban area. The footpaths are used for various recreational activities including walking, running, cycling and the river is popular for several river based activities, including school rowing, canoeing, angling and informal recreation, as well as University boat rowing and training. As a 'linear-park' it is used as a quiet resting place and picnic spot. The paths are also used as shorter routes from the western sector of the city up to the peninsula, and unlike the majority of the city centre it is a pedestrian friendly environment. It is also occasionally used as a green stage for city events and festivals.



Image 190 Surface quality is variable open space generally uncluttered

11 Public Realm

The public realm of the riverbanks is formed by the existing comprehensive footpath network most of which are registered as public rights of way, but there are also a number of informal and permissive pathways. The importance of the footpath network to the riverbanks and the city is immense and is one of the ways in which people experience the area. The pathways are a mixture of flat land along the river's edge and along the top of the gorge but these are linked by paths of significant gradients many routes incorporating steps.

The paths feature a wide mixture of surfacing materials from traditional York stone and areas of river cobbles to more modern surfaces of tarmac and chippings which are out of keeping with the rural and natural character of the area. In some locations, mainly towards Elvet Bridge, there is a sewage pipe on the side of the riverbank. This is obtrusive and unsightly, as are the retaining walls of the buildings in this vicinity.



Image 191 Recently installed street furniture

The public realm includes many supplementary items including post top lanterns on black cast iron columns, which clutter each end of Prebends Bridge and the remains of older gas lighting columns at the end of Windy Gap and on the footpath towards Framwellgate Bridge. Litter is a major concern of the

riverbanks but there are a number of refused bins scattered along the footpaths, an additional limited number of strategically placed litterbins should be encouraged.

Other items include directional signs, but these are limited in number of not too obtrusive or distracting, there are also a number of seats which are mixed in design from traditional timber and cast iron to modern metal units. Overall, these items do not generally impinge upon the high quality environment of the riverbanks, however could be more cohesive.

12 General Condition

Generally the overall condition can be described as relatively good, but there are a number of issues in particular the condition of the footpath as there are specific maintenance problems affecting certain sections of the footpath. In these places the surfacing has failed or eroded and there are areas which are very uneven which require upgrading. The heavily vegetated nature along a number of sections of the public footpaths results in the need for action to cut back encroaching vegetation.

There are sections where significant bank erosion has occurred this in turn has caused the paths to partially collapse. It is imperative that works are undertaken to stabilise the affected banks at these locations to prevent further loss. Other smaller stretches of the riverbank would benefit from less engineered

stabilisation methods such as planting reeds or other plants to naturally built up the bank sides.

Where boathouses have been built, some timber jetties are in need of repair and, in some instance, sheet piling has been used for the construction of the structure. This piling is unsightly and would benefit from camouflaging with planting of reeds or other plants.

The seats, litter bins and directional signs scattered around the lower river banks are out-dated, many have been vandalised, and a number lost which gives the poor impression. The retaining walls are in various stages of deterioration and a number of the boathouses have also been heavily vandalised with graffiti, and there is graffiti visible at the cathedral. Litter is also constant problem along the riverbanks which significantly harms overall appearance and character. On a positive note the surfacing approaching the Water Gate and running through into the Bailey has been upgraded and significantly improved.

The Castle Walls form an almost unbroken circuit around the peninsula and constitute one of the major Medieval monuments in the city having high historic and evidential value, with some sections of high aesthetic value when viewed in their context. The condition of the Castle Walls is variable across individual stretches as but this remains a threat to the significance of the site. A number of areas have been identified where stability has been compromised by tree roots,

vegetation growth and soil pressure etc. Many sections have significant deterioration of the sandstone blocks forming the walls and loss of mortar in areas, various depths of cavernous weathering/erosion, and areas where past cement based repairs have been undertaken to the detriment of the fabric. The issues result from accumulation of a natural decay, notable decline in monitoring and maintenance, subsidence and inaccessibility.

The Counts House is showing signs of structural movement and has been a building at risk for decades with repairs needed to the fabric. St Cuthbert's has been vandalised, both old and more recent graffiti is visible, and it would benefit greatly from the removal of the graffiti and general repair works. The masonry and arches at Prebends Bridge have deteriorated significantly in recent years however a programme of remedial works is underway. The southern arch was completed in 2012 the works to the northern arch have yet to be implemented and therefore it remains on the English Heritage At Risk Register.

The access steps leading to the well from the lower footpath are in a particularly bad state of repair where later infill between the stone end sections has significantly deteriorated to a point where they are very uneven and potentially dangerous; the handrail running alongside is also inadequate. The presence of graffiti to the well itself is evidence that these steps are still being used.

13 The Definition (or Summary) of Special Interest

This section of the document defines the 'special architectural or historic interest of the Riverbanks Sub-Character Area that warrants its designation and conservation area status, the 'character or appearance of which it is desirable to preserve or enhance' The area has been evaluated and described in detail in the previous sections the sum of these values and the key elements identified through the appraisal process are articulated below:

The special interest of the Durham Riverbanks in historical terms is derived from a number of factors firstly the geological formation of the riverbanks gorge. This is a distinctive feature of regional importance, recognised as such by its designation as a County Geological Site, and where the topography and geography created a naturally defensible position resulting in the subsequent development of the entire city.

The changes in the landscape function from working quarry, place of industry, to a defensive landscape and the change to "romantic" gardens and terraces is also significant in reflecting the wider changes in society, ownership and political structures within the city.

The riverbanks are a distinctive historic environment in their own right, part derived from their historic development highlighted above and part derived from their visual contrast with the harder urban environment of the city. In particular the

visual contrast of the dense woodland canopy with the solidity of Durham Castle and Cathedral achieves a visually sophisticated landscape. As a public green space in the heart of the city they provide a very important local amenity, as a unique place of tranquillity to escape the bustling main urban area, as a valuable recreational resource, and as a highly significant wildlife habitat and landscape asset of regional importance.

In terms of built form, the historic bridges that span the river has their own distinctive character and are significant landmarks both in contributing to the Medieval layout and development spread of the city, the historic landscape, and in providing spectacular views into and from the peninsula area. The evidential value of the Castle Walls on the edge of the gorge is important as a whole. Although they are variable across individual stretches as some areas of walls are earlier in date and contain more features of archaeological/historic interest than other, some with embattled towers, often more blank, stretches. The evolution of the Castle Walls from a Medieval military structure incorporating fabric from the monastery to garden walls with viewing towers is of considerable archaeological and historic interest.

This distinctive environment of high landscape, habitat, architectural, archaeological, visual and cultural is an invaluable asset to the city and a significant component of the World Heritage Site and the Conservation Area.

3 FUTURE CHALLENGES AND MANAGEMENT PROPOSALS

1 Introduction

The designation and appraisal of any conservation area is not an end in itself. The purpose of this section of the document is to identify the future challenges and to present detailed management proposals to achieve the preservation and enhancement of the area's special character, appearance and significance informed by the appraisal. The future challenges draws upon the themes identified in the appraisal as being 'negative', 'harmful' or a 'threat' to the area's special qualities; whereas the management proposals are specified to ensure that the future change to the area is directed in a proactive way.

This section is designed to fulfil the duty of the Local authority under the Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of the conservation area. The proposals will provide a management tool for the preservation of the area. Some of them are relatively straight forward to implement and can be realised quite quickly, but in many instances they are medium to long term aspirations. This is not an absolute list but outlines the main issues and possible tasks. It should be understood that Durham County Council cannot

give a definite commitment to undertake these tasks, which will ultimately depend on future financial and staff resources.

2 Future Challenges

The Peninsula Character Area has a very distinctive historic character and ambience which sets it apart from the rest of the conservation area. It retains a very strong identity but since its designation there has been some limited, erosion of the character of the area.

The appraisal of the area has identified the following threats which are harmful to the special qualities of the area and their continuity would be potentially damaging to the conservation area's significance in the long-term.

Condition/upkeep of buildings

There is visible evidence of some neglect of routine maintenance and repair of a number of the historic buildings within the Peninsula character area. Basic maintenance should be dealt with promptly as even in the short-term, failure to address the problem may lead to escalation and greater deterioration and make it more expensive to correct in the future. A delayed response can lead to irreparable damage to the special features that make a historic building significant. By carrying out regular inspections it is possible to establish the nature, extent and cause of any problems at an early stage. This gives the opportunity to remedy defects promptly and economically. Almost all buildings have the potential to have

elements of restoration and conserved. However, as long as they remain in a deteriorating condition with their fabric at risk, whether listed or not, their condition and appearance are detrimental to the character and appearance of the area.

Loss of historic and architectural features

Loss of original materials, features and details is evident within this part of the conservation area; however some character areas are affected more so than others. This not only degrades the historic building fabric but visually noticeable changes diminish the quality, richness and visual cohesion of the building frontages and detrimentally harms the overall quality of the historic streetscene.

The demand for better insulation means that window and door replacement is a continued threat, and a number of buildings have lost some of their original windows. In some cases the historic windows have been replaced sympathetically, but others are out of character. Doorways have fared much better, although in some instances the doors themselves have been replaced with low quality modern substitutes, or inappropriately altered. Some chimney stacks, which are a predominant characteristic of the whole conservation area, have been lowered and / or have lost their original pots. Traditional cast iron rainwater goods prevail however some have been replaced by black and grey uPVC, again contributing to a loss of character to the built environment.

The potential for future change from the same pattern of incremental alterations that can be seen at present is likely to continue. In all cases advice should be sought in advance on appropriate designs and materials, and cost effective solutions discussed. Repair is almost always more economical than complete replacement.

Boundary treatments

The surviving Castle Walls are of high historical significance but certain surviving sections are of particular concern with regard to their condition and structural stability. The severity and urgency of the repair work required varies but most are suffering from leans and areas of stonework stepping out from the wall, distortion and damage caused by trees, vegetation growth and root networks, stone erosion and water penetration. To date no works are known to have been carried out and therefore these historic structures remain at high risk.

Other sections of historic stonewalls are suffering from similar problems but to much less of a degree and there are instances of erosion and complete loss of historic sections of railings; nevertheless consolidation and appropriate repair are required to prevent these important elements of the historic environment becoming even more problematic in the future, or even resulting in their complete loss.

Inappropriate repairs

The use of inappropriate materials or repair methods can be harmful to the buildings, both to their appearance and their structure; e.g. the use of cement based mortar pointing can be particularly damaging, trapping water within the stone and speeding up erosion. Equally, incorrect pointing, such as smear or ribbon pointing has a negative visual and structural impact.

Historic buildings were generally constructed using tried and tested methods and local materials. The best option in most cases is to repair using the same methods and materials. If the repair of historic buildings is not sensitively undertaken then those qualities which make them significant will be lost. Where historic buildings are of particular importance or complexity, it may be necessary to employ experts from different specialisms to design appropriate repairs. This may include a specialist conservation practitioner.

Cluttered elevations

The principal elevations of some historic buildings have become overly cluttered by modern additions and insertions such as prominent extraction fans, alarm boxes and most notably cables and wiring snaking across walls and decorative features.

There are also instances where original windows have been inappropriately altered for examples by the insertion of vents through the glass and external security bars. It is also

noticeable that redundant fixtures and fixings are often left in-situ. These occurrences are more commonly found in the properties in use as rental accommodation and to the upper floors of the commercial properties. Even though these are relatively minor alterations/interventions they can collectively be harmful to the building aesthetics, and detract from its character and appearance. The removal of redundant elements, the sensitive siting of additions, and the sympathetic routing of cable runs using the form and architecture of the building, would be very simple solutions to resolving these issues.

Shop front design

The character area contains a strong commercial centre with many of the shops retaining historic shop frontages and architectural features which contribute to the interest and vibrancy of the streetscene at ground level. However, over time there are instances where modern shop fronts have been introduced which pay little or no regard to the host building or the overall historic character of the street. Additionally, some of the shop fronts have become overly cluttered with signage and lighting; In respect of signage, some would appear at conflict to the historic style of the building with harsh, often corporate, colour schemes. This again leads to a further loss to the historic character of the area.

Threats to historic streetscene

Retaining historic features preserves the streets individuality and helps to create a sense of place (as advocated in English Heritage 'Streets for All' Guidance). The whole character area is a substantially intact historic space with a rich historic fabric at its core; however, some of its streetscapes are cluttered and lacking in consistency and coordination. Many areas contain a jumble of new and old traffic signs and way-finding signs; refuse bins, seats and bollards, modern and traditional light fittings. This collective extent of visual clutter can cause significant visual intrusion, interrupting important views, and harming the overall quality of the streets.

In addition standard highways lighting columns, service boxes, pavement signage and visually prominent large refuse bins can be seen throughout this part of the Conservation Area. A rationalisation of street items would reduce disruption along the streets with the street furniture better integrated into the streetscene to improve the overall appearance of the area.

Modern/New developments

The character area's Medieval layout is very well preserved, largely because the space available for development is very restricted. However a number of relatively recent infill developments have occurred over time. Whilst generally respecting the historic urban grain, sometimes their materials and design do not blend as harmoniously as they could within the traditional streetscene.

At the time of writing there are gaps within the street frontages and a small number of incidental spaces and rear yards which could come under pressure from development and which could potentially adversely affect the form and character of the area along with pressure to enlarge and extend existing buildings. Given that the visual range of the Peninsula is far-reaching, development to the rear of the street also has the potential to impact upon key views towards Durham World Heritage Site.

When considering proposals for new development the principal concerns should be considered as the appropriateness of development in the first instance, the overall mass or volume of any new building, its scale (the expression of size indicated by the windows, doors, floor/ceiling heights, and other definable units), the architectural elements and its relationship with its context. A good new building should be in harmony with, or complementary to, its neighbours having regard to the pattern, rhythm, details and materials of the surrounding built form.

Furthermore there are many key sites around the outskirts of the city centre which can be seen in the context of the World Heritage Site; therefore excessive or inappropriately scaled/designed new development has a potential to visually impact negatively on the immediate and wider context and setting. Development should therefore be considered, closely

controlled and where potential negative visual impact occurs be resisted or appropriate mitigation implemented.

Redundancy

Redundancy is an issue that only affects a very small number of buildings within the character area; these are confined to empty commercial/office properties which are neglected and deteriorating as a result of their medium/long-term vacant status. This means that the historic fabric continues to erode and significant features could be lost and also creates 'eyesores' within the streets affected, which detracts from the overall character and appearance of the street scene; for example, Nos. 34, 35 and 35A Saddler Street (Grade II listed) are prominent unoccupied offices which are capable of beneficial use but which are 'at risk' due to long-term vacancy and resulting deteriorating of the historic fabric. At the time of publication, structural investigations are being undertaken on these properties with the possibility of remediation works being forthcoming.

Floorscape and surface degrading

Public realm enhancement works along Bow Lane, Owengate and at the lower end of Saddler Street/Old Elvet Bridge have made significant improvements to the character and appearance of the streetscene in these areas and complement and aptly frame the historic buildings. Elsewhere within this part of the conservation area historic street surfacing has survived but some of the areas are suffering from deterioration

resulting from age, generally wear and tear and from unsympathetic past repair which harms the overall quality of the historic floorscape and the positive contribution it makes to the streetscene.

Tarmacadam and concrete paving are more commonly found but again these surfaces are degrading with failing materials, cracking to the pavements and unevenness, inappropriate patch repairs etc. In both cases this harms the aesthetic quality of the area and continued decline would cause significant further harm in the future. These issues not only affect the main roads and streets, but also the historic vennels and riverbanks footpaths.

Parking and Traffic Management

This part of the conservation area forms the commercial and learning centre of the city and a major tourist attraction which results in it being significantly affected by a high intensity of both public and private transport and service traffic. This, together with the very high volume of pedestrian movement has a crucial influence on the area's character and appearance. As many have observed the proliferation and low quality of the traffic signs, calming measures, road marking etc. results in visual clutter and compromises the overall quality of the public realm. There are frequent conflicts between moving and parked vehicles and pedestrians affecting pedestrian safety and hindering traffic flow whilst also compromising appreciation of views and the fine streetscapes and at times

creating an unfriendly pedestrian environment. High vehicles also often damage the historic features of buildings and items of street furniture. To date, traffic management and parking schemes have to an extent been at odds with the character of the conservation area. Whilst it is understood that traffic management within the confines of Medieval Street pattern difficult to achieve, to date schemes have not proven entirely successful and is one of the key issues that continue to threaten the character of this particular area.

3 Management Proposals

Change is inevitable within the conservation area. The challenge is to manage it in ways that maintain and reinforce the special significance of the place. The management proposals outlined below are intended to address some of the issues identified in the Conservation Area Appraisal and to set out a framework for the future preservation and enhancement of its character and appearance

Summary of issues

The last chapter identified a number of issues that are affecting the character, appearance and special quality of the Peninsula character area. These are summarised below:

- Loss of historic fabric and important original features;
- General deterioration of historic building fabric through lack of upkeep and regular maintenance;

- Inappropriate/unsympathetic alterations to historic buildings;
- Use of inappropriate repair techniques and materials;
- Poor quality new development and design that pays little reference to the context and distinctive character of the townscape/streetscene;
- Low quality shopfronts and advertisements;
- Vacant buildings and buildings deemed to be at risk;
- Visual clutter to prominent elevations;
- Deteriorating boundary walls, loss of sections of walling, and the loss of gates and railings.
- Degrading historic floorscapes and the more general surface treatments;
- Use of standard highway and footpath materials;
- Poor visual quality highway repairs and alterations;
- Excessive street and roadside clutter;
- Poor quality and out-dated street furniture;

Objectives

The overall objective of managing change in the conservation area is to ensure that the historic and architectural interest of the place is safeguarded and its character and appearance preserved and enhanced. To this end the Council aims to:

- Protect buildings and overall architectural style of buildings that contribute to the character and special significance of the area in particular the World Heritage Site and its setting;
- Protect features and details that contribute to the of the conservation area;
- Protect the historic roofscape that contributes to the character of the conservation area;
- Protect views that contribution to the character of the conservation area;
- Promote the retention of historic surfaces and appropriate street furniture in the public realm that contribute to the character of the conservation area;
- Protect important open and green spaces, trees and hedgerows that contribute to the character and appearance of the conservation area;
- Ensure that new development is only permitted where it preserves or enhances the character or appearance of the conservation area and is of high design quality;
- Conserve historic boundary treatments that contribute to the character of the conservation area;
- Encourage works to improve the appearance of the streetscene and public realm;
- Support a mix of uses to ensure the vitality and viability of the area
- Increase community understanding of and engagement in the conservation area.

Recommendations

This section is divided into two separate parts; Part 1 identifies the underlying themes found throughout the Peninsula Character Area; whereas Part 2 relates to the specific issues affecting the individual sub-character areas.

Part 1

Loss of historic and architectural features

- Seek to encourage the retention of historic fabric and character where possible through the planning process (windows, doors, rainwater goods, cornices, hoods, boot scapers etc.) In particular the recognition that historic windows and doors can almost always be retained restored and sensitively modified to improve performance, which although sometimes more expensive, is always preferable to complete

replacement with modern reproductions or alternatives;

- Discourage the use of uPVC and other inappropriate materials where possible;
- Conservation officers to offer guidance to encourage residents to repair original elements in preference to replacement, and to advise on how repairs and alterations should be carried out;
- Where loss of fabric and features are considered justifiable (i.e. deemed to be beyond repair) seek to ensure that proposed replacements are thoughtfully created to be sympathetic to the original material, style and detailing to preserve the buildings character and appearance;
- Seek to encourage the reversal of harmful alterations that have occurred, through negotiations with property owners and through the planning process where the opportunity arises;
- Where consent for alterations is required resist unsympathetic alterations and loss of fabric and traditional architectural details through the positive use of existing development management powers;
- Seek to ensure that unauthorised development is subject to effective enforcement action. This is to protect the special qualities of listed buildings, and the

buildings of townscape merit and the wider area generally and to ensure that detrimental unauthorised alterations throughout the area are rectified where legal powers permit;

- Work in partnership in respect of the World Heritage Site and emerging WHS management Plan.

General Maintenance/Inappropriate repairs/alterations

- Promote the active maintenance of buildings by advertising the availability of advice and guidance on sympathetic restoration and repair;
- Encourage property owners to carry out routine and continuous monitoring and protective care;
- Educate property owners to fully understand the importance of historic buildings and the way in which future maintenance should be undertaken which could include assistance with developing a maintenance/management plan to prioritise tasks;
- Promote repair works that are sensitively undertaken in suitable materials and utilising best practise conservation methods;
- Seek to reverse poor past repairs where possible;
- Encourage the removal of building clutter and the sensitive siting of new additions and the sympathetic routing of cable runs through negotiations with property owners and via the planning process;

- Investigate potential for grant funding for building maintenance when available;
- Negotiate through the development control process and / or make use of its statutory powers (Section 215 Notices, Urgent Works Notices, Repairs Notices) to secure the futures of listed buildings and unlisted buildings that contribute positively to the special character of the conservation area in cases where buildings are shown to be under threat as a result of poor maintenance or neglect;
- Where historic properties are vacant seek to encourage alternate uses that conserve their special interest and qualities;
- Seek to ensure that all buildings of townscape merit are protected from inappropriate forms of development or unjustified demolition;
- Review current design guidance to achieve higher standards of preservation and enhancement and to oppose those alterations which pose a special threat to the character of the area.
- Work in partnership in respect of the World Heritage Site and emerging WHS management Plan.

Roof alterations

- Seek to encourage sensitive roof alterations where they do not benefit from permitted development rights. For

example the insertion of roof lights, satellite dishes and solar panels etc. to be sited as far as is practicable, to minimise the effect on the asset and visual amenity of the area.

- Encourage chimney repair and reinstatement where possible to be rebuilt accurately to the original height, profile and materials to match existing;
- Encourage like for like replacement of original Welsh slate, stone slate and clay pantiles where possible and its reinstatement where already lost;
- Consider any change in the context of the overall roofscape for its appropriateness and seek to preserve the established roof patterns and features;
- Discourage structures on roofs such as satellite dishes and other telecommunications equipment and encourage proposals to be designed and sited where they will have the least detrimental visual impact;
- Consider enforcement action where inappropriate roof alterations have been carried out which have detrimentally harmed the roof structure and the overall character and appearance of the building or streetscene;
- Encourage through the planning process that micro-regeneration equipment is to be sited, where possible, to be concealed from view of public vantage points. The

careful siting of solar panels and such like is important to ensure they have minimal impact on the streetscene and key views in the conservation area;

- Promote guidance on the adaption of heritage assets to ensure their safeguarding against the impacts of climate change;

Shopfronts and advertisements

- Encourage the reinstatement and repair of original features that reflect the historic shopfronts of the area and where repair is un-practical encourage sympathetic replacements;
- Discourage the installation of insensitive modern shopfronts and where these presently exist encourage their replacement with shopfronts traditional in design, detailing and materials appropriate to the character of the building;
- Encourage through the planning process the use of traditional materials, form, styling and appearance of any proposed advertisement. Ensure modern signs and materials are only used with discretion where appropriate to the character of the building and not harmful to the streetscene;
- Support enforcement action against unauthorised advertisements where there is a negative impact on the character or appearance of the building or conservation area;

- Discourage the use of shutters and their box housing and consider enforcement action against unauthorised installations which have a negative effect on the special character of the building and townscape;
- Support the use of illuminated signs only on commercial premises with particular nighttime uses and evening opening hours. Ensure the illumination would not be detrimental to visual amenity or highway safety and support enforcement action against an unauthorised installation which has a negative effect on the special character of the building and townscape;
- Discourage the use of, and support enforcement action against A-frame or sandwich board signs which can have a negative effect on the streetscene and also obstruct vehicles and pedestrians.

New development

- Resist development that would lead to substantial harm to, or complete loss of, a designated heritage asset unless demonstrated that this has overriding public benefit.
- Seek to promote high standards of design quality which respects the context of the area and its local distinctiveness.
- Encouraging new development only where it preserves or enhanced the character or appearance of the conservation area. Assessment of an asset's

significance and its relationship to its setting will usually suggest the forms of extension/new development that might be appropriate. The main issues to consider in proposals for additions to heritage assets (including new development) are proportion, height, massing, bulk, use of materials, use, relationship with adjacent assets, alignment and treatment of setting.

- Encourage sustainability of materials into new development.
- Ensure that new development functions well and adds to the overall quality of the area, not just for the short term but over the lifetime of the development.
- Seek to ensure that new development establishes a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- Seek to optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- New development should respond to local character and history, and reflect the identity of local surroundings, whilst not preventing or discouraging appropriate innovation;
- Seek to create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion;
- Consider using design codes where they could help deliver high quality and inclusive design, and create visually attractive as a result of good architecture and appropriate landscaping.
- Encourage pre-application discussions between developers and owners with the Design and Conservation Team and Development Management in relation to all development affecting the special character and appearance of the area;
- Ensure permeability (good linkages) and legibility, (easily understandable frontages that are accessible) are considered in new development;
- Encourage projects to improve the appearance of the streetscene and public realm;
- Retain a mix of uses to ensure the vitality and viability of the area;
- Where opportunities arise seek to encourage redevelopment of buildings that have a negative impact on the character of the area and look at opportunities in the future for improving buildings/sites that have a neutral impact;

- Ensure that replacement buildings respect the historic grain and proportions of surrounding historic buildings, including the roof and building line, improve linkages and street enclosure, and should be of materials that are appropriate to those within the surrounding streetscape;
- Seek to ensure that all development respects the important views within, into and from the conservation area. Ensure that these remain protected from inappropriate forms of development and that due regard is paid to these views in the formulation of public realm / enhancement schemes;
- Seek to ensure that all development respects the important roofscape within the conservation area;
- Ensure new development proposals are accompanied by Heritage Statements, Archaeological Assessments, and Landscape Visual Impact Assessments where applicable.
- Produce design briefs for key sites that may affect this part of the conservation area or its setting;
- Work in partnership in respect of the World Heritage Site and emerging WHS management Plan. Liaison with the University and cathedral property and estates departments, and various stakeholders;
- Explore funding possibilities for public realm improvement works to key areas;
- Seek to ensure that any surviving historic streetscape features are retained in situ, and that any future highway works will bring a positive improvement to the character or appearance of the conservation area. All works should ideally accord with the spirit of Historic Englands 'Streets For All' campaign;
- Seek to ensure that any surviving historic vennels/ yard/courtyards are retained and historic walls and paving remain in situ, that existing historic buildings are repaired sensitively (see above) and new build be appropriate in design, scale and massing (see above). Ensure any future works will bring a positive improvement to the character or appearance of the conservation area;
- Encourage the reinstatement of areas of historic paving that have been lost; ensuring careful reinstatement in original patterns, materials and carried out by an appropriately skilled and experienced contractor;
- Seek a co-ordinated approach to public realm works between all relevant Council Departments/ stakeholders etc. including Highways, Streetscene, Planning, Conservation, Regeneration and Utility companies;

Public realm/vennels and yards/green spaces/trees

- Explore opportunities for reducing the negative impact of vehicles on the appearance and character of the area and to improve the quality of the environment for residents and pedestrians
 - Encourage a review and reduction in traffic management signs, seek to ensure that where signs are necessary that these are integrated into single units and sensitively located, with redundant and outdated signs removed;
 - Seek to preserve the areas of urban green space from erosion and encourage reinstatement where these have been damaged to ensure that the green infrastructure of the area is retained and enhanced;
 - Ensure that landscape, natural and wildlife elements are not eroded or damaged through neglect, misuse or new development;
 - Ensure through the planning process that trees/vegetation continue to be protected in the conservation area and significant trees with high amenity value are protected individually by placing a TPO;
 - Ensure through the planning process that boundary features are protected;
 - Support any future street audit to identify confusing, ambiguous, duplicated or unnecessary items of street furniture in order to reduce street clutter;
 - Ensure that careful consideration is given to the appropriateness of the design, material, luminosity and style of future replacements / new items of street furniture such as lighting columns, railings, bollards, bins and street signs with the aim of unifying the style and character;
 - Seek to preserve surviving historic streetscape features which make an important contribution to the character of the area.
- ### Boundary treatments
- Seek to support the composition of a Conservation Management Plan for the Castle Walls to summarise the development of the walls, their Heritage significance, condition and maintenance and repair strategies and to isolate priorities. This will then be used to support external interest and funding;
 - Seek greater communication with landowners to secure the future of the Castle Walls by setting up the agreement of an overall maintenance strategy including quality control of repair works;
 - Seek to encourage the preservation, structural consolidation, and appropriate repair to sections of

boundary walls where required and strongly resist complete removal;

- Seek to encourage the repair of historic railings and gates and the accurate reinstatement of lost details and sections.

Redundancy

- Investigate the use of statutory powers where appropriate to bring long term vacant buildings back into use and encourage owners to keep them in a good state of repair;
- Give more favourable consideration to a wider range of uses to assist in bringing vacant historic buildings back into beneficial use, provide their significance is not harmed.
- Continue liaison with the University and Cathedral Property and Estates departments , and various stakeholders;
- Work in partnership in respect of the World Heritage Site and emerging WHS management Plan.

Ongoing Management/ Monitoring and Review

- Proactively use policies in the County Durham plan documents and national planning guidance to protect the character and appearance of the buildings, the area and its setting;

- Ensure that the desire to protect the character, appearance and setting of the conservation area is clearly stated in the development of new policy documents;
- Prepare a local list to ensure that the non-designated heritage assets are preserved and protected from inappropriate alterations or additions which may harm their interest, character or setting;
- Consider the use of enforcement powers to address any unauthorised works; and use regular monitoring to highlight where such unauthorised works has been undertaken;
- Seek to work with interested groups to encourage participation of the local community in the planning process;
- Carry out building at risk surveys and support formal action to ensure heritage assets are retained; including where necessary notifying building owners of repair works required to their properties.
- Carry out a street furniture audit and update regularly;
- Carry out a public realm audit and update regularly;
- Raise public awareness of the character of the conservation area, its management and protection.

Archaeology

- The Peninsula Character Area contains a rich archaeological resource as do extensive portions of the neighbouring character areas. Even minor ground disturbance can have a significant impact on archaeology. Leaving archaeological deposits in situ is generally the preferred option but where this is deemed not to be possible then a programme of excavation, recording, analysis and reporting must be undertaken.
- A similar process of investigation and analytical recording should be undertaken both before and during alterations to the fabric of historic buildings and structures. The archaeology of the city has been little explored in comparison with that of other urban centres. It is essential that any archaeological investigations take full account of and as far as possible address the research priorities set out in the North-East Regional Research Framework for the Historic Environment (Petts & Gerrard 2006 and updates).

Part 2

Palace Green Area

- Monitor the continued maintenance of the green open spaces in and around Palace Green and where necessary identify and encourage improvement works

to preserve the setting of the area; in particular the central green;

- Seek to encourage the retention and regular upkeep of the existing items of traditional street furniture and where replacement is required encourage that new elements are appropriate to the historical context;
- Encourage the relocation and concealment of the large industrial refuse bins presently visible in the public realm;
- Seek to evaluate the existing signage provision, seek to encourage the removal of redundant and out dated signs, and ensure a high quality and consistent signage programme;
- Seek to encourage the removal of outdated interpretation information and the implementation of strategically located interpretational material of an appropriate style and design to enhance the visitor's experience of the area.

The College

- Continue to monitor the gardens and grounds and encourage restoration works as necessary;
- Seek to encourage the retention of the boundary treatments and means of enclosure which are important components of the character of the area including stone walls, fencing and hedgerows and place

an emphasis on the need to keep these elements in good repair;

- Seek to encourage improvement to the existing surface treatments in particular the route through the gateway, given its present surface treatment which does not befit the historic setting and its prominent location within the character area;
- Continue to monitor the condition of the surviving historic floorscapes and take appropriate action to ensure that these areas are retained and continually maintained;
- Seek to encourage the continued use and restoration of the historic ancillary buildings.

The Baileys

- Seek improvements to the areas of traditional surfacing where opportunities arise and ensure that any works are carried out to a high conservation standard, most notably within South Bailey as the condition and materials of the present surfaces undermines the quality of the historic environment;
- Seek to reinstate historic surface treatments where they have been lost;
- Seek sources of funding to make environmental improvements;

- Seek to encourage those responsible for the maintenance of stone walls to repair as necessary using best practice conservation methods;
- Continued monitoring to ensure that the streets remain clutter free.

Saddler Street

- Seek to encourage public realm improvements including the removal of street clutter, the managed introduction of more appropriate, sympathetic forms of supplementary items;
- Seek to tackle inconsistent paving and road surfacing through a co-ordinated streetscape programme to be implemented once funding has been secured;
- Seek to encourage investment and improvement works to key linkages including vennels and alleyways such as surface upgrading, repairs to boundary walls, removal of graffiti, restoration of steps, improved signage and lighting etc.;
- Seek to encourage a comprehensive highway improvement scheme to repair damaged pavements and carriageway, including narrower yellow lines. Proposals that reduce unsightly street markings, as part of a wider traffic management strategy, will be encouraged.

Market Place

- Seek to encourage a full street scene audit including street furniture, signage and lighting etc. to remove redundant or low quality items and ensure that new items should be of a standard, durable design and sensitively and rationally located in order to avoid further street clutter;
- Seek to encourage a review of traffic management and parking provision to devise an improved scheme to help enhance the character of this part of the city centre. This can in part be achieved through the retention or reinstatement of historic surfacing materials and layouts.

High Street (Prince Bishop's Shopping Centre)

- Seek to encourage improvements to areas of surfacing at the riverside;
- Seek opportunities for the implementation of additional landscaping.

Silver Street

- Seek funding opportunities for environmental improvements at the entrance to Fowlers Yard from Walkergate to improve surfacing, address graffiti and repairs to boundary walls;

- Seek to encourage regeneration works including surface upgrading, repairs to steps, improved lighting and signage, to the venal and seek possible funding.

Riverbanks

- Seek funding from interested parties and land owners for works to improve the stability of the riverbanks, preventing further erosion and damage whilst retained the informal semi-rural character;
- Seek to encourage improvements to the riverside footpaths including identifying and addressing key sections for resurfacing, installing natural vegetation barriers, reinstating collapsed sections and seek possible funding through the appropriate sections of the council and landowners;
- Seek to improve public awareness of the riverbank accessible routes and improve access to the riverbank for people with disabilities;
- Seek to carry out an audit of existing street furniture and produce a range of recommendations to upgrade items and promote the use of high quality street furniture in carefully considered locations;
- Seek to encourage an audit of existing lighting units, renovate, repairs or provide new lighting units as part of a carefully designed programmes of subtle amenity lighting for the riverbanks;

- Work with the relevant council sections, local businesses, schools etc. to maintain a litter free environment;
- Seek to carry out an audit of existing signage and provide improved and appropriate directions signs at entry points and where alternative routes occur ensuring minimal visual intrusion and include interpretational material to enhance the visitor's experience.

4 Boundary Changes

As part of the appraisal process consideration is given to the appropriateness of the existing conservation area boundary identifying and assessing areas for both inclusion and exclusion based upon their contribution and significance. However, as the Peninsula Character Area forms the central core of whole conservation area and as a result it is enveloped but other character areas on all sides, which form the outer edges of the conservation area boundary, boundary changes here are not applicable.



Appendix 1
Listed Buildings

APPENDIX 1

LISTED BUILDINGS

The following is a list of the Listed Buildings within the Peninsula Character Area. A listed building is a building of special architectural or historic interest, as specified by the Planning (Listed Buildings and Conservation Areas) Act 1990. Listing is made at three levels of importance. Grade I, Grade II* and Grade II. Listed building consent is required before any alterations, extensions or demolitions can be made to a listed building which might affect its fabric, character or appearance. N.B Buildings and features within the curtilage of listed buildings may also be regarded as being listed.

Further information on the National Heritage List which includes listed buildings and other statutory designations can be found online at:

<https://historicengland.org.uk/listing/the-list/>

KINGSGATE BRIDGE

List entry Number: 1119766

Grade: I

Footbridge over river. 1963. Ove Arup and Partners (Ove Arup, engineer). Reinforced concrete; concrete made with white cement and Shap granite and surfaces grit blasted. Consists of two trough shaped lengths of deck, each supported by V

shaped legs on single support at base of V. Halves constructed on banks and rotated about base support to meet over middle of river. Connected by bronze expansion joints in the parapets which are in form of a T and a U turned through 90 degrees and interlocking, said to symbolise connection of Town and University. Deck drained by water spouts at regular intervals, which give rhythm to the elevations. Tops of parapets shaped for structural reasons and to provide surface comfortable to the touch. This dramatic, beautifully detailed and ingenious bridge was designed by Sir Ove Arup personally and was commissioned by the University of Durham. Civic Trust Award 1965. Winner, Concrete Society Certificate of Outstanding Performance (Mature Structures Category) 1993. [Concrete Quarterly, January-March 1964]

14, MARKET PLACE

List entry Number: 1120624

Grade: II

House, now shop. Mid C19; c.1900 shop. Grey (yellow) brick in Flemish bond with ashlar dressings; Welsh slate roof. 6-panelled door at right and recessed shop door at left have fanlights with glazing bars; rounded top light to shop window with similar glazing bars. Shop door has bevelled glass in patterned glazing bars. Tuscan pilasters and bracketed cornice frame shop. Upper floors have sashes with glazing bars, projecting stone sills cut back beneath at 45°; chamfered stone quoins support similarly cut-back cornice with paired brackets and terminating in pyramidal-coped blocks. Low-pitched roof has tall, banded left end chimney.

LLOYD'S BANK, 19 AND 20, MARKET PLACE

List Entry Number: 1120625

Grade: II

Bank. Circa 1900. Sandstone ashlar with dark red granite plinth; graduated Lakeland slate roof with red ridge tiles. Baroque style. 3 storeys, 6 bays. Ground floor has channelled rustication; round-headed openings with hollow-chamfered reveals, the channelling forming voussoirs, over panelled double door with fanlight at right and round-headed windows with 2 slender wood pilasters to margin lights supporting inner arched glazing bars in top light; second window altered to contain cash dispenser. Long keys with fruit and ribbon carving, support ground-floor cornice. Upper floors have giant attached Corinthian columns, with garlands from necking, defining central recessed 4 bays; outer bays have central rusticated panels. Upper windows all sashes with glazing bars in architraves; those in central bays have high double keys, pulvinated friezes and open pediments on first floor, outer bays of first floor have high keys; second-floor entablature has modillioned cornice. Blocking course. Tall left end corniced ashlar chimney.

22 AND 23, MARKET PLACE

List entry Number: 1120626

Grade: II

Shop. Mid C19. Snecked sandstone with ashlar dressings; Welsh slate roof with stone gable copings. Gothic style. 3 storeys and attics; 2 bays. Ground floor shop has renewed glazing under 2 wide arches flanked by 3 narrower arches with

moulded heads; shafted fascia brackets. Upper floors have stone-mullioned windows; 2 lights each, with cusped heads and flower-stopped drip moulds, except for one-storey first floor canted bay with arched recesses containing lancets under pierced quatrefoil parapet, which forms second-floor balcony. Paired lancets in half-dormers under stepped gables with fleur-de-lis finials. Gutter cornice has flower-carved stone brackets and rain water heads; second-floor string has similar moulding encircling drainpipe.

25, MARKET PLACE

List entry Number: 1120627

Grade: II

House, now shop. Mid C18; C17 stair. Rendered with painted ashlar dressings. Welsh slate roof with brick chimney. 4 storeys, one bay. Tuscan pilasters frame shop door and renewed window under entablature with dentilled cornice. 2-storey oriel above has hipped roof; third floor sash in architrave with projecting stone sill. Chamfered quoins above ground floor; paired modillions and paired end brackets support gutter cornice. Left end chimney.

Interior: closed-string stair in narrow square well has wide grip handrail with moulded sides and fat vase-and-barley-sugar-twist balusters; deeply panelled string. Second-floor front room has stucco moulded cornice and central ceiling circle of oak leaves enclosing acanthus leaves. 8-panelled door in panelled reveal to this room.

NEW MARKETS WITH LEFT ENTRANCE AND ROOMS ABOVE

List entry Number: 1120628

Grade: II

Covered market and entrance bay. 1851 by P.C. Hardwick, for Durham Markets Co. Coursed squared sandstone with ashlar dressings; roof of large Welsh slates. Tudor style. 3 storeys and attic, one bay. Wide Tudor arch under frieze with blind quatrefoil decoration. Stone mullioned-and-transomed windows above, 3-light on first and second floor with relieving arches, and 2-light in attic under gable on moulded kneelers with top fleur-de-lis finial.

Interior: slender Tuscan cast iron columns support pierced beams and slender tied trusses, with glazed roof. Stone-vaulted at north end.

SHOP WITH ART GALLERY OVER TO NORTH OF TOWN HALL ENTRANCE, MARKET PLACE

List entry Number: 1120629

Grade: II

Shop and art gallery. 1852 by P.C. Hardwick. Gallery known as Burlison Art Gallery from 1899 bequest. Coursed squared sandstone with ashlar dressings; roof of large Welsh slates. Tudor style. 2 storeys and attics, 3 bays. Tudor-arched entrance at left to covered market. 3 windows of shop at right have chamfered 2-centred-arched surrounds. Stone mullioned-and-transomed windows on upper floors, 2-light over arched

entrance and 3-light over windows, have relieving arches; half-dormers contain 3-light windows under gables with fleur-de-lis finials. Tall, stone-coped polygonal ridge chimneys. Interior of gallery reached from Town Hall (q.v.) hessian-covered walls and panelled ceiling with diagonal boards; painted stone-hooded chimney piece with carved spandrels; linen-fold carving on large door with carved spandrels and pineapple finials.

STATUE OF THIRD MARQUESS OF LONDONDERRY

List entry Number: 1120630

Grade: II*

Statue of the Third Marquess of Londonderry, 1858, to the designs of Raffaele Monti

MATERIALS: copper figure on horseback, on a sandstone plinth and pedestal.

This equestrian statue is set within a paved area at the south end of the Market Place. It comprises a three-stepped sandstone base supporting a high, bow-end sandstone pedestal upon which stands a 4.7m tall copper statue of the Third Marquess of Londonderry, army officer and diplomat; this is an heroic size figure in hussar uniform on a rearing horse. The inscription, incised in capitals on a granite plaque, commemorates Charles William Vane Stewart, 3rd Marquess of Londonderry, Lord Lieutenant of Durham and founder of Seaham Harbour. It reads:

CHARLES WILLIAM VANE STEWART / 3RD MARQUIS OF LONDONDERRY / 1ST EARL VANE AND BARON STEWART / OF STEWARTS COURT K.G.G.C.B. / LORD LIEUTENANT COUNTY OF DURHAM / AND FOUNDER OF SEAHAM

HARBOUR / GENERAL IN THE ARMY /BORN MAY 8TH 1778
DIED MARCH 6TH 1854.

A second metal plaque commemorates the restoration of the statue in 1952 reads:

THIS PLAQUE WAS UNVEILED ON / THE 9TH DAY OF APRIL,
1952 BY THE / EIGHTH MARQUESS OF LONDONDERRY / TO
COMMEMORATE THE RESTORATION / OF THE STATUE
FROM FUNDS RAISED BY / THE CITY COUNCIL SOURCES/

The statue is signed R Monti on the copper base.

HISTORY: the Third Marquess of Londonderry (1778-1854) was born in Dublin and educated at Eton before embarking on a military career. In 1803 he was briefly under-secretary for Ireland and in 1807 served as under-secretary for war. Always a soldier however, he took every opportunity to see action with his regiment the 5th Dragoons (The Royal Irish). After the defeat of Napoleon he became Ambassador in Vienna and played an important role in the Vienna Congress negotiations. In 1819 he married Frances Anne Vane-Tempest and as well as taking the name Vane, acquired large estates in Co Durham and Ireland, to which he later added the Seaham Estate. He subsequently developed the economic potential of his estates, completing the new harbour and docks at Seaham in 1831 to facilitate coal export. By the time of his death his estates were worth £75000 a year with three-quarters of that coming from coal. He acquired a reputation locally as a ruthless colliery owner.

The statue was commissioned by The Third Marquess's widow Lady Frances Anne Vane-Tempest, to honour her husbands service to the county of Durham. By 1858 the memorial committee had received £2000 pounds and recommended a double life size equestrian statue by Milanese sculptor Raffaele Monti (1818-1881), now resident in London. The

statue was cast in c. 1858 and it is considered to be the largest ever piece produced using the electro-plating process. The casting is thought to have been carried out by the London Firm Elkington & Co, who were awarded the first electro-plating patents in 1840, and by the mid-C19 were established as the leading silver and electroplate company in the world. This was a relatively new process in which pure copper was built up on moulds using electro plating which enabled greater detailing to be used.

The statue was unveiled in the Market Place, Durham on 2 December 1861 and those attending included Disraeli and Monti. It is believed that the inscription was added some years later. The statue was restored in London in 1951 and again in 2009-10, after which it was replaced 16m south of its original position in the Market Place.

SOURCES: Harrison, W J, 'Elkington, George Richards (1801-1865).' Rev. Geoffrey Tweedale. In *Oxford Dictionary of National Biography*, edited by Matthew, HCG, and Harrison, B, Oxford: OUP, 2004. Online ed., edited by Lawrence Goldman, . <http://www.oxforddnb.com/view/article/8640> (accessed November 11, 2010) Lloyd, EM, 'Vane [Stewart], Charles William, third marquess of Londonderry (1778-1854).' Rev. A. J. Heesom. In *Oxford Dictionary of National Biography*, edited by Matthew, HCG, and Harrison, B, Oxford: OUP, 2004. Online ed., edited by Lawrence Goldman, January 2008.

<http://www.oxforddnb.com/view/article/26467> (accessed November 11, 2010) Usherwood, P, et al, *Public Sculpture of North East England*, (2000) 246-8 Ward-Jackson, P, 'Monti, Raffaele (1818-1881).' In *Oxford Dictionary of National Biography*, online ed., edited by Goldman, L, Oxford: OUP, . <http://www.oxforddnb.com/view/article/64413> (accessed November 11, 2010)

REASONS FOR DESIGNATION DECISION: This equestrian statue of the Third Marquess of Londonderry, designed by Raffaele Monti in 1858 is designated at grade II* for the following principal reasons: * Design: Raffaele Monti was a talented and well respected figure of national renown who demonstrates technical and aesthetic quality in this piece * Artistic interest: it is a well executed commemorative statue of intrinsic quality which characterises the Victorian interest in greater realism * Technological innovation: it was cast using the innovative electro-plating process and is also distinguished by being the largest piece ever to be produced using this process. It is thought to have been cast by Elkingtons, whose cheap electro-plating process was the basis for an international industry * Historic interest: the Third Marquess of Londonderry is a significant national figure whose military and diplomatic career, in addition to his contribution of the north east coal industry, is commemorated by this statue.

CASTLE WALL AROUND MOTTE ON WEST, NORTH AND EAST SIDES

List entry Number: 1120631

Grade: I

Castle wall. Medieval with C17 upper part. Coursed squared sandstone and brick. Wall enclosing motte has stone lower part with massive renewed buttresses. Brick upper part has gabled or flat stone coping.

26, ELVET BRIDGE

List entry Number: 1120632

Grade: II

House, now shop. Late C18. Circa 1900 shop. Painted incised stucco with painted ashlar dressings; Welsh slate roof with brick chimneys. 3 storeys, 2 bays. Shop has bracketed fascia and dentilled cornice with central raised segment over door. Upper floors have sash windows with glazing bars on first floor and late C19 sashes on second, in wide architraves with projecting stone sills. Chamfered quoins have raised centres. Modillioned top cornice. Right end chimney, S-shaped reinforcing bars. Included for group value.

GAS LAMP IN FRONT OF GARDEN WALL OF NUMBER 12, THE COLLEGE

List entry Number: 1120653

Grade: II

GV II Gas lamp. Early C19. Cast and wrought iron. Tapered round standard on plinth and slender vase has 4 wrought iron brackets supporting square lamp; corner finials and high tiered dome ventilator.

WATER HYDRANT NORTH OF NUMBER 12, THE COLLEGE

List entry Number: 1120654

Grade: II

Water hydrant. Early C19. Cast iron. Fluted tapered column with square cap and domed cover attached by chain. Founder's mark perhaps G.E. ENFIELD IRON CO

THE DEANERY, THE COLLEGE

List entry Number: 1120655

Grade: I

Prior's lodgings, incorporating undercroft of first dorter and part or reredorter, and with Prior's chapel attached. Now Dean's house and 'Northumbrian Christian Heritage' drawing office. Pre-1093 dorter undercroft add possibly Norman reredorter; C13 chapel; C14 Prior's lodgings. C15, C18 and later alterations. 1974 external stair by G. Pace. Coursed squared sandstone with ashlar dressings; some brick patching. Roofs not visible; ashlar and rendered brick chimneys. One-storey, one-bay entrance projects at left; Prior's hall and undercroft (now drawing office) one storey and basement, 2 windows. Main chamber, set back slightly, one high storey and basement, 4 windows, with stair turret between third and fourth windows; chapel projecting at right 2 storeys and basement, 5 windows. Prior's hall has C19 entrance at left; casement window inserted in low 2-centred arch at right; 2 first-floor sashes with glazing bars under thin stone lintels; gabled buttress at right. Main chamber, now drawing room above and storage rooms below, has tall 21-pane sashes with flat stone lintels and projecting stone sills; floor-level band; relieving arches over basement windows to left of turret, and low 2-centred-arched window to right. Octagonal turret has slit windows, bands and pointed roof. Chapel at right has clasping buttresses; coped buttresses define basement bays with restored windows under 2-centred arches; upper floors have sashes with glazing bars in raised surrounds; floor bands. All buildings have roll-moulded parapets and tall round chimneys conjoined in threes. Left return has raised voussoirs and alternate-block jambs to square-headed door in entrance

block; undercroft wall in passage to cloister has low round relieving arches on chamfered plinth, and renewed doorway in round arch. Left return of chapel has 2-centred-arched door under 2 tall lancets; right return has blocked lancets with nookshafts.

Interior: Prior's hall undercroft has 2 tunnel vaults on short round piers; hall on 2 floors. 1690 closed-string narrow open-well stair with skittle balusters and square panelled newels with fat melon finials and pendants; high grip handrail. 2-panel doors on top floor, which has tracery-panelled roof, with carved braces and embattled frieze; stop-chamfered beams. Prior's chamber range: lower hall has C17 wood Tuscan columns supporting panelled ceiling; hollow-chamfered beams on stone corbels with shields; reredorter drain and latrine walls form passages on this and upper floor. Drawing room has chimney piece with arms of James I, and high coved ceiling by Bernasconi in C16 style. Right end bay, now a stair well, reveals C15 roof truss. To right the Prior's bedroom and study: much richly-carved woodwork, including C18 chimney pieces with caryatids and foliage, and panelled ceilings. Bedroom at rear, known as James I room, has C15 panelled oak ceiling with carved foliage on crested frieze; Medieval jamb of east window revealed. Study also has panelled ceiling. Chapel now subdivided, the undercroft used as chapel, the upper floor as vestibule and offices. Undercroft has short round columns with moulded capitals supporting quadripartite vaults; chamfered 2-centred-arched doorway. Former chapel above has roll-moulded west door; shouldered-arched north door with contemporary scrolled leaf painting on east jamb. Circa 1430 wall painting along entire north wall of vestibule shows polychrome scenes from life of Virgin, with lines of a hymn in scroll beneath; and traces of previous paintings. The lower part

is densely covered with Medieval graffiti, discovered during 1974 restoration by D. Insall and restored by Canterbury studio. C18 6-panel doors, deep panelled window shutters and modillioned stucco cornice. Secretary's room to right has C18 decoration including chimney piece with Atlantes.

16 AND 16A, THE COLLEGE

List entry Number: 1120656

Grade: II*

Chamberlain's Checker; rebuilt as prebendary house, now 2 separate houses. Medieval with C17 and C18 alterations. Sandstone rubble with ashlar plinth and dressings; ashlar early C18 arcade; brick rear; roofs of stone flags, Lakeland slate and Welsh slate, with brick chimneys, some rendered. 2 cross wings flank main block with arcaded ground floor: 2 storeys, 2, 3 and one bays. No. 16A at left has entrance in left return; gable to front has ground-floor horizontal sliding sashes with broad glazing bars, painted projecting stone sills and flat stone lintels; first-floor sashes with glazing bars have similar sills and lintels. Central part has blocked arcade, with round-headed windows and impost string, under first floor band; ashlar continues up to first floor sill band of 3 large sashes with glazing bars under flat stone lintels. Right wing has internal steps up to 8-pane door in stone architrave under coat-of-arms of Bishop Egerton (1771-87). Curved sash with glazing bars above is recessed obliquely in opening with flat stone lintel and projecting stone sill. Slit in gable peak above. 2-storey bow in left return of wing. Steeply-pitched roofs. Stone-coped parapet on right return of left wing; tall polygonal chimney on left wing and to rear of central ridge.

Interior: No. 16A has wide Tudor-arched chimney with stop-chamfered moulding; spit machinery above; beam with tongue-stopped chamfer; rear kitchen doorway with shouldered lintel; panelled room with shutters; chimney piece with panelled fascia and dentilled cornice. No. 16 has early C18 closed-string stair with flat handrail on skittle balusters, square newels with pendants and panelled dado. Central first-floor room of double cube shape has dado, end apse, corniced chimney piece with fluted fascia, stucco ceiling cornice and central acanthus roundel with encircling enriched moulding. Panelled rooms and other C18 chimney pieces. Dado wainscoting in rear service passage on ground floor. First floor room in right cross wing has symmetrically-placed apse containing bowed window which appears oblique from outside.

STAFF ROOMS AND STORE ROOMS, THE COLLEGE

List entry Number: 1120657

Grade: II

Staff rooms and store rooms. Original use not known. Medieval and later. Squared sandstone rubble with ashlar dressings; roof pantiled with 3 rows of stone slates at eaves. 2 storeys; 5 bays and 2-bay extension at left. Boarded door and 5-paned overlight in second bay under wood lintel, with block jambs partly removed. Chamfered Tudor-arched door head about one metre above present ground level at left, now blocked; and blocked stone-mullioned window on present ground level at right of door. 2 right bays obscured by c.1970 rebuilding. Vehicle entrance at left under loft opening; horizontal sliding sashes with flat stone lintels to right of these. Interior: roof has

upper crucks, revealed for display. Left extension included because integral with Medieval part.

MAINTENANCE SHED AND WORKSHOPS, AND ARCH ATTACHED TO NORTH, THE COLLEGE

List entry Number: 1120658

Grade: II

Brewhouse, now maintenance shed and workshops. Medieval, with alterations. Squared sandstone rubble with concrete dressings; pantiled roof with 3 rows of stone slates at eaves. One storey, 5 bays and set-back of 2 low storeys, 2 bays. C20 boarded doors in bays 2 and 5 have concrete lintels; similar lintels and sloping stone-flagged sills to tall wood-mullioned-and-transomed 3-light C20 windows. Arch attached to north has wide chamfered round head and stone-coped wall above. Interior: stone steps up to brick-lined vat in north-west corner; massive chimney stack in north end; stone-flagged floor with smooth cobbled circular area, possibly a hearth, in south end.

WATER PUMP, THE COLLEGE

List entry Number: 1120659

Grade: II

Water pump. Late C18/early C19. Stone base; wood boarded column enclosing pump with iron handle and bucket stand. Tall square column; long curved handle on north side; C19 square gas lamp on wrought iron bracket attached to east side over water pipe and bucket stand. Moulded square stone base.

DUN COW COTTAGE, DUN COW LANE

List entry Number: 1120669

Grade: II

House, Early C18. Painted incised stucco with painted ashlar dressings; roof of pantiles with 3 rows of stone slates at eaves; brick chimneys. 2 storeys and attics, 2 windows, Central 6-panelled door and 4-paned overlight under C20 hood on wrought iron brackets. Renewed sash windows have wedge stone lintels and projecting stone sills; louvred ground-floor external shutters. Bombé bow iron balconies to segmental-headed half-dormers. Tall end brick chimneys, that at right raised in newer brick. Included for group value.

9, ELVET BRIDGE

List entry Number: 1120670

Grade: II

House, now 2 shops. Late C18. Painted English garden wall bond brick (3 and one) with painted ashlar dressings; Welsh slate roof. 3 storeys, one bay. Ground floor altered. Tripartite sashes above have flat brick arches; second-floor projecting stone sill. No chimney visible.

12, ELVET BRIDGE

List entry Number: 1120671

Grade: II

House, now shop. Late C18. English garden wall bond brick (3 and one) with painted ashlar dressings; Welsh slate roof. 3 storeys, one bay. Ground floor altered. Upper floors have plain

wide sashes with projecting stone sills, under stone-keyed flat brick arch on first floor and wedge stone lintel on second floor. Right end brick chimney raised in new brick.

17, ELVET BRIDGE

List entry Number: 1120672

Grade: II

House, now shop;. Early C19. Rear below street level has coursed squared sandstone elevation to riverside level; house of Flemish bond yellow brick with ashlar dressings, some painted; c.1930 shop; granite plinth, black glass and chrome in Art Deco style. Elevation to street: 3 storeys, 2 bays. Shop has plain plinth and surround framing window with top light of wave- patterned etched glass; large high-relief chrome letters on fascia and gutter cornice. Renewed left end chimney. Interior has ashlar basement walls.

24, ELVET BRIDGE

List entry Number: 1120673

Grade: II

House, now shop. Late C18. English garden wall bond brick (3 and one) with painted ashlar dressings; Welsh slate roof. 3 storeys, one bay. Renewed shop has bracketed fascia. Upper floors have sashes with glazing bars, renewed on first floor, with flat brick arches and projecting stone sills. Renewed left end brick chimney.

1 AND 2, THE COLLEGE

List entry Number: 1120687

Grade: II

First use unknown; now garage and studio with house. Medieval and later. Sandstone rubble with ashlar dressings; roof of graduated Lakeland slates with 3 rows of stone slates at eaves; brick chimneys. 2 storeys, 6 irregular bays. 2 garage entrances at left; boarded door in chamfered surround at right. 4 blocked first-floor openings, possibly to loft, have flattened Tudor-arched lintels. Varied window types: horizontal sliding sashes in chamfered surrounds; renewed cross window; chamfered surround and flat stone sill to central rectangular boarded loft opening. Roof has slightly swept eaves; chimneys at end and behind ridge at centre. Interior: wood studding with brick noggings in north gable; roof trusses with arched tie beams, clasped purlins, and king posts above collars; ridge piece set in side of king posts and braced to them.

4, THE COLLEGE

List entry Number: 1120688

Grade: II

Barn, now house. Possibly late Medieval with C17 conversion. Sandstone rubble with ashlar dressings; patched in pebble-dash render; roof of concrete tiles. Narrow frontage to the front in the angle between the east and south ranges of the College, with building extending eastwards behind No. 3. One storey, 2 bays to front. Central half-glazed door in architrave; square overlight inserted above. C20 vehicle doors at right.

Steeply-pitched roof. Rear elevation has small triangular ventilator, now glazed, at east end.

Interior: stop-chamfered tie-beam at east end; similar beams throughout have been cut through to provide head-room.

Included for group value.

DEPARTMENT OF PALAEOGRAPHY AND DIPLOMATIC, 5, THE COLLEGE

List entry Number: 1120689

Grade: II

House, now university department. Possibly Medieval fabric; early C19 refenestration and internal alterations. Sandstone, eroded and partly obscured by mortar, with some quoins and brick insertions; ashlar dressings in brick parts; Lakeland slate roof with brick chimneys. L-plan. Basement, and 3 storeys; 3 bays in left projecting part and 4 bays at right. Steps up to Tuscan doorcase, with 6-panel door, in first of set-back bays. Sash windows with fine glazing bars have flat stone lintels and projecting stone sills. Snecked sandstone parapet has flat stone coping. Hipped roofs.

Interior: 6-panel doors with fine beads on panels, window shutters, moulded cornices in some rooms. Open-string stair has shaped tread ends, wreathed handrail, curtail, square balusters. Barrel-vaulted rear basement.

6, THE COLLEGE

List entry Number: 1120690

Grade: II*

Granary, later prebendal house. Medieval with C17 and C18 alterations. Roughly-squared coursed sandstone with ashlar dressings; roof not visible; brick chimney. Basement and 2 storeys; 7 bays. 5 bays flanked by buttresses with offsets; 2 right bays contain wide segmental basement arch. Main block has doorway with shouldered lintel, and blocked arch of thin stones, in basement. 2 flights of wide steps up to third-bay 6-panel door in wide architrave with prominent cornice. Sashes with glazing bars have flat stone lintels and flat stone sills. Roll-moulded parapet. Moulded round rainwater heads and lugged drainpipe fixings. Wrought-iron bracket to right of door holds round gas lamp with gablets over vents and conical top. Wrought-iron handrails with some water-leaf decoration. Interior: basement has chamfered corbel course supporting barrel vault. Inserted walls may hide original columns. Ground floor has panelled room with Tuscan pilasters; bar-stopped chamfers on moulded beams; flat-Tudor-arched chimney piece. Dog-leg stair at right, with single lower flight, has open string, ramped moulded wreathed handrail on slender turned balusters and column newel at curtail; plain dado. Panelled room also on first floor.

8, THE COLLEGE

List entry Number: 1120691

Grade: I

Original use not known; now house. Medieval with alterations. Sandstone, some coursed and squared, and some rubble, with ashlar dressings; stone-flagged roof with brick chimneys. 2 storeys and attics, 4 wide bays. Entrance in adjacent gable of No. 7 at left. 3 wide double-chamfered, 2-centred arches on 2 round columns and octagonal corbel at right. Left bay has 2 superimposed relieving arches. Renewed boarded door at left has overlight and flat stone lintel. Arches filled with snecked masonry and renewed windows. Rear has horizontal sliding sash with wide glazing bars on ground floor. Interior: stop-chamfered arched tie-beams with end and central peg-holes; ceiled immediately above.

WALL WITH ARCHWAY IN FRONT OF NUMBER 9, THE COLLEGE

List entry Number: 1120692

Grade: II

Garden wall, perhaps formerly part of building. Medieval, with alterations in C17 and C18. Coursed squared sandstone with ashlar dressings. Front wall has stepped roll-moulded parapet over high wide segmental arch with open oeuil-de-boeuf at right. Lower round-headed narrow arch at left has long-and-short jambs and keyed moulded head on impost blocks. Square buttress at right of wall. Possibly inserted opening at lower left has renewed central mullion and square head.

CHORISTER SCHOOL, 10, THE COLLEGE

List entry Number: 1120693

Grade: II*

House. Medieval with C17 and C18 alterations. Coursed squared sandstone with ashlar dressings; brick section at right; Welsh slate roof with brick chimney. 3 storeys, 4 irregular bays. 6-panelled door in Gibbs surround in third bay flanked by sash windows in plain stone surrounds. Similar surrounds to sashes at left. Tripartite sash above door has 3 relieving arches. 4 small sashes on second floor have flat stone lintels and projecting painted stone sills. Stone brackets support wooden gutter. Hipped roof has left end brick chimney, partly rendered. Painted coat of arms over door. Gas lamp on wrought-iron bracket at left of door. Interior: very wide panelled hall contains cut-string open-well stair with ramped, moulded handrail on turned balusters which have plinths sloped following angle of stair, ramped panelled dado, wide wreath and curtail and some panelled square newels re-used; Hall ceiling has much C18 stucco decoration, with dentilled cornice and reeded circular panels.

12-15, THE COLLEGE

List entry Number: 1120694

Grade: I

3 houses, now 4 houses and offices; incorporating part of Priory Guest Hall. Medieval guest hall; late C17 rebuilding; C18 upper floor of No. 15 at right; substantial remodelling in 1808 by Atkinson of No. 12 at left; 1830 date above door of No. 14 in centre. No. 13 runs through all 3 buildings at basement level. L-

plan, No. 12 projects at left and No. 14 is extruded. No. 12 (including part of No. 14 at right rear): Atkinson's Roman cement render with painted ashlar dressings; roof not visible. Nos. 14 and 15 ashlar; roofs not visible; rendered brick chimneys.

No. 12: castle style. 3 storeys, 4 windows; projecting corner turrets, the right with one window. 2-storey battlemented porch in second bay has studded door in double-chamfered Tudor-arched surround. Tudor-arched passage entry under right turret; similar heads to small ground-floor and tall first-floor windows, the latter with Perpendicular tracery; square-headed windows above doors and on top floor have Tudor-headed lights; all have dripmoulds. Eaves string; roll-moulded battlemented parapets, higher on turrets. 2 panelled chimneys. Rain-water heads with shields; lugged pipe fixings. Right return has 2 coats of arms and 3-step mounting-block.

No. 14: Gothic style. 3 storeys, one bay. Side steps, the lowest two quadrant-shaped, up to Tudor-headed studded door in deeply-chamfered surround; cusped light at left. Similar lights in oriel above door with emblems and shields on cornice; single cusped window on top floor under low gable with eaves string and roll-moulded coping. Front wall of steps has 2 small rectangular windows. Right angle buttress; coat of arms on right return, above inserted door to No.13.

No. 15: one storey, 7 bays. Wide steps up to stone terrace in front of boarded door in third bays elaborate hinges and 3-light overlight under flat stone lintel. Chamfered quoins at right end. Tall 3-light windows have wood mullions and transoms, flat stone lintels and flat stone sills; double-chamfered 2-light basement windows. Eaves band. Moulded parapet string and coping. Basement has part of Medieval jamb at left with 2 shafts. Rendered brick chimneys. Square gas lamp on iron

bracket at left of door. Rear elevation, high over river banks, has much Medieval masonry, including principal window of No. 13 and garderobe drains of No. 14.

Interiors: tunnel-vaulted passage to river bank; at left a round-headed door to undercroft, which has round columns supporting wide chamfered ribs of quadripartite vaults. Post-Reformation above, apart from thick east-west walls. Porch has rib vault and inner Tudor-style door; central open-string stair of one flight and long landing with Gothick balustrades. First floor octagonal vestibules have Tudor-arched doors and niches. One c.1700 room has fielded panelling, corniced chimney-piece with C19 iron fire-shutters; other decoration Gothick, with Tudor chimney-pieces, book-cases, crested pelmets and panelled shutters; varied cornices.

Nos. 12 and 14 have C17 and C18 rooms behind, some panelled, one with scroll-bracketed corniced chimney-piece, architraves and cornices to corner closets, pedimented doorcase. Other rooms have Tudor-arched chimney-pieces, Gothic corbels and panelled ceilings, wide glazing bars and panelled shutters. Top room has deeply-moulded roof beams of late C16/early C17. Early C19 Gothick doors from stairs to all rooms. No. 15 has early C18 stucco ceiling in one room and rococo decoration in another; C18 chimney-pieces and panelled door reveals. No. 13 has much Medieval masonry, with rebated and chamfered 2-centred arched door at north; 2-centred and shouldered arches elsewhere; stone corbels supporting massive chamfered beams; red paint on stone and wood. Garderobe closet. Massive stone lintel over former kitchen fire, with spit machinery bearing founder's name W. Moore. Bolection-moulded panelling and deeply-moulded stucco cornice in bedroom.

WALLS ATTACHED TO NUMBERS 12 TO 15, THE COLLEGE

List entry Number: 1120695

Grade: I

Castle walls. C12, possibly incorporating earlier fabric. High wall with flat wide buttresses and round-arched opening of Lying House (q.v. in The Colleg), and slit openings of 'soldiers' walk' - an intra-mural passage allowing separate access along wall without entering Priory garden. Also incorporates the only visible remains of the Priory infirmary, now demolished above ground level except for a wall incorporated in the stables north of the Lying House. Similarly- buttressed high stretch of wall extends northwards from west range of the castle.

FULLING MILL ARCHAEOLOGY MUSEUM

List entry Number: 1120711

Grade: II

Water mill and house, now museum. C17 and C18, probably incorporating earlier fragments. Coursed squared sandstone with ashlar dressings; sandstone rubble with brick dressings; dark brick top floor in English garden wall bond (4 or 5 and one); roof pantiled with 4 rows of stone slates at eaves. 3 storeys and attic, 4 bays on north elevation. Mill race under segmental ashlar arch in third bay; boarded door and 2-light window at left under wood lintel; 3-light windows with central casements have elliptical brick arches with brick keys and tile fill; brick jambs in rubble first floor. Hipped roof has slightly-swept eaves; square-headed ridge dormer. Left return has chamfered 2-centred arch at left, with springing of incomplete arch projecting.

Interior: arms of Bishop Langley (1406-1437) in east wall said to have been removed from North Gate. Wide closed-string stair with square newels and varied balusters. House in left rear wing said to contain dog-leg closed string stair with wavy rail and moulded handrail. Source: F.F. Johnson, *Historic Staircases of Durham City*, Durham 1970

ICE HOUSE NORTH OF COUNT'S HOUSE

List entry Number: 1120712

Grade: II

Ice house. Circa 1800. Earth mound; coursed rubble retaining wall; ashlar entrance. Battered entrance formed by 2 sloping blocks and large flat lintel leads to stone-lined curved tunnel about 4 metres long; bricked-up; interior of house not visible.

HATFIELD COLLEGE OFFICE BUILDING, BOW LANE

List entry Number: 1120713

Grade: II

House. Circa 1700. Flemish bond brick; with painted ashlar dressings. Lakeland slate roof. 3 storeys, 6 irregular bays. Half-glazed double door in architrave in third bay with Greek Doric porch; entablature has triglyphs and guttae. Sash windows, most renewed and some with glazing bars, have flat stone lintels and projecting stone sills. 2-brick floor bands and eaves band and cornice. Double-span roof has slightly swept eaves and end brick chimneys.

Interior: Alnwick room has panelled walls; chimney piece with cornice; quartrefoil columns at north end with leaf capitals.

Stucco ceiling centrepiece of acanthus leaves with encircling oak leaves.

CASTLE WALLS TERRACE WALL NORTH OF BOW LANE

List entry Number: 1120714

Grade: I

Castle wall with later parapet.

Wall, possibly part of Kingsgate postern of Castle defences, with parapet added. C12 and C17. Coursed squared sandstone; brick parapet with ashlar dressings. Stone retaining wall with chamfered set-back; scalloped brick parapet with flat stone coping.

KINGSGATE, BOW LANE

List entry Number: 1120715

Grade: II

House. Circa 1800. Painted incised stucco with painted ashlar plinth and dressings; Welsh slate roof with stone gable copings and rendered chimneys. 2 storeys and attics, 3 bays, the left blind and wider. Tuscan doorcase in second bay contains 6-panelled door in deep reveal. 16-paned sashes above and in right bay; small inserted window to left of door. Gabled dormer has small sash window. 2 ridge chimneys. Round-headed boot-scraper recesses flank door.

WALL TO WEST OF NO.13, SOUTH BAILEY

List entry Number: 1121334

Grade: I

Castle wall with added garden wall. C12 and C18. Coursed squared sandstone with brick garden wall. High wall extending from Water Gate northwards to north wall of garden of No. 13, has wall walk; brick wall added for part of length. Arched recesses, possibly bee boles, in stone lower part and in brick above.

CHURCH OF ST.MARY THE LESS, SOUTH BAILEY

List entry Number: 1121335

Grade: II

Parish church, now college chapel. C12 rebuilt 1846-7 by Pickering, incorporating some original material. Irregularly-coursed squared sandstone with ashlar quoins and dressings; Welsh slate roof with stone gable copings. Nave and south porch; chancel. Neo-Norman style. 4-bay nave has shallow porch in second bay: round-headed double door in shafted surround with chevron moulding under steeply-pitched gable with moulded kneelers. 3 large round-headed windows have shafts with cushion capitals; sill string; bracketed eaves. 2-bay chancel has moulded surrounds and head-stopped drip moulds to round-headed windows, that at left smaller and transferred from original church. Large round-headed east and west windows. West bellcote has 2 round arches under gable. Memorial slabs built into south wall under first window to right of porch: (Frosterley marble) to Dorothy and Frances Carnaby

(died 1684 and 1692) and to right of that, Joan Lever wife of Cuthbert (died 1669).

Interior: plaster above-boarded dado, which has battlemented top, in nave; chancel plaster above C17 carved panelling which has cherubs' heads, Gothic tracery and pinnacles. Head corbels support arch-braced collar and king-post roof, with stencilled stars painted on chancel ceiling. Chancel arch incorporates chevron moulding and is flanked by 2 lower segments set in wall. Door has roll-moulded chevron surround; lozenge-moulded drip string on griffin stops; diaper pattern in panel above to gable. Shouldered-arched north vestry, door under mandorla with seated Christ and symbols of Evangelists. Cross-slab in south wall with interlaced 8-arm cross and sword. Painted wood memorial panels to members of Butler family died 1708 and 1710; and to John Butler - 'a zealous protestant' - died 1597. Large dark funeral hatchment over chancel arch. Gothic memorial at west end to Martin Dunn, mayor, died 1838.

GARAGE AND BOUNDARY WALL WEST AND NORTH OF ST. MARY THE LESS, SOUTH BAILEY

List entry Number: 1121336

Grade: II

Coach house, now garage, and wall attached. Probably C18 with C20 alterations. Sandstone rubble wall with flat stone coping; rendered coach house with pantiled roof which has 4 rows of stone slates at eaves. High wall extends along west and north boundary of churchyard to St. Mary the Less and continues along street front to rear of No. 4 The College (q.v.). Coach house 2 storeys, one bay with boarded garage doors

under 2-light casement window which breaks the eaves slightly, under raking roof. Left end brick chimney.

THE ART SHOP AND KEMBLE GALLERY, 62, SADDLER STREET

List entry Number: 1121346

Grade: II

Shop. Early C16 with late C18 and C20 alterations and additions. Red brick and applied timber-framing. Plain tile roof and a brick stack. Single bay 4 storey. Ground floor has C19 shop front with plate glass window and glazed doorway to the left. Above the upper 3 floors are masked by false C20 timber framing. Each floor has a single 3 light glazing bar sliding sash. Interior has a late C18 turned baluster staircase running through the lower 2 floors with above a C17 winder staircase. The 2 upper floors have 3 pairs of upper crucks which have collars, purlins and halved rafters on the ridge.

PREBENDS BRIDGE

List entry Number: 1121354

Grade: I

Bridge. 1772-8 by George Nicholson for the Dean and Chapter of Durham; restored 1955-6. Coursed squared sandstone and ashlar. 3 round arches with rusticated voussoirs; rusticated cutwaters; large 3-sided buttresses with tops forming refuges in parapet. Pilasters frame sections of parapet above arches, the outer ones balustraded. Abutments canted in to bridge width. Low-chamfered coping to parapets which end in ogee-

domed coping on band continuous with parapet coping. Outer faces have bands at road bed level and stone drains protruding beneath them.

A scheduled monument.

ELVET BRIDGE

List entry Number: 1121355

Grade: I

Bridge. Early C13 incorporating one arch of late C12 work. Central 3 arches renewed after 1771 flood; north side (upstream) doubled in width in 1804-5. Coursed squared sandstone with ashlar dressings. 7 river arches, 2 land arches on west and one on east. East arch stepped southwards is round and chamfered; other south arches are double-chamfered and 2-centred, with 5 ribs of which the outer is chamfered; northern extension has cutwaters alternately sloping- topped and hipped, flanking 2-centred arches. Hipped south cutwaters. Band at road bed level; parapet with low rounded coping; stone steps alongside on north side at west end. 2 west land arches are beneath present road; the easternmost of them adapted as house of correction in 1632 has iron grilles over boarded doors. South-east arch surmounted Medieval chapel of St. Andrew, of which part may survive under No. 97 Elvet Bridge (q.v.).

A scheduled monument.

36, SADDLER STREET

List entry Number: 1121356

Grade: II

House, now offices. C17 with front dated 1844. Renewed timber-framed front with rendered infill; Welsh slate roof. 2 storeys and attic; one bay. Mannerist-style front has shop with blocked central door; former house door at right with 2 round-headed panels; both doors under small pediments in arched recesses. Tapered pilasters frame doors and windows, all arched with voussoirs and bracketed keys. First-floor window framed by decorative pilasters, flanked by consoles, under deep bracketed cornice; Ipswich-patterned glazing bars. Paired second-floor sashes flanked by pilasters; wave-patterned lintel string. Gable above has collar with carved shaft, dated and initialled TM1844; with 1979 and dragonfly above. Carved wavy bargeboards rest on paired brackets.

Interior: timber-framed left wall; early C18 stair with close string, turned balusters and grip handrail.

38 AND 39, SADDLER STREET

List entry Number: 1121357

Grade: II

House, now bank. Circa 1700; C20 bank. English garden wall bond brick, mostly 8 and one, with ashlar dressings; Welsh slate roof. 3 storeys, 3 bays. 6-panelled door at left in lugged architrave under deeply-pulvinated frieze and dentilled pediment. Bank at right. Upper floors have late C19 sashes, except for that at right of top floor which has broad glazing bars, with soldier course lintels and projecting stone sills. 3-

brick ground-floor string, the central brick round-moulded. 4-brick band at base of parapet with coved stone coping.

Interior: dog-leg stair has open string and continuous carved tread ends; steeply-ramped grip handrail on 2 column balusters per tread, ramped dado; entrance hall has boarded dado with rail.

40, SADDLER STREET

List entry Number: 1121358

Grade: II

House, now shop. Early C18. Incised stucco with painted ashlar dressings; Welsh slate roof. 3 storeys, one bay. Channelled rustication on ground floor with recessed 4-panelled door at left under margined overlight; paired sashes at right, under bracketed projection supporting giant Tuscan pilasters. Top cornice breaks forward over paired leaf-carved brackets above pilasters.

Interior: brick-vaulted basement at front; closed-string dog-leg stair, with 2 wavy rails below grip handrail which has panelled sides, through 2 floors below ground and 3 storeys above, the site sloping steeply to the rear. 2-panelled door on lowest landing. Deep panelled door reveals; doors removed.

43, 43A AND 44, SADDLER STREET

List entry Number: 1121359

Grade: II

House, now shop and offices. Late C18/early C19 shops. Painted incised stucco with painted ashlar dressings; Welsh slate roof with brick chimney. 3 storeys, 3 bays. Greek Doric

columns support segmental arches over central recessed group of 3 doors and shops either side. Left shop door and central house door have 3 shafted panels; right shop door is double and 4-panelled. Left shop has 4 rows of 5 panes in wall curved in to door; right shop has 4 rows of 11 panes curving in to door. Droplets decorate frieze and modillioned cornice. Segmental-headed passage entry to Drury Lane at left. Upper floors have sashes, some renewed, with glazing bars; top floor has projecting stone sills. Right end brick chimney. Square gas lamp on bracket over doors.

SALVATION ARMY CITADEL, 47 AND 48, SADDLER STREET

List entry Number: 1121360

Grade: II*

Assembly rooms and shops, incorporating part of North Gate of Castle; now Salvation Army meeting hall and university department. Medieval gate. Circa 1800 assembly rooms with ground floor alterations. Ground floor rendered; first floor English bond brick with painted ashlar dressings; Welsh slate roof with brick chimneys. Circa 1900 shop at left has recessed central door; upper glazing bars in shop windows. Central c.1800 shop has partly-glazed door and 2-pane overlight at left, and shop window with 3 rows of 6 panes at right, under patterned shallow segmental lunette. Assembly rooms entrance at right has many-panelled door in Greek Doric doorcase with columns and entablature, flanking narrow sashes with projecting stone sills. First floor has 3 large sash windows above shops, with wedge stone lintels, projecting stone sills, and glazing bars; wide blank right bay has painted

SALVATION ARMY in aedicule. Low-pitched roof has end brick chimney.

Interior: wide open-string stair has swept wreath and curtail, round handrail on stick balusters. Reported to contain fragments of North Gate barbican in basement. Graded for Medieval parts.

70, SADDLER STREET

List entry Number: 1121361

Grade: II

House, now shop. C17 house, C18 front, early C20 shop. Owner's deeds 1610. Flemish bond brick with painted ashlar dressings; rear has ground floor old masonry. English garden wall brick above; Welsh slate roof. 4 storeys, one bay. 4-panelled door to passage entry at left; shop entrance at right. Shop has cornice breaking forward to support first floor oriel. Late C18 sashes on upper floors have flat stone lintels, those on top floor thin, and projecting stone sills. Tall right end brick chimney. Rear gabled wing has late C19 sashes paired under wood lintel, and single under gable; dentilled first and second floor bands. Interior not inspected.

73-75, SADDLER STREET

List entry Number: 1121362

Grade: II

2 houses and mill, now shop and restaurant. C17 houses with C20 link; mill C18. C20 shop. Painted brick with rendered band above shop; Welsh slate roof. Rear buildings: stone ground floor with timber-framed rendered first floor; sandstone rubble

mill with Welsh slate roof. 4 storeys, 4 bays. Altered ground floor has passage entrance at left. First and second floors have sashes with glazing bars in wide boxes, with header-course lintels and projecting stone sills. One smaller sash of same type at centre of third floor. Dentilled second-floor string. Stone gutter brackets. Large teapot shop sign on central bracket. Rear house: elevation to passage 2 storeys and attic. Tudor-arched lintel over passage; blocked ground floor window has 3-over-3 stone mullioned-and-transomed lights; rendered first floor projects and has wood mullioned-and-transomed 6-light window partly altered to insert louvred window; half-dormer contains 8-light wood-mullioned-and-transomed window under gable with studs and brick nogging and slate-hung cheeks.

Mill at end of yard adjacent to rear house, has renewed windows.

Interior: rear house has one-flight stair with flat handrail on balustrade boarded over; fat diabolo-shaped newel.

Historical note: this mill was one of the first in Durham to grind mustard, an C18 Durham speciality.

78, SADDLER STREET

List entry Number: 1121363

Grade: II

House, now shop. Late C17; C20 shop. English garden wall bond brick (6, 7 or 8 and one) with painted ashlar dressings; Welsh slate roof. 4 storeys, 2 bays. Ground floor altered; 6-panelled passage door at right under blocked overlight. Windows, mostly late C19 sashes, have flat stone lintels and projecting stone sills. Floor-level and parapet bands; high

stone-coped parapet. Round moulded rainwater head with lugged fastening fixings for pipe, at third floor left.

79 AND 80, SADDLER STREET

List entry Number: 1121364

Grade: II

House, now restaurant and offices. Early C17. Painted brick with Welsh slate roof. 3 storeys, 2 windows. Ground floor altered; upper floors have header-course lintels and projecting stone sills to late C19 sashes. Second floor band.

Interior: dog-leg stair with straight flight to third floor has wide moulded handrail on fat turned balusters; moulded newels have turned finials; moulded closed dentilled string has pulvinated frieze. Second floor left room has richly-decorated ceiling with pattern of moulded ribs, the panels containing individual flower motifs. Reported to have early roof. Source: P. Clack, *The Book of Durham City*, Buckingham 1985, pp 99, 100 and 103.

12, SILVER STREET

List entry Number: 1121368

Grade: II

House, now house and shop. Early/mid C18 with alterations. Flemish bond brick; Welsh slate roof. 4 storeys, one window and one in left return. Ground floor altered; upper floors have sash windows, most with glazing bars, under header-course lintels. Hipped roof. Narrow left return has similar windows.

Interior: second-floor front room has lugged chimney piece; 6-panel doors on this floor: 2-panel doors with L hinges on top floor.

32, SILVER STREET

List entry Number: 1121369

Grade: II

House, now shop. Early C17; C18 top floor. Timber frame with brick nogging; top floor brick; Welsh slate roof with brick chimney. 4 storeys, one bay. Ground floor has inserted shop with panelled pilasters supporting fascia. Renewed Ipswich-type oriel on first floor; jettied second floor has oriel on central bracket, in close studding with corner diagonal bracing. Top floor has one late C19 sash windows. Left return has massive corner bracing on second floor. Many timbers have carpenter's marks.

ST JOHN'S COLLEGE, 2, SOUTH BAILEY

List entry Number: 1121370

Grade: II

House, now college. C17 with C18 front. Painted incised stucco. Welsh slate roof with renewed brick chimneys. 3 storeys, one bay. 6-panel door and patterned overlight at left in wood architrave under bracketed hood. Central 16-pane sash window and small plain square window at right on ground floor; 16-pane sashes above, all in plain reveals. 2 end chimneys. Boot-scraper recess beside door. Interior reported to have 2 staircases of c.1670; both closed-string with square newels; the

front a well stair with flat handrail, the rear one flight only with high roll handrail.

PART OF ST. JOHN'S COLLEGE. FIRST PART, 4, SOUTH BAILEY

List entry Number: 1121371

Grade: II

House, now college. C17 refronted 1862 (date in left gable). Coursed sandstone rubble with ashlar dressings; left return gable brick with ashlar dressings; Welsh slate roof with stone gable coping and brick chimney. Tudor style. 3 storeys, 3 irregular bays. Near-central renewed double door; sloping stone sills and hollow-chamfered reveals to sash window at left and stone-mullioned paired sashes at right, with broach-stopped label moulds. First floor paired sashes with sill string and stepped drip string. Steeply-pitched roof, hipped at left, has slightly swept eaves. Rear elevation has flat Tudor-arched stone surround to heavy door; C17 brickwork. Part of the town house of the Bowes family.

GARDEN WALL SOUTH OF NO. 5, SOUTH BAILEY

List entry Number: 1121372

Grade: II

Garden wall. C17 brick. Long wall with gabled brick coping has shallow pilasters on both sides.

ST CUTHBERT'S SOCIETY, 8 AND 8A, SOUTH BAILEY

List entry Number: 1121373

Grade: II

House, now split into 2; late C18. Pebble-dash render with ashlar plinth and painted ashlar dressings; roof not visible; brick chimney. 3 storeys, 5 bays. Steps up to 6-panel doors in architraves, that in third bay with panelled reveal and panel over door, that at left of fifth bay in boarded reveal with 4-pane overlight. Wedge stone lintels and projecting stone sills to sashes with glazing bars; irregular fenestration. Round-headed stair sash window, with glazing bars, between doors at inter-floor level.

Square gas lamp on wrought-iron bracket over door of No. 8. Boot-scraper recesses flank each door. Interior: 'Geometric' cantilevered stair with shaped tread ends and slender square balusters supporting narrow grip handrail.

10, SOUTH BAILEY

List entry Number: 1121374

Grade: II

House. 2 builds, early C18 and C19. Incised stucco with ashlar dressings. Welsh slate roof, rendered chimney. 2 storeys and attic, 2 bays and 3 storeys, 3 bays. Left part has 6-panel door and overlight in architrave with cornice at left; garage door at right. Varied window sizes and shapes; 2-light horizontal sliding sash in second bay has wide glazing bars, external 2-panelled shutters; renewed window and shutter in third bay. Other windows sashes, some renewed; all have projecting stone sills; second-floor sills on brackets. Roof has 2 square-

headed dormers breaking eaves at left. Chimney at front left. Interior not inspected. Included for group value.

ST CUTHBERT'S SOCIETY, 12, SOUTH BAILEY

List entry Number: 1121375

Grade: II*

2 houses now in single occupation as college. C17 right house, early C19 left. Painted render with ashlar dressings. Welsh slate roof with rendered chimneys and stone gable copings. 3 storeys. Right house 6 irregular bays. 5-panel door in deep reveal and shouldered architrave in circa 1900 doorcase of large bracketed shell hood on Ionic pilasters; initials I W I in tympanum. 5 ground-floor sash windows with glazing bars and stone cills. Similar sash above and a 2-light casement; small sash under eaves. Steeply-pitched roof with flat kneelers and end chimneys. 3-gabled rear elevation, the outer gables ashlar. Left house has 6-panel door at right and 3 renewed ground-floor sashes with glazing bars. Late C19 sashes above. Interior: massive full-height open-well stair with closed string, twist balusters, wide handrail and square newels with renewed ball finials. 2-panelled hall doors, in bolection architraves on ground floor: one-with terms carrying sheaves of corn, the other with lion masks.

3, OWENGATE

List entry Number: 1121377

Grade: II

House. Circa 1700. Brick in varying bonds with painted ashlar dressings; Welsh slate roof. 3 storeys, 4 bays. 8-panelled door

in second bay in architrave with pulvinated frieze and cornice; soldier-course brick lintels to sashes with glazing bars in wide boxes; brick floor strings; dog-tooth eaves cornice. End brick chimney, at right, raised in newer brick.

Interior: reassembled dog-leg stair with close-string splat balusters in imitation of barley-sugar twist, and high slender grip handrail, closed well stone stair at left rear.

4, OWENGATE

List entry Number: 1121378

Grade: II

House. Late C18. English garden wall bond brick (3 and 1) with painted ashlar dressings; roof not visible. 3 storeys, 2 bays. Internal step up to 4-panelled door at right under flat brick arch; similar arches and projecting stone sills to sashes with glazing bars. Left end chimney raised in new brick. Square gas lamp attached on iron bracket.

6, OWENGATE

List entry Number: 1121379

Grade: II

House. Late C18. English garden wall bond brick (5 and 1) with painted ashlar dressings. Roof not visible; stone gable copings. 3 storeys, 4 bays. 4 steps up to blocked door with inserted sash window with glazing bars in deep panelled reveal with narrow pilasters. Flat stone lintels to door and sashes, all with glazing bars and sill bands. Roof has curved kneelers; left end chimney. Boot scraper beside door.

DURHAM LIGHT INFANTRY SOUTH AFRICAN WAR MEMORIAL, PALACE GREEN

List entry Number: 1121380

Grade: II

South African War memorial. Dated 1905. Sandstone ashlar. Celtic style. Very tall cross with boss stands on square step and is decorated with entwined oak leaves containing low-relief carvings of scenes from the war; inscription commemorates those who died of wounds or disease or were killed in action, 1899-1902. Names of dead inscribed on base. Chamfered dwarf wall encloses flagged surround.

TOMB OF DEAN KITCHIN, PALACE GREEN

List entry Number: 1121381

Grade: II

Headstone. Circa 1912. Signed W. Bromilly, Keswick. Commemorates G.W. Kitchin, Dean of Durham 1894-1912, first Chancellor of Durham University. Ashlar cross. Wide tapered shaft and round cross head with interlace pattern. Inscription gives dates of Dean Kitchin's residences at Winchester and Durham. Included for historical interest.

COSIN'S LIBRARY (UNIVERSITY LIBRARY), PALACE GREEN

List entry Number: 1121382

Grade: II*

Library. 1667-8 by John Longstaffe for Bishop Cosin who gave it for public use. Coursed squared sandstone with ashlar

dressings; roofs of sandstone flags. 2 storeys, one wide bay. Central door with 3 over 3 elliptical-headed panels in stone architrave under open and broken segmental scrolled pediment which contains coat of arms. 3-light stone mullioned-and-transomed window above has segmental-headed lights. Eaves string; high parapet, altered in C19 from battlements to conceal heightened roof pitch, has roll-moulded coping. 2-storey canted porch at right, added mid C19, has door in elliptical-headed surround. 3 elliptical-headed windows above. Interior: internal porch has rear screen panelled in same style as door; inserted gallery on octagonal wood columns, with spiral stair of wood and iron. Bookcases, with dentilled cornices over frieze painted with portraits of philosophers and other famous men, alternate with narrow bays, now filled with shelves, which have swag decoration in segmental pediments on cornices. Scrolled pediment over internal porch has swag and coat of arms. 1845 stone chimney piece in Tudor style in memory of Bishop Thorpe. Small room added at rear in 1670 by Longstaffe.

A scheduled ancient monument.

THE CASTLE WEST RANGE, PALACE GREEN

List entry Number: 1121383

Grade: I

Castle kitchen and hall, with garden staircase and grand staircase. Now college. C11 hall undercroft; late C13 hall for Bishop Bek, extended southwards c.1350 for Bishop Hatfield. Kitchen and buttery remodelled for Bishop Fox; hatch dated 1499; garden staircase in front of kitchen C13, with later link to hall. Grand staircase wing at right added 1662 for Bishop Cosin,

who also added porch to hall. C19 restoration and alterations. Coursed squared sandstone with ashlar dressings. Roofs not visible. Left staircase block 3 storeys, 2 bays, with link of 2 low storeys and 2 bays in hall. Hall has basement and one high storey (except in first bay which has windows on 4 levels), 4 bays. Right staircase block, 4 storeys, 2 windows, encloses north gallery, linking north and west ranges.

Garden staircase wing has chamfered Tudor-arched surround to central door, and 2 segmental-headed lights in square-headed window, with label moulds. Flat Tudor-arched door in set-back link under 2-light window and low gable. Hall has 8 wide octagonal steps up to second-bay Ionic porch with paired columns, dentil cornice and open segmental pediment; arms of Bishop Cosin within. Leaf-carved tympanum on panelled pilasters. Hall bays defined by 4 octagonal turrets with ogee domes; central fleur-de-lis finials and outer ball finials. Small round-headed windows in undercroft, with square-headed door at left and shouldered-arched door at right. First bay 3-light window below 2-storey oriel; single window above flanked by square-headed 2-light windows, all with label moulds. Blank bay above porch contains arms of Bishops Cosin and Hatfield, Archdeacon Westle and Dr. Robert Grey; 2 right bays have tall Decorated 3-light windows; floor string.

Battlemented parapet on string. Extruded stair wing has square-headed windows with 2 segmental-headed lights and label moulds. Canted corner has 2 panels with Cosin's arms, Rainwater head dated 1662 on pipe with lugged fixings.

Interior: kitchen has wide fires with segmental moulded stone arches in battlemented brick wall; pointed relieving arches of crossed soldier courses. Rendered firehood has central brick buttress and stone corbelled shaft; imp carved on corbel. Panelled wood ceiling. Norman arch in rear of one fire.

Studded buttery screen, with carved spandrels, dated and inscribed Est Deo Gracia. Much original ironwork still in use. First bay of hall, containing servants' hall, has one flight of closed-string stairs with moulded string and grip handrail, chamfered square newels with ball finials, and balustrade of flowing foliage on wavy rail carved to resemble a branch. 2-centred-arched door in hall leads to original screens passage (now enclosed in porch): 2 deeply-moulded orders on detached shafts. Great hall has 2 round balconies at south end on east and west walls; 2 C14 windows and C14 roof; C19 windows otherwise, the northernmost with glass by Kempe. C19 wainscoting, south screen and gallery. Right wing contains 'Black Staircase': of majestic proportions, through 3 floors in square open well. It has moulded closed string and wide grip handrail; richly-carved fruit and foliage swirls along the balustrade, the well face with wreath-carved pulvinated frieze below the handrail. Well face of string also enriched, as are the square newels, some with fruit-bowl finials, straps and pendants gathered to a blackberry drop. Probably later round wood columns support most newels. Similarly-carved dado; and doorcase to Bishop's rooms on north landing, which has strap-bracketed beam.

BISHOP COSIN'S HALL, PALACE GREEN

List entry Number: 1121384

Grade: II*

House, originally Archdeacons's Inn, later university hall of residence. Circa 1700. Brick of varied English garden wall bond, with rendered brick and painted ashlar dressings; stone flagged roof; banded brick chimneys. 3 storeys, 7 bays. Double

half-glazed door in third bay in large elaborate case: panelled curved reveal to door under rococo shell in round arch; this flanked by fluted Ionic pilasters supporting entablatures with leaf-carved pulvinated frieze; from these spring a high segmental modillioned arch, its tympanum filled with leaf carving. Sash windows with fine glazing bars have shaped brick aprons and projecting stone sills, and stone-keyed flat brick arches. Parapet has flat stone coping. Darker brick at floor levels. 4 transverse ridge chimneys. Round cast-iron tie-ends. Sun and Phoenix insurance plaques. Interior converted to flats; central stair has winders and long landings; balustrade renewed. Some 2-panelled doors with architraves.

ALMSHOUSES RESTAURANT, PALACE GREEN

List entry Number: 1121385

Grade: II

Alsmhouses, now restaurant. 1668 by Longstaffe for Bishop Cosin. Coursed squared sandstone with ashlar dressings; stone-flagged roof with stone gable copings. 2 storeys, 5 bays. Central renewed door in stop-chamfered Tudor-arched surround under high label mould. Double-chamfered surrounds, most renewed, and stone mullions to 3-light ground floor and 2-light first floor windows. Renewed inscription over door with painted arms. Interior: first floor removed in C19.

PEMBERTON BUILDINGS, PALACE GREEN

List entry Number: 1121386

Grade: II

University union and lecture rooms. Dated 1929 on rainwater heads; by W.D. Caroe. Snecked stone with ashlar dressings; stone-flagged roof. Double-span. Tudor and C17 styles. 3-storey, one-bay tower at left; 2 storeys, 6 bays at right. Entrance tower has 4-leaf door in Tudor arch; square surround has carved spandrels, raised central panel with University arms flanked by carved bands. 4 lights in panel above with cornice and carved cresting; obelisk finials on flanking pilasters. Shallow 3-light canted window in set-back top storey under battlemented parapet. 6-bay section has ashlar ground floor; bays 2 and 5 project under gabled dormers and have 2-light mullioned and transomed ground-floor and tall first-floor windows with 2 transoms. Similar style windows fill other bays, those on first floor without transoms and set back between Tuscan half- and quarter-columns, supporting cyma-moulded cornice. All windows leaded casements. Right return has 2 shaped gables and dated rainwater heads. Included for group value.

ABBEY HOUSE (DEPARTMENT OF THEOLOGY), PALACE GREEN

List entry Number: 1121387

Grade: II

House, now university department. Includes former Abbey Cottage, Dun Cow Lane. Late C17 early/18 century, incorporating earlier fragments. Sandstone ashlar front, rendered right return to Dun Cow Lane and brick rear and left gables; Welsh slate roof with brick chimney and stone right gable coping. Basement, 3 storeys and attics; 5 bays. Central 6-panel door in stone architrave; 3-pane overhead under cornice resting on paired carved brackets. Flat stone lintels and flat stone sills to renewed sashes with glazing bars in wide boxes. Parapet has cyma-moulded coping. Left return has shaped gable with brick coping and end chimney; right return has earlier stone wall revealed with round-headed blocked door; irregular-block right jamb. Shaped rear gable has pilastered chimney.

Interior: panelled entrance hall dado with ramped rail; similar dado on stair, with 2 column balusters per tread and fluted rectangular newels, the topmost with leaf-carved panel, supporting ramped grip handrail. Block tread ends. Main ground-floor room panelled. Rear brick addition not of interest.

CATHEDRAL CLOISTER EAST RANGE

List entry Number: 1121388

Grade: I

East range of cathedral cloister, comprising slype, chapter house and prison. Buildings begun C11; continued and altered C12 and C13; C15 room above slype; Chapter House mostly rebuilt 1895-6 by C. Hodgson Fowler, in memory of Bishop Lightfoot. Coursed squared sandstone with ashlar dressings. Roof not visible.

Chapter House entrance: tall round chevron-moulded arch flanked by lower 2-light openings, now glazed, with cushion-moulded capitals on shafts. Tall chevron-moulded arch on similar shafts further north is entrance to slype, now used as vestry; half-glazed doors dated 1903 on handle-plate. Cloister has 11 buttressed bays with 3-light C18 openings with intersecting tracery; dwarf walls have low-curved coping; roll-moulded parapet.

Interior: Chapter House has Medieval wall arcades, some parts renewed; first bay is early rubble; renewed rib vaults on renewed caryatid corbels, with 3 original caryatids placed in non-functional positions; east apse. Bishop's throne in apse has arm-rests and back from earlier stone throne. Prison to south has small round-headed window in east wall of first chamber, now a sacristy and a triangular-headed window, altered when the Chapter House was built; a second smaller room at the east end of the southern part is also a sacristy; to the west of this is the prison, with blocked cusped food-hatch. Slype has 5-light window, barrel-vault on wall arcades similar to those of Chapter House and chevron-moulded inner arch on shafts. Low-pitched C15 roof to upper room.

CATHEDRAL CLOISTER WEST RANGE

List entry Number: 1121389

Grade: I

West range of cathedral cloister; comprising dormitory and undercroft; now part of library, with vestries, treasury and restaurant beneath. C12 dormitory door and part of cloister wall; c.1400 rebuilding; 1849-53 conversion to library. Circa 1400 work carried out by John Middleton, then by Peter Dryng, with Ellis Harpour as roof carpenter, for Bishop Skirlaw. 1849 conversion by P.C. Hardwick for Dean and Chapter library. Restoration of undercroft in C19 by Salvin, and in C20 by George Pace then Ian Curry. Coursed squared sandstone with ashlar dressings; roof not visible. Basement and one high storey; 12 bays. Round arch of 3 orders, the inner 2 on shafts with cushion-capitals and the outer, now altered, with impost blocks, and varied C12 mouldings; deeply- moulded 2-centred arch to undercroft; further arched and square-headed vestry doorways. At south end a wide 2-centred moulded arch of 3 orders to passage through undercroft. Cloister: 9 arches with intersecting C18 tracery, on dwarf walls with low rounded coping. Gabled buttresses; roll-moulded parapet. Above the cloister are 15 paired cusped square-headed lights for carrels, under 6 tall 2-light windows with 2-centred arched and Perpendicular tracery under drip moulds; battlemented parapet. Interior: rib-vaulted undercroft of 12 bays. Round columns with moulded capitals and plinths. Dormitory has massive arched tie beams on wall posts and stone corbels; struts to principals; cusped ridge beam.

3, NORTH BAILEY

List entry Number: 1121420

Grade: II

House. Early C19. Painted pebbledash render; ashlar plinth and dressings. Welsh slate roof with brick chimneys. 3 storeys, 2 windows. Central 6-panel door and patterned overlight in panelled reveal and Tuscan doorcase. Painted wedge stone lintels and projecting stone sills to tripartite sash windows. End brick chimneys.

NO.4 AND CASTLE WALL INCORPORATED, NORTH BAILEY

List entry Number: 1121421

Grade: II*

Wall: Medieval; coursed squared sandstone. House. 2 builds, C17 and later. Painted render and painted brick with painted ashlar dressings and plinth. Welsh slate roof with brick chimney. 3 storeys and attics, 3 windows. First build at left has 5-panelled door in architrave under 3-paned overlight in second bay; renewed sash windows at left and on first floor; low second floor has 8-paned horizontal sliding sashes with broad glazing bars. Inserted gabled bargeboarded half-dormer. Second build at right painted brick with cambered brick arches to tripartite and single sash on ground floor. Tripartite sash on first, all with projecting stone sills. Low second floor has 8-pane horizontal sliding sash with broad glazing bars at right, inserted half-dormer under bargeboarded gable at left. Second floor band; first floor band to right bay. Right end chimney.

Rear house, now incorporated, has massive bracketed hood; interior shows early C19 stair. Incorporates wall and tower under rear of buildings, and graded for Medieval parts.

CASTLE WALL BEHIND HATFIELD COLLEGE

List entry Number: 1121422

Grade: I

Castle wall, including sites of square tower at north end and round tower below Dining-room Block. C12. Coursed squared sandstone. High wall with square projection at north end; parapet added includes eroded coat of arms on inner face. Outer face has 2 chamfered setbacks.

HATFIELD COLLEGE DINING-ROOM BLOCK, NORTH BAILEY

List entry Number: 1121423

Grade: II

House, later inn, now college. C18. Brick with painted ashlar dressings; graduated Lakeland slate roof. 2 storeys, 2 bays and 3 in projecting left wing. 3 steps up to 6-panelled double door in arch under bracketed pediment in left bay. Large sash window at right, with thin flat stone lintel and projecting stone sill; 2 smaller sashes above. Left wing has 3 large ground floor windows and 4 smaller above. All are renewed sashes with glazing bars. High 5-brick-wide first floor level band; high 2-brick-wide first floor sill band. Renewed ridge brick chimneys. Interior has open-string stair with ramped and wreathed handrail on 2 vase and column balusters per tread; newels are fluted Doric columns. Dining room has enriched Venetian

window case; plaster ceiling cornice and leafy roundels. Senior common room has shallow bow containing large windows under stucco decorated fluted segmental ceiling; panelled surround; corniced chimney-piece of marble in two colours with paterae and fluting.

ST MARY LE BOW HERITAGE CENTRE, NORTH BAILEY

List entry Number: 1121424

Grade: I

Parish church, now heritage centre. Circa 1685 rebuilding of Medieval structure; 1702 tower; C19 repairs and restoration. Coursed squared sandstone with ashlar plinth and dressings. West tower. 3-bay nave and narrower 2-bay chancel with north organ chamber. Decorated chancel windows. Perpendicular east and nave windows. 3-stage tower projects slightly and has chamfered round arch with dropped keystone under drip mould; round-headed niche above has 2-centred-arched drip mould; 2-light round-headed belfry openings; battlemented parapet. Stepped buttresses, diagonal at corners with pinnacles; battlemented parapets to nave and chancel. Interior: plaster above high wainscoting with panels and dentilled cornice; shallow C15 king-post roof trusses; battlemented frieze. Flat 4-centred chancel arch springing from walls. Stone newel stair in tower. Chancel panelling of 1731 has Corinthian pilasters, cherubs' heads, crossed palms and modillioned cornice. Panelled west gallery of 1742. Rood screen of 1707 has much leaf and flower carving of high quality. Communion rail has fat turned balusters. Stall ends have high relief passion-fruit and flower carving, and poppyheads. C18 font in chancel; C19 Frosterley marble font in west baptistry.

Monuments include marble slab with coat of arms of Thomas Wilkinson and members of his family, died 1718 to 1733. Chancery court bench, dated to reign of James I, originated in Palace Green.

ST CHAD'S COLLEGE LIGHTFOOT HOUSE, 19 (NORTH), NORTH BAILEY

ST CHAD'S COLLEGE, 19 (NORTH), NORTH BAILEY

List entry Number: 1121425

Grade: II

House, now college. Early C18, raised C19. Painted incised stucco with painted ashlar plinth and dressings. Welsh slate roof with red brick chimneys. 3 storeys and attics, 3 windows. 2 internal steps up to 6-panel door at left in architrave under deep hood. Projecting stone sills to 2 sashes with glazing bars on ground floor, 3 late C19 sashes on each upper floor and 2 bargeboarded gabled dormers with finials. Boot-scraper recess beside door. 2 cellar chutes with iron grilles.

Interior: open-string stair on lower flights, closed above, has ramped grip handrail on vase-and-column balusters and pulvinated string; carved tread ends in lower dog-leg flights; open well above. Newels have moulded pendants; ramped dado rail.

ST CHAD'S, 21, NORTH BAILEY

List entry Number: 1121426

Grade: II

House, now college. Early C18. English bond brick with painted ashlar plinth and dressings; roof not visible. 3 storeys, 2 windows. 6-panel door at left in raised surround with cornice. Flat brick arches and projecting stone sills to sashes, the single ground floor window of 16 panes, and all with glazing bars. Stone-coped parapet. Rear wing rendered gable to front shows behind front range. Banded right end brick chimney. Fluted and moulded rainwater head at right with lugs holding drain. Rear gable has floor bands and tumbled-in brickwork. Interior has close-string dog-leg stair with flat handrail on barley-sugar balusters; rectangular newels.

23, NORTH BAILEY

List entry Number: 1121427

Grade: II

House. Circa 1700, with early C19 openings. Pebble-dash rendered with painted ashlar dressings; Welsh slate roof with rendered and brick chimneys. 2 storeys and attics; 4 bays. Partly-glazed 6-panel door in architrave in second bay; half-glazed door in architrave in fourth bay; C20 hoods on wrought iron brackets. 16-pane sashes with glazing bars in first and third bays, with opening pane at top right. Bargeboarded gabled dormers have slate-hung cheeks and contain late C19 sashes. Massive rendered left end chimney has string half-way above roof, and 2 set-backs; raised later. Right end chimney

raised in newer brick. Rear cross-wing gable rises above ridge at right. Ogee-headed boot-scraper at right of first door.

25, NORTH BAILEY

List entry Number: 1121428

Grade: II

House. Circa 1820. Painted Flemish bond brick with painted ashlar dressings; roof not visible; brick chimneys. Iron area railings. 2 storeys and basement, 3 windows. 3 steps up to 6-panel door with carved panels and patterned fanlight in deep round-arched reveal; fluted doorcase. Flat brick arches and projecting stone sills to sashes with glazing bars. Ornate wrought-iron boot-scraper. Round-headed area railings and gate to basement have principals with urn finials; plain handrails.

Interior: large oval hall has geometric stair with patterned tread ends under oval well light; egg-and-dart cornice. 6-panel doors in fluted architraves with comer panels.

27, NORTH BAILEY

List entry Number: 1121429

Grade: II

House. C18. Brick (7 rows stretchers and 1 row of 2 stretchers and 2 headers) with ashlar plinth and dressings. Welsh slate roof. 3 storeys, 2 bays. Partly-glazed 6-panel door at left in architrave under frieze and cornice. Projecting stone sills and flat brick arches to sashes with glazing bars, broad on top floor. Chamfered plinth. Ashlar floor bands and eaves band. Boot-scraper recess beside door.

28, NORTH BAILEY

List entry Number: 1121430

Grade: II

House. Late C17. Sandstone blocks with chamfered plinth; Welsh slate roof with brick chimney. 3 storeys, 3 bays. Painted cyma-moulded architrave to 6-panelled door at right; rendered brick panel over. Thin flat stone lintels and flat stone sills to ground-floor sashes with glazing bars and external shutters, and to late C19 first-floor sashes in wide boxes. Second floor has horizontal sliding sashes with glazing bars. Tall rear left end chimney.

Interior: Dog-leg stair with pulvinated and dentilled closed string has high narrow grip handrail on skittle balusters; panelled dado.

CASTLE WALL BEHIND NOS. 16-22 AND NO.22A (ST. CHAD'S), NORTH BAILEY

List entry Number: 1121431

Grade: I

Castle wall. C12. Coursed squared sandstone with rubble patching. Stretch of wall at foot of gardens behind St. Chad's College, partly covered by earth and plants.

**WALL WITH ENTRANCE ARCH AND MOUNTING BLOCK,
OPPOSITE TO NOS. 19-22A CONSECUTIVE, NORTH
BAILEY**

List entry Number: 1121432

Grade: II

Wall, with entrance arch, and mounting block. Probably Medieval and C18. Coursed squared sandstone with ashlar dressings. High wall enclosing Cathedral precinct has 2 wide buttresses with offsets, and flat stone coping. Arch in wall is 2-centred, slightly chamfered and has keystone. Mounting block of 3 steps is set alongside wall to left of second buttress.

38, NORTH BAILEY

List entry Number: 1121433

Grade: II

House, now University department. Circa 1700 with C18 and C20 alterations. Brick of varying bonds with ashlar quoins and painted ashlar dressings. Welsh slate roof; brick chimneys with ashlar copings. 3 storeys, 3 windows. 6-panel door and 3-paned overlight recessed in architrave between second and third windows. Header-course lintels and projecting stone sills to ground floor sashes with glazing bars; flat brick arches and bombs wrought iron balconies to 3 first floor French windows with glazing bars; header-course lintels to second floor sashes with glazing bars. 3 blocked windows to left of door have header-course lintels; 5 blocked first floor windows have ashlar lintels; 2-brick floor level bands. Steeply-pitched roof has end chimneys. Boot-scraper recess beside door. Rear has oeufs-de-boeuf on 2 floors.

Interior: panelled dado to open well of closed-string stair; handrail with deep panelled sides and flat top; fat barley-sugar twist balusters; secondary balustrade in front of rear window. 2-panelled doors throughout; thin beaded architraves on top floor.

POST OFFICE, 48, NORTH BAILEY

List entry Number: 1121434

Grade: II

House, now Post Office. Early C18 house; late C19 shop. Incised stucco with painted ashlar dressings; Welsh slate roof with brick and rendered chimneys. 3 storeys, 2 bays. Jacobean ornament on shop with pilasters framing 4-panelled doors to house at left and shop at right. 6-paned shop window has vertical glazing bars, with letter-box inserted at left, under entablature with modillioned cornice on brackets. Late C19 sashes in wide boxes on upper floors have projecting stone sills. Irregular eaves band. 2 end chimneys, rendered at left and new brick at right.

COUNTS HOUSE

List entry Number: 1159209

Grade: II

Summer house. Circa 1810. Coursed sandstone rubble with ashlar portico; stone-flagged roof. Greek Doric style. One storey, one bay. Tetrastyle portico has dentilled pediment; flat stone lintels over empty central door and flanking windows. Interior has stone-flagged floor; roof of king and queen post trusses. Historical note; named because mistaken for a house

now demolished, which was lived in by 'Count' Boruwlaski, a Polish dwarf, at the end of the C18, in the grounds of No. 12 South Bailey.

TERRACE WALL SOUTH OF BOW LANE AND EAST OF KINSGATE, BOW LANE

List entry Number: 1159233

Grade: I

Wall, possibly part of Kingsgate postern of Castle defences, with parapet added. Coursed squared sandstone; brick parapet with ashlar dressings. Stone retaining wall, with chamfered set-back; scalloped brick parapet with flat stone coping.

WALL ON SOUTH SIDE OF STEPS LEADING FROM LANE TO RIVER, BOW LANE

List entry Number: 1159266

Grade: II

Garden wall. C17. High brick wall, with gabled coping, flanks steps leading from Bow Lane to river; part of coping damaged at time of survey. About 2-metre length collapsed at time of survey.

THE GATEHOUSE, THE COLLEGE

List entry Number: 1159471

Grade: I

GV I Gatehouse; incorporating St. Helen's Chapel, now muniment room. Circa 1500 for Prior Castell (1494-1519); restored c.1860. Coursed squared sandstone with chamfered

ashlar plinth and ashlar dressings. Arched gateway with lodge on north and chapel above. 2 storeys, 1 bay. Double-chamfered 2-centred arch under renewed drip mould; eroded niches above flank renewed 3-light Perpendicular window under drip mould. Low-pitched coped gable parapet on string course.

Interior: 2 quadripartite ribbed vaults with tiercerons have carved bosses, that on east with the arms of the See of Durham carried by an angel, that on west with Prior Castell's badge; blind wall arcades, with square-headed door and 2-light window, to lodge on north; between the vaults a Tudor-arched vehicle entrance and north pedestrian arches with ledged boarded gates.

Interior of building has wavy-rail closed-string stair with ramped handrail, now blocked at foot; access on first-floor level from adjacent building. Stone newel stair at west end leads to former chapel, which has original low-pitched wood roof with large beams.

3, THE COLLEGE

List entry Number: 1159478

Grade: II

GV II First use not known. Now house. Medieval site; present building may incorporate Medieval fabric, but largely C18 with C19 alterations. Sandstone rubble with ashlar dressings; coursed squared sandstone canted bay; rendered part at right; Welsh slate roof with brick chimneys. 2 storeys and attic; 4 bays. Side steps up to 6-panelled door and patterned overlight in second-bay slender doorcase with bracketed hood. Flat stone lintels and projecting stone sills to sashes with glazing bars in first bay, above door and on first floor in right end bays.

Boarded door in centre of right end bay has horizontal sliding sashes at left and sash with vertical glazing bars at right. Third bay contains prominent 2-storey canted projection with stone-mullioned-and-transomed windows, floor and parapet strings, steeply-coped parapet. Roof has 3-light square-headed dormer.

Interior: open-string dog-leg stair has ramped moulded handrail on column balusters, 2 per tread, with rectangular newel and curtail but no wreath. Patterned tread ends except where not easily seen. Gothic-style alcoves. Barrel-vaulted cellars with drain to street in cobbled floor.

6A, THE COLLEGE

List entry Number: 1159507

Grade: II

House. Medieval fabric with C18 alterations. Coursed squared sandstone with ashlar dressings; Welsh slate roof; new brick chimney. 3 storeys, 3 windows. 6-panel door with 4-pane overlight recessed at right of first bay; plain boarded door and 2-pane overlight at left. Sash window with glazing bars to right of door; ground floor lintel band. Sashes with glazing bars, most renewed, on upper floors have flat stone lintels and projecting stone sills. Low parapet has flat stone coping. Clasp buttress with one offset, at left.

Interior: re-used staircase from Abbey Cottage, Dun Cow Lane: c.1670. Treads and risers new, as are newel caps and some other parts. High grip handrail; fat twisted balusters. Newels, pulvinated string and handrail friezes have rinceau decoration with some figures and ribbon bands. Source: F.F. Johnson, *Historic Durham Staircases* Durham 1970.

CHORISTER SCHOOL, 9, THE COLLEGE

List entry Number: 1159555

Grade: I

Prebendal house, now school. Medieval with C17 and C18 alterations. Sandstone rubble with ashlar plinth and dressings, rendered in Parker's Roman cement; roof of graduated Lakeland slate. Gothic revival style. L-plan.

Main house: 3 storeys, 5 windows and end projecting towers. Central Tudor-arched open porch has roll-moulded parapet with raised centre panel containing arms of Bishop Lord Crewe. Panelled double door and Gothic overlight. Ground-floor Tudor-arched and upper square-headed 2-light windows have Gothic tracery and glazing bars in raised, chamfered surrounds under drip moulds. Lancets in towers also have raised stone surrounds; slits at top of towers. Parapets, battlemented between towers. Hipped roof has end chimneys. At rear an arcade of 3 large round arches, with rounded open triangular lights in spandrels, on round columns, and cusped light at west end, supporting a terrace. Projecting right wing 2 storeys, 4 bays in similar style to main front; then a renewed stone bay under brick gable has a 2-storey, one-bay gabled projection with buttresses, a blocked elliptical brick arch, and large crow-steps with chamfered coping.

Interior: rear stone-vaulted basement has chamfered round arches. C17 stair has closed string, richly-carved newels and brackets, vase-and-twist balusters supporting panelled handrail with high grip. Entrance hall has bolection-moulded plaster panelling; stucco cornices in hall and some rooms and many 2-panelled doors. Part of City wall probably incorporated at right.

WALL SOUTH OF NUMBER 9 (CHORISTER SCHOOL), THE COLLEGE

List entry Number: 1159577

Grade: II

Garden wall, possibly incorporating part of city wall, along garden of school. Medieval and later. Sandstone rubble and coursed squared sandstone with flat stone coping. Lower coursed of thinner rubble; set-back upper part of larger rubble; southern section of more regular masonry.

11, THE COLLEGE

List entry Number: 1159589

Grade: II

House, part of school. Brick rear range; stone front range; stone flagged roof with brick chimney. 2 storeys, 3 bays and 2-storey one-bay front range. Soldier- course lintels to sash windows at left; flat stone lintel to sash on inner gabled return. Roofs hipped at right end; stone building has roll-moulded gable coping.

NUMBER 17 AND WALL ATTACHED, THE COLLEGE

List entry Number: 1159727

Grade: II

House. Late C18. Lower courses probably Medieval. Sandstone rubble with quoins for one and a half metres from ground; English garden wall bond brick above (mostly 5 and one) with ashlar dressings. Welsh slate roof. Wall adjoining; possibly C17; sandstone rubble with flat stone coping. 2 storeys and basement, 2 bays; and 2-storey one-bay right extension.

Renewed partly-glazed door in low opening with soldier-course lintel at right; renewed sash above has flat stone lintel; other scattered fenestration; with stone or soldier-course lintels, renewed sashes; and small cellar opening. Roof hipped at left over first bay; pent over second and not visible over third. Front brick chimney in renewed brick.

CONDUIT HOUSE, THE COLLEGE

List entry Number: 1159734

Grade: II

Conduit house. Circa 1750. Sandstone ashlar. Gothic revival style. Octagonal. Tower with buttresses panels and corbelled parapet. 2-centred-arched door in west side; 2 cusped lights under 2-centred arch with quatrefoil-pierced tympanum on east; oeil-de-boeuf on north with patterned glazing; similar lights on south and above door. Angle buttresses with offsets have carved heads at junction with parapet, which has triple-moulded coping.

8, ELVET BRIDGE

List entry Number: 1159847

Grade: II

House, now shop. Late C17 with late C18 front. Painted English garden wall bond (3 and one) brick with painted ashlar dressings; Welsh slate roof with renewed brick chimney. 3 storeys, one bay, Renewed house door at left; C20 shop at right. Upper floors have tripartite sashes, most glazing bars remaining, under flat brick arches; second-floor projecting stone sill. Right end brick chimney. Gabled 4-storey rear

elevation has blocked bulls-eye windows in stone surrounds and a Victorian canted bay window of timber to the middle 2 floors. Interior features include a C17 4-centred-headed stone chimney piece, an early C19 staircase and Victorian woodwork and marble chimney pieces.

10, 11 AND 11A, ELVET BRIDGE

List entry Number: 1159848

Grade: II

2 houses, now 2 shops. Late C18. Painted English garden wall bond brick (3 and one) with painted ashlar dressings; Welsh slate roof with brick chimneys. Front curved in plan. 3 storeys, 5 bays. Left shop altered. Right shop early C19 with 2 internal steps up to central recessed glazed door; fluted pilasters flank doorway; glazing bars to windows flanking door and to front bow windows. Entablature has modillioned cornice with open pediment over central 2 bays; removed from left 2 bays. 4-panelled house door at right has overlight with glazing bars. Upper floors have 3 wide sashes with glazing bars, some renewed, in 3 central bays; narrower end bays have sash at right on first floor; other windows are blind. All windows have wedge stone lintels and projecting stone sills. Curved roof has 2 ridge chimneys. Interior: each has rear newel stair.

16, ELVET BRIDGE

List entry Number: 1159849

Grade: II

House, now shop. Early C19; shop c.1900. Sandstone ashlar with painted dressings; Welsh slate roof. 3 storeys, 2 bays. Shop has half-glazed double door recessed at left; slender pilasters framing windows; panelled left entrance wall and soffit; Tuscan pilasters supporting pulvinated frieze with ball finialson brackets. Upper floors have sash windows with glazing bars, flat stone lintels and painted projecting stone sills. Included for group value.

21, ELVET BRIDGE

List entry Number: 1159851

Grade: II

House, now house and shop; incorporates part of Elvet Bridge in sub-basement, possibly Medieval part of bridge; late C18/early C19 house; c.1900 shop. House: English bond brick with painted ashlar dressings; Welsh slate roof with stone gable copings on moulded kneelers. 2 storeys, 3 wide bays. Shop has 2 recessed entrances with slender pilasters to canted windows; faceted stallrisers; bracketed, modillioned cornice. Vehicle entrance at right has slender pilasters and arch under elliptical brick arch. Wedge stone lintels and projecting stone sills to first floor windows, casement at left and sash with glazing bars at right; central oriel. Ashlar-corniced left end chimney; massive right rendered chimney is probably external stack of house to right. Sub-basement reported to be of ashlar and have one transverse arch.

NATIONAL WESTMINSTER BANK, 12 AND 13, MARKET PLACE

List entry Number: 1160136

Grade: II

Bank. 1876 by Gibson for National Provincial Bank. Sandstone ashlar with Welsh slate roof. Free Palladian style. 3 storeys, 7 bays. 3 central bays project and are defined by Tuscan attached columns in high ground floor and giant Composite Order above with elaborate entablature. Wide rusticated pilasters frame further bay each side; plainer end bays are set back slightly. Tall 6-panelled double door under large overlight in fifth bay; lower 6-panelled door and overlight in right end bay, to Bank Chambers. Ground floor windows altered; panelled aprons, that at left with inserted cash dispenser. 3 central bays have pierced stone balustrade on first floor. Upper windows in architraves, under bracketed pediments on first floor; with keyed segmental heads and bracketed sills on second. Outer bays plainer, with eaves band and low parapet. Low-pitched hipped roof over 5 central bays has tall corniced ashlar chimneys on ridge and at right end.

16, MARKET PLACE

List entry Number: 1160146

Grade: II

House and shop. Mid C19. Sandstone ashlar; Welsh slate roof with yellow brick chimney. 4 storeys, 2 bays. Shop has keyed moulded round arches over door at left and shop window with rounded top corners; recessed shop door has bevelled glass panels; fanlight and shop top light have glazing bars. 3 Mannerist Ionic pilasters support bracketed dentilled cornice.

Plain first-floor sashes and late C19 second- and third-floor sashes have shouldered architraves and sill bands; first-floor windows have pulvinated friezes and cornices. Moulded quoins; bracketed top cornice. Left end banded chimney.

21, MARKET PLACE

List entry Number: 1160155

Grade: II

House, now shop. Mid C18. English garden wall bond brick (4 and one) with ashlar dressings and rendered parapet. Welsh slate roof with stone gable coping and rendered end chimneys. 4 storeys, 3 bays. Ground floor altered. Late C19 sashes on upper floors have double-keyed architraves, with projecting stone sills on first and third floors and second-floor sill band. Stone-coped parapet. Gutter cornice breaks forward at right over flat square drainpipe let into wall; ornamental rain water head at left dated 1860.

Interior: dog-leg stair, lowest flight altered, has 2 vase-and-column balusters per tread on large square plinths; ramped grip handrail, with segmental links between flights. 2-panelled doors on top landing.

MARKET TAVERN, 27, MARKET PLACE

List entry Number: 1160170

Grade: II

Public house. 1851 by P.C. Hardwick. Coursed squared sandstone with ashlar dressings; roof of large Welsh slates. Perpendicular and Tudor style. 3 storeys and attic; one bay. Altered ground floor has 4-panelled door at right in hollow-

chamfered reveal with rounded corners; stone Tudor-arched over-window has 2 lights under head-stopped drip mould. Stone-mullioned-and-transomed 3-light windows on upper floors and 2-light window in gabled half-dormer with moulded kneelers. Steeply-pitched roof has large coped polygonal chimney.

TOWN HALL AND GUILDHALL, MARKET PLACE

List entry Number: 1160184

Grade: II*

Town hall and Guildhall. C17 Guildhall with C18 alterations; 1851 town hall and front range by P.C. Hardwick. Coursed sandstone with ashlar dressings; roof of graduated Lakeland slate. Perpendicular style. 2 storeys and attics; 4 bays. 3-bay Guildhall at left has 3 Tudor-arched doorways with chamfered surrounds; paired windows flank the central which has carved panels above dated 1850; large stone brackets support first-floor balcony to high, wide central 3-light window and tall 2-light flanking windows with tracery; drip moulds and relieving arches above. Central spherical-triangular attic window in coped gable; battlemented coping over side bays; tall end buttresses. 6 wide steps up to set-back right entrance to town hall: 2-centred arch with head-stopped drip mould and canopied niche; linen-fold panelling on double doors; 2-light windows flanking niche and 3-light above have stone mullions, with transoms to top window, and Tudor-headed lights. Steeply-pitched roof has tall crocketed spirelet over ridge ventilator, and paired coped ashlar polygonal chimneys. Interior: Guildhall, built 1665, has high wood panelling on west wall with plaster above; renewed arch-braced 3-bay roof on

shafted wood corbels. Arms of William and Mary above panelling; Mayor's Chamber adjoining to north has 1752 panelling, 2-panelled doors and C20 coved ceiling; Jacobean chimney piece and overmantel transferred from former Red Lion Inn, now part of Hatfield College. North Bailey: figures in contemporary dress of gentleman, king and soldier. Town hall at west, above covered market (q.v.) has panelled walls with commemorative painted panels; hammer-beam roof with much carved decoration; high stone-hooded chimney piece and linen-fold panelled double doors. Entrance hall has one Medieval head-carved stone corbel, perhaps a survival of the 1356 Guildhall on the site.

HOUSE NORTH OF ST.MARY-LE-BOW, NORTH BAILEY

List entry Number: 1160279

Grade: II

House. Early C18 with later entrance bay. English garden wall bond brick (7 and 1); coursed squared sandstone entrance bay; Welsh slate roof. 3 storeys, 2 bays and left one-storey, one-bay entrance. Elliptical-headed chamfered surrounds to 5-panelled door and small sash to left of door. Renewed ground-floor sashes have rendered lintels; header-course lintels to sashes with glazing bars in wide boxes on upper floors. Massive square C20 boiler stack at left end; right end chimney. Interior: large beams in ground-floor right room.

ST CHAD'S COLLEGE, 16, NORTH BAILEY

List entry Number: 1160298

Grade: II

House, now college. Late C18/early C19. Incised stucco with painted ashlar plinth and dressings; Welsh slate roof with brick chimney. 3 storeys, 4 bays. Renewed wood architrave and hood to half-glazed door in third bay. Sash windows with glazing bars and projecting stone sills. Boot-scraper recess beside door.

ST CHAD'S COLLEGE, 18 (NORTH), NORTH BAILEY

List entry Number: 1160304

Grade: II

House, now college. Early C18 with mid C19 alterations. Painted incised stucco with painted ashlar dressings; Welsh slate roof. 4 storeys, 3 windows. 6-panel door at left in architrave with cornice; ST. CHAD'S COLLEGE incised in architrave below cornice. Sash windows with glazing bars in plain reveals have projecting stone sills. 3 first floor windows. 2 on other floors. Boot-scraper recess beside door.

LIGHTFOOT HOUSE, ST. CHAD'S COLLEGE, 20, NORTH BAILEY

List entry Number: 1160313

Grade: II

House, now college. Late C17. Brick of varying bonds, with painted ashlar dressings and plinth; roof not visible. 3 storeys, 2 windows. 6-panel door at left in architrave with pulvinated frieze and cornice. Flat brick arches and projecting stone sills to

sashes with glazing bars. 16-pane on ground and first floor. Header-course lintels to 3 blocked second-floor windows. Moulded brick floor-level strings; dog tooth eaves cornice. Boot-scraper and coal chute.

Interior: stair has wide grip handrail on 2 turned balusters per tread; handrail and panelled dado are ramped; patterned tread ends.

22, NORTH BAILEY

List entry Number: 1160318

Grade: II

2 houses, now hall of residence. Late C18; rainwater head dated 1796 with initials SC. Painted incised stucco with painted ashlar plinth and dressings; roof not visible. 3 storeys, 6 bays. 4-panelled door at left with patterned overlight in Jacobean-style doorcase with cornice; 6-panel door and patterned overlight in fourth bay, in architrave with cornice; plainer door in sixth bay has flat panels and leaded overlight. Blocked door in architrave in second bay; sash inserted. Irregular fenestration of sashes, one tripartite, with glazing bars; some blank bays. Top cornice and blocking course.

Interior: late C17 stairs have high grip handrails on skittle balusters; lower flight of second house at right is renewed.

UNION SOCIETY, 24, NORTH BAILEY

List entry Number: 1160331

Grade: II

2 houses now one. Circa 1700 and mid C18 with C20 alterations. Painted incised stucco on brick with painted ashlar

plinth and dressings; Welsh slate roof with stone gable copings. 2 storeys and attics; 5 bays. 6-panel door in first bay in architrave under pulvinated frieze and cornice with central panel; large Venetian window above. 6-panel door and 3-pane overlight with louvred ventilator inserted in third bay. Projecting stone sills to sashes with glazing bars in plain reveals; wide boxes on upper floor and attics; external shutters to 2 right ground floor windows. Narrow inserted windows flank ground-floor sash in second bay. Dog-tooth cornice to 4 right bays. Gabled left dormers. Boot- scraper recess beside left door. Left part reported to contain an exceptionally fine staircase with moulded wreathed handrail on turned balusters, carved tread ends, and curtail; Roman Doric distyle screen supporting gallery; Ionic ceiling cornice, and centre rose. Plainer stair in right house has high grip handrail on fat balusters with half-balusters at newels.

HOUSE TO SOUTH OF NO. 28, NORTH BAILEY

List entry Number: 1160349

Grade: II

Partly in North Bailey, house south of No. 28 (q.v.).

WAR MEMORIAL TO EAST OF CATHEDRAL

List entry Number: 1160359

Grade: II

First world war memorial. 1926-8 by C.H. Reilly; pictorial carving by Tyson Smith. Sandstone ashlar. Tall round column on square base with cross finial. Column is carved in spirals, resembling the piers of the cathedral; triangles within the

spirals contain low-relief carvings of items of soldiers' kit and weapons. Base inscribed 1914-1918. Cross of four interlaced bands enclosing carved cross in low relief.

46, NORTH BAILEY

List entry Number: 1160375

Grade: II

House, now University department. Early C17. English garden wall bond brick of varying numbers of courses; painted ashlar plinth; roof not visible. 3 storeys and attics; 4 windows. Open yard entrance at right in architrave under pointed hood; internal step up to 6-panel door in wood architrave adjacent to yard entrance. Flat brick arches over sashes with glazing bars, those on top floor flush with wall. Deep moulded brick floor strings. Square-headed dormers with rendered cheeks have sashes with glazing bars. Right end brick chimney. Interior: wide open-well stair has low-moulded ramped handrail on 2 turned balusters per tread; shaped tread ends; wide-swept wreath and curtail. 6- and 8-panel doors in deep reveals have lugged architraves.

OLD GRAMMAR SCHOOL (UNIVERSITY MUSIC DEPARTMENT), PALACE GREEN

List entry Number: 1160796

Grade: II*

School, now university department. Founded 1541; rebuilt 1661 for Bishop Cosin, western part schoolmaster's house altered early C18. C19 additions include windows of 1844 by Pickering. Rainwater heads 1899 on house and front wing. Sandstone,

coursed and squared on main elevations, rubble at rear, with ashlar and red sandstone dressings; some brick dressings and rear patching. Stone-flagged roofs have stone gable copings and brick chimneys. School: one high storey, 4 bays.

Chamfered Tudor-arched surrounds, with alternate-block jambs and label moulds, to ledged boarded door in first bay and blocked door in third bay. High renewed 3 x 4-light stone-mullioned-and-transomed windows in second and third bays, in double-chamfered reveals, under label moulds breaking eaves in half-dormers which have gables on cyma-moulded kneelers. Battlemented cast-iron rainwater heads, one dated 1864.

House: 2 storeys, 6 bays with left wing projecting from first bay. C17 chamfered Tudor-arched stone surround to 6-panel door in fourth bay; early C18 wood doorcase of architrave, pulvinated frieze and cornice. Sashes with glazing bars have renewed thin wood sills on ground floor and sloping stone sills on first, with flat brick arches on ground floor and header-course lintels on first. Steeply-pitched roof has slightly swept eaves; renewed brick chimney between fourth and fifth bays. Later left wing has Tudor-arched door and slit window in left wall with flat coping, and tripartite stone-mullioned window at right under stone bracketed eaves. C18 extruded porch has door blocked and window inserted.

Interior of school: plastered above plain panelled dado; roof scarfed principals on wood brackets; C19 beams. Generations of schoolboys' names carved in dado and window sills.

Interior of house: dog-leg stair, on lower central wall, has closed string with pulvinated frieze on lower flight and overlapping boards on upper flights; column balusters; lower handrail renewed, upper with low grip moulding. Panelled dado to stairs, vestibule and ground floor right room;

architraves, arched doors, double and repeated to principal room which has Corinthian columns supporting enriched cornice of chimneypiece, and dentilled ceiling cornice. Bolection moulded doors and architraves in this room. Many 2-panelled doors.

A scheduled ancient monument.

FORMER EXCHEQUER BUILDING, NOW UNIVERSITY LIBRARY, PALACE GREEN

List entry Number: 1160838

Grade: I

Chancery and exchequer courts, now library. Between 1438 and 1457 for Bishop Neville. Coursed squared sandstone with ashlar dressings; stone-flagged roof. 3 storeys, 2 bays. Steps down to studded, ledged boarded door at right of first bay in 2-centred-arched surround with fragments of roll moulding on lower course, renewed on course above, and chamfer above that. Ground-floor windows at left and at right have 3 Tudor-headed lights and label moulds. First-floor windows have 3 round-headed stepped lights; second floor has 3 windows with 2 round-headed lights, all under dripmoulds and with chamfered surrounds. Neville arms (ears removed from horse's head) between upper windows under canopy on angel bracket. Eaves string; parapet, formerly battlemented, has roll-moulded coping.

Interior: central passage to 12-ribbed vault; newel stair to right of this; a second newel survives in part at rear of building, heavily weathered. C17 open-well stair has widely-spaced barley-sugar twist balusters, closed string and high grip handrail; partly renewed. Many stop-chamfered flat Tudor-

arched door surrounds, including those to Chancery Court and Exchequer Court, now one room. Masons' mark (W with central projecting cross) on these and on a third ground-floor door. Square-headed door at rear has stopped chamfer with narrower chamfer below. Original stop-chamfered beams and ceilings over both floors, the beams with 3 hollow chamfers. A scheduled ancient monument.

THE CASTLE NORTH RANGE

List entry Number: 1160921

Grade: I

Castle chapels, Constable's hall and galleries; now college. Lower chapel probably c.1072 for William I; c.1100 building for Bishop Flambard; C12 rebuilding for Le Puiset; C15 and C16 additions for Fox and Tunstall, and C17 for Cosin and Crewe; alterations and interiors by Sanderson Miller for Bishop Trevor (1753-1771). Coursed squared sandstone with ashlar dressings; roofs not visible. Tall 7-bay hall has high storey above 2-storey, 5-bay gable gallery; projecting stair wing at right links to 2-storey, 5-bay chapel. Gallery has renewed Tudor-arched surround to door in 4th bay; buttresses define bays, the first 3 each having a door in chamfered Tudor-arched surround, and 2-light ground-floor and 3-light mullioned-and-transomed first-floor windows. Ground-floor drip string and first-floor label mould; similar windows in 5th bay; 5-light window over door. Arms of Bishop Tunstall in third bay. Battlemented parapet on string. Hall above has Tudor-arched windows with intersecting glazing bars in hollow reveals under ogee drip moulds. 6th bay has large coat of arms. Battlemented parapet on string; high square turret at right end.

Battlemented polygonal stair turret has flat, Tudor-arched door in left return, and 2-light front windows under clock; floor strings; battlemented parapet on string. Chapel has irregular fenestration on 3 floors in first bay with Tudor-headed lights and label moulds; 3 slightly-stepped lights under elliptical drip moulds in other bays; buttress between second and third. Battlemented parapet on string. Rainwater head dated 1661 at left on pipe with lion masks on lugged fixings. 1699 on that at right, with mitre, crown and lions on fixings. Interior: much early fabric, notably C11 chapel at north-east with 2 arcades of 4 bays; round piers, with historiated capitals support groined vaults; herringbone paving probably original. C12 hall entrance, of 3 richly-moulded orders; south wall of hall shows upper-level chevron-moulded arcade with alternately-blind arches on paired shafts. West wall reverts to stepped groups. North-west corner turret has c.1350 keeled vault with closely-set wide ribs. Passage from hall door has chevron string; behind and to the right are the Octagon room and the Senate room, with panelling; Jacobean chimney piece re-sited from Old Exchequer building, Palace Green. Inserted in west end of hall are the Bishop's Rooms; these have mid-C18 decoration with richly-carved flower and ribbon decoration on corniced chimney-pieces, and rococo plaster on beamed ceilings. Early C16 chapel off east newel stair, extended in C17 and C18, with C17 woodwork of high quality: west screen, panelled ceiling, stalls from Auckland Palace with misericords and poppyheads. East window 1909 by Kempe. Behind west end of gallery a rich C17 single flight of stairs leads to the Senior Common Room, decorated in 1751 by Sanderson Miller in Gothic revival style, as Bishop's dining room.

UNIVERSITY COLLEGE MASTERS HOUSE, PALACE GREEN

List entry Number: 1160983

Grade: II

The rear of University College Master's House, Palace Green (q.v.).

FORMER WRITING AND PLAINSONG SCHOOL, PALACE GREEN

List entry Number: 1161005

Grade: II

Writing and plainsong school, part of almshouse block, now office. 1668 by Longstaffe for Bishop Cosin. Coursed squared sandstone with ashlar dressings; stone-flagged roof with stone gable copings. One storey and attic; one gabled bay and narrow left entrance bay. Partly-glazed studded panelled door in flat Tudor-arched surround under high dripmould; 2 ground-floor cross windows and 3-light attic window have renewed double-chamfered surrounds and stone mullions. Gable coping rests on moulded kneeler at left, and is keyed into 1928 building at right. Coat of arms and eroded scroll beneath attic window.

CATHEDRAL CHURCH OF CHRIST AND ST.MARY THE VIRGIN, PALACE GREEN

List entry Number: 1161023

Grade: I

Cathedral church, originally of Benedictine Priory, refounded 1541 as secular cathedral.

Main body 1093-1130, begun by Bishop William of St. Calais; Galilee 1189 for Bishop le Puiset. West tower tops, east bay and Chapel of 9 altars, 1242- c.1280. 1464-88 tower top stage. Restorations of late C18, early C19 and mid C19, notably by Bonomi and Jackson, Pickering and Robson and Fowler.

Dressed sandstone; slate roofs. Cruciform with aisles, east transept aisles, transeptal eastern chapel, crossing tower, twin west towers and western Galilee. Galilee one storey with battlemented parapet and richly-moulded north entrance. Large, restored C14 and C15 windows. West towers have 4 lower stages aligned with those on nave: all have shafted round-arched openings (those on south side enriched), the ground stage a blank arcade, the clerestory set back under a corbel table. Elaborately-moulded opposed entrances in second nave bays have Medieval doors, the north now with replica of sanctuary knocker. 2 upper stages to towers have pointed-arched openings under bands of blank arcading; corbel table below pierced battlemented parapet with crocketed pinnacles. Transepts have outer west stair turrets, blank arcading and large inserted Perpendicular windows north and south. Crossing tower of 2 stages with tall openings under crocketed ogee hoods, and high, pierced parapet. Chancel elevations similar to nave except for 2-light windows in triforium and C19 Decorated windows in aisles. Eastern transept 9 bays wide, divided into 3 and then into single bays

by large buttresses. Angle towers with short spires, the southern with elaborate restored panelling.

Interior: tall 7-bay nave has alternating compound and incised round piers. Intersecting blank arcading to ground stage with single lights above; paired arches to gallery bays, 3 stepped arches in clerestory. Rib-vaulted throughout, many ribs enriched. Galilee: 5 aisles of even width, 4 bays; quatrefoil piers with waterleaf capitals and rich chevron mouldings to arches and vault ribs. 2-bay transepts with intermediate round arcade piers. South transept aisle now D.L.I. chapel. Stellar vault in crossing tower. 5-bay chancel, the east bay rebuilt in rich C13 style, all rib-vaulted, the aisle vaults being specially early examples. 9 altars chapel 2 bays by 9 bays wide, the central 3 treated as a unit. Two stages of tall lancets, multi-moulded and shafted with alternate shafts of Frosterley "marble"; trefoiled blank arcading below. Quadripartite vaults, the centre section double-ribbed with a central circle.

Fittings: Choir reredos (The Neville Screen) 1380, much restored and original figures lost. Choir stalls and aisle screens, 1665 for Bishop Cosin, eclectic mixture of Gothic and Renaissance motifs. Font and cover also of this period.

Remains of wall paintings of late C12-early C14 in Galilee and nave. Several Medieval tomb slabs, chests and figures, badly preserved, notably Bishop Hatfield's monument and throne, 1363. Figures of later bishops, Shute Barrington d. 1826 by Chantrey, the most moving. Much good C19 stained glass and collections of rearranged Medieval glass. Prior Castell's clock, early C16 reconstructed 1938 by S. Dykes Bower.

LAVATORIUM IN CENTRE OF CLOISTER GARTH

List entry Number: 1161129

Grade: I

Lavatorium basin. Medieval. Teesdale marble. Resited from south-west corner of garth. Octagonal basin; raised central part has shields on outer face; lower basin has roll-topped outward-curved sides.

NO.50 (FORMER SUBSCRIPTION NEWS ROOM), 50, SADDLER STREET

List entry Number: 1161207

Grade: II

Includes No. 1 Owengate. Subscription news rooms, now shop and offices. 1820. Sandstone ashlar; felt-covered roof with brick chimney. Basement, 2 storeys and 4 bays; plus left curved corner to Owengate. Owengate corner and one bay have no basement. Long front to Saddler Street has channelled rusticated basement, the rustication continuing as high plinth on left return. Corner bay has 2 round steps and 3 internal steps up to 6-panelled door and overlight in Tuscan doorcase, SUBSCRIPTION NEWS ROOM painted above overlight. Segmental-headed yard entrance to right has plain stone surround. Small early C19 shop in third bay has half-glazed door at right and 2 narrow windows at left under small cornice. Sashes with glazing bars in 2 left basement bays and on upper floors. Ground floor sill band; first floor windows have recessed apron panels; first floor band. Wide coved eaves gutter cornices. Roof rounded over corner; ridge chimney. Left return

has 3 rounded steps to part-glazed 6-panelled door in Tuscan doorcase.

Cast iron area railings, with pine-cone and acanthus-leaf finials to gate-posts, on Owengate front and in first bay of main front, curve to form handrails up sides of corner steps. Renewed gate has spiked dog-bars.

68, SADDLER STREET

List entry Number: 1161225

Grade: II

House, now shop and offices. Late C18 with earlier core. Incised stucco with painted ashlar dressings; Welsh slate roof. 4 storeys, one bay. Italian Gothic shop has passage door and shop door at left with decorative panelling and blind tracery; cusped overlights under 2-centred arches on shafts with clasping bands and stiff-leaf capitals; nail-head decoration. Similar shaft at right of shop window, central shaft removed. Upper floors have wide sashes with narrow glazing bars in wide boxes: projecting stone sills. Steeply-pitched roof. No chimneys visible.
Interior: wide dog-leg stair has close string, fat handrail on turned balusters, plain rectangular newels; first flight has balustrade boarded over.

71 AND 72, SADDLER STREET

List entry Number: 1161243

Grade: II

2 houses, later united; now 2 shops and house above; further house to rear in plot behind No. 71. Late C17 front range; C17

rear building; C20 shops. Front range English garden wall bond brick (mostly 7 and one) with painted ashlar dressings; roof not visible; brick chimney.

Rear building: English garden wall bond brick (6 and one) link to timber-framed building with rendered ground floor on old sandstone rubble plinth; brick above. Roof not visible. Front range 4 storeys, 5 windows: bracketed fascia at left to shop with high raised panel over 6-panel passage door with high patterned overlight at extreme left. Mid C20 shop at right. Upper floors have blank bay at left; sash windows have glazing bars, projecting stone sills and flat stone lintels except for 3 on first floor at left without sills or glazing bars, and top floor lintels which are header courses. 3-brick-wide floor bands except on first floor; eaves band. Left end chimney. Moulded round rainwater head and drain with lugged fixings at left on fourth bay.

Rear link: 3 storeys, 3 windows, some sashes and some casements; floor strings. Rear building 3 storeys, 3 windows to passage/yard; first floor jettied on exposed beam ends and bressumer with carpenter's marks. External rendered chimney stack on gable end. Interior not inspected.

ST JOHN'S COLLEGE, 3, SOUTH BAILEY

List entry Number: 1161313

Grade: II*

House, now college. Early C18. Sandstone ashlar; roof not visible; brick chimneys. Basement and 3 storeys, 7 bays, the central 3 projecting. 6 steps and terrace to central renewed double door under large hood on carved brackets. Channelled rustication throughout; keyed voussoirs over sash windows

with glazing bars. Cyma-moulded coping on basement plinth; prominent second-floor cornice; parapet with roll moulding below flat top. Hipped roof. Spear-headed area railings and plain handrails.

Interior: panelled hall with high-quality open-string stair which has ramped grip handrail on slender Doric balusters with bud plinths, and fluted Corinthian newels; delicately-carved tread ends; one curved flight and wide upper gallery. 6-panelled doors in architraves with deep reveals. Ceiling has dentilled cornice and central leaf rosette with encircling oak leaves. Originally the town house of the Eden family.

ST JOHN'S COLLEGE SECOND PART, 4, SOUTH BAILEY

List entry Number: 1161328

Grade: II*

House, now college. C17; c.1760 alterations. Bowes family house from C17; alterations by Earl of Strathmore. Sandstone rubble with ashlar plinth and irregular large quoins and ashlar dressings; roof not visible. 2 storeys, 3 bays. 3 ground-floor sashes, and 2 on first floor, all with glazing bars, fine on first floor, have flat stone lintels and sloping stone flag sills. Narrow blocked opening at left on first floor.

Interior: first floor salon has door and window woodwork richly carved, including overdoor with bolection frieze, carved dado rail and skirting board. Coved ceiling has early rococo plasterwork with centre and enriched border. White marble chimney piece with free-standing reeded columns.

9, SOUTH BAILEY

List entry Number: 1161376

Grade: II

House. 2 builds. First build at left early C18; second build C20. English garden wall bond brick (7 and one) with painted ashlar dressings; Welsh slate roof with brick chimneys. 3 storeys, 5 bays and 2 storeys, 2 bays.

First build: 6-panel door and patterned fanlight in open-pedimented doorcase at left. Ground floor has paired narrow sashes in each window, and sill band; similar second-floor windows have projecting stone sills. Sashes with glazing bars on first floor have projecting stone sills inserted in place of band; header-course lintels. 2 end chimneys.

Second build has oriel bow at left over paired sashes with glazing bars; central many-panelled door; right coach door under sash window; deeply overlapping swept bracketed eaves.

11, SOUTH BAILEY

List entry Number: 1161384

Grade: II

House. Early C18 with C17 rear parts. Later openings. Flemish bond brick with painted ashlar dressings; Welsh slate roof with brick chimneys. 2 storeys, 2 bays. 6-panel door at right under 4-pane overlight and flat brick arch; similar arches over wide tripartite ground-floor sash (with 6-panel external shutters) and 2 first-floor sashes with glazing bars, all with projecting stone sills. First floor level band. Steeply-pitched roof has 2 end chimneys, that at left renewed. Boot-scraper recess beside door. Twin gabled rear wings, one possibly free-standing originally.

Interior: reported to contain open-string dog-leg stair with ramped handrail on Tuscan column balusters.

WALL BEHIND NOS. 12 AND 12A, SOUTH BAILEY

List entry Number: 1161398

Grade: I

Castle wall. C12. Coursed squared sandstone. Long stretch of wall curving northwards to Water Gate, with square turret behind No. 12. 2 chamfered courses to set-backs. On inner face the gardens are at wall walk level.

16, SOUTH BAILEY

List entry Number: 1161432

Grade: II

House. Early C19 front range with older rear part. Painted render with painted plinth and ashlar dressings; Welsh slate roof with brick chimneys, some renewed. L-plan. 3 storeys, 4 windows in groups of 2. Partly-glazed 6-panel door and margined overlight in Tuscan doorcase at right of first group; boarded door in wood jambs at left. Sash windows with glazing bars in architraves with projecting stone sills, 3 on ground floor. Boot-scrappers flank door.

ST CHAD'S COLLEGE, 19, NORTH BAILEY

List entry Number: 1254243

Grade: II

House, now college. Early C19. Painted incised stucco with painted ashlar plinth and dressings; Welsh slate roof. 2 storeys, 2 bays. Internal steps up to 6-panel door and 3-pane overlight at left. Large windows. Ground-floor sash has glazing bars, larger first-floor sashes are late C19; all have plain reveals and projecting stone sills. Boot-scraper recess beside door; cellar chute with wrought-iron grille.

WALL ON SOUTH SIDE OF GARDEN BEHIND NUMBER 19, NORTH BAILEY

List entry Number: 1254244

Grade: II

Garden wall. C18. Brick with sandstone rubble outer leaf for part of its length; flat stone coping. Extends the length of the garden.

ST CHAD'S COLLEGE, 18, NORTH BAILEY

List entry Number: 1261391

Grade: II

House, now college. Early C18. English garden wall bond brick (5 and one) with painted ashlar dressings; Welsh slate roof with brick chimneys. 3 storeys, 3 bays. Internal step up to 6-panel door at left in architrave with pulvinated frieze and cornice. Flat brick arches over sashes with glazing bars in wide boxes, those on ground floor flush with plane of wall; projecting stone

sills except on first floor where there is a sill band. 2-brick second floor level band; end chimneys. Boot-scraper recess beside door.

CATHEDRAL PRECINCT WALL, SOUTH BAILEY

List entry Number: 1310115

Grade: II

Precinct wall. C18 appearance possibly on Medieval base. Adjoins city wall at west side of Water Gate. Sandstone, coursed and squared but much eroded. High wall extending along west side of South Bailey as far as steps to south of No. 13 (q.v.). Top covered in ivy at time of survey.

13, SOUTH BAILEY

List entry Number: 1310117

Grade: II

House. Early C18. Flemish bond brick with painted ashlar dressings and plinth; Welsh slate roof. 3 storeys, 3 bays. Central 6-panel door and 4-pane overlight recessed under flat brick arch. Similar arches and painted projecting stone sills to blank windows in first bay and sashes with glazing bars in others. Ground floor windows have shutter pins. Roof hipped at left with transverse ridge chimney.

ST JOHN'S COLLEGE, PART, 1, SOUTH BAILEY

List entry Number: 1310141

Grade: II

House, now college. Late C17. Sandstone ashlar; moulded plinth; Lakeland slate roof with rendered chimney. 3 storeys, 7 bays. Internal step up to central door with 6 carved panels (Greek fret pattern) in wide Tuscan doorcase with central leaf-carved bracket; partly-glazed 8-panel door at left in stop-chamfered surround. Main door has later inscription ST. JOHN'S COLLEGE LINTON HOUSE. Sashes with glazing bars have projecting stone sills and flat stone lintels; ground-floor shutters. End pilasters, floor bands and renewed wood gutter cornice. Ridge chimneys between second and third bays and at right end.

Interior: dog-leg stair has panelled balustrade and flat, moulded handrail; closed string.

5, SOUTH BAILEY

List entry Number: 1310153

Grade: II

House, now college. Brick of varying bonds: some 6 and one English garden wall bond; painted plinth and ashlar dressings; Welsh slate roof. 3 storeys, 5 bays, and one wide infill at right end. Central half-glazed door in architrave with entablature. Flat stone lintel and projecting stone sill. to small inserted narrow sash at left of door 2 ground-floor 16-pane sashes and late C19 sashes in upper floor have header-course lintels and projecting stone sills. 2-brick-wide floor bands. Right end

chimney raised in new brick. Boot-scraper in recess beside door.

7, SOUTH BAILEY

List entry Number: 1310158

Grade: II

House, now college. C18 with alterations. English garden wall bond brick (3 and one) with painted ashlar plinth and dressings. Roof not visible: slate-hung left return gable. 3 storeys and attics; 3 windows. At right of second bay deeply-recessed 6-panel door in Tuscan doorcase with top pediment-shaped panel and acroteria. Boarded panels and inserted ventilator in door at right end under flat brick arch. Similar arches and projecting stone sills to sashes with glazing bars. Square-headed attic windows break eaves.

ALBERT HOUSE, 33, SILVER STREET

List entry Number: 1310177

Grade: II

House and shop. Mid C19 with alterations. English garden wall bond brick (3 and one) with painted ashlar dressings; Welsh slate roof. 3 storeys, 2 bays. Raised stone surrounds and projecting stone sills to sashes, the upper with glazing bars, those on first floor with plain blocks flanking pediments, and ALBERT HOUSE inscribed in lintels. Giant corner pilasters; eaves band and gutter cornice; right end chimney. Painted coat of arms and VICTORIA AD 1837 on left pilaster, VICTORIA AD 1887 on right.

76, SADDLER STREET

List entry Number: 1310191

Grade: II

House, now shop. Late C18. Incised stucco with painted ashlar dressings; Welsh slate roof. 4 storeys, one bay. Ground floor altered. Upper floors have late C19 sashes in wide architraves with painted projecting stone sills. Large quoins have raised centres. Second-floor band with iron retaining plates; third-floor band; dentilled gutter cornice. Included for group value.

CATHEDRAL CLOISTER SOUTH RANGE

List entry Number: 1310239

Grade: I

South range of cathedral cloister, comprising frater and undercroft, with kitchen beyond on north side of the College (q.v.); now library and offices. East end of south range, originally first dorter, prior's lodging and chapel with undercrofts, is now the Deanery on the north side of the College (q.v.). C11 undercroft; frater rebuilt for Dean Sudbury c.1684; restored 1858 by Salvin. Coursed squared sandstone with ashlar dressings; roof not visible. Basement and one high storey; 14 bays. Passage entrance at east end to Deanery and College. 1684 entrance to frater has doorcase of Tuscan pilasters, on lozenge-panelled plinths, flanking bolection-moulded keyed arch on impost blocks; entablature has cornice breaking forward over tapered pilasters. To east of this, blocked 2-centred arch to original frater steps. Cloister has 11 two-centred arches, with C18 intersecting tracery, on dwarf walls with rounded coping; gabled buttresses; roll-moulded

parapet. 2-light library windows of 1858, with 4-centred heads. Battlemented parapet. C19 wall monument to Sharp family; early C18 cartouche with skull and other ornament to Richard Graham 'Natus Aug 30, Denatus Dec 22, 1689' Latin inscription. South elevation has small undercroft windows with monolith round heads.

Interior: undercroft entrance in west wall of barrel-vaulted passage at east end of range; first east bay and 3 west bays have barrel vaults, as has passage; 5 intermediate bays have 3-aisled groined vaults resting on short square columns with abaci. To west of undercroft are 4 small chambers, one known as a cellar and the others as the covey, with a serving hatch with cusped head. Library above has C17 bookcases and presses; Romanesque wall painting behind one case; loft at west end has bolection-moulded panelling and stair balustrades of late C17 type.

FORMER GRAMMAR SCHOOL (UNIVERSITY POLICE OFFICE), PALACE GREEN

List entry Number: 1310306

Grade: II

Grammar school, now university police office; left wing of almshouse block. 1668 by Longstaffe for Bishop Cosin. Coursed squared sandstone with ashlar dressings; roof of stone flags with stone gable coping. Tudor style. One storey and attic; one gabled bay and narrow entrance bay at right. Renewed studded and partly-glazed panelled door in flat Tudor-arched surround with label mould. Renewed double-chamfered surrounds to 2 ground floor cross windows and 3-light attic window, with stone mullions. Gable coping on

moulded kneelers. Commemorative panel with coat of arms and eroded inscription under attic window.

UNIVERSITY LIBRARY, PALACE GREEN

List entry Number: 1310414

Grade: II

Lecture rooms, now library. 1882 by A.W. Blomfield. Coursed squared sandstone with ashlar dressings; stone flagged roof with stone gable copings. Perpendicular style. 2 storeys of varying heights; 5 bays. Gabled first bay has steps up to double door with wrought iron hinges in hollow-chamfered Tudor-arched surround; carved spandrels and arcaded panel above in square-headed moulded surround. 4-light window, stone mullioned and transomed, above; first floor string; gable parapet string with corner gargoyles. Right end entrance bay has added Renaissance-style porch with Tuscan columns, entablature with low-relief UNIVERSITY LIBRARY in frieze, and obelisk finials; round arch of door has long bracket from key supporting hood. Shallow canted bay above has eaves string and moulded flat-coped parapet. Central block has 2 large mullioned-and-transomed windows on ground floor and three 2-light mullioned windows on first floor, with elliptical heads; first floor string; eaves string with corner gargoyles; roll-moulded parapet. Roof has roll-moulded gable copings; stone crown finials.

Interior: large open-well stair has twisted wrought-iron balustrade; first floor rooms have boarded dados, plaster walls and bracketed queen post and collar roofs.

26, NORTH BAILEY

List entry Number: 1310618

Grade: II

House. Mid C18. Coursed squared sandstone with plinth; some painted ashlar and some brick dressings. Welsh slate roof. 3 storeys, 3 bays. 6-panel door at right in architrave; projecting stone sills to late C19 sashes, smaller and paired on second floor. Panelled ground-floor external shutters; header-course lintels and brick dressings to top windows. Blocked window at first floor centre. Boot-scraper recess beside door.

Interior said to have first half of C18 stair up to first floor, late C17 above; dog-legged, the upper flights with moulded flat handrail on turned balusters, with moulded and dentilled ogee-section string.

CASTLE WALL BEHIND NOS. 26-28, NORTH BAILEY

List entry Number: 1310622

Grade: I

Castle wall. C12. Coursed squared sandstone. Stretch of wall at foot of gardens behind Nos. 26-28. Much obscured by earth and plants.

39, NORTH BAILEY

List entry Number: 1310630

Grade: II

House, now University department. Early C18. English garden wall bond brick (6 and 1); with painted ashlar dressings. Roof not visible. 3 storeys, 3 bays. Central 6-panel door in architrave

under patterned fanlight and bracketed open pediment. Painted flat stone lintels and sills to renewed sash windows with glazing bars; second-floor has header-course lintels. 3-brick floor level bands; dog-tooth eaves cornice. No chimneys visible. Plain brick boot-scraper recess beside door. Interior: inserted open-well closed-string stair with varied balusters, the lower floors having 2 turned alternating with 2 barley-sugar twists; pendants and pyramidal tops on square newels.

CHURCH OF ST. NICHOLAS, MARKET PLACE

List entry Number: 1310684

Grade: II

Parish church. 1857-8 by J.P. Pritchett. Snecked sandstone with ashlar dressings; graduated Lakeland slate roof with stone gable copings. Aisled nave and chancel; south porch and south tower. Decorated style. 5-stage tower in second bay from west has angle buttresses with gabled offsets; double door with ornate iron hinges in shafted and moulded surround with ballflower decoration; arms of City of Durham and church in blind quatrefoils at either side under quatrefoil band and sloped coping, imitating Kepier Hospital gatehouse (q.v.). Elaborate canopied niche above contains statue of St. Nicholas, flanked by blind cross-slits. Tall third stage has 2 high windows. Mask brackets support clock under pinnacled gable; paired 2-light belfry openings above under battlemented parapet on ballflower- and-mask brackets. Gabled corner pinnacles; tall octagonal stone spire with lucarnes. 3-light aisle windows in bays defined by buttresses with gablets and pinnacles; 4-light chancel window in first bay. Clerestory has

rounded triangular windows. East front has shallow gabled porch in south aisle and 2-light window in north, with gabled buttresses; large 5-light east window; 4-light west window. Interior: painted plaster with arch-braced collar and king-post roof. 4-bay north arcade and 2-bay south arcade have leaf-carved capitals to shafted columns; high chancel arch in similar style. Re-ordered, with chancel arch and aisles filled with glazed screens forming chapel. Tower has 8-ribbed vault with heraldic and floral corbels; central boss carved ST.N. and dated 1858. Traceried stone screens in chancel commemorate Ralph Dixon and are gift of the proprietors of Durham Waterworks in 1858. Glass by L.C. Evetts in south aisle, 1963.

25, ELVET BRIDGE

List entry Number: 1310846

Grade: II

House, now restaurant. Late C18. English garden wall bond brick (3 and one) with painted ashlar dressings: Welsh slate roof. 3 storeys, 2 bays. C20 shop. Upper floors have sashes with glazing bars under flat brick arches; second floor has projecting stone sills; first floor sills obscured by window boxes at time of survey. Right end brick chomney. 2 small roof lights.

WALLS AND PIERS ATTACHED TO NUMBER 12, THE COLLEGE

List entry Number: 1310945

Grade: II

Garden walls and piers. C18 and C19. Coursed squared sandstone with ashlar dressings. Chamfered dwarf walls in

front of No. 12 terminate in square, pyramidal-coped piers attached to projecting turrets of house. Running south from southern turret a high garden wall of eroded stone with flat stone coping encloses garden to south of No. 12

7, THE COLLEGE

List entry Number: 1311001

Grade: II*

Master of Garner's checker, later prebendal house. Medieval fabric with C17 and C18 alterations. Sandstone rubble with ashlar dressings; brick chimneys. Basement and 2 storeys, 8 bays. Basement has segmental brick arch at left over recessed boarded door; similar door in shouldered arch at right of third bay. Steps up to terrace in front of 6-panel door in architrave with pulvinated frieze and prominent cornice; eroded coats of arms in panel over door. Sash windows with glazing bars have varying surrounds, some flat stone lintels and sills with alternate-block jambs; traces of removed label moulds, wider than present windows. Corbelled-out parapet has shaped sloped coping. 2 round-moulded rainwater heads. Flat-coped walls flank door terrace. Contains entrance to No. 8 (q.v.) in right return. Roof flat at left and steeply-pitched over 2 right bays. Interior: hall and some rooms have bolection-moulded panelling; blocked lugged chimney piece in front hall wall; deeply-moulded beams in ground-floor ceiling and deeply-moulded square plaster panels. Closed-string dog-leg stair has ramped moulded handrail on slender turned balusters and column newel; plainer rear stair has curved landing. First floor has corbelled wall posts, some covered in moulded plaster. Many chimney pieces of circa 1700.

ST CUTHBERTS WELL

List entry Number: 1311134

Grade: II

Well. Dated 1690. Coursed squared sandstone with ashlar dressings. Retaining wall, with side walls breaking forward, has flat stone coping. Segmental arch on alternate-block jambs; water pipe in rendered back panel; stone flag basin. Inscribed stone above arch FONS (?) S:s CUTHBERT 1690. Stone platform in front of well and side steps below platform.

CASTLE WALL BEHIND NO.3, NORTH BAILEY

List entry Number: 1322845

Grade: I

Castle wall with base of angle tower. C12. Coursed squared sandstone. Wall and large buttress, c.7m. high; the angle tower is square-cornered, projects about 2 1/2 m. and is 3m. across east face

5, NORTH BAILEY

List entry Number: 1322846

Grade: II

House. Circa 1700. English garden wall bond brick, mostly 6 and 1, with ashlar plinth and dressings; Welsh slate roof. 3 storeys, 3 windows. Circa 1900 central door and side panels with arcaded overlights and high shell hood. Inserted cambered brick arch to renewed sash window at left; soldier-course lintel to sash at right; upper windows have flat brick arches or soldier-course lintels; projecting stone sills to most

windows, most with glazing bars, some broad; some 16-paned. 2-brick floor-level bands. End chimneys.

Interior: main stair has 2 slender vase-and-column balusters per tread supporting ramped handrail; slim rectangular newels and round newel at foot; block tread ends. Second stair at right similar with fatter balusters.

ST CHAD'S, 17, NORTH BAILEY

List entry Number: 1322847

Grade: II

House, now college. Late C18 front on early C18 building. Incised stucco with painted plinth and ashlar dressings; Welsh slate roof. 3 storeys, 3 bays. Half-glazed door in first bay has stone architrave and hood; sash windows with glazing bars and projecting stone sills. Boot-scraper beside door. Interior: open-string dog-leg staircase has grip handrail on alternate plain and fluted balusters with vases; handrail ramped with half-wreath and half- curtail; Doric newel at foot; ramped panelled dado.

WALL ON NORTH SIDE OF GARDEN BEHIND NO. 19, NORTH BAILEY

List entry Number: 1322848

Grade: II

Garden wall. C18. Brick with flat stone coping. Extends the length of the garden.

44 AND 45, NORTH BAILEY

List entry Number: 1322849

Grade: II

2 houses, now University department. Early C19 front on C17 house. Snecked sandstone with ashlar dressings. Roof not visible; brick chimneys. 3 storeys and attic, 5 bays, the central wider. Central bay has entrance to No. 44 at left: boarded door and 2-pane overlight in stone surround with tongue-stopped chamfer; 8-panel partly-glazed door at right in C17 stone doorcase with architrave, swan-neck open pediment on brackets, with cartouche. Sash windows, most with glazing bars and some late C19, have flat stone lintels and sloping projecting stone sills. Ground-floor windows inserted in blocked shops with stone sills.

Interior: No. 44 has dog-leg-closed-string stair with flat-topped moulded-edge handrail on widely-spaced alternating turned and square balusters.

49, NORTH BAILEY

List entry Number: 1322850

Grade: II

2 houses. Early C19. Flemish bond brick with painted ashlar plinth and dressings; roof not visible. 3 storeys, 4 bays with irregular fenestration. 6-panel door at left in deep panelled reveal; Tuscan doorcase with Greek fret pattern; 4-panel door at right in plainer doorcase, both with patterned overlights. Cambered or flat brick arches to a variety of window types; first-floor sashes uniform with glazing bars; top floor has 16-pane sash at left and tripartite sash with glazing bars at right,

all with projecting stone sills. Reported to have early C18 stair, dog-leg with open string and moulded handrail on 2 turned balusters per tread.

BISHOP COSIN'S ALMHOUSES, 7, OWENGATE

List entry Number: 1322865

Grade: II

Almshouse. Founded 1666, on Palace Green; present building 1837 for the University. Coursed squared sandstone with ashlar dressings; Welsh slate roof. Tudor style. 2-storey outer bays and one-storey, one-bay link. Boarded door with elaborate wrought iron hinges in Tudor-arched surround at right of central bay, 2-light window at left; gabled end bays have 3-light ground-floor and 2-light first-floor windows; floor string; commemorative panels in gable peak, that at right eroded. All windows double-chamfered under label moulds and stone-mullioned-and-transomed. Roll-moulded gable copings on deep block kneelers.

Included for landscape value.

MUSIC LIBRARY, PALACE GREEN

List entry Number: 1322866

Grade: II

Diocesan Registry, now university music library. 1820. Coursed squared sandstone with ashlar dressings; Welsh slate roof, brick chimneys. One storey, 7 bays and one-bay pent passage entrance bay at right. Central bay flanked by full-height buttresses, has internal step up to double ledged boarded door in wide Tudor-arched moulded surround under drip mould.

Coat of arms under stepped drip string at eaves. Buttresses, diagonal at corners, define bays containing stone mullioned-and-transomed cross windows with Tudor-arched lights and label moulds. Plinth chamfered at sill level. Eaves string; battlemented parapet, higher over entrance. Hipped roof has rear chimneys. Right passage entrance has flat Tudor-arched door in older wall.

CASTLE GATEHOUSE, ENTRANCE GATEWAY, SIDE WALLS, LINKING WALLS AND FRONT WALL

List entry Number: 1322867

Grade: I

Gatehouse, gateway, linking, side and front walls. Medieval gatehouse altered C16 for Bishop Tunstall and c.1790 in style of Wyatt for Bishop Barrington. Gateway probably c.1790; walls probably C18 and early C19. Coursed squared sandstone with ashlar dressings; ashlar gateway and flanking walls.

Gatehouse: 3 storeys, 3 bays. Moulded round arch of 4 orders, on shafts with scalloped or chevron-moulded capitals, is flanked by battlemented projections containing 2-centred-arched windows with intersecting glazing bars under drip moulds; similar window above arch and rose window above that, under battlemented parapet. Battlemented corner turrets have blind cross slits above blind quatrefoils. Rib-vaulted arch has lion-carved boss.

Entrance gateway: 2 octagonal piers with frieze and battlemented coping; wrought iron scrolls on top support square gas lamps. Short sections of wall either side have blind cross slits.

Front wall to Palace Green: high wall with roll-moulded coping extends along the front to the Green; slightly lower section with sloped coping continues in front of University College Master's House to Owengate.

Link walls between gateway and gatehouse, gatehouse and castle north and west ranges and gatehouse and keep: battlemented walls, with Tudor-arched doors, blind cross slits, and wide buttresses. Fountain set in courtyard side of wall linking gatehouse with north range: moulded semicircular projection on pedestal under renewed Tudor arch.

THE KEEP (UNIVERSITY COLLEGE)

List entry Number: 1322868

Grade: I

Keep; now college study bedrooms. 1345-81 for Bishop Hatfield, rebuilt 1839-40 by Salvin, for the University. Coursed squared sandstone with ashlar dressings. Irregular octagonal plan; high motte has 2 encircling retaining walls. High plinth with sloped coping; angle buttresses, corbelled out to parapet walkway. Irregular fenestration resembling the pattern of the original has windows of one, 2 and 3 lights with stone mullions, some square-headed and some cusped lights; some 2-centred arched with tracery. Retaining walls of squared rubble support motte on north, east and south sides.

FRAMWELLGATE BRIDGE

List entry Number: 1322872

Grade: I

Bridge. Early C15 replacement for early C12 bridge; widened early C19. Coursed squared sandstone with ashlar dressings: 2 wide elliptical arches on south side have 3 chamfers; central cutwater; iron cladding on springing at east end on outer ribs. 7 square ribs. Further cutwater on land at east end, and one land arch visible. Bands at road bed level, dipping to stone drains. Renewed parapet has chamfered coping. 3 C20 cast iron lamps on parapet at each side with founder's mark Bromford Tube Co.

A scheduled ancient monument.

1 AND 2, NORTH BAILEY

List entry Number: 1322884

Grade: II

2 houses. Early C19. Flemish bond brick with painted ashlar plinth and ashlar dressings; Welsh slate roof, brick chimneys. 3 storeys, 6 bays. Many-panelled doors recessed in panelled reveals in first and third bays; Greek fret-patterned doorcase with battered pilasters; patterned overlight to No. 1 at left. Wedge stone lintels above, that at right inscribed QUEEN'S COURT, and to sash windows. Late C19 sashes and sill band on ground floor, sashes with glazing bars and projecting stone sills on upper floors, the top windows smaller. Ashlar eaves bands and gutter cornice. End chimneys.

ESTATE HOUSE, 34, 35 AND 35A, SADDLER STREET

List entry Number: 1322893

Grade: II

House, now offices. C17 with c.1800 shops. Dark red brick, Flemish garden wall bond (7 and one) with rendered ashlar dressings; Welsh slate roof with stone gable coping. 3 storeys and attics, 2 bays. 2 gables to front. 2 shop windows at left have 4 rows of 6 panes and central door; one shop at right has left door; central door to house and left shop door have 6 raised panels. Upper floors have tripartite sashes with 2-brick sill bands and flat brick arches. Similar-style single attics sashes. Interior: enclosed dog-leg stair with winders.

37, SADDLER STREET

List entry Number: 1322894

Grade: II

House, now shop. Early/mid C18. Incised stucco with painted ashlar dressings, some grey brick visible; pantiled roof with renewed brick chimney. 3 storeys, one bay. Recessed 6-panelled door and 3-paned overlight at right, 3-light shop window at left with one canted light beside door; panelled pilasters; bracketed fascia. Upper floors have sashes with glazing bars in architraves with projecting stone sills. Painted ashlar eaves band and low parapet on right end bracket; left bracket removed.

Interior: dog-leg open-string stair has 2 narrow skittle balusters per tread, ramped grip handrail, carved tread ends. Rear first-floor room has full-height raised panelling.

41 AND 42, SADDLER STREET

List entry Number: 1322895

Grade: II

House, now shop. Early C19 house with late C19 shop. Incised stucco with painted quoins and dressings; Welsh slate roof with brick-coped right end gable; banded left end brick chimney. 3 storeys, 3 bays. Mannerist-style shop has canted central entrance to double partly-glazed door under arched fanlight. Similar doors at left and right ends flanked by panelled pilasters. Shop windows have elliptical-headed narrow lights, 2 to each front and one each side of entrance. Enriched entablature has drops over pilasters and doors and paired drops from modillions of prominent cornice. Upper floors have first-floor casements with inscriptions in painted glass, and second-floor sashes with glazing bars in lugged architraves with projecting stone sills.

Shop interior: etched glass panels at back of windows; tall curved showcase in centre of floor; oval gallery with iron balustrade.

DEPARTMENT OF ARCHAEOLOGY, 45 AND 46, SADDLER STREET

List entry Number: 1322896

Grade: II*

House. Incorporates part of North Gate of castle; now university department. Medieval gate; C17 house with early C19 alterations. Gate: coursed squared sandstone. Incised stucco with painted ashlar dressings; Welsh slate roof. 3 storeys, 2 wide bays and 2-storey narrow third bay. Renewed

double door in deep reveal at left of second bay; early C19 9-panel double door in right end bay, with patterned overhead, in deep panelled reveal of narrow doorcase with corner paterae. Sash windows with glazing bars, 3 on ground floor renewed; projecting stone sill to window in right bay; second floor sill band; wide first-floor band, possibly altered shop fascia. Steeply-pitched roof.

Interior: fragments of barbican of North Gate can be seen in several basement cupboards and rooms: 3 and 4 chamfered courses of plinth, and several courses of masonry. C17 closed-string open-well stair through 4 floors has wide moulded handrail on graduated barley-sugar twist balusters and square panelled newels; handrail moulding continuous with newel caps. Secondary stair of early C19 type in right end bay. Graded for North Gate and for staircase.

BASTION BEHIND NO. 50 AND WALL ATTACHED, SADDLER STREET

List entry Number: 1322897

Grade: I

Castle wall and bastion. Date uncertain; late Medieval. Coursed squared sandstone with ashlar dressings. High wall part of North Bailey; bastion of 2 storeys with round north wall. High 4-course chamfered plinth; stone side steps behind No. 2 Owengate lead to first floor chamfered-Tudor arched door. Parapet with sloped coping.

Interior has round-headed openings on 3 north faces; chamfered-Tudor arched door to rear under corbelled brick arch in thickness of wall.

34, SILVER STREET

List entry Number: 1322898

Grade: II

House, now shop. Probably C17 with alterations. Timber frame covered with incised stucco; Welsh slate roof. 3 storeys, 2 bays. Altered ground floor. Upper floors project and lean forward slightly, and have sash windows with vertical glazing bars on first floor and glazing bars on second, with projecting stone sills. Steeply-pitched roof.

Interior: timber frame exposed in left party wall.

ST JOHN'S COLLEGE THIRD PART, 4, SOUTH BAILEY

List entry Number: 1322899

Grade: II

House, now college. Early C18. Rough render with painted ashlar plinth and dressings; Welsh slate roof; renewed brick chimney. 3 storeys, 5 windows. Irregular fenestration. Central half-glazed door in architrave under radial fanlight and bracketed open pediment. Recessed 4-panel door at right end under 4-pane overlight. Sashes with glazing bars, some renewed, have projecting stone sills except for stair windows in first bay with flat wide sills and wide glazing bars. One external shutter to left of main door.

Interior: dog-leg closed-string stair has grip handrail on barley-sugar twist balusters and square newels with finials and pendants. Moulded cornices beneath landings. Panelled dado. Ground floor panelled room extended to rear in reproduction style. Part of Bowes family house.

NO. 6. SOUTH PART, SOUTH BAILEY

List entry Number: 1322900

Grade: II

House, Circa 1700. English garden wall bond brick (mostly 8 and one) with painted ashlar dressings; Welsh slate roof; ashlar-corniced brick chimney. 3 storeys, 4 bays. Irregular fenestration. 2 internal steps up to partly-glazed 6-panel door in Venetian doorcase with Ionic columns; patterned overlight and fanlight. Sashes with glazing bars, most renewed, have header-course lintels and projecting stone sills. 2-brick-wide floor level bands. Tall right end chimney. Ashlar coal chute has wrought iron grille.

Interior: open-string stair has ramped grip handrail on 2 turned balusters per tread; Tuscan newels. First flight stands in centre of well and has 2 balustrades; dog-leg upper flights.

WALL BEHIND ST. JOHN'S COLLEGE FROM NOS. 1 TO 11 CONSECUTIVE, AND GARDEN HOUSE ATTACHED BEHIND NO.11, SOUTH BAILEY

List entry Number: 1322901

Grade: I

Castle wall and garden house with privy attached. C12 wall; early C18 garden house. Coursed squared sandstone wall; brick garden house with pantiled roof. Long stretch of wall has 2 chamfered set-backs; square tower behind No. 5 has corbelled-out parapet; half-octagonal tower behind Nos. 9 and 10 has also 2 chamfered courses. Garden house of No. 11 added to wall has renewed window on east, sash with broad glazing bars

on west wall facing house; pyramidal roof; small outbuilding probably former privy, attached on north.

2, OWENGATE

List entry Number: 1322903

Grade: II

House. Circa 1800. English bond brick with painted ashlar dressings; Welsh slate roof. 4 storeys, one bay. 6-panelled door, and overlight with Gothick tracery, at left: projecting stone sill to sash with-glazing bars at right, both under flat brick arches; similar windows above. Hipped roof has truncated left chimney. Plain wrought-iron area railings on chamfered dwarf wall.

5, OWENGATE

List entry Number: 1322904

Grade: II

House. C16. Timber frame with rendered fill; roof not visible. 3 storeys, 2 bays, the left wider. 2 internal steps up to 6-panelled door at right in panelled reveal with wood doorcase of architrave and bracketed cornice; one sash at left. Jettied first floor, on moulded bressumer, has 2 close-set studs at left and one at right of tripartite sash and at right end. No other pegged joints visible on bressumer; renewed beam ends and bressumer of top floor may be additions. Casement windows on second floor. All sashes have glazing bars.

WATER GATE, SOUTH BAILEY

List entry Number: 1322920

Grade: II*

Gateway in city wall. Rebuilt 1787, Coursed squared sandstone with ashlar dressings. High round moulded arch, rebated on inner face, in flat-coped wall. Outer face has drip-mould. A scheduled ancient monument.

STREET WALL, GATES AND RAILINGS NORTH OF NO. 13, SOUTH BAILEY

List entry Number: 1322921

Grade: II

Garden wall and railings with gates. Mid C19. Rusticated sandstone wall; wrought iron gates and railings. Chamfered coping on wall; spear-headed railings with spiral dog-bars. Double gates at right in similar style. Rear stays.

CHAPTER CLERK'S OFFICE AND CHAPTER ROOM, THE COLLEGE

List entry Number: 1323223

Grade: II

Stable and loft, later prebendal house; now offices. Late C17 rebuilding of loft known as 'Loft of the children of the almonry'; C18 and C20 alterations. Sandstone rubble with rendered plinth and painted ashlar dressings; brick parapet; set-back left bay partly rendered, partly ashlar. Roof not visible. Adjacent to College Gate, and with first-and second-floor rooms above north lodge of gate. Entrance in College. Main elevation to

North Bailey has one narrow 3-storey bay over lodge; south part 3 storeys, 5 bays, and north part (Chapter Room) 2 storeys, 3 bays. 3 renewed ground-floor windows are single-chamfered with 2 lights; raised stone surrounds to sashes with glazing bars on first and second floors, those on second floor with broad bars. Parapet with flat stone coping; north part has sill and parapet band.

Interior: blocked segmental stone arches in ground floor running across the building at east side. First floor has panelled room at south-west with corniced chimney piece; Chapter Room has panelling above plain dado with deep rail, panelled shutters, corniced chimney-piece with oak-leaf and acorn carving; stucco ceiling cornice and central leafy roundel. Other rooms on east side have similar windows and plainer chimneypieces; second-floor rooms partly panelled. Doors of 2 or 6 panels, with panelled reveals in architraves.

18, ELVET BRIDGE

List entry Number: 1323228

Grade: I

House now shop, incorporating House of Correction in cellar, which extends into land arch of Elvet Bridge. Bridge Medieval, prison 1632, house and shop later C19. Coursed squared sandstone House of Correction; shop has ashlar ground floor with yellow Flemish bond brick and ashlar dressings above; Welsh slate roof. Elevation to street: 3 storeys, 4 bays, the left narrower. Arcaded ground floor has 3-panelled doors in end bays and recessed half-glazed central shop door; round or elliptical arches over windows and entrances have upper lights with glazing bars; bays are defined by Tuscan pilasters, paired

at right end, under entablature with dentilled cornice. Sashes with glazing bars on upper floors have flat brick arches and projecting stone sills; top left window is blind. Stone eaves band and gutter cornice. Included for bridge and cells below. Interior of House of Correction has elliptical brick arch over wrought iron grille and heavy wood door.

Elvet Bridge Land arch has cells built into it, 2-centred arch with 5 flat ribs, extending under road surface.

BARCLAYS BANK, 6, MARKET PLACE

List entry Number: 1323244

Grade: II

Bank. 1887 by A. Waterhouse; extended 1924. Sandstone ashlar; roofs of banded purple and green slates over left 3 bays, graduated Lakeland slate over right 3 bays, with stone gable copings. Free Gothic style. 4 storeys and 3 bays; and 3 storeys and 3 bays. Second and fifth bays contain panelled doors and overlights, the left in Tudor-flower surround, under low-relief panels (BARCLAYS BANK; and BARCLAYS CHAMBERS on scroll) and dripmoulds. Ground-floor windows stone-mullioned-and-transomed, of varying numbers of lights from one to 4. Perpendicular tracery in first-and second-floor windows. 2-storey oriel in second bay has battlemented parapet. Top storey of left 3 bays has plain paired cusped lights. Drip strings; floor strings; bracketed shafts from fifth bay above first floor string. Central bay of each 3 has crow-stepped gable, that at left with large griffin holding wind-vane flag. Low-relief panels in gables have monogram at left, date 1924 at right. Top battlemented parapet.

11, MARKET PLACE

List entry Number: 1323245

Grade: II

House, now restaurant and offices. Early C19 house; c.1870 shop. English garden wall bond brick, with painted stone plinth and ashlar dressings; Welsh slate roof. Venetian Gothic style shop. 4 storeys, 4 bays on curved corner. Renewed door in first-bay architrave under altered hood. Shop has blocked central door with window inserted, and 2 windows either side, in cusped shouldered arches with nailhead decoration under quatrefoil pierced frieze; moulded fascia brackets have battlemented crestings. Upper glazing bars. Upper floors have sash windows, some with glazing bars, under flat brick arches and with projecting stone sills. 2-brick-wide floor bands. Roof, rounded at right over corner, has 2 end brick chimneys.

CASTLE TERRACE WALL, MOATSIDE LANE

CASTLE WALL BEHIND NOS 7-18 CONSECUTIVE, SILVER STREET

List entry Number: 1323246

Grade: I

Castle wall, later terrace wall. Medieval with C18 upper part. Coursed squared sandstone and brick with ashlar dressings. Stone lower part retains terrace; brick parapet has flat pilasters and low rounded stone coping.

GARAGES NORTH OF NUMBER 15, THE COLLEGE

List entry Number: 1323258

Grade: II

Coach-houses, now garages. Late C18/early C19. Sandstone rubble with ashlar dressings; stone-flagged roof. One storey, 4 wide openings. Boarded double doors have wood lintels. Left corner cut away. Low-pitched hipped roof. Included for group value.

PRIORY PRISON AND FORMER STABLES NORTH OF NUMBER 15, THE COLLEGE

List entry Number: 1323259

Grade: I

Stables and lofts, incorporating part of reredorter of priory, and priory prison beneath. Stables now public conveniences. Medieval and C19. Coursed squared sandstone with ashlar dressings; stone-flagged roof. Prison has ground-floor round-headed entrance, with draw-bar slot, at left of stable block, which has 2 boarded and one Dutch doors, and two 2-light windows, in left part; 7 inserted square-headed windows at right. First floor has 3 loft openings with wood lintels over boarded door at left and louvres, some renewed, at right. Hipped roof.

Interior: prison in basement has stone newel stair to ground floor; 3 bays visible at west end; possibly 5 further bays at east, now blocked. Altered arcades have round columns with scalloped capitals supporting chamfered segmental arches now blocked to form north and south walls of chamber. North

wall of stable block said to show sills of reredorter south windows. Graded for Medieval parts.

PRIOR'S KITCHEN (DEAN AND CHAPTER LIBRARY)

List entry Number: 1323260

Grade: I

Kitchen, now muniment room. 1366-74 by John Lewyn. Coursed squared sandstone with plinth and ashlar dressings. Octagonal with corner projections making square plan at ground level. Lantern has stone-flagged roof. South elevation has gabled angle buttresses flanking paired chamfered lancets; corner bays have cusped lancet at left, inserted small square window at right; sloped stone coping to these projections. Top battlemented parapet. Sundial on right buttress. Lantern has high hipped roof with gablets and gabled dormers. Interior: coursed squared sandstone with ashlar dressings; later brick insertions; stone-vaulted roof with 16 ribs springing in parallel pairs from each side, forming a star with 2 ribs springing from each corner; the central intersections form the base of the lantern, reconstructed in render and glass c.1970. Each wall has a relieving arch; ovens on north, south-west and south-east walls have brick voussoirs, that on north-west has brick segmental head. Round-headed doorways in north-east wall (2), and beside fire in north-west and south-west, the latter giving access to a small room in which the rear of an C18 bread oven is seen; the iron door of the oven is in the rear of the Medieval fire. 2-centred arched openings in east wall, and similar but blind openings in west. The corner rooms make use of space within the square-cornered additions to the octagonal plan which serve as buttresses to the vault, the structures

being rubble-filled over the rooms. It is thought that the design of the vault is either original or derived from mosques as in Cordoba, Spain.

WALL SOUTH OF THE DEANERY, THE COLLEGE

List entry Number: 1323261

Grade: II

Garden wall. C18. Sandstone rubble with quoins and flat stone coping. About 2 1/2 metres high; encloses garden on west and south sides.

TIMBER LOFT, THE COLLEGE

List entry Number: 1323262

Grade: II

Timber loft and store room. Medieval and later. Timber frame with brick nogging; and sandstone rubble with ashlar dressings; some brick. Welsh slate roof. Long loft with a vehicle passage under; storage rooms flank passageway. 2 loft floors, making 3 low storeys; probably 8 bays. Brick and stone building east of passageway has side steps on north to upper loft door; passageway with timber-framed north wall has wood steps to lower loft; stone-walled west part partly obscured by adjoining buildings. Stone west part has louvred C20 loft ventilators; west gable wall has 3-light wood-mullioned ground floor window; 2 rows of 3 blocked triangular ventilation holes alternately placed; gable contains 2-light leaded casement under wood lintel. Interior: large arched trusses support floors and form roof over passageway.



Appendix 2

Notable Unlisted Buildings

APPENDIX 2

NOTABLE UNLISTED BUILDINGS

The following buildings are not statutorily listed but make a considerable contribution to the character and appearance of the local scene and are important enough to warrant identification. There is a presumption in favour of preservation of any of these structures. Such buildings add to the historical and general architectural richness of this part of the conservation area and careful attention should be given to proposals likely to affect such buildings. The omission of any particular building should not be taken to imply that it is of no interest.

The Pace Building

This building forms the rear section of Palace Green Library. It was designed by architect George Pace and constructed in 1968. It is of contemporary design with a flat roof but is largely of stone construction to correspond to adjacent older buildings. The west elevation overlooking the riverside has a large quantity of glazing to take advantage of views in this direction.

50 North Bailey

This building is the former Law Department of Durham University now the music rooms; it is a visually prominent building occupying a wedge shaped site in the angle of North Bailey and Owengate. It dates from 1851 and is distinctive

within the surrounding Medieval streets as a result of its gothic style and impressive gable facing Sadder Street.

Moyners Garth

Moyners Garth is an important site at the top of Owengate on the east side of Palace Green, it is a collection of ancillary buildings which take their name from the Palatine Mint which once stood in this area. The present buildings form an interesting group the most prominent being that which stands on the front of the side abutting the pavement this is of a stone construction with a very high and steep pitched roof and features stone mullioned windows, it is single-storey of 2 bays; possibly early 19th century in date.

1 Dun Cow Lane

A mid terraced dwelling dating approximately to the early 18th century, it has a brick façade with 2 bands of buff coursing to ground floor of the front elevation with render and timber detailing at first floor level. It includes a pitched roof dormer window in timber and rendered style matching first floor, the roof is finished externally in red clay tiles. Front door is in a timber panelled style with side lights and fan light above and a timber canopy over with red tile matching the roof. A single timber door with fan light is also situated to the front elevation. Windows are in a vertical arrangement in line with the dormer and principal front door in a paired timber sliding sash arrangement, a small single sash window is located above the other entrance door.

62 Saddler Street

This 1 bayed 4 storey building has a frontage of around the late 19th early 20th century which includes mock timber framing; however its significance is derived from it being a 16th or early 17th century building which may be substantially complete including its roof structure. There is evidence in the rear walls of original timber framing and the roof has upper cruck/kerb principle trusses.

66 Saddler Street

Despite being surrounded by buildings of various ages and styles this property is visually distinctive within the street despite some alterations, it is of two storeys and four bays brick built with ashlar dressings and Greek details, it probably dates from the late 19th century and is reputed to preserve wine and beer vaults of the former golden lion hotel which formerly occupied the site.

Hatfield College Private Chapel, North Bailey

The buildings forming Hatfield College, North Bailey, are an eclectic blend of 17th century halls, early Victorian buildings and major additions built during the last century. The private chapel stands to the front of the group directly facing the street; it was built in 1851-53 to the designs of the architect and then chaplain to Bishop Cosin's Hall, James Turner and it was the first purpose built university chapel in Durham.



Appendix 3

Buildings at Risk

APPENDIX 3

BUILDINGS AT RISK

The character area suffers from a small number of vacant commercial units with an air of neglect which blight the historic street scenes and general the appearance and vitality of the area. Most of these properties, while currently vacant and suffering from minor defects due to lack of maintenance, are still in sound condition. While their reuse and continued upkeep should be encouraged, their physical condition is not currently a significant cause for concern. There are, however a number of buildings/structures within the character area identified during the appraisal process as 'at risk'.

A Building at Risk is usually a listed building, or an unlisted building within a conservation area, which is either; vacant with no identified new use, suffering from neglect and/or poor maintenance, suffering from structural problems, fire damaged, unsecured and open to the elements, threatened with demolition. These are listed below:

Nos. 34, 35 and 35a Saddler Street

A Grade II Listed Building known as 'Estate House' dating from the 17th century with circa 1800 shop frontages. The property has been vacant for a considerable amount of time and is suffering from cracking to the walls and ceilings, punctures, water damage, and structural movement. As yet a programme

of repair work is unknown as this will be determined following structural analysis of the property.

Count's House, Riverbanks

The building is referred to as 'Shipperdons Cottage' on the 1857 OS map but today is generally referred to as "The Counts House", it is a mini Doric temple by Ignatius Bonomi used as a summer house and is a fine landmark on the lower riverbank. It is now in a poor state of repair in particularly the roof and frequently suffers from vandalism, and has completely lost its former garden enclosure, which has given way to excessive tree and shrub growth. It has been problematic for many years with various proposals put forward for a full scope of restoration, sensitive adaption and re-use including a gateway interpretation centre for the public, and an arts venue but these did not materialise.

Castle Walls

The Medieval castle walls are in various stages of deterioration; as a relatively "hidden" and less accessible part of the Peninsula and under multiple ownerships, the Castle Walls have not received the same proactive approach to management and maintenance enjoyed by the principle buildings. The greatest risk to their long term future is the fragmented and largely reactive approach to management and maintenance and abandonment of much of the historic features which has resulted in considerable vegetation overgrowth and deteriorating conditions of a number of

sections. While their consolidation is challenging a prioritised action plan for repair and conservation works exists to provide practical guidance and recommendations which could help 'conserve the Castle Wall as a major historic monument and a foundation stone of the development of Durham'. The section of Castle wall behind No 3 North Bailey is included within English Heritage Buildings At Risk Register, this section consists of coursed squared sandstone and is suffering from progressive collapse of the wall face and the core required urgent attention.

Prebends Bridge, Riverbanks

The masonry and arches at Prebends Bridge, Grade I Listed and part of the World Heritage Site, have deteriorated significantly in recent years however a programme of remedial works is underway, the southern arch was completed in 2012 the works to the northern arch have yet to be implemented and therefore it remains on the English Heritage At Risk Register.



Appendix 4
Public Comments

APPENDIX 4

SUMMARY OF PUBLIC COMMENTS

Sub Character Area 1 - Palace Green

The Toolkit is essentially a character assessment survey designed to assess the character of spaces, buildings and places, and to identify the features that contribute to the distinctiveness, interest and amenity of the area.

The Toolkit was used successfully from August 2012 until July 2013 by officers from the County Council working closely with local residents to carry out a survey of the whole conservation area. The following is a summary of the comments made during those survey sessions: General Comments

- This is probably the most important area of townscape in the whole of the North East;
- It has very important – significant buildings which are individual and have group value;
- The Green and green space around are very important and attractive;
- Views of the Castle, Cathedral and riverbanks are outstanding;
- More attention to detail should be taken when work within this area is undertaken;
- This is a very significant heart of the World Heritage Site and a delightful area;
- Area must be continued to be maintained and cared for!
- This is a very significant heart of the World Heritage Site and a delightful area;
- It is not over managed i.e. not too many signs/lights
- Need more signage to direct visitors e.g. Windy Gap;
- Historic floorscapes should be retained at all costs;
- Needs to be well maintained and cared for.

Positive Aspects

- Castle and surrounding walls – magnificent building/fortress. Wonderful asset to the university/visitors. Of historic significance. Trees/cobbles/flags in front – very attractive public realm;
- Very attractive and important historic Listed Buildings (as group and with individual value) creates a wonderful setting for the green. Good place to sit and have coffee;
- Very important green open space – uncluttered and an essential setting for the Cathedral;
- Cathedral – Grade I Listed Building – perhaps the most important in North East. Magnificent setting, very attractive. Beautiful focal point for the city;

- Views from the churchyard wall down to the riverbanks and town/viaduct – outstanding;
- Owengate. Very pleasant Street. The quality of the paving, and historic buildings give an authentic feel;
- Interesting historic floorscape – Dun Cow Lane;
- Views are very significant/contrasting enclosed focal points with more distant riverbank views;
- Whole area well maintained with charming atmosphere;
- Delightful green features e.g. small green mound at east end of Cathedral, green in centre of College to huge trees. Beautiful edge to rural riverbanks (not become urbanised);
- Good network of pathways, Windy Gap, walkway to riverbanks.

Negative Aspects

- Tarmac road surrounding Palace Green;
- Lack of information – signage/boards on historic buildings;
- Public Toilets in Palace Green area, next to Bishop Cosin Hall - in poor condition;
- Presence of large red bins;

- Traffic management scheme – shame to have introduced bollards and traffic lights etc.
- The presence of parked vehicles in general detracts from the peace and visual splendour of the space;
- Laying of/choice of cobbles in some key areas and maintenance of the hard landscaping;
- Door staining to the Library buildings;
- Owengate conflict between motor vehicles and pedestrians and vulnerable structures i.e. canopies and hanging baskets-steep cobbled Street which although authentic, makes difficulties for elderly pedestrians and wheelchairs/pushchairs.

Suggestions

- Improve public toilets (replacement of Bishop Stables) – general condition/maintenance and style. Improvement in signage and ensure thoroughly maintained and regularly cleaned;
- Improve signage to and within Palace Green – through the provision of information of a single flat board strategically placed perhaps in front of Castle to North and facing Palace Green (without causing clutter to the area). Perhaps the introduction of a well-designed story board, demonstrating very simply the historic significance of Palace Green;

- Improved signage/fingerposts at Windy Gap, Some information boards to inform on the historical context – very discreet and appropriate in design;
- To relay the cobbles – maybe using Yorkstone paving in front of Cathedral;
- Some additional planting to Bishop Cosin Hall and Abbey House;
- Large bins adjacent to toilets could be moved and hidden behind a wall rather than in full view of the green and surrounding area;
- Signage/advertising to the entrance of the exhibition/library should be clearer and more user friendly;
- Owengate. Limit traffic to the Cathedral buses only.

Sub Character Area 2 - The College

General Public comments, Positive/Negative elements taken from Character Analysis Section of the Toolkit survey – Do you agree with the following comments – This section will be removed from the Final Publication – However included in full at Appendix -

Positive Aspects

- Tranquil space – bells and birdsong;
- Entire area well maintained and cared for;

- Beautiful, delightful and secluded enclosed Close (College);
- Historic buildings of significance in terms of architecture and townscape;
- Important historic floorscape intact;
- Attractive green and leafy space – important setting for Cathedral;
- Important pedestrian routes through;
- Working, living space – makes you feel you need to be respectful within the space.

Negative Aspects

- Too much traffic connected with parents cars to and from Choristers School at key school times;
- Parked cars can dominate North and west side of Green;
- Tarmac route through;
- Surfacing at Chorister School – poor concrete access out of keeping;
- White timber and circular bollards out of keeping.

General Comments

- The College is a delightful and rather cut off enclave from visitor/tourist route;

- Possible under used – good to see this space being used in the Lumiere festival 2011;
- Lack of consultation with team about street furniture.

Suggestions

- Important to reduce traffic associated with children taken to school by car. Walking bus from Prebends Bridge – reduce cars in College and Saddler Street;
- Replace tarmac with setts;
- Very important/significant historic area of former monastic range. Where can visitors/locals;
- find out about this – need information boards/signage;
- Need to consult County Council on choice of Street furniture/paving.

Sub Character Area 3 -The Baileys

General Public comments, Positive/Negative elements taken from Character Analysis Section of the Toolkit survey – Do you agree with the following comments – This section will be removed from the Final Publication – However included in full at Appendix -

Positive Aspects

- North Bailey Attractive level street, historic terraces broken up by gaps and some buildings set back. Great variety;

- Excellent views up the street;
- Attractive mix of buildings – scale/grandeur/detail;
- Delightful street – not ruined by intrusive modern buildings apart from St Cuthbert’s society extension;
- A charming mixture of period houses, with some fine doorways and windows;
- St Mary the Less Church, City Walls, Watergate – considerable amount of history;
- Attractive cobbles at the far end near Watergate;
- Views are fantastic in different directions and focal points.

Negative Aspects

- North Bailey Hatfield College new buildings, very poor brick;
- Condition of road surfacing in North Bailey;
- The gardens behind the Baileys are overgrown although this could be positive. Pathways need clearing to original gardens and wall repairs;
- Volume of traffic;
- Barrier at Watergate unattractive;
- More permanent residents to keep area ‘alive’ throughout the year;
- Attention needs to be paid to details/repairs;

- Tarmac to road for first part of South Bailey;
- There appears to be no residential accommodation for permanent residents and seems almost lifeless in the vacation;
- Condition of City Walls – poor.

General Comments

- This area must not be spoiled;
- The street is delightful. The variety of heights, scale and massing adds to the impression and provides a sense of grandeur. Colours of stucco/building fenestration muted but tasteful. Floorscape very attractive – historic hardscape worth repairing and restoring carefully. Important to the setting;
- The most striking charm of this area is the juxtaposition of the built environment abruptly ending at the archway and leading to the natural green, drama of the riverbanks and Prebends Bridge. This contrast is so striking and possible unique;
- When walking through Watergate you get the feeling of leaving the Cathedral behind and entering another very different part of Durham.

Suggestions

- North Bailey. Continue to ensure gaps remain. Avoid some of the new infill with poor development/poor brick;

- Would recommend less vehicular traffic;
- Alterations need to be sympathetic to buildings/floorscape;
- More floral displays/hanging baskets;
- The gardens, some terraced behind the Baileys could be restored to their original design (resurrect with HLF bid one day if possible);
- Article 4 required for ensuring the preservation of buildings Restoration and access to City Walls;
- Ideally cobbles to the entire road entrance to South Bailey – with either river cobbles or natural setts – but may not be possible;
- Scanning/providing information – history. Perhaps interactive and with links to internet (barcodes).

Sub Character Area 4 - Saddler Street

(General Public comments, Positive/Negative elements taken from Character Analysis Section of the Toolkit survey – Do you agree with the following comments – This section will be removed from the Final Publication – However included in full at Appendix -

Positive Aspects

- Variety of facades, shop fronts, signs and buildings.

Negative Aspects

- conflict between motor vehicles and pedestrians and vulnerable structures;
- granite setts lack character;
- Visual clutter of signs, columns at Magdalene Steps.

General Comments

- Nothing ,this area must not be spoiled;

Suggestions

- Would recommend less vehicular traffic;
- Alterations need to be sympathetic to buildings/floorscape;
- More floral displays/hanging baskets.

Sub Character Area 5 - Market Place

General Public comments, Positive/Negative elements taken from Character Analysis Section of the Toolkit survey – Do you agree with the following comments – This section will be removed from the Final Publication – However included in full at Appendix -

Positive Aspects

- The layout has created more room for market stalls and other activities;
- The Market Place can be a pleasant area in which to sit and watch the world go by;
- Interesting time line but not obvious;
- Attractive restored Londonderry statue and Neptune;
- Important nodal point of interconnected streets, vennels – important meeting point;
- Attractive historic buildings facing the Market Place – well maintained and restored;
- Attractive shopfronts facing Market Place e.g. Whittards, Market Tavern;
- Mixture of uses and activities facing the Market Place, offices, shops, PH. Lively, bustling and busy;
- Covered market an interesting space – surprising little gem with great potential;

- Idea of traffic/pedestrians sharing the space was a reasonable compromise for traffic to Saddlers Street/Baileys.

Negative Aspects

- Market Place is cold, sterile windswept environment – granite setts wrong colour and materials for Durham City – not distinctive. Hasn't paid attention to context – as a sandstone city with Yorkstone paving traditionally and sandstone buildings;
- Traffic moves too quickly and so is a serious hazard to pedestrians – not enough differentiation between pavement and road in places;
- Large lorries excessive in size and cause damage to street furniture and statues. Very dangerous for people;
- The seats are large slabs and appear to be cold and uncomfortable – discourage people to use them;
- Mixture of street furniture, black lamp columns, granite seats, silver bins, blue information sign boards – not unified;
- Flooding at bottom near Church;
- Steps can be a hazard for the unwary;
- Paving can stain;
- Smell of fast food vans;
- Discarded chewing gum;

- Issue with the cigarette butt try to top of bin – unsightly – too infrequently emptied;
- Banners on lighting – not traditional.

General Comments

- A vibrant busy area – important active space providing nodal point/meeting area. Market Place is surrounded by very attractive Historic Buildings – many are listed. Provides a superb backdrop for this public space and setting of the historic statues;
- The area should be an asset to the city centre and a tourist attraction; however it is spoilt by inappropriate modernisation. i.e.) inappropriate paving materials, layout and street furniture. The poor traffic management significantly contributes to this as well as unsuitable fast food vans.

Suggestions

- Replace unsuitable granite – miss match of colour with Yorkstone in pedestrian area;
- Find something that will clean floor of Yorkstone;
- Reintroduce level changes and kerbs to roadway to define edge – easier for pedestrians and people with sight issues;
- Slow traffic down – enforce 5mph speed limit;
- Enforce a congestion charge to reduce traffic in area;

- Provide more attractive seating – more suitable;
- Coordinate street furniture in colour and style – avoid silver if rest is black;
- Better uses within covered market – raise quality;
- Seating within Market Place.

Sub Character Area 6 - High Street/Bishops Gate

(General Public comments, Positive/Negative elements taken from Character Analysis Section of the Toolkit survey – Do you agree with the following comments – This section will be removed from the Final Publication – However included in full at Appendix -

Positive Aspects

- There are some elements of the design that are interesting especially the contemporary sections. But not a consistent development;
- There is an attempt to break up the scale and massing, although this is a little contrived in places;
- The Prince Bishops in sections from Leazes Road has the appearance of City wall/fortress;
- There is an attempt to create a pastiche design in the High Street that doesn't look too out of keeping with Silver and Saddler St. Having deliveries to the High Street shops from a dedicated area behind/beneath them is a very good system;
- Some of the planting adjacent Leazes Road Roundabout is very pleasing i.e. box hedges;
- Some of the planting along the river banks helps to soften the appearance of the car park with trees and Ivy;
- The development is located adjacent the riverside path, it is a delightful route particularly as it is continuous from Pelaw Woods to Framwellgate Bridge;
- The space near Elvet Bridge is not for just walking through is a central activity mode for meeting, seating, boat hire, drinking, eating etc.
- The development has fabulous views of the townscape, the Castle, Cathedral the river and Elvet Bridge a superb Medieval bridge and a key historic feature in Durham City;
- The complete pedestrianisation of the High Street is a positive aspect it is safe;
- High street is a good link between Saddler St, Market Place and car park;
- High Street is clean and pleasant, there is little litter.

Negative Aspects

- High Street is an area of nearly identical shops, many national chains, and has little character;
- The entrance of the High Street at the Next shop is not particularly attractive, may have required more of a landmark building – with chamfered open to improve visibility;
- The 1960s' building of the through road separated Clay path, which was busy with shops, from the Market Square. It also destroyed buildings and Medieval lanes;
- Very unattractive building area at bottom of Claypath on Claypath Bridge, far too many safety barriers when viewed from the entrance to the Market Place;
- Very unattractive large well-lit vehicular entrance and service yard that is very visible and provides a poor first impression from the roads as you enter the main core of the city centre; it appears as a wide open mouth!
- The prominence of the Prince Bishop multi storey car park along the riverside path is excessive in scale, height and massing and does not enhance the context;
- The Prince Bishop complex turns its back on the river, blocks views and has little activity facing. It fails to utilize this wonderful site;

- The mixture of different styles pastiche and contemporary provides a confused development that doesn't sit well in the townscape;
- The scale of the development is excessive and the breaking up of the roofscape is a confusing mix of details and rather contrived;
- Traffic alongside market place is too close to the entrance rather dangerous and visually intrusive.

General Comments

- Sadly the building of 'High Street' creates a large number of additional shops in the City centre resulting in several businesses moving from the Milburngate Centre and other places, leaving empty premises many of which remain empty to this day. The High Street however is a good link with Saddler St and Silver Street and works well and follows traditional street patterns. It is good to see it is not enclosed;
- This is a significant part of the City as it creates the first impression for tourists, motorists and coach parties arriving via the A690 from the A1 and Carville direction. The Prince Bishop Development is an imposing, rather overwhelming and unwelcoming design from this direction. It is difficult to alleviate some of the bad design, particularly the ugly entrance to the multi storey car park and the sheer scale and the plain car park overlarge building. However some innovative

planting, alterations to the design i.e. hoods/doors and reduced lighting may help to improve the overall appearance.

Suggestions

- Find a way to reconnect Claypath and the Market Place by building on the bridge over the A690, but bear in mind first 'General Comment'!
- Some kind of artwork on the bridge and Claypath overpass might help or some planting;
- A reduction in the size of the opening to the multi storey car park, could a hood be fixed at the mouth/entrance, gates/covering at night/day to the service yards;
- Reduced lighting at entrance at night so it isn't at obvious;
- Alternative to so many safety barriers down the slip road e.g. low wall with cavity for planting, some planting would height would help;
- Some planting possibly at entrances to High Street from Market Place;
- Further planting required along riverbanks to screen the development;
- Improved paving at the bottom of Elvet Bridge area and Chase Bar;

- Franchise BHS restaurant, it is currently a missed opportunity, need to be an up market restaurant/café that draws pedestrians in and is a delight.

Sub Character Area 7 - Silver Street/Fowlers Yard

(General Public comments, Positive/Negative elements taken from Character Analysis Section of the Toolkit survey – Do you agree with the following comments – This section will be removed from the Final Publication – However included in full at Appendix -

Positive Aspects

- Back Silver Street and Fowlers Yard area is a pleasant, under publicised area. Creation of craft workshops and brewery is a good use of the buildings;
- Attractive floorscape and street lighting in Fowlers Yard;
- Having rear delivery areas for shops on Fowlers Yard, Silver Street Market Place is welcome. Buildings, workshops are delightful, attractive signs and shutters;
- Silver Street is quite a vibrant delightful street, with a good mix of shops, cafés and other uses;
- Silver Street has a very attractive good quality public realm scheme, stone setts, Yorkstone flags and granite wheelers are very distinctive;

- Topography of Silver St enhances the experience of gradual uphill route to Palace Green;
- Back Silver Street is well maintained and has excellent stone flags, apart from vennels near cloth shop;
- The vennels at Moatside Lane have a very attractive historic floorscape;
- Many historic and important listed Georgian and Victorian buildings, Castle walls and bridges.

Negative Aspects

- Backs of Market Place/ Silver Street buildings appear neglected;
- The areas at the rear of Market Place/Silver Street/Fowlers Yard are very isolated and lead to a dead end. Fowlers Yard is too quiet, lacking vibrancy and liveliness;
- The flat roofed buildings in Silver Street are not in keeping;
- There are too many mobile phone shops in Silver Street; better than empty shops though!
- Some shop fronts are rather plain or garish e.g. Ann Summers and Doughnut shop;
- Millburngate Bridge very busy, constant traffic fumes and noise, lighting poor;
- Gloomy atmosphere under the bridge;

- Moatside Lane is not welcoming and creates an apprehensive feel, especially at night;
- Lack of active frontages and uses in the vennels.

General Comments

- The Back Silver St and Fowlers Yard is a delightful area, mixed uses, attractive floorscape and buildings. The yard is rather cut off isolated area with poor connectivity and has few visitors. Linkage to the river and other areas is essential by a walkway along the river banks and a pedestrian bridge possibly across to Millburngate Centre;
- Silver Street is an attractive, delightful Medieval street which is busy and bustling with shoppers, visitors and buskers, it is very vibrant. The restored paving of natural materials is excellent in design and quality and fits in well with the distinctive character;
- The historic vennel area is an attractive asset with great potential, but is poorly maintained and doesn't feel safe; needs to encourage more activity active frontages and appropriate uses.

Suggestions

- Make more of the areas at the rear of Market Place/Silver Street buildings, better linkages and connections required, possibly a walkway near river to

link with rest of town and a bridge across to Millburngate centre – Improve gardens at the rear;

- Moatside Lane is an interesting Medieval lane. It isn't welcoming and doesn't feel safe. It could be enhanced by improving maintenance and cleanliness, having if possible active frontages on the vennel, more lighting (not bright) and improved signs. It should be on the 'tourist trail';
- Millburngate Bridge could improve its appearance by introducing more significant lighting and possibly repainting railings;
- Grassed areas at the rear of the covered market and slip road needs to be redesigned, better planting required and steps need to be marked;
- Better linkages and connections required between the Market Place, Silver Street and Fowlers Yard, possibly introduce a walkway near river bank to link with rest of town and a bridge across to Millburngate centre;
- Finger posts required at entrance to Back Silver St indicating route of Theatre and Fowlers Yard.

Sub Character Area 8 - Riverbanks

(General Public comments, Positive/Negative elements taken from Character Analysis Section of the Toolkit survey – Do you agree with the following comments – This section will be removed from the Final Publication – However included in full at Appendix -

Positive Aspects

- Delightful – both upper and lower path. Rural/semi-rural feel. Pedestrian access;
- Fantastic setting for World Heritage Site and important to character in the Conservation Area;
- Pathways connect ancient Cathedral site with retail centre of Durham;
- Exceptional and delightful bridges – listed – approximately 700 years old – historic;
- Charm of pathways due to exceptional topography and trees;
- Excellent management of the riverbanks – not over managed;
- Outstanding views – River, Weir, Cathedral, Bridges and Fulling Mill;
- Strong contrast between night/day – darkness is important to character of Durham;

- Darkness accentuates the floodlighting of the Cathedral and the buildings texture/stonework is excellently visible.

Negative Aspects

- Some graffiti on the Boat houses, monument seat and even the walls to the Cathedral;
- The upper path fencing – along path to Windy Gap in poor condition;
- The surface in upper path – near Galilee Chapel uneven and too varied. Very steep and tends to be slippery;
- Signage to riverbanks, archaeological museum and Cathedral is poor;
- Too much tree felling? – are they replacing?
- St. Cuthbert's well has been closed off;
- Perhaps too much ivy in places.

General Comments

- An excellent, pleasant area which is a great amenity for the city;
- Walking along the interconnected paths has a magical atmosphere. There has probably been little change in this area for hundreds of years. River and Bridges area quite majestic and river gorge provides an exceptional setting for Cathedral and World Heritage Site.

Suggestions

- Street sign indicating Prebends Walk and other walks would be helpful and important;
- Attention required for poor railings at top path;
- Attention to the surfacing – avoid large grey chippings and attention to path at top of Prebends Bridge – drainage issues;
- Drainage needs to be looked at on paths generally
- Some carefully presented information boards about former Fulling Mill and its uses etc.
- Reopen St Cuthbert's well;
- Control the growth of ivy.

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Braille



Audio



Large Print