

# Durham City Conservation Area



**Character Area 2:  
Framwellgate**

July 2016



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### 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 2 Framwellgate

## **CHARACTER AREA 2 – FRAMWELLGATE**

### **1 Introduction and Overview**

The Durham Framwellgate character area occupies the north western sector of the Durham (city centre) Conservation Area. It is a mixed use area of historic significance forming part of the Medieval infrastructure of the City. It contains a rich and diverse historic building stock including many listed buildings and other non-designated heritage assets.

There have been significant changes in the area which have influenced its form and shaped its present character. Most notably the construction of North Road in 1830, followed by the introduction of the North East Railway Company main line with the associated Victorian terraces and development; the later 20th century developments such as Millburngate House, The Gates Shopping Centre and in the 21st century the Walkergate Development.

The other major components of the character area are the River Wear, the river banks and The Sands, St Nicholas cemetery and the parkland setting of Wharton Park and Aykley Heads providing a high quality landscape setting to this area. These areas contribute significantly to the setting of Durham Cathedral and Castle World Heritage Site and the wider City.

## 2 Summary of Special Interest

It is considered that the special character and significance of the Durham Framwellgate Character Area is derived from the following elements and it is this essential character which should be preserved or enhanced:

- The architectural diversity of the historic building stock from Medieval halls and barns to modest Victorian terraced houses;
- The juxtaposition of traditional buildings with contemporary developments emphasising the development of the modern city, embracing the millennium;
- Variation in scale and the strong visual contrasts between large keynote buildings and humble properties;
- A number of Grade II and Grade II\* Listed Buildings in the Crook Hall, Claypath and North Road area of Medieval, Georgian and Victorian periods.
- Important clusters of non-designated heritage assets throughout the area that add character to the townscape;
- The surviving architectural features and details and consistent use of traditional materials within the historic buildings;



Image 1 Riverbank views, North Road and the impressive Viaduct





*Image 2 High quality buildings*

- The surviving Medieval streets that add to the existing built form and character of the city in Sidegate and Claypath;
- The development of the main station at Windy Hill and the impact that the railways had on this part of the city;
- The predominantly non-residential character of the area, with a close grouping of commercial, leisure, cultural and recreations uses at its centre, which originated from the Medieval land uses of the Bishop's Borough;
- The topography of the area from the low lying flood plain of the River Wear to the sloping woodland and fields rising to Aykley Heads to the dramatic steep slopes at Wharton Park, part of the lower reaches of Durham Bowl and its visual relationship to setting of the Medieval city;
- The importance of the River Wear in terms of its visual and recreational value and the surviving examples of the previous industrial developments on its banks;
- The varied use of boundary treatments in the semi-rural/less developed areas, mature trees, hedgerows and stone walls that provide sylvan entrances to the city centre and a green backdrop to the buildings;
- The importance of recreational space; the more formal leisure provision at Wharton Park to the more informal large elevated open spaces at Aykley Heads and the expanse of the floodplain at The Sands riverbanks;
- The dramatic and wide variety of views across the city and towards the Durham Cathedral and Castle World Heritage Site;
- The tangible links between development, the river, major road connections and the rest of the city in particular the Market Place and Peninsula.

### 3 Location and Boundary Description

The Framwellgate character area forms the north western part of the conservation area. Principally it comprises of the former Medieval streets of Framwellgate and Sidegate and part of Claypath. It stretches out westwards to include the green slopes of Wharton Park and part of the former Aykley Heads Estate leading across to the Medieval cluster of buildings at Crook Hall.

The riverbanks play an important part; The Sands and St Nicholas's cemetery provide a buffer to the Victorian developments in the Providence Row area and the modern complex of building such as Freemans Reach Sports Centre, Millennium Place and the Gala Theatre. The character area is principally the secular city that grew up in support of the Peninsula religious and defensive centre. This has continued to develop throughout the 19th, 20th and 21st centuries and predominantly forms the 'new' City.

The boundary of the character area is defined to the south by North Road, heading northwest underneath the Viaduct and following the route of the road up the steep slope to the east side of St Leonard's School and terminating at the north end of Framwellgate Peth. The boundary then travels east skirting the grounds of County Hall and around the edges of the Durham Light Infantry Museum and Arts Centre incorporating the Aykley Heads former estate. It then heads southeast around the outskirts of Crook Hall to Frankland Lane and crosses the



*Image 3 Diverse range of views around the character area*

River Wear following The Sands to Hillcrest and Bakehouse Lane. From here it crosses Claypath down Tinkler's Lane and heads west following Leazes Road before turning sharply south along Milburngate, meeting back at North Road.

#### 4 **Geology, Topography and Setting**

Durham City 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 reuse 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 that meander around the peninsula at Durham. The green and open spaces adjacent to the riverbanks on this low lying sandstone and deposits are also a key characteristic of the area.

The setting of the Framwellgate Character Area is reinforced by the topography of the Peninsula. The Market Place and St Nicholas Church sits high above the River Wear at the neck of the Peninsula, with Durham Castle and Cathedral above them. The sub-area sits at the centre of a bowl which dips and then rises steeply towards the outer edges and the green fringes to the north that is Aykley Heads, forming a section of the 'Durham Bowl'. The green wooded slopes and open fields contribute significantly to the setting, character and appearance of the conservation area and also to the wider

softer landscape setting of the riverbanks and the open green expanse of The Sands and countryside beyond.

#### 5 **Historical Summary and Development**

##### Pre Historic-Early Medieval-up to AD1066

Durham City grew up from the Peninsula after the arrival of the Community of St Cuthbert in 995. This event, and the subsequent Norman Conquest, lead 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 and it is very likely that from early times there have been dwellings in the Framwellgate area.

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 in 762 AD. Aelfet means Swan Island, and was probably the origin of the name Elvet. 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, Kepier, and possibly Prebends Bridge, linking parts of Durham before St. Cuthbert. In fact one of three Roman routes that entered Durham is Cade's Road, possibly passing Old Durham crossing the River Wear near Kepier, however the route through the Framwellgate area is unknown.

### Medieval Period/Development of the Old Borough (1066-1540)

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 four 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.

The boroughs of Durham were the fortified Peninsula encompassing the Castle, Cathedral and Priory; the Old Borough (Crossgate/Allergate), the Bishops Borough (Framwellgate/Sidegate) Elvet Borough (Old Elvet/Church Street) and St Giles Borough (Claypath/Gilesgate).

Apart from the surviving churches, the public buildings of the Medieval town have almost completely vanished. Within the Framwellgate character area there were two former religious guild buildings St Cuthbert's (Claypath) and St Margaret's (Framwellgate), as well as the Borough court in the late 13th century (this is where tenants paid their rents, tolls and fines.) The Bishops Borough was the only borough with a market. Within the borough the mills and bake houses were important, erected by each borough by their overlords to enable their tenants to comply with the tenurial obligation to grind corn and bake bread. There were also eight mills in the City, milling took place at Bishop Mill that stood on the weir downstream

from Framwellgate Bridge and opposite the Prior's Clock Mill on Milneburn stream while further down at Framwellgate Bridge a bake house existed.

Framwellgate started growing in importance in the early 12th century, especially around the year 1120 when Bishop Flambard constructed the Old Bridge, now Framwellgate Bridge to link Silver Street and the old market area with Crossgate and the newly formed street with Framwellgate. East /west trade grew as a second bridge was built in Elvet. St Margaret's Church was first established in the 12th century at the bottom of Crossgate, close to Framwellgate and the parish also included the entire Framwellgate area.

Framwellgate was also an important route that headed northeast towards an ancient spring "Fram Well". The Medieval street ran parallel with the River Wear with distinctive long burgage plots, terraced gardens and orchards sloping down towards the river. It was a broad street with a strong built up frontage.

Milburngate joined Framwellgate close by the river; the Mill Burn was a small watercourse that originated from Flass Vale, this was culverted and ran under the Medieval streets. It now follows the route of North Road entering the river from under The Gates Shopping Centre. The area known as Milburngate was historically a slum area, running parallel with the River Wear and gently curving up the hill before widening and became Framwellgate, to the south it linked into Kings Street

(today North Road) and Framwellgate Bridge - the Medieval crossing point.

The mixture of historic commercial, public houses and residential tenements on Medieval plots resulted in a very dense overcrowded townscape which continued to deteriorate into the Victorian era.

In 1450 the ancient spring of Fram Well was given to the inhabitants of the City of Durham by Thomas Billingham by deed. The Medieval street of Sidegate nearby benefited from this facility and became an important route, not only to the city centre but also out to Crook Hall and the surrounding open countryside. Sidegate, effectively marked the end of the Medieval city, it originally joined the junction with Framwellgate and has remained in place despite the destruction of the Medieval street pattern around it.

In contrast to the tightly knit city centre Medieval streets, the countryside just beyond the urban edge of the Medieval town supported a number of small estates, each centred on a manor house. The sole survivor is Crook Hall which retains a 14th century stone and brick hall with an adjoining service cross wing. In the 17th and 18th century a further wing and a fine Georgian town house was added to the original Medieval building remnants. Various buildings were added in 18th century consisting of two barns, a coach house, granary and farm house to create a fine cluster of buildings around a central courtyard. In recent times there have been numerous

alterations and restoration work to Crook Hall. In the 1980's a stair turret was added to the west wing of the original hall, the Medieval walls have been restored and the grounds restored and extended to provide a series of beautiful contained landscaped gardens. A new visitor centre was added in 2014.

In Medieval times within the western part of the character area, on land between North Road and Framwellgate Peth, the Bishop established a leper hospital at St Leonard's, near to where the Garden House public house stands today. On historic maps the land was called Chapel Close and there may have been a chapel here before it became the site of St Cuthbert and its large churchyard which now has significant presence within the streetscene. The parish church itself dates from 1858-63 by E.R Robson. The churchyard extends southwards from the church where it adjoins Wharton Park.

Also in Medieval times (c.1292) close to the leper hospital was another hospital called St Leonards. The location of the hospital was on Spittal Fields, now adjacent to County Hall and it would seem that the hospital and chapel were somehow connected. Executions were held nearby at Gallows Fields, according to the 1800 maps, which show that Gallows Field was located on the spot now occupied by St Leonards Roman Catholic School and that some of the executed criminals were buried in the chapel nearby. In the Medieval period within the eastern sector of this character area Clayport (now Claypath) ran north east from the Market Place into St Giles Street (now Gilesgate) leading to Sherburn.

Claypath means Clay Hill, and the street climbed up the ridge bordered to the north and south by the valley of the River Wear, lower Gilesgate is a virtual continuation of Claypath. There was once a notable marker called the leaden cross that marked the boundary between the two streets or more specifically the boundary of the parishes of St Nicholas in Durham's Market Place and that of St Giles. The ancient parish of St Nicholas comprised the central portion of the city including the Market Place and the streets which branch from it, part of Elvet Bridge and Framwellgate Bridge, Claypath to the site of the leaden cross, and the fields and gardens around The Sands as far as Keping Gate.

At the heart of the parish was the Church of St Nicholas, first mentioned c 1133-41 but the Medieval extent is unknown and the present church is wholly Victorian. Close to St Nicholas Church in c1315 the town created separate defences with the City's defensive walls extended to the Market Place. This included the construction of Clayport Gate, which was the only way in and out of Durham itself on land; it was described as being 'a good size with a chamber above'. The gate marked the main route out of the city up Claypath bound for the coastal ports and religious establishments at Sunderland, Monkwearmouth and Jarrow, and was used by pilgrims, traders, merchants and the like entering and leaving the city.

At the eastern end of Claypath on the south side of the street is Tinkler's Lane, a cobbled alleyway or vennel and historically the boundary demarcation to the south between the two

parishes. The historic vennel is hemmed in by high walls on the south side of Claypath and Lower Gilesgate from where it rapidly descends all the way towards the valley of the river Wear opposite Elvet, it originally terminated near Baths Bridge.

The greatest change in the appearance of the City between 1550 and 1860 arose from the rebuilding of its houses. Timber framing was gradually replaced by brick and stone, and extensions both upwards and backwards into the burgage plots in the 16th and early 17th century is evident in Claypath. Durham's population growth during the late 17th and 18th centuries, although not rapid was accommodated largely within its Medieval boundaries. This again resulted in extending existing buildings, allowing new back plot development and accommodating a variety of working practices. New courtyards, vennels and yards were created to provide access to the new cottages, outbuildings and warehouses.

The opening up of the city was brought about firstly by the decline in its military role. Later it was encouraged by the influence of the 18th century Paving Commissioners and their 19th century successors, the Local Board of Health, to seek improvements first in highways, then public health and sanitation.

This was particularly relevant for the slum area of Milburngate which continued to deteriorate and was eventually cleared.

To the north of Claypath is Providence Row an ancient historic route providing direct access to the riverbanks, The Sands area and Kepier Hospital. By the early 19th century there were a number of cottages and terrace houses fronting directly onto Providence Row leading to The Sands and riverbanks. Today, only one building remains from this period No 11, a Georgian cottage and the former childhood home of former Prime Minister Tony Blair. The former cottages adjacent and land to the rear were replaced and developed in the late 19th century and rows of Victorian terraces were developed at Finney and Wanless Terrace primarily to accommodate workers.

Since the 15th century the meadow known as The Sands has been common pasture belonging to the Freemen of the City of Durham. The land has remained open since this time and was used as grazing land. The 1860 map shows a pathway called Rope Walk cutting across this area, this was a route to the local rope making factory nearby. In more recent years it has been used for informal recreation. Further to the east Bakehouse Lane on the north side of Lower Gilesgate, marked the parish boundary between Claypath to Gilesgate borough, joining up with Tinkler's Lane to the north.

By the end of the Medieval period the extent of the urban structure of Durham was fully formed. It was a small town with a Medieval street pattern and the separately administered boroughs still existed to serve the palatinate overlords of the Bishop and Priory. Late Medieval urban depopulation limited further growth of the town.

### Post Medieval period (1540 to 1899)

John Speeds Plan of 1610 shows Framwellgate Bridge and Elvet Bridge and a number of the streets leading away, including Framwellgate and the route of Kings Street (now North Road). The area only significantly changed in the 19th century, when in 1830 North Road was built to replace Kings Street and Framwellgate as the main entrance into the City from the North. The newly created radial road provided direct access to Framwellgate Bridge. It was designed to improve the overall traffic network of the City, heading northwards up to St Leonards. There was considerable local opposition, based on concerns about the impact that the diversion would have on Framwellgate, fearing the trade of the City would be affected. Trade in this street was in fact eventually affected and the area deteriorated to become a multi occupancy slum. As part of the construction of North Road, houses to the west of Framwellgate Bridge were demolished and new terraced houses were built in Neville Street linking North Road with Allergate.

By the early 19th century about a quarter of all tithes were in lay hands. The Tithe Commissioning Act of 1836 acted as the mechanism for replacing old tithes in by new rent charges. The manuscript map following this shows tithe apportionment drawn up in 1838 of the Framwellgate area, this indicates the land uses, plot breakdown, field names, occupiers name. These maps provided an interesting historical record of the land uses

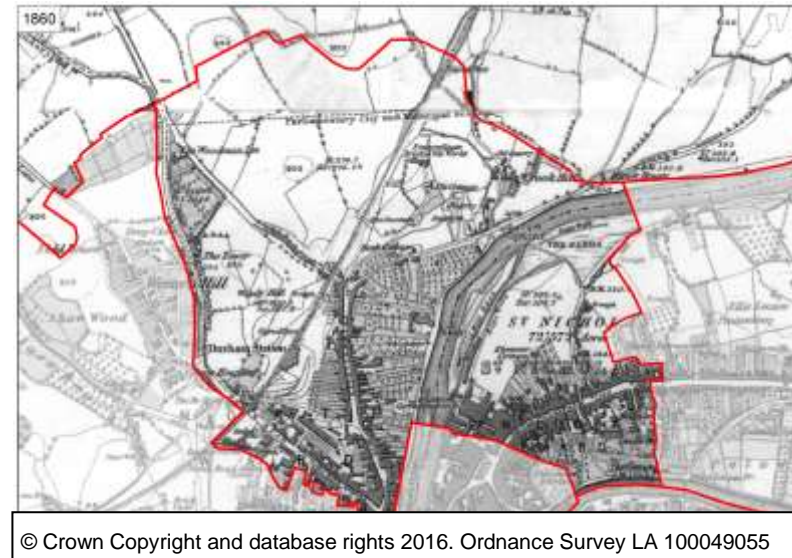
in the area up to 1938 when the Tithe Act extinguished tithe rental charge completely.

### North Road

North Road became a hive of activity in Victorian times being the main shopping street as well as a place of industrial activity. It features a range of architectural styles in close proximity which is an indication of the rapid expansion of this part of the City.

The street includes some commercial Victorian properties as well as a number of important buildings such as the Old Miners Hall built in 1875. This was the headquarters of the Miners Association designed by T Oliver of Newcastle and was eventually outgrown and replaced by a new Miner's Hall in Redhills. Also of interest is the former bank building at 65 North Road, the Bethel Chapel, Ministers House and the more modest Shakespeare Hall.

The northwestern side of North Road includes a number of semi-industrial uses such as North Road Steam and Corn Mill, the Hauxwell Iron foundry, and in Reform Place a collection of warehouses and storage buildings. The proximity to the Central Railway Station may have driven this mixed use development. In contrast the southeast side towards the city centre has a much denser urban fabric.



Map 1 Ordnance Survey 1860

In 1857, the current Durham Railway Station immediately to the northeast of North Road was built by the London and North Eastern Railway Company. The station was built on high ground near Windy Hill/Wharton Park on land partly owned by William Lloyd Wharton. In the same year the company constructed the impressive Viaduct to bridge Flass Vale Bog and North Road.

It was a remarkable engineering feat; over 100 foot in height with 11 high arches soaring over the city. It was not until 1872 that this became the direct link between Newcastle and London. Station Approach was later built winding up the steep hillside. The development of the railways had a dramatic impact on the appearance and development of the city,



Victorian terraces sprung up adjacent to the Viaduct, out west into the open fields of Crossgate and further out in the Providence Row area, to provide cheap and efficient housing for workers in the corn mill, iron foundry and local pits.

Beyond the city boundaries the Victorian era saw the continued expansion of the Durham coalfield. This part of the city was significantly affected by the growth, with pits close by in 1828 at Aykley Heads and later at the Old Durham Pit behind Crook Hall. This area became a hive of activity; a tramway was built to transport the large quantities of coal which later supplied the large gasworks along Framwellgate waterside. Nearby were quarries, brick and tile works and engine sheds.



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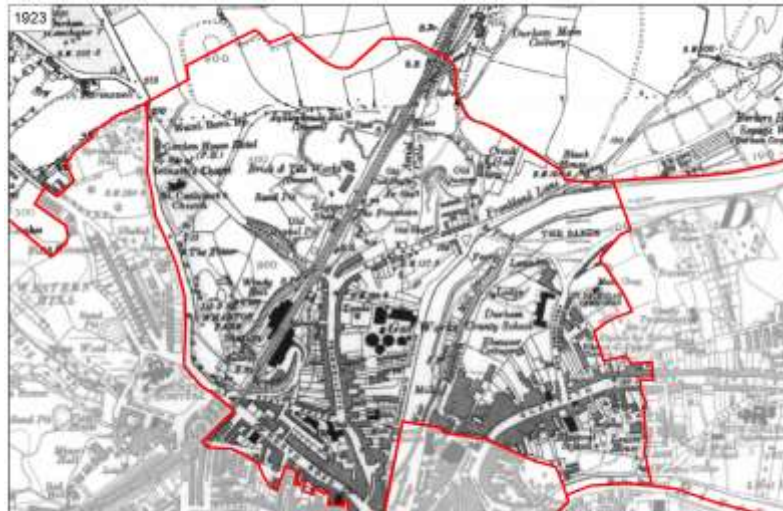
Map 2 Ordnance Survey 1898

In 1858 Wharton extended his grounds of Mount Beulah (now St Leonards School), to create a summer garden and terrace on the neighbouring knoll on Windy Hill, which exploited not only the spectacular views of Durham Castle and Cathedral, but looked down onto Wharton's railway lines and station. The castellated structure of the Battery, replicating those of Durham Castle, linked the new age of the railway to the heritage on the Peninsula. Wharton bequeathed the use of Windy Hill to the City in July 1858; although he retained ownership of the land Wharton Park became one of the first Public Parks in the region. The park became very popular with local people and was used for a whole host of events and the first Durham Miners Gala was held in Wharton Park on 12th August 1871. The celebrations regarding the Coronation of George V in 1911 were held here, as well as Women's Gala Days held during the early 20th century.

In 1915 W.L Wharton's daughter gave Wharton Park to the City Council. After WWII the park was cultivated for growing food to assist with the national food shortages. The grounds continued to be used for informal leisure activities, and the amphitheatre has been used for brass band concerts, as well as religious services and folk festivals on a regular basis. Today the park is being restored by the County Council with support from the Heritage Lottery Fund.

Other notable developments within the North Road area during this time occurred in Castle Chare where the

magnificent St Godric's Church was built in 1864 by E.W Pugin, with the tower added in 1909-10 by Pugin and Pugin. The church rests on a raised mound contributing to its dominant presence over the city. Adjacent to this is the early 18th century St Godric's and St Anne's Court, a former convent with fine rococo internal decorations. Castle Chare's historic route was soon to change in the 20th century.



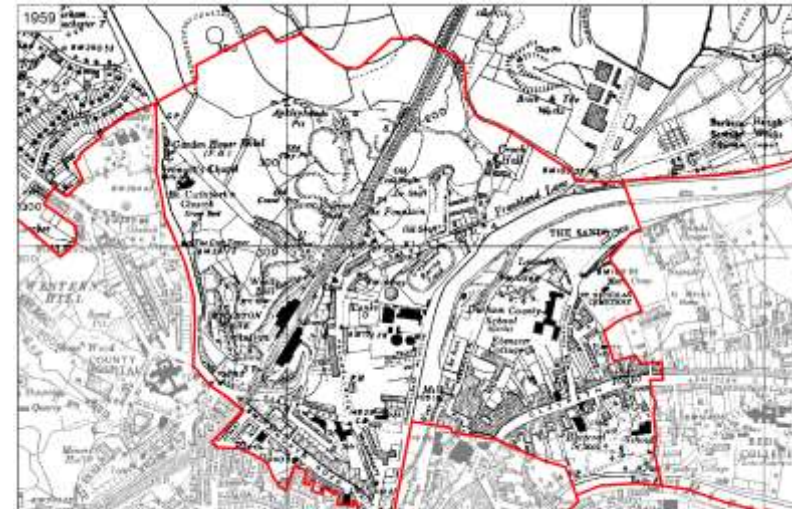
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Map 3 Ordnance Survey 1923

### Claypath

In the east side of the Framwellgate area Clayport was demolished and the city walls were removed in 1791. The riverside area became a hive of activity with other industries (mills and smithies) concentrated along the mill race adjacent to the river, in the early 20th century a laundry was established

nearby. To the rear of this area a ford was constructed linking the east and west bank of the River Wear near Crook Hall. A Pennyferry existed to provide a cheap and reliable passage for the carpet employees.



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Map 4 Ordnance Survey 1959

In the late 16th century the 'New Place', the town house of the Neville's, was constructed within the northwest corner of the walled city. This part of the city subsequently became closely associated with the cloth industry, the 'walker' element of Walkergate being derived from the fulling industry. In the late 16th century the title of the fullers' company was the 'Clothmakers and Walkers'. The woollen manufacture premises were sold outright to Mr G Henderson in 1809 and under him the carpet industry was introduced in 1814.

The lower part of Claypath continued to develop as an intensive commercial and retail area in the 19th and early 20th century. Its Medieval route had excellent physical links to the Market Place, and shops, public houses, offices and hotels flourished in this area at this time. Noteworthy buildings include the Mechanics Institute built in 1841 and The Palladium at No 26 a former cinema of the art deco style opened in 1924, (later used as a bingo hall) and the Police Station (No. 80) Rajpooth Tandoori. The street continued to prosper as a major commercial route into town into the late 20th century but the lower part of Claypath changed significantly as a result of major road building programme.

In the early 19th Century a number of new Georgian terraces, townhouses and cottages were constructed in the Claypath area. Half way down Claypath, Leazes Place is set back from the main street frontage and is a row of traditional Georgian terrace houses built in 1840. To the rear of the terrace lies Leazes House built in 1848 for John Henderson the carpet manufacturer and later became an independent day school for girls. Durham High School for Girls was originally founded in 1884 in Claypath and moved to Leazes House in 1910 when the school's governing body took over management of the school. Another school close by, the Bluecoat School was founded in 1780 by a local trader and began above a pub (Ye Bull's Head) in the corner of the Market Place. Bishop Barrington of Durham obtained permission from parliament to found schools in the Durham Diocese. He bought the site in Claypath now

Bluecoat Buildings and Blue Coat Court, and built the new school in 1811, children were also taught in the Congregational Church school room opposite. The school was latter barracks in the First World War.

### Modern Period (1900 to present)

#### North Road/Framwellgate

During the 20th century, significant changes to the extent of the urban area were driven by four issues; inner city slum clearance programmes, the suburban development of private housing estates, new road building and large new commercial developments. This resulted in the Medieval street pattern of Framwellgate being completely destroyed and major changes to the built form of North Road to make way for the new road building programme and associated works.

In the 1930's a large number of Framwellgate's and Milburngate's historic buildings and burgage plots were cleared as this area had largely degenerated into a multi occupancy slum. Part of the population was displaced to new public authority houses at 'New Durham' or Sunderland Road while others moved to the new suburban estates in Gilesgate and Gilesgate Moor.

The new through road was built in two stages from 1967 to 1975. This involved the demolition of housing around Framwellgate waterside, Castle Chare, beneath the Viaduct, Claypath, North Road and Gilesgate resulting in large areas of

cleared land released for redevelopment. It also sub divided the city and created a number of physical barriers such as between St Godric's area and Framwellgate waterside to the north, while to the south the new Leazes Road and roundabout subdivided the Market Place and Elvet from the Claypath area.

This significant development did however have a positive effect in removing some of the traffic from the remaining Medieval streets and resulted in the pedestrianisation and improved floorscape of the city centre carried out between 1975 and 1977.

It was during this period that commercial development increased and The Gates Shopping Centre, Millburngate House and the National Savings Office were built. The first phase of The Gates Shopping Centre was built in 1976 located adjacent the riverside and Framwellgate Bridge and linking into the lower end of North Road. It was later enlarged in 1987 when the second phase was built to provide an extension to the shopping mall, a multi storey car park and a large service yard. As part of the development pedestrian links to pathways and steps to the riverside were created with links to Millburngate House, Leazes Road and Milburngate Bridge and the route of the Medieval street was realigned.

### Aykley Heads

Aykley Heads within the northern part of the character area was historically agricultural land belonging to the Crook Hall Estate. In the 1880s it became Aykley Heads pit, one of a few

pits within the Framwellgate Colliery Site. The pit remained open until just after the First World War and then re-opened at a deeper level in 1934 to close again in 1949, making it the last working pit within the City limits. Associated with the pit were the nearby brick and tile works and gravel and clay pits. Engine Sheds and yard storage were located adjacent to the railway line in the late 19th century.

In the 1960s the land was reclaimed and landscaped to form the grounds around Durham County Hall and the creation of the Durham Light Infantry Museum and extended more recently into an art gallery complex. The plans to move the County Council to Aykley Heads rather than redevelop Old Elvet took place in 1963 when the new County Hall was built on the edge of Durham Bowl. This large 1960's block was prominent in the skyline rising up and becoming a dominant presence at the top of Framwellgate Peth. The Hall itself is just outside the conservation area but parts of the grounds are within the northern edge. The reclamation/planting of the land in 1970's has now matured into a remarkably subtle and intimate landscaped park, but it is probable that archaeological remains of the earlier pit survive.

The development of the County Hall site completed the loss Framwellgate's Medieval street pattern, as part of the work involved widening the top section of Framwellgate Peth above the railway line and continue the route straight down into the city centre. The dual carriageway joined the new roundabout at the bottom linking with the new A690 through road. The

cleared site on the corner was later developed as the Highgate housing scheme in the 1990's.

### Claypath

As part of the celebrations for the Millennium a series of interlinked developments have taken place within Claypath and Walkergate in the last decade. The new Pennyferry Bridge became an effective link from the west side of the river to The Sands area. This suspension cable bridge built in 2002 has an elegant tower that is a key focal point along the riverside. The bridge is a vital link and enabled the Radisson Hotel to be built on the west side of the riverfront nearby.

Millennium Square is a series of large interrelated public buildings on the site of the former Carpet factory. The Gala theatre complex was completed in 2002, consisting of a large theatre with two cinema screens, the Clayport Library and other offices/shops located around a central square was also completed later that year. Walkergate below was the second phase of the redevelopment completed shortly after providing a mixture of uses, bars, restaurants and flats. At the lower level there is access to the multi storey car park and adjacent hotel accommodation.

To the north, Freemans Reach Swimming Pool and Sports Centre was built in 2008, a large contemporary sculptural building that relates well to the Sixth Form College adjacent, Walkergate to the south and The Sands car park. The Sixth Form College was originally Durham County School built in

1913, a mix of school buildings fronting onto the original Mill Race. In recent years the school buildings have been enclosed by a series of modern school classroom extensions and art centres. Directly to the southeast of this area, the former ice rink, original home to the Durham Wasps but vacant for some time, has been recently demolished to provide new office accommodation for the National Savings department.

During the 20th century Claypath remained largely unaltered but there were a number of large scaled developments in the area such as the prominent Nos. 13 - 17 Claypath, the Ruth First House, Claypath Court and the Telephone Exchange.

Within the east part of Claypath on the north side of the street in the Bakehouse Lane area, the former County Penitentiary was established in 1853 for the reformation of women of ill repute, became St Marys Home in 1951 and was still in use until it was acquired by the University as a Hall of Residence in the 1960s. In the mid-20th century there was a considerable amount of infill housing development including Kepier Heights and Hillcrest which were developed over the site of the former Chapel of Thomas the Martyr and cemetery, and Wear View and Kepier Court.

## 6 Archaeology

The whole of the Framwellgate Character Area has the potential to contain archaeology. This is particularly true of those areas closest to the River Wear and the core of the historic city where archaeology of high significance pertaining to the history of the urban settlement, industrial development as well as river crossings and use of the riverbanks can be expected. Activity in the last area, based on the analogy of similar sites elsewhere, could include prehistoric usage/occupation. Evidence of settlement from the early Medieval period onwards can be anticipated along the lower part of Framwellgate and North Road in the Old Borough area and throughout the entire portion of this character area to the north of Leazes Road taking in the area of the Bishop's Borough and the western end of the Borough of St. Giles. Here the remains of properties and property plots along Claypath/Gilesgate would be particularly significant.

## 7 Form and Layout

John Speeds plan of Durham, dated 1610, clearly shows the Market Place with a church on its northern boundary, alongside Clayport Gate, and the streets connecting to the Market Place which are now known as Silver Street, Claypath, and Elvet Bridge.

Framwellgate Bridge and Elvet Bridge are shown on Speeds plan and a number of the streets leading away are still

discernible from Framwellgate and the historic route of Kings Street (now North Road).

The area only expanded significantly in the 19th century and then a large part of the original street pattern to the west of the city centre was completely destroyed in the 20th century; other parts to the east have largely remained intact.

The Medieval route of Sidegate which effectively marks the end of the Medieval city, joined the junction with Framwellgate Peth in the past and has remained in place despite the loss of the Medieval street pattern of the Framwellgate. The route sits quietly to the south of the railway line and is located adjacent to the new site of Framwellgate Well Head. It is a steep narrow distinctive lane of great character surrounded by tall stone walls and terrace houses fronting hard onto the street. Diamond Terrace looms above following the same alignment. The terraces are late Victorian constructed in 1897 and have two storeys with some modern infill and extension. The street name is thought to reference Queen Victoria's Diamond Jubilee of that year. The large detached building on the corner, possibly a former chapel, turns the corner with a modern 1980's frontage.

At the east end of Sidegate on the north side of the street is Bath Cottage, a former historic building shown on the 1860's maps but now unrecognisable and much modernised, it is a large property set on high land and within a large loosely

rectangular plot. Just beyond this the lane opens out to a council car park in the former quarry site.

Sidegate turns into Frankland Lane and continues along its original route heading eastwards parallel with the River Wear and adjacent the riverbanks; it is a straight clear route heading towards the open countryside, water treatment works and Newton Hall beyond. The cluster of buildings within Crook Hall feed off the lane via a long narrow drive running north. The first building visible is the L shaped Crook Hall farmhouse directly facing and adjacent the driveway, a prominent detached building in an L shape. Beyond this is the grouping of the Crook Hall itself and the associated buildings around a pleasant courtyard space. Crook Hall is a Medieval house overlooking a walled garden; immediately to the north of the main hall is the detached coach house and to the west is The North Barn with the Old Granary attached to the south.

To the south of Crook Hall there is large car park, the site of former terrace Victorian housing, the site slopes down and is enclosed by railings and hedges, it is situated adjacent the public garden entrance to Crook Hall. The well maintained garden and grounds and the new maze are visible from Frankland Lane and add to its visual quality, with the hedgerows screening the grounds effectively. To the west is the Riverside Centre building a simple modest contemporary building that sits quietly in the landscape grounds.

Heading southwest along Framwellgate waterside, at the junction with Sidegate and Frankland Lane there is a large incongruous substation at the bottom of the street. Adjacent to this site along the river at the former gas works is the Radisson Hotel. The hotel is a long linear building that gently curves and follows the river line. The building rises to five storeys with a glazed central atrium providing a central feature and forming the main entrance from the riverside

Forming part of the Millennium City Project, Pennyferry Bridge opposite was constructed in 2003 to provide an important link between the modern developments at Millennium Square and Walkergate and those on the opposite side of the river along Framwellgate waterside. This was sited on the narrow part of the river on the former location of the Pennyferry boat route. The suspension cable bridge has a tower that is a key focal point along the riverside. Continuing along this route is Millburngate House, the largest of the modern developments within this area. The office complex occupies a prominent riverside location and although fashionable at the time of its construction, the building, a collection of concrete frame slabs built over a broad podium, now appears tired and dated.

Between Millburngate House and The Gates Shopping Centre is Leases Road which runs east to west linking with the roundabout and the A690 inner city ring road and Framwellgate running northwards into Framwellgate Peth. Milburngate to the south is the only vehicular access point to this part of the riverside.

To the south of Leazes Road Bridge is The Gates Shopping Centre, built in two phases with a large frontage facing the river. Its external elevations have been designed to replicate the complex rooflines commonly found in the city and breaks up the mass of the single building to articulate what appears to be a series of smaller buildings. Its footprint follows the river to the east and the curvature of the roads to the north, south and west.

At the south end of Milburngate the road splits with Crossgate running westwards. Framwellgate Bridge heads east linking this part of the city to the Peninsula and North Road runs north westwards. North Road is an important street in providing the main entrance into the city from the North and being the route for the main public transport networks. The street is linear in form with a strong built up frontage broken in two instances, firstly by the steeply climbing cobbled terrace of Neville Street on the south side which joins up with Crossgate and Allergate; and on the north side by Station Bank which rises sharply to Tenter Terrace.

Reform Terrace is a small completely enclosed courtyard accessed via an archway in the street frontage. The buildings in North Road vary considerably with a mixture of both wide and narrow frontage properties, historic alongside modern infill developments, and several buildings of individual significance.

To the rear of Tenter Terrace is Castle Chare, the former historic route which has been severed yet still retains its sense

of enclosure and historic floorscape. The short route curves gently alongside the A690 and provides a suitable setting for the magnificent St Godric's Church which rests on a raised mound contributing to its dominant presence over the city. Adjacent to the east of the church is the early 18th century St Godric's and St Anne's Court. This former convent is a visually prominent detached building overlooking Milburngate roundabout in a generous plot enclosed by high walls.

The current Durham railway station and the Viaduct are immediately to the north. The station sits on high ground adjacent to Windy Hill and is approached along Station Approach from the northern end of North Road. Due to the winding nature of the street, and the woodland enclosing it on either side, the Station itself is not apparent until reaching the brow of the steep hill.

The railway line cuts across the townscape and countryside in the Framwellgate area, severing Aykley Heads from the Crook Hall estate and cuts through the Victorian townscape and street pattern of North Road and Sutton Street. The dominating Viaduct and the hilltop location of the listed station buildings provides dramatic architecture here.

Wharton Park lies immediately to the rear of the north platform of Durham Station. The park is contained between the upper part of North Road on the west side and Framwellgate Peth on the east side the two streets merge to the north to create a triangular parcel of enclosed land, this



also marks the edge of the conservation area boundary. The park is approximately 4.3 hectares in size, and comprises the remains of Victorian and 20th century gardens and parkland. The most significant built feature of the park is The Battery, located to the southeast edge of the park. The Battery forms part of the mock fortifications and viewing platforms providing spectacular vistas of Durham Cathedral, and the Viaduct. The parkland is a varied mix of dense woodland and planting both within and to its periphery. There is a series of interconnected pathways that run around the edge of the site and through the park. The gardens are terraced to deal with the terrain with pathways and steps providing good access to the individual facilities. The pathways and two access roads provide connections with North Road and the Station. The Park also includes a variety of interconnected spaces such as a large green elevated space of open lawn used as a seating area, a play area, a steel framed stage area, and sloping banks of grass leading down to the flat basketball court below.

Directly to the north of Wharton Park is St Cuthbert's Church and churchyard which has significant presence within the streetscene. The parish church dates from 1858-63, it is a long linear building facing North Road where the listed lychgate provide access and create a landmark feature.

The churchyard enclosed by stone walls, is set on high land and extends southwards where it adjoins Wharton Park and links into the Grey Tower, a former lodge. The Tower is a stand-

alone listed building that is a distinctive feature within the streetscape.

To the north are Aykley Heads and its associated landscaped grounds including some historic elements such as the hedges, mature trees, and surrounding farmland. The site incorporates a series of pathways linking dense woodland, open grassland and landscaped grounds and features a linear lake and stream.

The Durham Light Infantry Museum building lies within the northern part of the site overlooking the lake and sits quietly in this setting. The contemporary building's large compact built form and uncompromising appearance neither dominates nor detracts from the surrounding landscape.

Within the eastern sector of the character area the principle street is Claypath, a broad, steep linear street lined with tightly packed Georgian and Victorian properties. It has a strong curving building line with the buildings directly onto the pavement giving rise to a solid street frontage. This is interrupted by only one major area of public open space to the front of The Chains, just outside the Framwellgate character area. Claypath is similar in character and form to Gilesgate, with buildings located on typically dense burgage plots. The street is mixed use with a strong commercial element, and the built form is also varied with a mixture of Victorian, 1960's, late 20th century pastiche and contemporary architecture.

Towards the northern end of Claypath the properties are domestic in nature with two storey Georgian cottages with wider frontages, adjacent to taller Victorian properties with narrow frontages, and rooflines cascading down the hill.

The southern end of Claypath is characterised by a series of interlinked developments descending to the riverbanks built in the last decade. These include the Gala Theatre, Clayport Library, Freemans Quay, the Premier Inn Hotel and Freemans Reach Leisure Centre.

The Walkergate development overlooks the river but has a significant presence within Claypath. This mixed use development is linked by a system of public spaces. The Gala Theatre is a visual focal point and the other buildings are grouped around the central square, with individual pods on the lower terrace level. Steps give access down to Freemans Place where the Hotel stands at the corner road junction and beyond is the leisure centre.

To the east of Claypath on the south side is Leazes Place, a fine example of Georgian style with symmetrical frontages and architectural rhythm. Adjacent are the contemporary town houses in the grounds of Leazes House, which sit far enough away to avoid conflict with the grandeur of this large Victorian villa.

Running parallel to Leazes Place is Ravensworth Terrace, a steep incline of tall Victorian terraces climbing up from Leazes

Road forming part of the enclosure to Tinkler's Lane, a narrow enclosed historic vennel. Ravensworth Terrace retains a large number of historic features.

To the north of Claypath are a series of Victorian terraces around Providence Row, and concentrated post-war housing developments that have taken place on the hillside between Gilesgate and the River Wear. The domestic Victorian terraced streets in Providence Row, Wanless Terrace and Finney Terrace create an repetitive architectural rhythm built on a grid system where the back lanes and yards provide a distinctive built form. Beyond this area is the modern suburban infill of slightly contrasting character, post war 1950's council flat blocks, detached suburban low density bungalows centred on generous cul-de-sacs, and more noteworthy modern terrace townhouses in Kepier Heights.

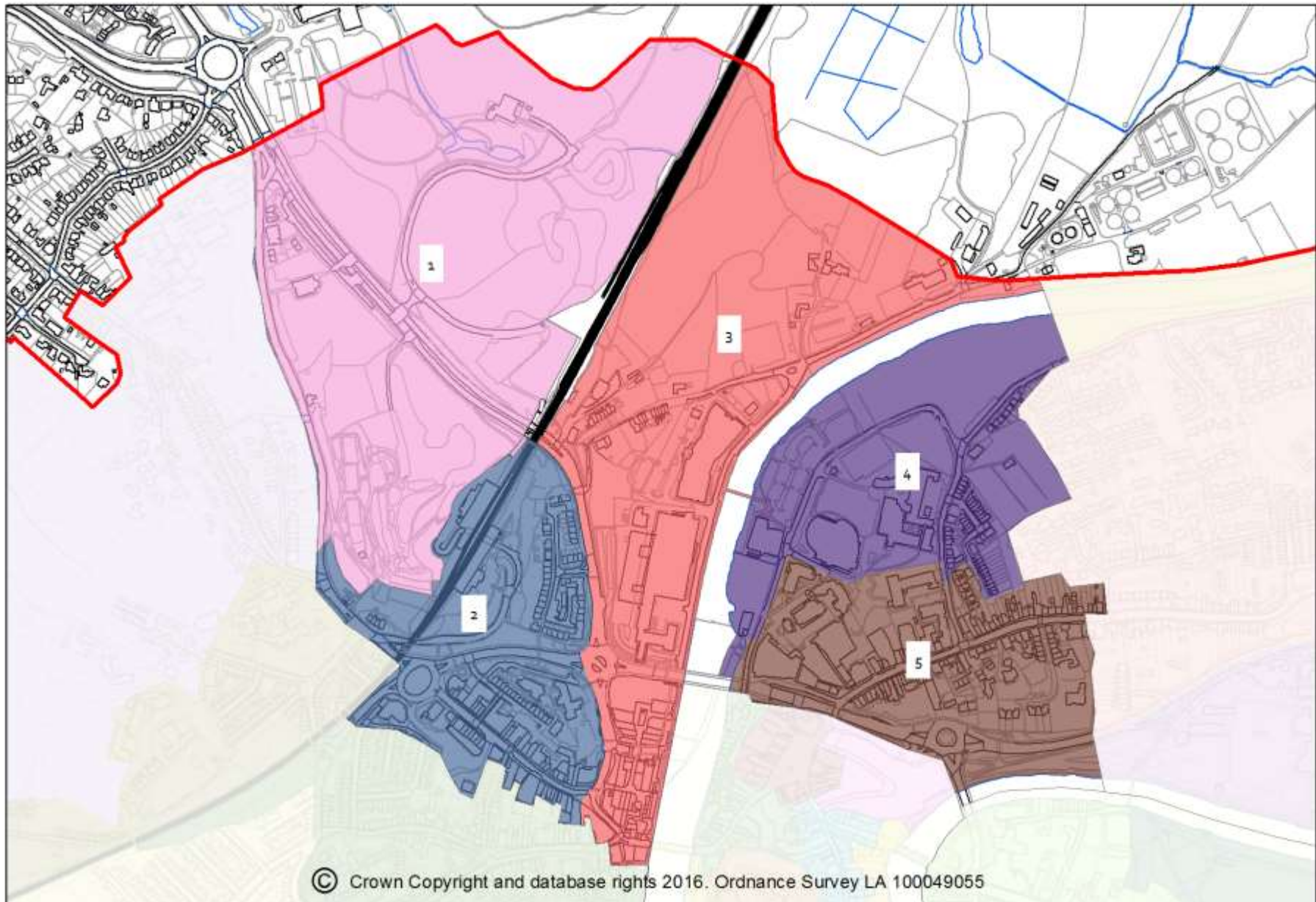
Below this the River Wear floodplain creates its own open space. The openness of The Sands, the riverbanks and St Nicholas cemetery provide a long linear corridor of green space that provides a very scenic setting to the river and the adjacent housing developments close by.

## 8 Sub-area division

The Framwellgate Character Area has been divided into five 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 over-lapping occurs as some streets may contribute to the historical and physical context of more than one sub-area.

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

- 1 Aykley Heads (including DLI, Framwellgate Peth, upper North Road and Wharton Park);
- 2 North Road (including High Gate and St Godric's);
- 3 Milburngate (Sidegate, Crook Hall, Riverside);
- 4 The Sands/Riverside (including Freemans Quay);
- 5 Claypath (including Millennium Place, Leazes Place, Hillcrest and Bakehouse Lane)



Map 5 Framwellgate character sub-areas

## 2 SUB-AREA CHARACTER ASSESSMENTS

### SUB CHARACTER AREA 1 - AYKLEY HEADS

#### 1 Location and Boundary Description

The Aykley Heads sub character area forms the rural fringe of the northwest part of the conservation area and is the largest part of the Framwellgate Character Area. The area comprises of three main elements; Wharton Park, St Cuthbert's Road Area and Aykley Heads/ DLI Museum. It also notably includes the city's only public park, Wharton Park, and the Grade II listed Church of St Cuthbert's and its associated churchyard. The boundary of the area is well defined by the upper part of North Road to the west, the railway line to the south and the grounds of the DLI Museum to the north and east. The area's principal streets are North Road and Framwellgate Peth, both of which lead directly into the city centre passing under the Viaduct at the bottom of the streets.

#### 2 Setting

The mature tree cover in and around St Leonards School, along North Road and at the woodland in Western Hill and Flass Vale provide a green setting to the western part of the sub-area. The undulating slopes of Aykley Heads landscaped grounds provide the setting to the north of the sub-area. The slopes, covered with trees, scrub vegetation and open grassland, form

part of the lower reaches of the Durham Bowl and create a natural backdrop to the character area.

The East Coast railway line and Durham Station provide an abrupt setting to the southern boundary, whilst the grounds of Crook Hall and the riverbanks provide an informal setting at a lower level, leading to a change in terrain and openness of the floodplain below.



Image 4 Views from and around County Hall, Aykley Heads

### 3 Form and Layout

#### Wharton Park

Wharton Park is approximately 4.3 hectares in size, and is tightly bounded by St Cuthbert's churchyard to the north, Framwellgate Peth to the east, the station buildings to the southeast, railway lines to the south and southwest, and North Road to the west. The most significant built feature of the park is the Battery located to the southeast edge of the park, linked via a narrow walkway and by a set of eight stone steps to the parkland.

The parkland is a varied mix of dense woodland and planting adjacent to the periphery of the park. The hedges, shrub planting and stone supporting walls alongside many of the level changes within the park are supplemented by open grassed areas and groups of mature trees.

The oldest most significant trees within the park are the beech trees along North Road that generate a scenic green corridor route into the city centre. The remainder of the other trees are largely as a result of planting in the second half of the 20th century.

Within Wharton Park there is a series of interconnected pathways that run around the edge and through the park linking the separate spaces effectively. The pathways are terraced and steep sloping, and steps provide access to the individual facilities, and connections with North Road,

Framwellgate Peth and the station. Vehicular access into the site is via two access roads.



*Image 5 View of World Heritage Site and around Wharton Park*

### St Cuthbert's Church

To the north of Wharton Park the road junction of North Road and Framwellgate Peth creates a triangular space which contains St Cuthbert's Church and churchyard in the centre, and on its northern edge the Garden House public house, and St Leonards and St Cuthbert's Place. The parish church is a long linear building with its main frontage facing North Road. The open churchyard extends southwards towards the hill to Wharton Park.

St. Cuthbert's churchyard is extensive, features trees and plants on all boundaries and is surrounded by historic stone walls to the road frontages. The stone walls contribute significantly to the townscape here.

North Road itself is a linear curving street that is enclosed by buildings, walls and a dense canopy of trees from St Leonards School, Wharton Park and St Cuthbert's churchyard. The walls are distinctive features and the stone walls of St Cuthbert's link into the Grey Tower walls and Wharton Park's boundary walls. Grey Tower is a three storey sandstone building featuring castellated parapets and is Grade II listed.

The stone walls continue in front of St Leonards which has two pairs of semi-detached houses. The adjacent Garden House public house has a larger long linear plot and frontage to North Road with an open forecourt, and open car park to the rear. Adjacent to this is the short interwar terrace of St Cuthbert's Place with prominent gables turning the corner at the busy

road junction, and making a positive contribution to the streetscene.



Image 6 View towards County Hall and St Cuthbert's churchyard

### Aykley Heads and the Durham Light Infantry Museum and Art Gallery (DLI)

The largest section of land in this sub-area is that of Aykley Heads and its associated grounds lying between the railway line to east, Framwellgate Peth to the west and the DLI Museum and Arts Centre.

Framwellgate Peth is one of the main routes into Durham City; it is partly enclosed by tree cover that frames views into the city, and narrows at the railway bridge that marks the boundary of this sub-area. The road is steep and a flagged pavement develops into a more informal path which runs parallel to the main road. There is a vehicular access point mid-way to the DLI Museum car parks and Aykley Head's landscaped grounds.

Aykley Heads consists of a mixture of landscapes including undulating open parkland, areas of denser woodland and open grassed area, with playing fields next to the road side, linked by a network of footpaths. The DLI building is positioned within the centre of the site overlooking the ponds and the site also contains a car park which is well screened by surrounding tree cover.



Image 7 Road network, parkland and the entrance to the DLI Museum



## 4 Architectural Character

### Wharton Park

Within Wharton Park the Grade II listed Battery features a retaining wall constructed in squared sandstone with ashlar parapets, there are two platforms linked by walkways. The castellated parapets are prominent, stepped at the left turret, with corbelled walkways and chamfered copings.

Within the park itself there are a series of important interconnected stone walls that support the terraces, separate the spaces, and provide enclosed boundaries. The amphitheatre is a key feature.

### St Cuthbert's Church

St Cuthbert's Church dates from 1858-63 by E.R Robson, it is constructed from coursed squared sandstone with ashlar plinth and dressings and features a dark slate roof with diaper patterns in light slate and three stage tower with belfry openings. There is a square stair turret and conical stone roof. The Church is in the English style with French influences and has a number of openings demonstrating this. Details include slit openings, large wheel windows over 3 lancets, aisled windows, and lancet foiled roundels and cusped lancets under quatrefoils. The lychgate west of the Church is actually a war memorial dated 1918, constructed in coursed square sandstone, with a timber upper section and steeply pitch slate roof with swept eaves.



Image 8 The Battery Wharton Park prior to restoration works in 2015

The lychgate has chamfered copings to the stepped walls of the gateway and a wood panelled upper part that supports the two centred arch. There are ornately carved bargeboards, wood gates carved up at the sides and wooden benches. The stone walls attached to the frontage and rear of the church are significant features and protected as part of the listed status of the church.

The properties adjacent to St Leonards are simple post war semi-detached dwellings which are utilitarian in design, simple and basic in form, built from red brick with render and fake half applied timbering, below a tiled roof.

St Cuthbert's Place has three terraced interwar houses that are dual fronted facing both North Road and Framwellgate Peth. The houses are of a simple design with prominent gable frontages and clay tiled roofs and overhanging eaves. Each frontage is in red brick and painted dash render. Original timber mullioned casement windows and timber panelled doors have been replaced with modern units.

The Garden House public house is a landmark building that dates back to the early 19th century, but has been altered and extended over the years. It has a long linear frontage in white painted pebble dash and a series of slate roofs with prominent tall rendered chimneys. The series of first floor sliding sash windows and the symmetrical pattern of bay and arched entrance is notable. At the rear there is a large extended

modern timber conservatory, but the roofline and scale has been carefully broken up.



*Image 9 St Cuthbert's Church and lychgate*



*Image 10 Domestic properties along North Road*



*Image 11 The Garden House Inn and listed Grey Tower*

The Grey Tower is a Grade II listed lodge built in the late c18/early 19th century, possibly incorporating an earlier house. It is constructed in coursed square sandstone with ashlar plinth and dressing. It is an L shaped three storey tower, with 2 centred arched heads to partly glazed ledged boarded door. Slit windows feature on each floor above, and there are corbelled and castellated parapets. Two light casements with stone sills and heads are features to the left and there are two bays under the projecting castellated parapet. A small single storey extension is visible in the streetscene and an inserted bow window.

#### Aykley Heads and the Durham Light Infantry Museum and grounds (DLI)

Durham Light Infantry Museum was built in 1964-8 by Tarren and Caller designed as a dark glass box on a slender concrete frame with the top storey art gallery, offices and round ended stair tower, all in white aggregate cladding. The museum was originally a sophisticated cuboid design, but more recent art gallery extensions and the circular ground floor refectory have added to the original design concept.

County Hall nearby was designed by G.R Clayton and completed by G.W Gelson 1960-1963 is a post war six storey L shaped building. It is a fairly bulky building with 1950's mannerisms, built with a sandstone facing and mosaic panels. Although outside the conservation area boundary it is within its

setting and is considered to be a non-designated heritage asset.



Image 12 DLI Museum and County Hall

## 5 Important Buildings

### Listed Buildings

There are four statutorily listed buildings in this sub character area, see full details in Appendix 1. These are recognised by Central Government as being of special architectural or historic interest as defined 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 including the interior and any structure attached to it and land within its curtilage. Listed Building Consent is required for any demolition, extension or alterations which may affect its special interest.

<i>Buildings Name</i>	<i>Grade</i>
Church of St Cuthbert	II
lychgate west of Church of St Cuthbert	II
The Grey Tower	II
The Battery in Wharton Park	II

### Scheduled Monument

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 the national heritage list. Within this sub-area there no scheduled monuments.

### Non-designated heritage assets

In addition to the listed buildings above, a number of other buildings and structures combine add to the areas unique built heritage. While not possessing sufficient interest to be listed as of national importance, such buildings add to the general architectural richness and character of the area and it will be important that careful consideration is given to any development proposals that are likely to affect such buildings.

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

Garden House public house

County Hall

DLI Museum

Amphitheatre and walls, Wharton Park



Image 13 St Cuthberts Place, St Cuthbert's Church and Wharton Park Battery

## 6 Building Materials, Detailing and Features

There are a variety of different styles and ages of properties in this sub-area ranging from the simple interwar architecture of the terraced houses at St Cuthbert's Place in North Road, to the impressive Victorian/Early English Style of St Cuthbert Church, to the 1960's concrete cuboid block of the DLI Museum that sits so well in the landscape.

### *Walls /facades*

Wharton Park Battery is constructed in squared sandstone with ashlar parapets, there are two platforms linked by walk ways (see Image 13 bottom right). Throughout the park there are important coursed rubble sandstone walls linking spaces and routes together and providing supporting walls to the terraces. The walls to the amphitheatre are probably the most dramatic, enclosing the semi-circular embankments/seating area and providing appropriate setting for the partly covered stage.

A flat roofed toilet block of buff brick and white rendered walls stands adjacent the steps and entrance. The Grey Tower is built from coursed square sandstone with ashlar plinth and dressings.

Durham Light Infantry Museum was built in 1964-8 as a dark glass box on a slender concrete frame and clasp panelling, after recent extensions and adaptations the building is in stone aggregate cladding. Close by, County Hall has sandstone facing and mosaic panels.

To the west of Framwellgate Peth St Cuthbert's Church is constructed in coursed squared sandstone with ashlar plinth and dressings (Image 13 bottom left). The listed lychgate to the west of the Church is a war memorial constructed in coursed square sandstone, with a timber upper section. It has chamfered copings to stepped walls canted forward, and to the side walls of the gateway there are wood panelled upper sections that support the two centred arch. Adjacent to the Church at St Leonard's the simple semi-detached properties are constructed in red brick, pebbledashed painted render with a half applied timbering.

Close by at St Cuthbert's Place there is a terrace of interwar houses that are dual fronted with prominent gable frontages in red brick and painted dash render (Image 13 top). The Garden House public house's long linear frontage is in white painted pebble dash with an extended timber conservatory to the rear.

### *Roofs*

St Cuthbert's Church features a dark slate roof with diaper patterns in light slate and three stage towers with belfry openings, there is a square stair turret and conical stone roof over the apse and a saddleback roof. The lychgate to the west of the Church has a timber upper section and steeply pitched slate roof with swept eaves. It has a wood panelled upper part that supports the two centred arch and there are carved bargeboards. The semi-detached properties at St Leonards have simple tiled roofs, whereas the properties at St Cuthbert's

Place have clay tiled roofs with brick chimneys, overhanging eaves and a bargeboard. The Garden House public house next door has a series of slate roofs with prominent tall rendered chimneys. Further down North Road, the Grey Tower has battlemented parapets hiding a lead roof; it also has a flat-roofed extension. At the Durham Light Infantry Museum the flat roof cuboid shape is concealed from view but likely to be covered with felt.

### *Rainwater Goods*

Many of the properties in this area surprisingly still retain their black painted cast iron rainwater goods, with hopper heads and spiked brackets. There are occasional gutters in St Leonards that have been replaced with modern plastic guttering. This has a negative impact on some of the facades especially where uPVC has faded with age and been attached to modern bargeboards / new brackets. The listed properties at St Cuthbert's and The Grey Tower retain their elaborate black painted cast iron rainwater goods, guttering of different shapes and profile with ornate hopper heads and spiked brackets or stone support brackets.

### *Joinery, windows and doors*

St Cuthbert's Church has a number of openings; slit openings, large wheel windows over three lancets separated by buttresses, aisled windows and lancet foiled roundels and cusped lancets under quatrefoils.



Image 14 Garden House Inn and St Cuthbert's Place

The lychgate west of the church features a timber upper section and has carved bargeboards, wooden gates carved up at the sides and wooden benches.

At St Leonards the metal casement openings have been replaced by uPVC, and at St Cuthbert's Place the original timber mullioned small glass paned casement windows and timber panelled and glazed doors have mainly been replaced with modern openings, although there are some original examples left. The Garden House public house has a series of first floor original sash sliding windows, on the ground floor there is a symmetrical pattern of bays and an arched entrance, with panel and half panelled glazed doors.

The Grey Tower has two centred arched head windows to either side of a partly glazed ledged boarded door in double chamfered surrounds under drip mould. The Tower has slit windows on each floor above, and there are 2 light casements with stone sills and heads to the left and two bays under the projecting battlement parapet. There is a single storey side extension and inserted bow window.

Durham Light Infantry Museum has been extended with a solid stone aggregate cladding resulting in the removal of the dark reflective glazing. The refectory offshoot at the side is a fully glazed circular construction.

## 7 Boundaries and Means of Enclosure

The high stone walls to Wharton Park along North Road are a key feature in the streetscene and provide a sense of enclosure to this busy route into the city (see Image 15 top row). There are visual breaks at the entrances into the park such as the vehicular entrance and stone steps with stone piers and wrought iron locked gates. The boundary to the park on the southern side consists of a wooded environment adjacent to the Viaduct.

Along the station boundary the dense tree planting provides ample cover for wildlife with steep slopes discouraging human disturbance. Towards the railway bridge, this planting is more of a scrub thicket as the canopy is more open here.

Along Framwellgate Peth the frontages to the park continue to be quite rural in appearance, with steep embankments with wooden margins and dense under storey planting. The vehicular access opening with arched steel entrance structure completes the park's eastern frontage (see Image 16 left) From there the northern boundary to the churchyard is an informal low fence with trees and hedges that provides wide open views in both directions. Within the park itself there are a series of interconnected stone walls that separate the spaces and provide enclosed boundaries.



Image 15 High stone walls, modern verge fencing and low wall to churchyard



Image 16 Entrance to Wharton Park and view towards the Grey Tower





*Image 17 Hedge along the Peth, open space at DLI entrance and railway bridge*

The stone walls in North Road extend to and include the boundary walls of The Grey Tower providing a robust solid frontage (see Image 16 right). The stone walls continue along St Cuthbert's Church boundary which has a listed lychgate that provides welcome views of the church entrance. The walls continue beyond the church boundary in front of St Leonard's semi-detached houses. A partly open forecourt exists to the front of the Garden House while St Cuthbert's Place low walls and garage side walls front onto the busy junction where North Road and Framwellgate Peth meet. A linear finger of grass verges with trees run from this junction and extends into the whole length of the Peth. To the rear of these houses there are hedge/fence boundaries, the Garden House has a large open car park, while St Cuthbert's Church has important historic stone walls and piers (see Image 15 bottom right).

At Aykley Heads the northern boundary to County Hall is fairly open, with sweeping lawns and landscaped grounds broken up by narrow belts of tree planting framing open vistas. On the east side of Framwellgate Peth, County Hall's low wall and beech hedge boundary extends to a dense hedge adjacent to St Leonards playing fields (see Image 17 top). The vehicular entrance to the DLI Museum with grass verges breaks up the sense of enclosure here (see Image 17 middle), however further down the cutting to the south there are steep slopes and dense tree cover and self-seeded planting. This continues to the railway bridge and along the railway line to provide an effective boundary to the station car park (Image 17 bottom).

Adjacent to the station car park the boundary becomes more formal with fencing/barriers, before continuing to become more rural in nature. The eastern boundary to Aykley Head's site is a mixture of dense tree planting and scrub vegetation; it is more open in some places where there were previous industrial activities such as gravel extraction. The boundary follows belts of broadleaved tree planting to the rear of the DLI leading to County Hall.



*Image 18 Views around Wharton Park*

## 8 Open Spaces and Trees

Wharton Park is considered to be an important component of the green space to the north of Durham City and as such is included within an Area of High Landscape Value which encircles much of the city, being broken only by the ribbons of development to the north (Western Hill) and east (Gilesgate). The park itself has strong visual continuity/links with the green spaces surrounding County Hall and the DLI Museum to the east and Flass Vale to the west.

The park has a number of significant and unique landscapes and built features. The most prominent is The Battery mock fortifications within the parkland, a decorative Victorian folly. The parkland is a varied mix of dense woodland and planting alongside the Viaduct and periphery of the park, with the creation of hedges and shrub planting alongside many of the level changes within the park itself, supplemented by open grassed areas and groups of mature trees. The oldest and most significant trees within the park are the beech trees along North Road that form a most scenic route into the city. The remainder of the other trees are largely as a result of planting in the second half of the 20th century.

The shadowy canopy of the mature trees along the western boundary provides a wildlife habitat. The wooded environment alongside the Viaduct is denser where planting and self-seeding has created a more uniform ground flora dominated by ivy. Along the station boundary the south dense tree

planting again provides cover for wildlife with the steep slopes again discouraging human disturbance. Towards the railway bridge, this planting forms more of a scrub thicket as the canopy has been opened up following gravel extraction and ground disturbance. The widest wooded margin is to be found on the slopes alongside Framwellgate Peth where more of an under storey has developed.

Some of these trees are over mature and showing signs of disease with a proportion needing to be felled within the next 40 years. Some older trees also exist around the Battery and the bastions and near the Amphitheatre including beech, holly and lime. The remainder of the other trees are largely as a result of planting in the second half of the 20th century. These include the embankment adjacent to Framwellgate Peth, the lime avenue on the access road and various specimen trees throughout the park. One tree of particular significance is the commemorative oak tree planted in 1863 to mark the Wedding of the Prince of Wales to Alexandra of Denmark, found adjacent to the statue of Albert the Good.

The pathways throughout the parkland link the terraced spaces effectively. At the top of Windy Hill is the large green elevated space of open lawns surrounded by trees and bulb planting and seating area. Adjacent to this is the play area consisting of a large green space with a cluster of play equipment in different styles and condition from traditional slides and swings to modern climbing frames.

To the west of this area, in the terrace just below is the Amphitheatre, the stage area fronts onto grassed banks providing seating at the different levels, stepped down to the tarmac surfacing semi-circular space below. Sloping banks of grass, bulb planting and trees lead to the flat basketball court surrounded by blue netting below (this was the former tennis court site). Close by is the car racing track in tarmac. The former linear conservatory adjacent has been demolished leaving a blank space that is surrounded by flower beds. This area sits raised above the main access route and overlooks the manicured pitch and putting lawn below.

St Cuthbert's Church churchyard has significant presence in the streetscene. The churchyard extends southwards from the church where it adjoins Wharton Park, it has a variety of stone and marble gravestones, with trees and wildlife areas on the boundaries.

Although private, the gardens at The Grey Tower are visible and significant features along North Road, these are terraced extending up the steep embankment to the ridge where Wharton Park sits. There are other incidental spaces of note including the corner plot at the road junction at St Cuthbert's Place. This makes a positive addition to the streetscene, and in front of the terrace itself is a small slither of green space with trees, seating and granite sett edge paving.



*Image 19 St Cuthbert's churchyard*

Aykley Heads is a very important space which makes a valuable contribution to the conservation area. It comprises of undulating parkland, open lawns, woodland belts, water features and retains some features (hedges, mature trees) of the former farmland. The space comprises of belts of broadleaved trees on the slopes and sweeping grassland on lower slopes with a series of path ways linking up the various spaces within the site. These landscaped grounds were designed to enhance the setting of Durham County Hall and the DLI Museum. Adjacent is the flat playing field, part of St Leonard's school used for track and field, football etc.



*Image 20 Parkland and playing fields around Aykley Heads*

## 9 Views and Vistas

From the top of the Battery at Wharton Park there are outstanding historic views of Durham Cathedral and the City below. The 19th Century philosopher John Ruskin described the spectacular views from the battlements of Durham Cathedral, Durham Castle, and the railway Viaduct and over the City as the 'Eighth Wonder of the World'. The panoramic views include the Viaduct and station in the foreground which is a considerable attraction for residents and visitors. Other viewing points within the Park are from the partly enclosed lawns and seating area at the top of the park. This provides stunning glimpsed views through the trees of the Cathedral, the sculpture of 'the Way' also provides enclosed views in this direction. Looking to the east there are views out to the open countryside and Penshaw Monument, while to the west and north there are notable views above the tree line of the Obelisk and St Cuthbert's church tower. From the top of the amphitheatre there are important mid-distant views out towards the Viaduct and across the city roofscape.

In North Road the Grey Tower and St Cuthbert Church provide significant focal and viewpoints. The stone boundary walls and overhanging trees to Wharton Park and St Leonard's School help to provide inviting unfolding enclosed views of the Viaduct and the Cathedral, quite a rewarding entrance into the city. Framwellgate Peth additionally provides unfolding

enclosed views of the Cathedral as you enter the city, although these are most visible from the bottom section of the Peth.

From Aykley Heads there is a series of views, from the southern edge of the grounds to County Hall. At the elevated seating area you gain fine open views of the Cathedral framed by the effective tree and vegetation cover. Views across the informal parkland to the DLI and the lakeland setting are also noteworthy. To the south of this from on top of the mound the former panoramic views of the city have slowly disappeared as scrub vegetation and trees have taken over this space, but views above the tree line of the Cathedral tower and the pinnacles are worth noting. To the west there are scenic views of the tree cover towards Flass Vale with the tower of St Cuthbert's Church and the Obelisk rising high in the foreground. Looking northwards is the strident tower of County Hall rising above the landscaped grounds, a notable landmark set into the slopes of the Durham Bowl.



*Image 21 Impressive views across the city from Wharton Park*



## 10 Activity

This area includes only a small handful of buildings consequently the predominant land use is recreational and educational centred on Wharton Park, Aykley Heads and DLI Museum. The Aykley Heads site is a surprising space, quite well concealed, and reasonable in size. It is an important area of green open space, consisting of belts of trees, scrubland and long swathes of grassland that form part of the former Aykley Heads Estate and the lower section/edge of County Hall grounds. The open space is used by dog walkers, local residents, County Hall employees and the odd visitor. One of the main attractions are the open views of the Cathedral and city from key viewing points in the grounds. The regimental museum of the Durham Light Infantry, the attached art gallery and café extension are visitor attractions. It is a meeting place all year round, for families, tourists, general visitors, schools and special interest groups.

St Leonards School grounds extend across to the east side of Framwellgate Peth. There is a large flat playing field pitch, used for a number of activities including, track and field and hockey. The school field can be a hive of activity in term time, out of term it is quiet and peaceful. Student movement between the school and the playing field has been improved in recent year's pedestrian crossings. Adjacent the busy main road Framwellgate Peth is a busy cycle path and separate pedestrian pathway that links up with an effective network of routes to the riverbanks.

In the triangular space at the busy road junction with North Road are St Leonards and St Cuthbert Place houses, and the Garden House public house, a busy pub/restaurant and hotel with a large car park at the rear. In the area to the south is the listed St Cuthbert Church, which has a busy active congregation.

Wharton Park offers a number of facilities and is fairly busy and provides a recreational space for local residents and visitors to relax and walk and enjoy views of the city.

Within the top section of the park next to the car park is the play area used by children of all ages. The seating areas adjacent provide a useful meeting point. At the bottom section of the park close to the now demolished park keepers house are more play facilities, a small pitch and putt on the immaculate lawn near the entrance and the enclosed basketball all weather pitch that replaced the two former tennis courts. These areas are well used by older children, especially in the summer months. To the west of this is the amphitheatre in the centre of the site but it is rarely used partly due to its rundown state.



## 11 Public Realm

Within Aykley Heads there are gravel pathways linking up with concrete steps meandering round the grassed central open spaces and the DLI Museum. There are well designed stone seats in the open elevated grass space in front of County Hall and park benches and picnic benches outside the DLI overlooking the lake. There are modern stainless steel bollards and railings near the entrance to the Museum. Signage and lighting here is fairly low key and limited.



Image 22 Foot paths around Aykley Heads

There are memorial trees within the grassland fronting County Hall. In woodland paths to the south there are dirt and chipping surfacing and wood chippings paths. The mound to the south of the DLI access points have birdsmouth fencing and informal grass routes to the viewing point and information boards located on the top. The car parks to the rear of the DLI and the station car park are in tarmac, with tarmac pavements. There are low key painted green barriers and lighting to the DLI Museum while the station car park has a mixture of uncoordinated galvanised bollards, barriers, signage, security cameras and modern lighting columns that rather detracts from the northern entrance.

Pathways down Framwellgate Peth are in rectangular flags but change to tarmac at the traffic lights, the tarmac surfacing passes through the wooded cutting. There are demarcation lines that indicate the different cycling and pedestrian routes. Before you reach the Wharton Path entrance on the opposite side there is a narrow tarmac road and parking and grass verges that runs parallel with the new main carriageway in distinctive red chippings. Pedestrian crossing traffic lights and signage adjacent the Garden House and the tall lighting columns add to general scene. North Road rectangular concrete flags, red tarmac chippings in the carriageway. The parking meters, signage and lighting add to ambience. Seating opposite St Leonards School needs replacing; the granite sett edging is of note though.

Within Wharton Park the pathways are covered with mixed surfacing, generally tarmac patched in places with the odd pot hole, there are areas of York stone in the steps and adjacent the battlements, and concrete steps have been introduced down to the station entrance. The two access roads into the site are in tarmac as well as the turning area and parking spaces.



*Image 23 Wharton Park*

Street furniture consists of an assortment of interconnected styles, varied in design, material and colour. There is a huge variety of seats within the park, especially at the top of the hill with the different memorial seats. The litter bins, railings and bollards within the park are also a mixture of design, constructed in cast iron, steel or plastic, some are painted black or green while others are galvanised. Signage and lighting within the site and at the entrances is varied.



*Image 24 Wharton Park wide variation in seating*

Metal gates, railings and archway openings at the access points vary from cast iron decorative traditional designs to cruder rolled steel fabrications. The play equipment in the play area is a conglomeration of styles, traditional slides and swings to modern climbing frames. The timber roundabout dating back to the 1950's has recently been removed.

The surfacing is still in grass and timber chippings. Within the basketball court the blue netting and blue backboard with attached hoops are a bright colourful addition, the surfacing is in black tarmac. Close by to this is the car racing track in tarmac with added street markings, this is in variable condition. Finally to the rear of this is the Amphitheatre, the stage area is of an elaborate steel framed construction while the grassed banks providing seating at the different levels and tarmac surfacing semi-circular space below.

## 12 General Condition

The Aykley Heads site has a good pathway network that is generally in excellent condition, there are smooth gravel pathways linking up with concrete steps meandering round the central open grassed spaces and the DLI Museum. The seating areas with stone seats in front of County Hall and park benches and picnic benches outside the DLI are in good order although the odd litter bin would help. The building itself in recent years has been extended and is in good condition as are the modern stainless steel bollards and railings near the entrance and the Museum signage and lighting. The woodland paths to the

south are in variable condition, the informal dirt and chipping surfacing and sometimes wood chippings paths can be quite wet and muddy in places. At the mound to the south of the DLI, the birdsmouth fencing and pathways are in good condition and the isolated information board has not been vandalised.

The car parks to the rear of the DLI and the station car park are in reasonable condition the tarmac has been patched up in places. The DLI car park has low key painted green barriers and lighting in good order while the station car park has a mixture of uncoordinated street furniture that rather detracts from the area.

The flagged pathways down Framwellgate Peth are in good condition, the tarmac passing through the wooded cutting on the west side has been recently laid. Tarmac pavements adjacent to the Wharton Path entrance and the Garden House public house and the carriageway adjacent in distinctive red chippings are in reasonable condition. The new pedestrian crossing, traffic lights and signage, and street furniture are well maintained. The concrete flags and red tarmac chippings is in good order in North Road and the lighting column's provide a good first impression (the seating opposite St Leonard's School however needs replacing).

The Garden House public house and the nearby interwar and post war housing are well cared for and in good order. The Garden House has been recently refurbished and tastefully

repainted. Further down North Road the Grey Tower frontage appears to need some attention to the localised weathering of the stonework. Likewise, the high stone boundary walls and the gateway entrances to Wharton Park are in need of some significant works; with walls bulging in places, displacement of stonework due to tree roots to the rear in addition to repointing and stone replacement being required.

Within Wharton Park surfacing is in varying condition, generally the tarmac is patched in places with the odd pot hole, there are areas of Yorkstone in the steps and adjacent the battlements, the amphitheatre is in need of repair. New concrete steps introduced within the site look incongruous and need replacing. The two access roads, turning area and parking spaces are generally in deteriorating condition. Street furniture consists of an assortment of interconnected styles, varied in design and condition. Signage within the site and at the entrances is varied and poor quality while lighting is inadequate or out of order. Metal gates, railings and archway openings at the access points need to be repainted, repaired or replaced.

The play equipment is a mixture of differing styles that looks tired and out dated and in need of replacement. The surfacing still in grass and timber chippings is quite worn and a little muddy in places. Close by the enclosed car racing track in tarmac is very tired and worn, and just to the rear of this the Amphitheatre's, the grassed bank seating area and the tarmac semi-circular surfacing needs considerable attention. The listed

Battlements are in deteriorating condition and need structural repair work to the main bastion structure.

The attached connected and other interconnected walls running through the site are suffering from movement, localised weathering and failed mortar joints, they are in urgent need of selective repair work.

### **13 The Definition (or Summary) of Special Interest**

This section of the document defines the 'special architectural or historic interest of the Aykley Heads 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 steep terrain of the Aykley Heads, Wharton Park and St Cuthbert's Church area is a key characteristic of the sense of place and has a significant impact on the history, built form and land uses. The ridge forms part of the Durham Bowl generating a green backcloth of high scenic value and it has a green infrastructure of high visual and amenity worth.

There is little in the way of built form in this area which enhances its open nature and character.

The area contains a number of key landmark buildings such as Wharton Parks' battlements, St Cuthbert's Church and the DLI Museum set in well-kept scenic gardens, churchyards and undulating parkland, contained by the busy thoroughfares of North Road and Framwellgate Peth key historic routes into city centre.

In terms of architecture, the landmark buildings are quite varied as regards to building type, style, and function. Distinctive structures such as The Battery and viewing platforms provide spectacular vistas of Durham Cathedral, and the Viaduct, St Cuthbert's Church, and the Durham Light Infantry Museum. These buildings remain discernable and intact, although the DLI remains the only landmark not listed it could be identified as being a non-designated heritage asset.

The historic interest of Aykley Heads derives from the land once belonging to the Medieval Crook Hall Estate, then becoming a pit, one of a few pits within the Framwellgate Colliery Site that open until 1949, making it the last working pit within the City limits.

The value of Wharton Park stems from its historic origins built by William Lloyd Wharton in 1857 as part of the extended grounds of Mount Beulah (now St Leonards School), to create a summer garden and terrace on the neighbouring knoll on Windy Hill and its subsequent hand over of the gardens to the City in July 1858.

The setting of the historic spaces and buildings are enhanced by surviving historic floorscapes, e.g. York stone flags etc., and traditional forms of boundary treatments. Aykley Heads itself is a significant area of land forming one of the city's green fringes which penetrates into the urban area and is an important green buffer zone to the outer edge of the City. This open space links in effectively with the series of intimate landscaped open spaces within Wharton Park and the sweeping open churchyard of St Cuthbert's. These elements drawn together create an evolving and characterful environment of high landscaped value that have significant interest and are extremely important in terms of backdrop and setting to the Cathedral and World Heritage Site.

From within this part of the character area a number of significant views and vistas can be obtained.

It is the sub-character area's unique topography, landscape and landmark buildings that create a historic environment of high significance. In particular the diverse character of its open spaces and structures within its historic park and informal undulating nature of its parkland, provides a townscape, and setting to the Cathedral that contributes significantly to the character of the whole conservation area.

## SUB CHARACTER AREA 2 - NORTH ROAD

### 1 Location and Boundary Description

The North Road sub character area lies within the western sector of the conservation area forming part of the main commercial centre of the City. The boundary of this sub-area to the south is formed by the rear of the properties along North Road and it extends northwards around the Railway Station, then turns southwards following Framwellgate Peth around Highgate and continuing around the edge of The Gates back to North Road. The area's principal streets are North Road that leads from the city centre passing under the Viaduct northwards and leading to the Station via Station Approach; and Framwellgate Peth incorporating the A690 which cuts through the centre of the character area, the small historic area of Castle Chare and the Medieval street of Milburngate.

### 2 Setting

The southern corner of the site near the River Wear and Framwellgate Bridge provides an intimate entrance and setting into the area. The river gorge, the staggered roofs and dense built form to the rear of Silver Street, and the Castle high above the riverbanks, provides a dramatic setting. The rear of historic properties in Crossgate and Allergate, the changing rooflines and the views of historic buildings climbing the street

in Crossgate and Neville Street, provides the setting to North Road.

The Viaduct with its eleven arches at the top of North Road forms a natural entrance from the suburbs of Western Hill to the north. The edge of Wharton Park forms a green approach to North Road. The East Coast railway line and the Railway Station provide an abrupt edge to the boundary to the north, while the grounds of Wharton Park provide a green backdrop to the Station.

The modern interventions from the 1960's to 1980's at Millburngate House, The Gates Shopping Centre and the construction of the A690, leading to Milburngate Bridge and the extending Framwellgate Peth, provides the setting to the St Godric's and St Anne's Convent and St Godric's Church and the Highgate housing scheme.



*Image 25 A690 road cutting leading to Milburngate Bridge, riverbank and railway Viaduct (facing)*



### 3 Form and Layout

#### North Road

This sub-area has undergone various phases of development yet its original pattern is still discernible and it follows a relatively simple plan form emerging along two principal routes. Framwellgate Bridge provides the historic connection to the Peninsula running east/west. The bridge is of high importance within the townscape being the historic river crossing point as well as physically connecting two parts of the city centre, and it provides a combination of significant views.

The area significantly expanded in the 19th century, most notably with the construction of North Road and Framwellgate. North Road is a long linear street of essentially two parts; the southern part exists between the west end of Framwellgate Bridge where it runs north westwards curves slightly at the Milburngate junction ending at the A690; whereas the second part begins beneath the Viaduct and runs northwards terminating at its junction with Framwellgate Peth near to St Leonards Catholic School.

The southern part of the street is relatively wide with a strong building line and extensive built up frontage. The built form varies considerably in its frontages and plot sizes and including a number of key buildings of individual significance such as the former cinema building and the former Miners Hall.



*Image 26 Channelled views of the castle, the Viaduct and St Godric's*

The nature of the street changes quite considerably to the north, apart from a few key historic buildings, it displays a wide range of built form and architectural styles, quality and age. Key buildings include the former bank at 65 North Road (now Wetherspoon's), the Bethel Methodist Chapel and Minister's house adjacent and the more modest Shakespeare Hall;

The built frontage of North Road is broken on three occasions; firstly on the north side of the street by the steeply rising short enclosed street of Station Bank leading to Tenter Terrace; secondly on the south side adjacent to No 19 by Neville Street and thirdly further to the north by the access point serving the bus station.





Image 27 Front and rear of Tenter Terrace, St Godric's Church and St Godric's and St Anne's Court

### St Godric's

To the rear of North Road sits Tenter Terrace, a short linear row of terrace houses constructed from local stone and predating those built later in brick near to the Viaduct.

Tenter Terrace occupies an elevated position with terraced gardens above the rear yards of the properties on the north side of North Road and adjacent to the prominent detached large Presbytery with its open grounds. The compact tall symmetrical cottage No 25 sits quietly below on a steep incline down towards North Road. This street is now blocked and access is restricted into North Road. To the rear of Tenter Terrace are small enclosed yards, and a narrow cobbled back lane enclosed by high brick walls and rendered stone walls to the rear yard area.

These buildings are over shadowed by St Godric's Church located to the north. Adjacent to the church to the east is the early 18th century St Godric's and St Anne's Court. The former Convent has an L-footprint and is a tall imposing building which has a strong presence in the streetscene and faces the busy road junction. Castle Chare to the north provides an important connection between St Godric's Church, St Godric's Court, Milburngate, North Road and the Railway Station. This former historic route still retains its original path and its sense of enclosure.

### Durham Station

The Railway Station's main building (south) overlooks the City; it stands high up Windy Hill. The main station/front range is a long linear building with an impressive main block, 'H' in plan form with extensions to the north and south. Both the north and south platforms are Grade II listed buildings.

The station is served by Station Approach a steep winding street that climbs up from North Road round the woodland slopes to the stations the frontage, here there is a large turning area, car park and nearby a service yard. There are new stone steps carved into the embankment that provide direct pedestrian access to the front entrance.

The northern building is also a long linear range, H in plan with a number of extensions. Vehicular access to it is rather torturous, the road swings very sharply round the station, runs in a tunnel underneath the railway line leading to a narrow slither of land providing access, parking and a turning space. Pedestrian access is via a pedestrian boardwalk within the tunnel with lifts and steps. There is a further access point around the woodland edge of Windy Hill from Framwellgate Peth to the north. The railway line between the two platforms links into the Viaduct which rises majestically above the townscape of the Framwellgate area.

*Image 28 Station Approach, main Station building and access from Windy Hill*





Image 29 Highgate

### Framwellgate/Highgate

Framwellgate travels northwards from Milburngate roundabout merging into Framwellgate Peth when it crosses beneath the Viaduct. It is a steep road curving sharply to the east near to Sidegate and then running straight to its end at the roundabout adjacent to County Hall, and loosely follows the direction of its original route.

On the west side of Framwellgate is Highgate a modern housing development designed in the late Georgian/Victorian townhouse pastiche style. It is a dense urban development of two to three storey tall townhouses/apartments and mews apartments where the buildings are grouped around courtyards and squares, with one central access point from Framwellgate Peth. The development occupies an elevation position above street level which enhances its visual prominence. The buildings have strong building lines within the development and strong continuous frontages following the line of Framwellgate Peth and the A690.

## 4 Architectural Character

### North Road

Nos. 63 to 76 and Nos. 5 to 12 North Road are narrow tall Victorian commercial buildings, two and three storeys in height with historic shopfronts constructed with the road in the 1830s. They are of mellow stone construction with simple yet ordered facades of one or two stories above a ground floor shop unit. Timber shop fronts survive, in part, in a number of properties, as do some sash windows. The windows themselves are set within plain openings with flat ashlar lintels. Slate roofs are steep and stepped along the gently sloping street, with prominent chimneys. Later phases of development are characterised by modifications to these properties, such as rendering and later window styles. Some redevelopment takes the form of grander more stylised buildings and the use of non-local building materials bricks and tiling, or complete rebuilding.

The new buildings replacing the old Archibald's site at the North Road/Crossgate Corner have tried to replicate the historic pattern to some extent and with some success. The two and three storey frontages are a mix of red bricks and render, with brick and stone string courses and steeped roofs in slate with the chimneys. Sliding sash windows, overhanging oriels and brightly painted shop fronts provide a lively frontage.



Image 30 Commercial properties along North Road



*Image 31 Nos. 77 to 80 North Road and properties adjacent to Framwellgate Bridge*

The Gates Shopping Centre and Nos. 77 to 80 North Road (William Hedley public house) have created large blocks considerable in size and massing that pay little respect to this distinctive form. Milburngate has tried to reduce the overall scale and bulk by breaking up the frontages with some modelling, colonnades and a varied roof form.

In front of The Gates shopping centre adjacent to Framwellgate Bridge is a cluster of tall narrow, possibly early 19th century frontage properties. The dark brick and rendered buildings have ordered fenestration patterns, black painted sash windows, oriels/double bays protruding out into the streetscene and simple plain shopfronts. The roof forms are broken up to provide an interesting mix of pitched slate roofs. No 33 is Grade II listed dating back to 17th century, with sandstone rubble on the ground floor and timber framed above with a Welsh slate roof and rendered chimneys, there is a plain shopfront on the right with timber sash windows above.

Within the street there are a number of key buildings such as the Old Miners Hall built in 1875 as the headquarters of the Miners Association. It is an impressive building with a sandstone ashlar wide frontage of two storeys with four bays and prominent tower over the forth bay. The ground floor has large sash windows, at first floor there are bays defined by pilasters, round headed windows in recessed arches, pediment in the architraves. At roof level there is a balustrade parapet that has globe and square finials and a two stage tower with a high octagonal dome and finials.

The stone fronted former cinema is also noteworthy; it is constructed from ashlar stone with string courses, pediments and a central moulded archway. There are round arched windows above the recessed frontage and modern entrance doors.



*Image 32 Miners Hall, former cinema, streetscape, Bethel Chapel, Minister's house, Nursery building*



The Grade II listed Bethel Methodist Chapel (Image 32 above) is classical in style built in 1835 of coursed squared sandstone with ashlar dressings and consisting of two storeys and three bays beneath a fine Welsh slate roof with stone gabled copings. It is accessed via eight steps up to the porch with panelled double doors in a rounded arch. It has flanking fixed lights with rounded headed sashes above and tripartite openings.

The Minister's House adjacent is also Grade II listed built in 1860 of squared sandstone with a high plinth, it has a Welsh slate hipped roof and ashlar chimney. There are central panelled double doors, Tuscan door case and late 19th century sashes (Image 32 facing bottom left).

The Grade II listed former United Bus Company Canteen (now Yellow Wellies Nursery) to the rear of the bus station was built in 1842 of coursed sandstone with chamfered quoins and ashlar plinth, with a Welsh slate roof, six panelled door and traditional sliding sash windows (Image 32 facing bottom right). Finally in the group is the more modest Shakespeare Hall, with its painted rendered frontage, Welsh slate roof and simple well-ordered fenestration.



Image 33 Modern developments near the bus station

The removal of many of the industrial and commercial buildings in the 1960's and 1970's resulted in some incongruous redevelopment on large corner blocks. Such as the glazed fronted three storey block adjacent Neville Street with its flat

roof, concrete sides and considerable size and massing which is very prominent and highly intrusive in the streetscene.

The three storey block on the other corner (now Tesco's) provides an unsympathetic entrance to more traditional Neville Street. The large flat roof block in brown brick and concrete has relatively plain elevations with simple shop front design.

On the opposite side of the street the two large blocks No 55 to 57 (former Argos Building) is a long horizontal block. The dark brown dull brick is broken up with window panels, large casements, and there is a heavy overlarge canopy below that hides the shops, which are now empty. The roof appears flat from the front but the excessive length is broken up by shallow pitches.

No 58 to 62 provide two storey long horizontal fronted blocks, with bland frontages and protruding canopies, in conflict with the scale and massing with the simple Victorian built form of the narrow shops adjacent.

The bus station with its strong built frontage onto North Road is a flat roofed, long horizontal building, three storey in height and of considerable size and massing. It is built from dark red brick with no modulation, symmetrical fenestration and an extended canopy at the front. It also features a glass atrium at the rear.

### St Godric's

To the rear of North Road sits Tenter Terrace, a short linear row of terrace houses, built in the early 19th century predating those built later in brick near the Viaduct. Tenter Terrace is constructed from local sandstone with the occasional rendered property. The terrace has a simple fenestration pattern of sash windows 2 over 2, there is the odd bay addition, stone heads and sills, simple painted panelled doors and fanlights, beneath slate roofs with stone chimneys.

No 25 Tenter Terrace is a curious building that reputedly housed the wages office of a factory. This building is a compact, tall, and perfectly symmetrical cottage with a steep roof and delicate ridge tiles framed by tall chimneys. The red brick walls are broken up by stone string courses, stone surrounds and stone mullions. Windows are casement openings and stain glass over lights, a panelled door and fanlight sits centrally.

Adjacent to this is the prominent detached large Presbytery. This building has been much altered but still makes a positive contribution to the area. It is possibly a remodelled Georgian building with a post war frontage. The walls are in pebbledashed white render, there are brick surrounds to timber casement windows and timber boarded painted doors. The roof is prominent, a large slate roof with matching brick chimneys.



*Image 34 Tenter Terrace, No 25 and Presbytery*

St Godric's Church (Grade II listed) is a strong, local landmark building in the Gothic style. It is dated 1864 by E W Pugin constructed in coursed square sandstone with an ashlar plinth and dressings and set back buttresses. It has a steep slate roof with 2 large gables with elaborate cross finials, with a dramatic west tower.





The tower has string courses and top arched corbelling to a pierced parapet with large corner pinnacles. There are solid doors under moulded archways, nine panels of moulded traceried overlights, tall transomed windows with tracery, tall slit windows and belfry openings in the tower. Within the church are painted aisle windows under clerestory lights.



Adjacent is the former 18th century Convent, a tall three storey imposing building with a wing on the right also three storeys. The frontage has incised stucco with ashlar dressings and plinth and chamfered quoins; in contrast the rear wall is in Flemish bond brick with moulded floor strings and cornices. The roof is double span and of slate with brick chimneys. There is a central door with diagonal panels and overlight at the front and, there are flat stone lintels and projecting stone sills with traditional sliding sashes, 6 over 6 panes. The right wing is three storeys with one bay set back with plain surrounds to renewed openings. Attached to the frontage is a former brick school building that has a strong presence in the streetscene, with contrasting brick and featuring a series of sash windows, half gabled dormers, stone sills and heads. The slate roof above sits independently from the former convent roof.



*Image 35 (left) Pugin's St Godric's and the former 18<sup>th</sup> century convent adjacent*

### Durham Railway Station and Viaduct

The Grade II listed Railway Station is built in the Tudor Gothic style in 1857, probably by G.T. Andrews for North Eastern Railway Company. The main station/front range is of two storey and five bays, its three bay central portico provides a grand entrance with double chamfered Tudor arches and steps up to the central arch. The doors have been renewed at centre and have overlights, there are stone mullion and transomed windows of one and two lights above, and there are stone cross windows and label moulds on the gables.

It is constructed in coursed squared sandstone with ashlar dressings with diagonal buttresses, battlement parapets, and strong gabled ended bays. With stone gable copings, the main roof is a steeply pitch slate roof of fish scale pattern and truncated chimneys. The left extension has one storey 3 bay link with steeply pitched roof to castellated tower on a blocked arcade. The station has recently been refurbished and extended successfully with glazed atrium panelling and curtain walling.

The west range is of one storey and eight bays with a one bay block extension at the right constructed in coursed squared sandstone with ashlar dressings. The main part has three mullioned and transomed 6 light windows in the centre flanked by gabled bays containing paired doors with 2 paned over lights at left and paired windows at right under label moulds. The doors to the platform are ledged and boarded.



*Image 36 The station complex and Viaduct*

The roof is steeply pitched in Welsh slate with stone gable copings on kneelers and truncated octagonal chimneys. The ornate canopy is an elegant structure of two ridges resting on cast iron Gothic beams and octagonal columns with leaf capitals (Image 36 top and middle right).

The Viaduct has a dramatic impact upon this part of the city and has influenced its built form. It is Grade II\* listed built in 1857 by T E Harrison for the North Eastern Railway Company. The Viaduct is constructed from rock-faced sandstone with ashlar dressings and brick soffits, it is 100feet high and comprises of 11 arches spanning over North Road. Also of interest is the Gothic-style fountain at its base on the south face of the pier to the west of North Road



*Image 37 Highgate 'modern' housing*

## Highgate

Highgate is an award winning housing scheme comprising of two to three storey tall townhouses which have picked up the scale and massing of the historic townscape in the city centre. The properties are designed in the late Georgian/Victorian townhouse pastiche style using references to the distinctive Durham vernacular architecture.

Details consist of a wide variety of window types, sliding sash windows, oriel and bay windows, half dormers, box dormer, Yorkshire sash, of different patterns with windows being well recessed with sills and heads. Panelled painted doors and fanlights feature in nearly every property. In the frontages high quality red bricks and sometimes handmade bricks on key corners there are other notable details such as plinths, stringcourses and dentils. Render is used on some properties to provide variety to the streetscene. The roofs are steep pitch roofs in slate with red clay ridge tiles and there are four varieties of chimneys with clay chimney pots. Rear boundary walls, outhouses and yards are also featured.

## 5 Important Buildings

### Listed Buildings

There 10 statutorily listed buildings in this sub character area, refer to the list below and Appendix 1. 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.

<i>Building Name</i>	<i>Grade</i>
Church of St Godric, Castle Chare	II
St Godric's and St Anne's Court(former Art Centre, Castle Chare	II
No 15-17 Former Miners' Hall	II
United Bus Company canteen, North Road	II
No 27 North Road	II
North Road Methodist Church	II
Railway Viaduct and drinking fountain	II*
Durham Station front range	II
Durham Station west range and canopy	II
Milburngate East Side No 33	II

### Non-designated heritage assets

In addition to the listed buildings above, a number of other buildings and structures combine add to the areas unique built heritage. While not possessing sufficient interest to be listed as of national importance, such buildings add to the general architectural richness and character of the area and it will be important that careful consideration is given to any development proposals that are likely to affect such buildings.

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*

War memorial to 1st World War, St Godric's  
 The Presbytery, Tenter Terrace  
 The School buildings, St Godric's and St Anne's Court, Castle Chare  
 The stone boundary walls to St Godric's and St Anne's Court, Castle Chare  
 Railway walls leading to Station Approach  
 Tenter Cottage No 25 Tenter Terrace  
 Shakespeare Hall, No 71, 72 and 73 North Road

No 65 North Road, (Weatherspoons)  
 No 64B North Road  
 Reform Place. No 74, 75 and 76 North Road.  
 No 5 to 12 North Road  
 The Cinema, North Road  
 No 31, 32, 34 and 35 Milburngate

## 6 Building Materials, Detailing and Features

Within this character area there is a wide variety of different styles and ages of properties ranging from pastiche copies of late Georgian/Victorian architecture in Highgate, to the grandiose style of the imposing Miners Hall in North Road, to the dramatic presence of St Godric's Church and tower rising above Castle Chare. Although the historic building stock is intermixed with modern developments which bring with it the harsher tones of concrete, brown brickwork, and unsympathetic uPVC; it is the traditional materials which prevail and this helps to create and maintain the area's distinctive character and appearance.

### *Walls /facades*

Within North Road the historic buildings display uniformity through the use of coursed sandstone above the ground floor shop frontages.

Tenter Terrace is notable for its local sandstone construction, however a number of properties have been rendered.

The Miner's Hall, former cinema, Methodist Chapel and Minister's House are all of a darker stone construction with grander frontages enhanced by features such as string courses, quoins and plinths. St Godric's Church is of coursed squared sandstone which contrasts well with the incised stucco, and red Flemish bond brick works of the adjacent convent.

Similarly the railway station is constructed in coursed squared sandstone with ashlar dressings with diagonal stone gable copings with a glazed atrium, and significantly the Viaduct is constructed in rock faced sandstone with ashlar dressing and brick soffits.



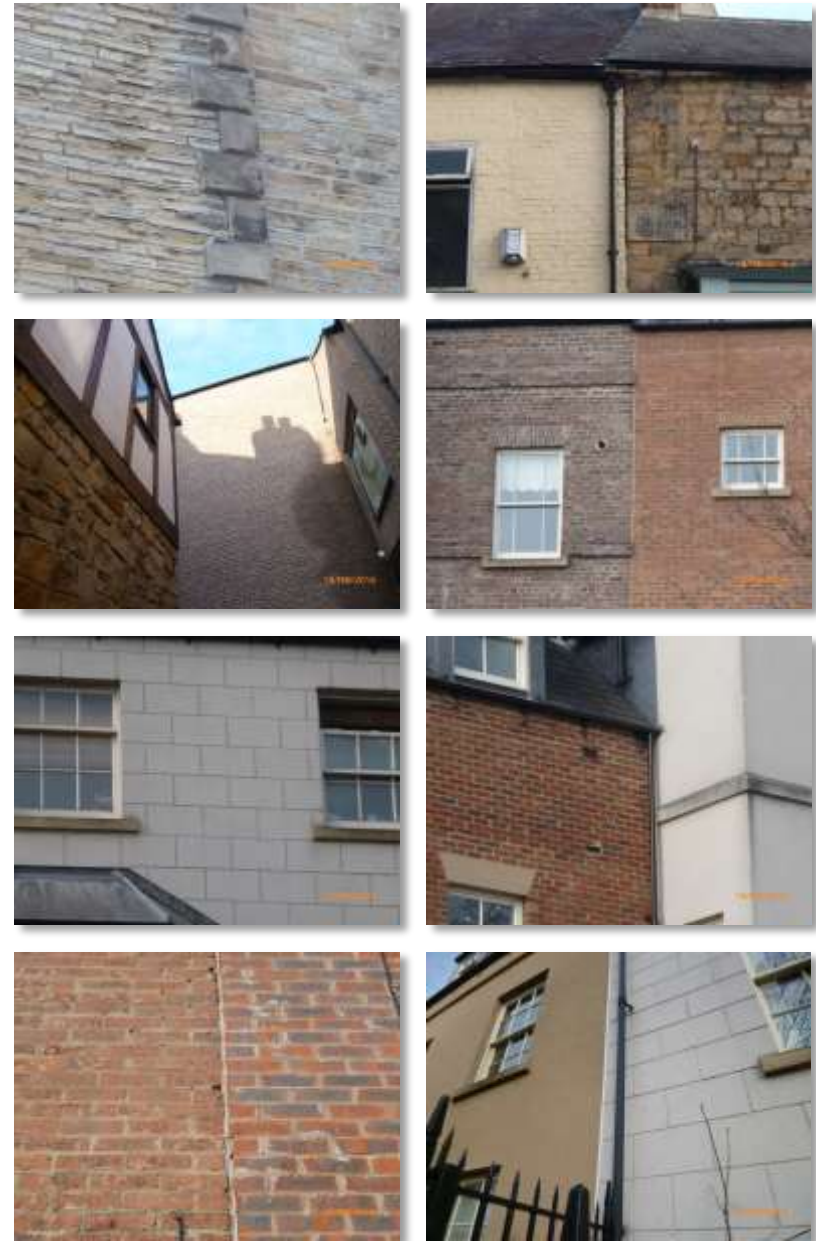
Image 38 Wall materials

At the lower end of North Road the properties are predominantly of brick construction and the type, colour and texture gives a strong indication of the age. The brickwork varies from textured dark red/browns, to smooth orange, and multi-reds. Whereas the historic buildings further north such as No. 65 have frontages of red brick enhanced with brick detailing. Later phases of development are characterised by modifications to the historic properties or complete rebuilding. The former introduces rendering, whilst redevelopment takes the form of grander more stylised buildings and the use of non-local bricks and tiling.

The variation in tones, colours and textures contribute to the streetscene.

The Gates Shopping Centre and No 77 to 80 North Road (Yates Wine Bar) opposite are large blocks of dark brick with rendering of the ground floor area and the protruding colonnade. In front of The Gates Shopping Centre adjacent to Framwellgate Bridge is a cluster of early 19th century buildings in dark historic brickwork and rendered ground floors.

In contrast to the above the pastiche of Highgate uses multi-red brickwork with handmade brick used on the corners, and broken up by blocks of render that provide variety and colour in the streetscene.



*Image 39 (right) wall materials*



Image 40 Roof form and details

### Roofs

There are a number of differing roof types visibly intermingled within this standard traditional pattern. The Miners Hall features a balustrade parapet roof with a two stage tower and high octagonal dome with finials. The former cinema has a domed roof hidden by a parapet. St Godric's Church feature a steep slate roof with large gables and dramatic west tower with string courses, top arched corbelling to a pierced parapet and large corner pinnacles. St Godric's and St Anne's Court features a double span slate roof, parapet and large brick chimneys.

The main roof of the Railway Station is steeply pitched slate with a fish scale pattern, and featuring stone water tabling and truncated chimneys. The northern platform has an ornate canopy, an elegant glazed structure of two ridges resting on cast iron Gothic beams and octagonal columns with leaf capitals.

The chimneys visible in this sub-area are mainly of brick but vary considerably in terms of their heights, depths, and detailing. They are mainly either square or rectangular in form with the associated pots in terracotta buffs and reds and in standard rounded and squared terminals.

In terms of the modern buildings, these feature a mixture of roof forms and pitches fronting onto North Road, the flat-roofs are in contrast with the varied historic roofscape that

dominates. The glass atrium to the rear of the Bus Station does provide some interest.

In Highgate the roofscape reflects the historic stepped roofs of Durham, these are in slate with red clay ridge tiles and there are four varieties of chimneys with clay chimney pots.

### *Rainwater Goods*

Many of the properties in North Road surprisingly still retain their black painted cast iron rainwater goods, with hopper heads and spiked brackets. There are gutters that have been replaced with modern plastic, having a negative impact on some of the facades especially where uPVC has faded with age. Highgate's pastiche properties have paid special attention to rainwater goods and mirrored the profile and fitting details with cast iron rainwater goods used throughout.

The listed buildings at Durham Station, St Godric's Church and St Godric's and St Anne's court retain their unique black painted cast iron rainwater goods, guttering of different shapes and profile with ornate hopper heads and spiked brackets or stone support brackets.



Image 41 Rainwater goods





Image 42 Windows

### *Joinery, windows and doors*

In North Road there is great variation to the joinery details; windows within the historic properties generally have a rhythm to the fenestration pattern. The windows themselves are mainly timber sliding sashes and 2, 4, or single paned set in plain openings with flat lintels and sills.

Other more distinctive forms of window include the large sash windows defined by pilasters, round headed windows in recessed arches and pediment in the architrave at the former Miners Hall; the Bethel Methodist Chapels rounded headed sashes and tripartite openings; the tall transomed windows with tracery and tall slit windows found at St Godric's church and the stone mullion and transomed windows of one and two lights and stone cross windows at the Railway Station.

There are also examples of rounded arched windows, overhanging oriels, projecting bays and dormer windows, and many casements visible within the character area. These windows are predominantly painted white, but some are painted to contrast with the colour or the external walls, and are generally recessed into the openings. Tenter Terrace has a traditional simple fenestration pattern of sash windows 2 over 2, but there is the occasional bay addition. uPVC windows have started to encroach in this area but there are still some original windows remaining. No 25 Tenter Terrace is notable for its stone surrounds and stone mullions.

The new buildings replacing the old Archibald's building on the North Road/Crossgate Corner have tried to replicate the distinctive fenestration pattern in North Road and Crossgate. This has worked reasonably well, with the sliding sash windows creating visual balance.

Similarly to the windows, historic doors are one of the most important architectural components of the building façades. Notable examples include the solid timber doors under moulded archways at St Godric's Church, at St Godric's and at St Anne's Court the central door with diagonal panels and over light. The Minister's house is also notable as this features central panelled double doors in a Tuscan door case.

Within Tenter Terrace the surviving historic doors are solid 4-panneled timber doors below rectangular over-lights and painted lintels; a number of which have been lost to unsympathetic modern replacements.

The three storey block adjacent to Neville Street features extensive metal framed glazing and panelling fronting North Road. The three storey block on the other corner (now Tesco) is in brown brick and concrete with plain elevations and uPVC windows at first floor level. On the opposite side of the street the long horizontal block, Nos. 55 to 57, features casements window with panels at first floor level. At street level the canopy covers recessed shopfronts and the large horizontal casement windows are in contrast with the vertical fenestration of the area and the shop fronts are plain.

The bus station features symmetrical fenestration, of vertical aluminium windows above an extended canopy fronting North Road.

The Gates Shopping Centre and No 77 to 80 North Road have a distinctive fenestration form with shop frontages behind colonnades at ground floor level with sash windows and limited openings above. Adjacent to Framwellgate Bridge the properties feature black painted sash windows, oriels and double with plain good quality shop fronts. No 33 is (Grade II listed) features a decorative shop front and sash windows.

At Highgate the windows vary in style and include sliding sash windows, oriel and bay windows, half dormers, box dormer, Yorkshire sash, of different patterns with windows recessed with sills and heads. These are painted in off whites/creams, bays are painted in dark Victorian colours. Panelled painted doors and fanlights feature in nearly every property.

The individual historic shop fronts which survive generally follow a traditional form with recessed part-glazed entrances positioned centrally or off-set to one side with shop windows well-proportioned, divided mullions or transoms. Flanking the doors is usually a stall riser either in the form of timber panelling or a simple plinth with slender pilasters framing the windows and corbels running into a flat and framed fascia. The best examples include No. 11, No. 71, Nos. 74 and 75. However, the character of the area is compromised by many shop frontages which do not respect the traditional form.

## 7 Boundary Treatment

There are estate railings running parallel to the pavement along Station Approach on top of the embankments, whilst on the opposite side there are stone walls linking to the South Platform and to the steep stairwell that cuts into the embankment. To the rear of the North platform there are stone retaining walls to the boundary of Wharton Park.

To the south of the Station, adjacent Station Approach, the viewing platform is surrounded by stone walls and an ornate railing. Near to the adjacent Highgate are brick walls with front gardens behind and stone walls off the embankment on the other side. Highgate Bridge across the A690 features steel painted railings.

Highgate features high quality boundary treatments to the different open spaces. The front gardens of the properties have low brick walls and railings. Some of the terrace townhouses/ apartments have small rear yards enclosed by brick walls, gates and railings; while the townhouses to the rear feature terraced gardens enclosed by brick walls, fences and hedges. The courtyards bounded by the dwellings and street trees create a strong sense of enclosure. Facing Framwellgate Peth, high brick and stone walls front the highways.

St Godric's Church above Castle Chare has a well-defined churchyard enclosed by stone walls. St Godric's and Anne's Court close by has an enclosed car park at the front surrounded

by high stone walls, railings and metal gates which are curtilage listed. Terraced landscaped gardens at the rear are hidden by stone walls and vegetation.

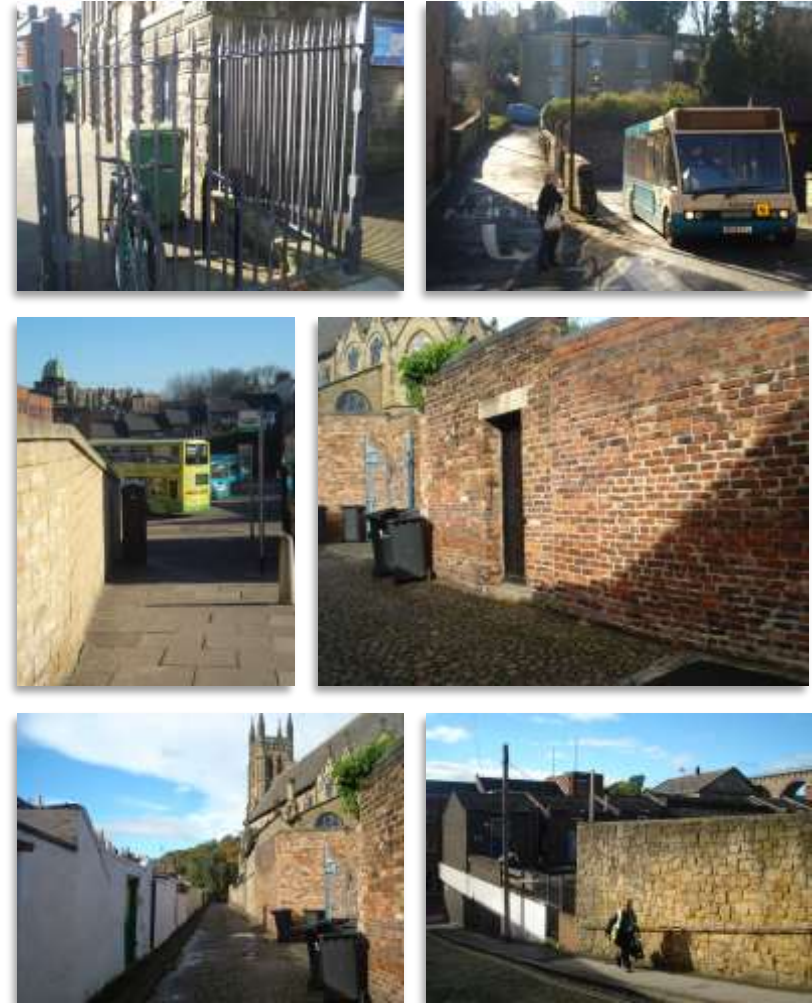


Image 43 Boundary railings and walls

Adjacent to Castle Chare there are steep grass embankments with tree planting fronting onto the A690. Directly in front of Tenter Terrace there are small open frontages with pot plants lining the road, opposite there are enclosed terrace gardens, with an assortment of boundary treatments. The Presbytery nearby has an open garden with trees, hedges and stone walls along its boundary.

Adjacent to the Viaduct, there are modern galvanised railings adjacent to the junctions adjoining the routes in particular at North Road. In front of the Methodist Church there are some large concrete planters; the church to the rear has stone walls, railings and gates.

From the roundabout the access road leading to the bus station's forecourt and turning area is surrounded by stone and brick walls to the rear but is more open from Atherton Street and the roundabout.

The buildings in North Road have hard frontages directly onto the pavement, to the rear the back yards and storage areas are enclosed by a mixture of stone walls, fencing and vegetation.

Close by in Milburngate the open space to the rear of the bus shelters is partly enclosed by high stone and brick boundary walls and trees adjacent St Godric's.

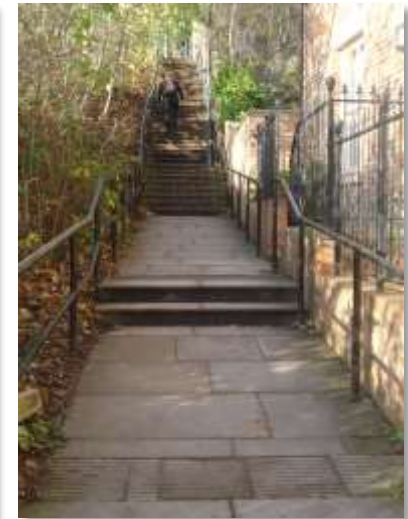


Image 44 Railings and low walls



Image 45 Station Approach and Highgate

## 8 Open Spaces and Trees

Open spaces, trees and other forms of greenery significantly enhance the setting of the historic buildings, add to the streetscenes and contribute to the overall character and appearance of the locality. The embankments leading up to Station Approach are steep grassed slopes with trees and vegetation, with a steep wooded slope at the side. The green spaces provide a channelled and scenic approach to Durham Station. Directly in front of the station entrance is the main access road, turning area and car park laid out in tarmac.

At Station Approach there is a viewing platform and seating area overhung by a fine cherry tree (Image 45 middle left). Directly in a well concealed area of open space, a former seating area overgrown by vegetation and trees. Close by adjacent to Highgate the front gardens feature dense planting and add to the visual amenity of the area. Within Highgate the spaces are divided into intimate courtyards and mews with street trees, dense planting and rear terraced landscaped gardens which make a significant contribution to the development's appearance. The gardens are visible from the stone steps and viewing platform above.

To the rear of the former convent there are open terraced landscaped gardens with the churchyard adjacent which make a valuable contribution to the townscape.

Adjacent to Castle Chare the smaller incidental green spaces including the steep grass embankments with tree planting fronting onto the A690, and other verges and corner spaces add important greenery into the area.

Close by in Tenter Terrace there are well cared terraced gardens visible from the public area; however in places, gardens have been replaced by vehicular parking areas detracting from the streetscene. The Presbytery nearby has a larger open garden in a high elevated location.

Underneath the Viaduct the roundabout softens the setting and is an important focal point from the north and south along North Road.

There is little open space in the North Road area, only a small urban paved seating area at the busy junction with Milburngate. Close by to this in Milburngate there is a green slither of open space to the rear of the line of bus shelters. The grass area has trees and shrubs at the rear adjacent to St Godric's.



Image 46 The A690, North Road roundabout and Tenter Terrace

## 9 Views and Vistas

There are many impressive and notable views within this character area informed by the local topography, street pattern, and building form. One of the most significant views which can be gained is when arriving into Durham on the train from a westerly direction. Also at the station, there are outstanding panoramic views looking southwards towards the Cathedral, the Castle and the city centre, with the varied roof scape of historic buildings in Tenter Terrace and North Road in the foreground. Views from the designed viewing platform on Station Approach are exceptional with close up vistas of St Godric's Church on the promontory directly in front, and views across Highgate's terraced landscaped gardens and rooftops with the backdrop of the Cathedral and Castle.

Views heading down the steps near Highgate are channelled intimate streetscape views of the stepped terraced, roofline and landscaped frontages. Views within Highgate are notable of well-designed buildings, coherent public spaces and tree lined streets. There are impressive panoramic views of the cathedral rising high above the city down Framwellgate Peth as the road slightly curves towards the busy road junction.

Along Castle Chare there are close up views of St Godric's and St Anne's Court through the metal gates and views looking up from the stone elevated boundary walls towards St Godric's Church and its tower soaring above. There are roofscape views from Tenter Terrace looking across to North Road and

Allergate, and the Presbytery has excellent views of the Cathedral.



*Image 47 A misty day from the Station Approach viewing platform and Framwellgate Peth*

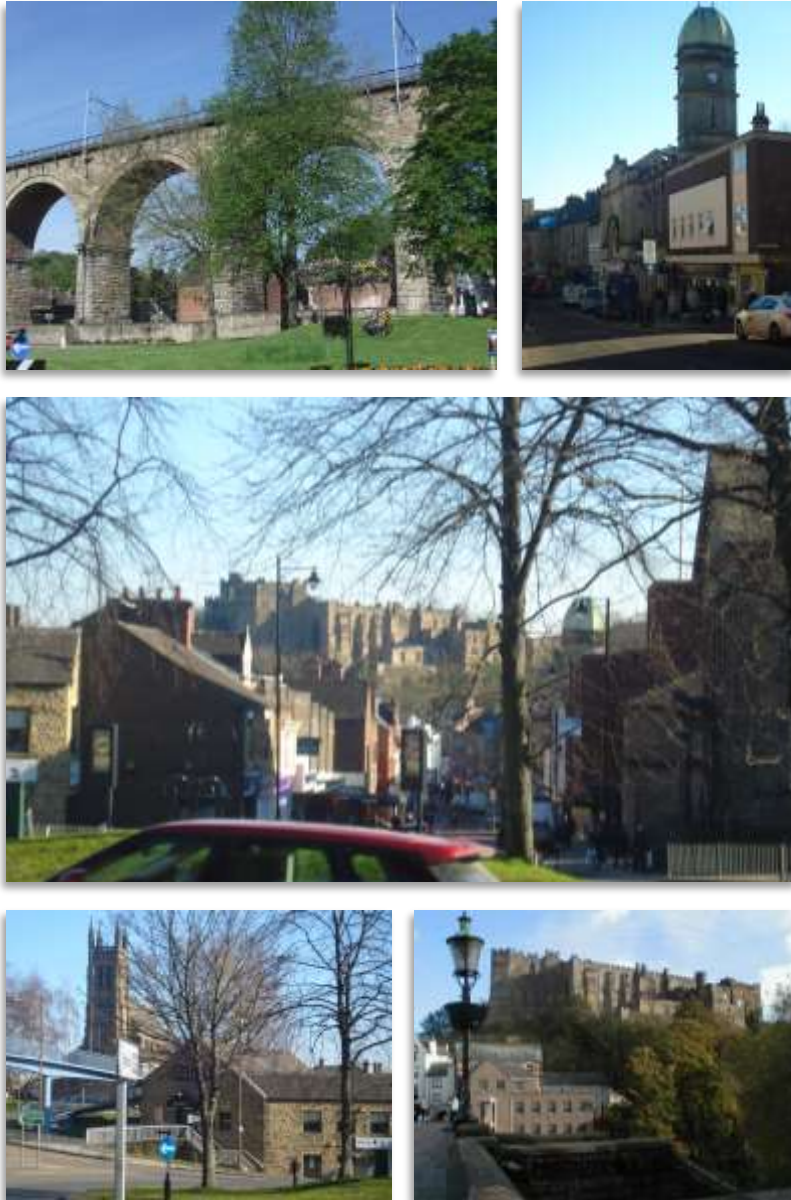


Image 48 Public views from around North Road

Some of the best views of the Viaduct, in terms of composition are from North Road where the arches frame the view of the Cathedral perfectly. Close up views from the A690, of the landscaped roundabout and Victorian townscape below the eleven arched Viaduct soaring above are impressive (Image 48 top left).

From the A690 roundabout views down North Road vary considerably. The Methodist Chapel helps to hide open views of the bus station and turning area to the rear. Both the Church and the Miners Hall to the south are key focal points in the streetscene. Views further down the street are of a bustling commercial streetscene, enclosed by some fine Victorian buildings, within unfolding views of Durham Castle (Image 48 top right, middle bottom left).

Towards Framwellgate Bridge there are high quality views of the Castle and Cathedral high above the river in one direction and the stepped roofscape views of Silver Street and the Market place in the other (Image 48 bottom right). Close by, from the bottom of North Road looking towards Crossgate, there are notable streetscape views of the historic buildings climbing steeply up the Medieval street of Crossgate. In the opposite direction views of The Gates Shopping Centre are rather bland. Neville Street at the junction of Crossgate and Allergate on the eastern side provides welcoming intimate views of the stone terraces; from the south these perfectly frame St Godrics Church.





Image 49 View of the World Heritage Site

## 10 Activity

This part of the conservation area is active with a wide mixture of uses, forming part of the main shopping core of the city, and being the location of the two main public transport services. North Road is relatively vibrant despite looking slightly neglected in places. There is a wide variety of shops ranging from small greengrocers, to national chain outlets. Recent years has witnessed the decline in the range of businesses, due to competition from larger retail outlets, symbolised by the number of empty premises and the number of charity shops. However, the area has a busy night life with a number of public houses and night clubs.

The upper section of North Road is dominated by the Bus Station, with shops and cafes fronting the street and the covered area to the rear providing shelter and seating at this busy interchange. Opposite the bus station are bus stops whereas on the west side there are a number of taxi ranks. The road restrictions limit through traffic during the day so that it is semi-pedestrianized.

Durham Station services a considerable amount of passengers and includes additional passenger facilities including a café and shop as well as the main ticket office. Externally there is a parking and drop-off area, and a bus stop.

Highgate is primarily residential with a number of rental properties, and appears fairly quiet, however the immediate surrounding pedestrian environment is extremely busy area in providing access up to the Station, St Godric's, and with links to Milburngate and the lower part of North Road.

The A690 is a busy route acting as an inner ring road, linking in with the junction at the bottom of Framwellgate Peth and leading to Milburngate Bridge. At St Godrics the former historic convent is now converted into flats with the Church in active use. Here pedestrian access is steep and vehicular access is restricted with limited parking.

Tenter Terrace nearby consists mainly of family homes however as elsewhere has a number of properties to let. Adjacent to Tenter Terrace there are a number of busy service yards to the rear of North Road.

The Viaduct in North Road creates an entrance into the City; the busy A690 passes below meeting North Road from the north and south at a landscaped roundabout. Adjacent to the roundabout and Viaduct there are a number of mixed uses such as Metcalf House providing health care facilities and flats, the Methodist Chapel nearby is in active use, and there is a small narrow furniture shop on the corner of Station Approach.

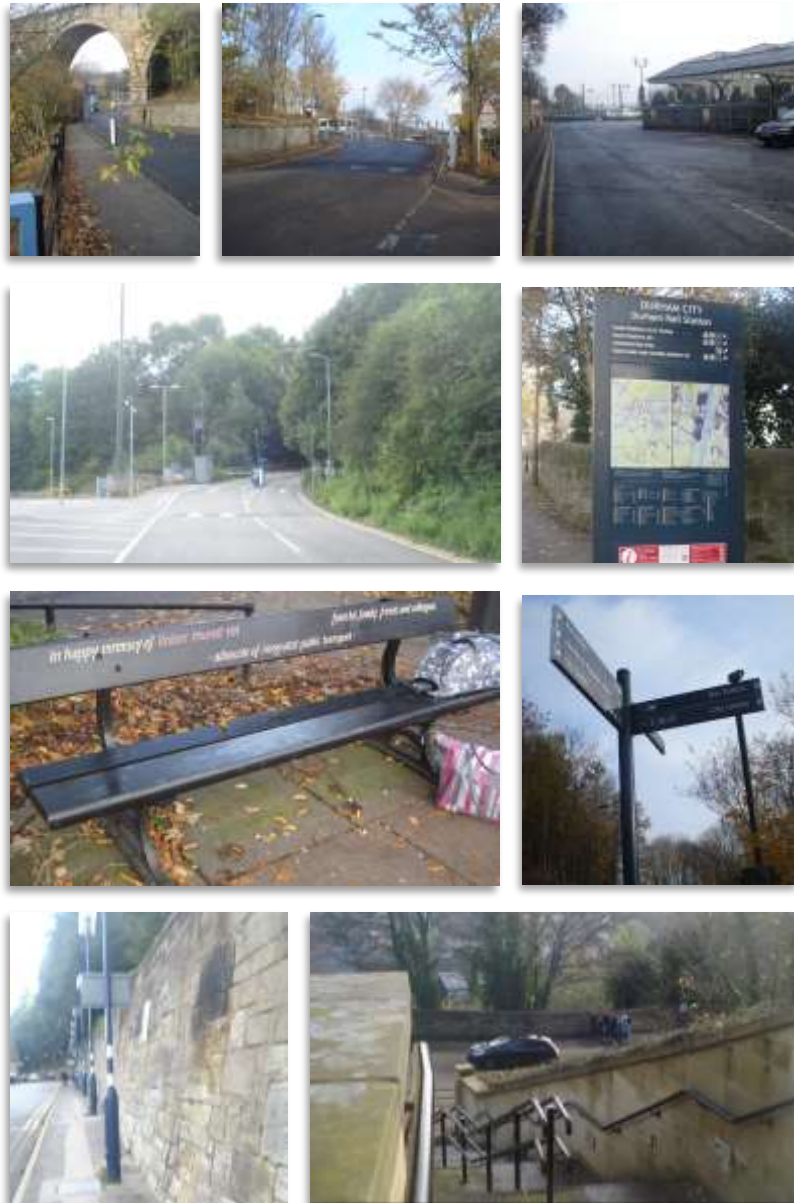


Image 50 Station environs

## 11 Public Realm

Pathways leading up Station Approach and curving round the winding access way to the North and South Platform at the Station are tarmac. The railing running parallel to the pavement here appears in keeping. In recent years Yorkstone steps cutting into the embankment has been created to provide direct access to the front entrance, with well-designed inset lighting and railings installed. Around the station buildings there is further Yorkstone paving. The main access road, turning areas and car park are laid out in tarmac which appears excessive in places.

The station has a mixture of street furniture, coordinated seating, lighting, bins, bike racks and fingerposts. To the south of the station the public viewing platform and seating area has Yorkstone paving with railings and planting. Nearby is a public information board and fingerposts directing down the Yorkstone steps leading along the steep embankment adjacent Highgate and to the steel framed pedestrian bridge across the A690.

Highgate itself has a high quality co-ordinated public realm featuring Yorkstone flags and stone setts, parking bays in granite setts and resin brown gravel surface. The main access route into the site has a granite sett rumble strip and resin bond gravel surface to the rear. There is some clutter in terms of street furniture; however there is a uniform choice of cast iron black painted tree guards, bollards and railings.

Around St Godric's there is a wide variety of surface treatments and street furniture. The historic route of Castle Chare retains its original character with granite setts and little clutter. Close by, the rear of Tenter Terrace is a fine cobbled back lane whereas at the front the pavements are tarmac with granite setts in the road continuing down Station Bank to North Road.

Adjacent to the Viaduct roundabout there is a mixture of street furniture including black painted railings, modern galvanised, road signs, directional signs, fingerposts and lighting columns and adjacent to the Methodist Church are some large concrete planters. The surfacing is generally of tarmac surrounded by concrete rectangular flag pavements. To the south within the Bus Station there is a lively mixture of coordinated seats, litter bins and signs in strong dark blue colours. The refurbished white tiled flooring and glass atrium provide a light and warm ambience.

The north part of North Road is covered with concrete grey rectangular flags and stone kerbs; this extends down to Neville Street. On the opposite side of the road are square red flags adjacent the bus bays. The carriageway is tarmac with a red chipping. There is a considerable amount of street clutter in this locality in particular around the entrance to the bus station and the junction with Neville Street which negatively impacts on the streetscene.



*Image 51 Around St Godric's and the Viaduct*



Image 52 North Road public realm

Within the southern end of North Road the quality of the surfacing improves with Yorkstone rectangular flags and conservation kerbs. The carriageway continues in red chipping and at the junction with Milburngate is an area of anti-skid with granite sett rumble strips.

The street furniture is of a high quality, with black cast iron railings, bollards and lighting columns with ornate lanterns. The contemporary stone seats outside No 80 and the combined plastic planters and seats together with the telephone service box on the opposite side of the road appear incongruous within the streetscene. Towards Framwellgate Bridge the high quality materials continue and link to Milburngate where the surface treatment becomes more standardised.

## 12 General Condition

The tarmac pathways leading up Station Approach and the Yorkstone steps are in good condition, as are the recently completed paving works, lighting and street furniture adjacent to the station. The main tarmac access road, service yards, turning areas and car park appear in reasonable condition.

The bus turning area near the car park entrance is in a deteriorating condition, with some loose kerbs and patched tarmac. The Station buildings themselves and platform canopy are in excellent condition following a major refurbishment. A number of outbuildings and sheds have been replaced by well-

designed and integrated glass canopies, contemporary glazed waiting rooms and glass curtain walling.

To the south of the Station adjacent Station Approach the viewing platform is in good order. The new steps leading down the steep embankment adjacent Highgate are in generally good as is the nearby pedestrian bridge.

Highgate, completed in the mid-2000's, is in pristine condition and the properties appear well maintained regularly. The public realm is in excellent condition as are the highways and street furniture.

The tarmac pavements adjacent to Framwellgate Peth are in reasonable condition, with the stone walls and railings providing access and a pedestrian route to Highgate also in good order.

Around St Godric's, the surfacing is generally good as is the treatment around St Godric's Church and St Godric's and St Anne's Court Chare. The listed buildings themselves appear well cared for with recent work carried out to a high standard. To the rear of Tenter Terrace, some of the cobbles are uneven, where to the Presbytery the uneven cobble surface has been replaced by new tarmac surfacing.

Tenter Terrace is generally in good order but the encroachment of uPVC is evident in windows and doors. To the front the plant containers, terrace gardens, outbuildings and

vehicular and parking areas and mixes of surfacing appear uncoordinated.

Adjacent to the Viaduct roundabout the surfacing and street furniture is generally in reasonable order with the pedestrian bridge across the A690, the concrete steps and railings being well maintained. Adjacent to the Methodist Church the large concrete planters with shrubs planting appear tired and dated.

The hard surfacing in this area is in reasonable order with the tarmac carriageway and concrete rectangular flag pavements needing attention in some localised areas. Metcalfe House on the corner with the A690 is in good condition, although the hard surfacing under the colonnades needs some repair work. The listed Methodist Church is in pristine condition following considerable investment and restoration work.

The concrete forecourt and turning area of the bus station has a poor general appearance and is potentially part of a major redevelopment scheme. Within the bus station there is a mixture of coordinated seats, bins and signs, these remain in good condition as does the white tiled flooring and glass atrium. The upper part of North Road with its mixture of concrete materials, clutter of street signs and street furniture appear overall out-dated. Some of the buildings adjacent to the street here also exhibit a lack of general maintenance and reinforce this general tired ambience.

Beyond Neville Street the quality of the surfacing improves however the surfacing is patched in places with black tarmac infill, and movement is evident.

Some of the cast iron black railings, bollards and lighting columns need repainting. The contemporary stone seats and the black plastic planters have been vandalised in places. At Framwellgate Bridge the high quality materials are often patched here, the granite sett rumble strips at the main road at the junction are in fair condition. In Milburngate the surfacing returns to tarmac in the pavement which is in good order.

The condition of the buildings in this part of the street varies, the recent developments at the bottom of the street are in reasonable condition as are a number of Victorian commercial buildings, however some of the units are empty and as a result the frontages appear tired and unmaintained which blights the streetscene. Both the listed former Miners Hall and the former cinema in North Road are in need of repair and restoration.

### **13 The Definition (or Summary) of Special Interest**

This section of the document defines the 'special architectural or historic interest of the North Road 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 is articulated below:

The historic significance of this area derives partly from the linear routes being an important surviving example 19th century expansion of this sector of the City, heavily influenced by 19th century industrialisation. The local topography gives rise towards the station from which there are outstanding views southwards towards the World Heritage Site, including St Godric's Church in the foreground.

The defining structure in the area which dominates the streetscene is the 11 arched Viaduct creating a strong gateway feature.

In terms of architectural value, the area contains a huge variety of styles. Within North Road itself buildings range from tall Victorian commercial buildings, with ordered facades and historic shopfronts, to key listed buildings of the distinctive railway station and Viaduct, the Miners Hall imposing frontage and prominent roofline and the Bethel Methodist Chapel classical façade, to the plain blocks and brutal architecture of the 1960's modern offices. Tenter Terrace, a short linear row of terrace houses and linear roof form is quite a contrast to St Godric's Church a strong, local landmark built in the Gothic style by E W Pugin with a distinctive tower and buttresses and the St Anne's Court the former 18th century Convent, a tall three storey imposing rendered and brick building, a key focal point on the busy road junction.

This townscape contributes significantly to the distinctiveness of the area and provides rich rhythm in the streetscene and memorable roofscapes. There is an overriding harmony of materials, detailing and scale. The physical integrity of the historic building stock is relatively high with many surviving features of interest preserved. The setting of the historic buildings is greatly enhanced by the traditional forms of surfacing treatments.

There is little open space in this area but there are a few valuable green spaces adjacent to the Station and at the top of North Road. The back yards and gardens in Tenter Terrace, St Anne's Court and Highgate provide notable enclosed spaces, also within Highgate are well designed linked courtyards and squares. All these spaces together provide a rich and varied townscape of aesthetic worth that strongly influences the character of the conservation area.

In this sub-character area it is the topography, history and buildings that create an environment of high significance that contributes to the character and special interest of the whole conservation area.



Image 53 Character Area 3



## SUB CHARACTER AREA 3 - MILBURNGATE/SIDEGATE/CROOK HALL

### 1 Location and Boundary Description

The Milburngate/Sidegate/Crook Hall sub-character area lies in the north western part of the conservation area fronting onto the River Wear and the North Road/St Godric's sub character area. The farmland and riverbanks in the eastern part of the sub-area provide a wide variety of landscapes and land uses and form's part of the rural fringe on the outskirts of this part of the City. The area comprises of four main elements these being Milburngate, Framwellgate waterside, Sidegate and Crook Hall; all of which have their own distinctiveness and character.

The boundary of this sub-area is formed to the west by the southern stretch of Framwellgate Peth and the roundabout linking up with the A690. The River Wear and the riverbanks form the southern boundary, while the eastern boundary merges into the farmland and the flood plain. The railway line to the north provides a definite boundary enclosing the back of Sidegate and the farmland to the rear of Crook Hall.

The area's principle streets are the busy Framwellgate Peth (A691), the traffic controlled junction at the bottom of the Peth linking with the through road, the A690 that leads from North Road to Gilesgate via Milburngate Bridge bordering the edge of the route across to Elvet via New Elvet Bridge. Other more

traditional routes with historic backgrounds within the area are Sidegate and Framwellgate waterside.

### 2 Setting

The farmland that lies on the slopes and within the floodplain of the River Wear corridor and wraps round to the rear of Crook Hall generates an informal green setting to the character area.



Image 54 A rural feel to Sidegate

The trees and hedgerows forming field boundaries provide a green setting to the western part of the area, and are important in generating a green backdrop in wider views from within the city centre. The River Wear and the riverbanks to the south and the extensive grass area in The Sands beyond are located in the floodplain. This is a flat relatively wide open area that creates a very open setting of high scenic quality and natural foreground to the Framwellgate riverside. The setting changes to this part of the riverside, as the area beyond become more urban. Framwellgate Bridge provides the start of the dramatic and outstanding backdrop of the steep embankments to the river gorge with the Castle and the Cathedral perched high above the river and the wooded slopes.

Directly to the south of the Milburngate area and beyond the river is the rich and varied townscape of the City creating a dense very urban setting. The East Coast railway line provides an abrupt setting to the northern boundary, whilst the undulating grounds around Aykley Heads and County Hall and the lower reaches of the Durham Bowl provide an informal setting beyond, leading to a notable change in terrain.



*Image 55 The green western edge gives way to the developed riverbank and the city centre dominated by the Cathedral and Castle*



### 3 Form and Layout

#### Sidegate

Sidegate lies on the western side of Framwellgate Peth and approximately 260metres to the north of Milburngate roundabout. It is a narrow, distinctive lane of an enclosed and intimate character. The short street drops steeply down to the east to its junction with Framwellgate waterside, on the south side there is a terrace of several properties fronting hard onto the street. To the north Diamond Terrace occupies an elevated position with terraced gardens to the rear of the properties stepping down to Sidegate and following the same alignment. These two Victorian terraces comprise of narrow buildings set in rectangular plots and uniformed in both form and architectural styling. St Cuthbert's House at the west end of Diamond Terrace goes against the general grain as a result of it being a detached building set in its own grounds.

Towards the lower end of Sidegate is Bath Cottage, a historic building shown on the 1860's maps but now unrecognisable as a modernised bungalow of an L-form and set in extensive grounds on the north side of the street, elevated high above street level. Continuing eastwards the street opens up to the riverside with a car park on the north side and the rear of the Radisson Hotel and the adjacent electricity sub-station in a triangular enclosed plot of land on the south.



Image 56 Sidegate



*Image 57 Grade I listed Crook Hall*

### Crook Hall

At the junction of Sidegate and Frankland Lane, which runs parallel with the River Wear, there is a narrow access road running northwards which steeply climbs to Crook Hall. There is a detached building on the west side at the lower end of the road which is the former farmhouse; this has an L-footprint facing a detached garage and turning area.

The main group of buildings are located approximately 60 metres to the north. This historic group comprises of the main hall on the east side of the road with the coach house set behind, and on the west side of the road is the North Barn, with the Old Granary attached to the south. The buildings are clustered around a small courtyard area with the historic gardens sloping southwards in front of the main hall.

Continuing eastwards Frankland Lane there is a group of modern buildings tightly enclosing the road junction these comprise The Riverside Building which is linear in form set in a large irregular shaped plot, and a number of depot and service buildings with a loose arrangement.

### Framwellgate waterside

Framwellgate waterside runs southwards from its junction with Sidegate and Frank Land Lane for approximately 400 metres terminating at Leazes Road Bridge. This area contains two significant modern buildings in terms of their visual impact upon the townscape, The Radisson Hotel and Millburngate House.

The Radisson Hotel is a long linear building that is wider at its northern end and gently curves to the south with the river line; it is five storeys with a prominent central glazed atrium with smaller service buildings to the rear.

The adjacent Millburngate House is the largest of the modern developments within this area. The office complex occupies a prominent riverside site but also has significance presence within Framwellgate Peth to the rear and along Leazes Road to the south. The main core of the building is rectangular with a linear south range and eastwardly projecting wing generating an open frontage courtyard. Framwellgate waterside itself is a pleasant straight open boulevard running parallel parking running adjacent to the River Wear.

In front of the Radisson Hotel stands Pennyferry Bridge which provides an important pedestrian link between the modern developments on either side of the river. The suspension bridge has an elegant tower and is a key focal point along this part of the riverside.



*Image 58 Radisson Hotel, Millburngate House and the rural character along the riverside*

### The Gates Shopping Centre

The Gates Shopping Centre is contained between Lambton Walk along the riverside to the east, the road of Milburngate to the west, Leazes Road to the north and both North Road and part of Framwellgate Bridge to the south. The shopping centre

is essentially a series of individual units linear in form interlinked via a central wide walkway with a large atrium at the north end. The west side of the building follows the curvature of the roads meeting at a central wide covered entrance that drops steeply down to the car park and the river side. There are also a number of pedestrian pathways and steps that circulate around the outskirts of the building, leading into the shopping centre, down to the riverside, the car park and under the road bridge to Millburngate House.

#### 4 Architectural Character

##### Sidegate

The terrace of Sidegate dates from the late 19th century, whereas Diamond Terrace is slightly later dating 1897. The street name is thought to reference Queen Victoria's Diamond Jubilee of that year. They are both, however, similar in terms of their architecture being town houses built in red brick below steeply pitch slate roofs with brick end chimneys. They also have similar patterns of vertically proportioned sash windows, defined by stone heads and sills and timber panelled front doors. To the rear there are some well-designed extensions and infill elements that add a contemporary twist and fit in with the Victorian vernacular.

In contrast to the Victorian terraces is Framwellgate House a modern block of offices dating from the 1970s. This is a single storey, wide building, with an extensive shallow pitched tiled roof, buff brickwork and a horizontal emphasis to the windows.

Bath Cottage has been heavily altered and modernised and lost its original character as a result.



*Image 59 Residential terraced properties at Sidegate*

St Cuthbert's House (Image 60 over) is a former chapel on the corner of the road; it is an interesting building with solid red brick side elevations yet including a modern brick and glazed rounded frontage. The modern vertical glazing, fake louvre and projecting bays provide interest to the streetscene.

To the rear of this is the Grade II listed Well Head dating back to 1430 but rebuilt in 1847. It has a rectangular plan built from coursed square sandstone with a low diagonal buttresses with a commemorative plaque on the front providing the history of the well.



*Image 6o St Cuthbert's House*

### Crook Hall

The Grade I Listed Crook Hall is without doubt the most important Medieval domestic building in Durham outside the Cathedral and Castle complex. It is a complex Medieval house originally dating back to 14th Century which was remodelled in the 15th century, 17th century, and early 18th centuries. The house comprises of three storeys and three bays with a parallel two bay range at the rear, on the east side is a two storey and single bay link attached to the hall with a cross-wing at the east end. The buildings are constructed from a mixture of coursed squared sandstone and brick walls below Welsh slate roofs including tall brick chimneys. The windows are a mixture of ogee headed lancets, small squared windows, mullioned openings and Yorkshire sliding sash windows.

Other important features include the Tudor arched doors, stone quoins, plinths, dated lintels, arched surrounds and moulded kneelers. The barn to the north, Old Coach House, is Grade II listed; it dates from the early 18th century and is a two storey three bayed structure of brick in English Garden wall

bond with a roof of pantiles. There are areas of timber framing possibly from the 17th century surviving and other features of interest include the wider loading door to the right, the tall segmental-headed central doorway and the brick upper floor level band.

On the opposite side of the road to the west stands the Grade II listed Old Granary, an early 18th century former barn and loft. It comprises of two storeys and three bays built in English Garden wall bond with a slate roof, the first floor has chamfered stone surrounds and the right return to the gable has pigeon-holes with boarded doors. The final building in this group is Crook Hall Farmhouse, an L-shaped building of coursed random rubble with roughly shaped quoins, all openings are modern casements but there are various traces of older openings. The basic fabric of the east /west block is 17th century with an uncompromising 1980's extension.

To the east the recently refurbished Riverside Centre building is a simple modest contemporary building, flat roofed with a rendered frontage and horizontal openings set within landscape grounds.





Image 61 Crook Hall

### Framwellgate waterside

Pennyferry Bridge is the most recent addition to the river crossings around the City built in 2003 as part of the Millennium Square development. The bridge takes the form of a horizontal deck with a graceful span supported by three cables running from the top of a single 'A' frame set into the riverbed close to the eastern bank. A specific parapet detail was designed using splayed horizontal rail to lighten the visual weight of balustrading structure. It is a key focal point along the riverside.

The Radisson BluHotel adjacent is a five storey building that has a gently curving frontage with a central glazed projection tower rising above the roofline frontage. The contemporary elevations are broken up by a rhythmic fenestration pattern with a strong vertical emphasis. There are notable changes in materials to break up the buildings massing, on the ground floor it features stone and large aluminium framed glazing panels, above is brick with the roof space incorporating flat roof dormers.



Image 62 Pennyferry Bridge and Radisson Blu Hotel

The National Savings and Passport office building built in 1965-9 is a series of large interlinking blocks of concrete, large in scale and massing rising up to a general five storeys with a larger central block towering above. The building makes no concessions to the historic character of the city but is representative of the age of construction.

### The Gates Shopping Centre

The first phase of The Gates Shopping Centre was designed so that it was assimilated into the fabric of the town a response to the local vernacular. The design incorporates different roof forms which break up the excessive roof form of the whole and the large frontage facing the River Wear is carefully modelled with columns and vertical fenestration patterns.

The rear elevation to Millburngate is plainer; there are dark colonnades, excessive areas of dark brown brick and the entrances that are recessed and unwelcoming. Some roofs are flat and roof pitches here are generally less steep. The second phase, by the same architects, is broadly of a similar contemporary design with the addition of a glazed atrium and cast iron pavilion. The general massing is however too prominent and excessive, in addition there are generally few openings, little modulation and too much unrelieved brown brickwork. Although Phase 2 is a more recent addition, it now looks more outdated and the large gateway vehicular entrance to the riverside creates a dark and uninviting environment.



Image 63 Millburngate House

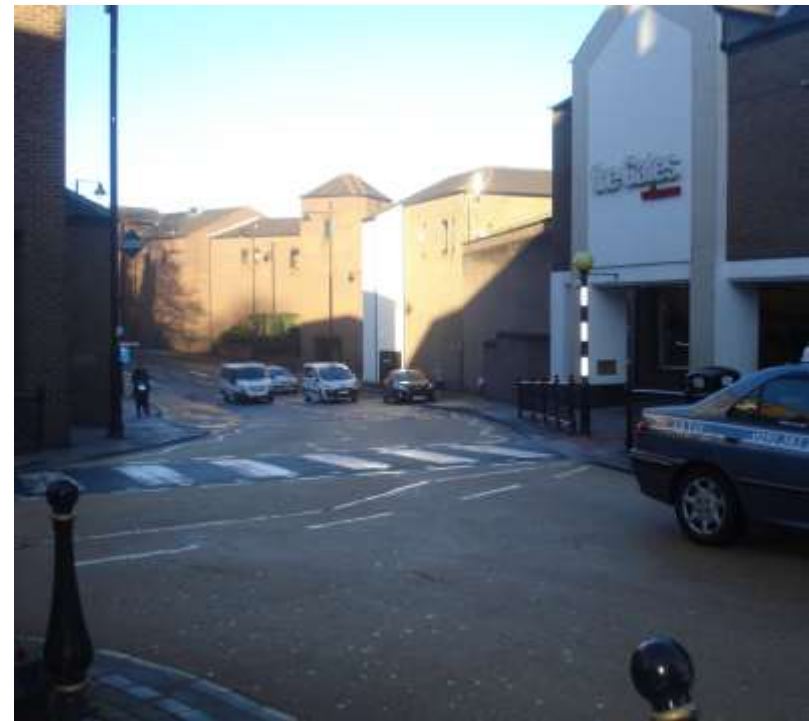


Image 64 The Gates from North Road

## 5 Important Buildings

### Listed Buildings

There are four Statutorily Listed Buildings in this Sub Character Area (the Viaduct Area), refer to the list below and Appendix 1. 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.

<i>Building Name</i>	<i>Grade</i>
Framwellgate Well Head, Framwellgate Peth	II
Crook Hall, Framwellgate waterside	I
Barn west of Crook Hall (west of Crook Hall)	II
Barn north of Crook Hall (north of Crook Hall)	II

### Non-designated heritage assets

In addition to the listed buildings above, a number of other buildings and structures combine add to the areas unique built heritage. While not possessing sufficient interest to be listed as of national importance, such buildings add to the general architectural richness and character of the area and it will be

important that careful consideration is given to any development proposals that are likely to affect such buildings.

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*

Pennyferry Bridge

Crook Hall Farmhouse (south west of Crook Hall)

The Old Granary, Crook Hall (west of Crook Hall)

The Old Coach House (north of Crook Hall)

Millburngate House

## 6 Building Materials, Detailing and Features

There is a great variety of different styles and ages of the buildings in this sub character area, arguably more so than any other part of the conservation area, with buildings ranging from simple late Victorian terraced houses at Sidegate, to the important Medieval domestic cluster of buildings at Crook Hall, and the larger modern structures that dominate the riverside.

### *Walls /facades*

In Sidegate the Victorian terraces have red brickwork and include surviving brick built outhouses and brick boundary walls in an English Garden Wall bond. The infill developments tend to be a standard modern stretcher bond, but there are instances where properties have been rendered which detracts from the homogeneity of the terrace.

St Cuthbert's House is a brick built building of two different characters, the northwest facing elevation has an orange engineering brick complemented by the glazed frontage, whereas the rear gable and the elevation on the opposite side are clearly of older brickwork.

Further south along Sidegate, Bath Cottage is completely rendered masking its historic fabric.

At Crook Hall, the earliest part is of coursed squared sandstone, whereas the later part is of red/brown brickwork in an English Garden Wall bond with ashlar quoins and dressings, and stone gabled copings. The barn to the west is sandstone

rubble with ashlar quoins and brick dressings and the barn to the north of the main hall is built from red brickwork in English Garden wall bond. The farmhouse to the south of the main group is coursed random rubble stone with roughly shaped quoins.

In relation to the modern developments, the Radisson Hotel is a mixture of stone, aluminium and brick combining effectively to generate a high quality contemporary façade. In contrast Millburngate House is of a modular concrete construction, and The Gates Shopping Centre is of brown brickwork with plain frontages.



*Image 65 (above and facing) A mixed palette of materials*



### 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 which contribute significantly to that of the wider townscape of the City.



*Image 66 Roofs are generally clad in welsh slate*

This is demonstrated in Sidegate where the two Victorian terraces have fine roofscapes, which are visually wide reaching, created by the variation in the building heights as they step down the street. The steeply pitched roofs are Welsh slate and feature a consistent pattern of brick chimneys. In contrast to

this, Framwellgate House and Bath Cottage have low shallow roofs.

At Crook Hall the main house has a notable parallel two bay range at the rear informing two steeply pitched slated gabled roofs. The hall adjoining to the east and the linking structures have a series of interconnecting roofs creating a varied historic roofscape. The most significant is that of the Medieval hall itself which has roof trusses dating back to the 16th century, with truncated principals on tie beams, curved struts and clasped purlins. The roofs are covered with Welsh slate and tall brick chimneys are a feature. The roofs of the barns are much more simplistic; these are singular in form, steeply pitched, that of the west barn covered with Welsh slate, the barn to the north of the main hall of red pantiles. The farmhouse to the south has a steep Welsh slate roof with the 1980s extension of unsympathetic concrete tiles.

The Radisson Hotel has a steep slate roof featuring a central glazed projection that extends into the roofline. The flat roofed dormers, prominent brick chimneys and the ventilation towers feature at either end. In contrast the roof form of the adjacent Millburngate House is flat felt. The Gates Shopping Centre's roofscape uses different roof forms, heights and pitches.

### *Rainwater Goods*

Many of the properties in Sidegate still retain their black painted cast iron rainwater goods, with hopper heads and spiked brackets. The listed buildings of Crook Hall retain their unique black painted cast iron rainwater goods, guttering of different shapes and profile with ornate hopper heads and spiked brackets or stone support brackets. At Diamond Terrace many of the original gutters have been replaced with uPVC, detracting from the quality of the properties.





Image 67 (above and facing) Windows

### *Joinery, windows and doors*

The terraced properties in Sidegate have a mixture of simple vertical fenestration of four paned sash windows with some uPVC and modern timber casement replacements. The terraces additionally have timber panelled doors with the openings defined by stone lintels, stone sills and heads. Extensions and infill developments have contemporary windows, some with stained glass, but retain the vertical fenestration pattern.

St Cuthbert's House has modern vertical glazing and imitation louveres with a fully glazed rounded frontage. Similarly Framwellgate House has uPVC windows with a horizontal

emphasis, and the much altered Bath Cottage also has modern uPVC units.

Crook Hall features a mixture of historic windows and doors representing the different periods and building types, ranging from ogee headed lancets, small squared windows, mullion openings to Yorkshire sliding sash and cross windows. There are examples of Tudor arched doors and centred arches and the adjacent barns include segmented headed windows, windows with chamfered stone surrounds, a loading loft door under brick elliptical arch, and timber boarded doors. In contrast the Farmhouse has modern casements and the extension has a prominent regular modern fenestration pattern.

In relation to the modern buildings throughout the character area, the Riverside Centre has horizontal openings in green aluminium which complements the landscape grounds. The Radisson Hotel has a natural rhythm of fenestration and a strong vertical emphasis with large aluminium framed glazing panels and curtain walling, floors two to four have vertical glazing while the fifth floor has flat roof dormers.

Millburngate House incorporates various configurations of metal framed glass. The Gates Shopping Centre has vertical fenestration pattern with brown window frames, bays and panelling. The rear elevation to North Road has plainer frontages with a mixture of vertical windows, rectangular bays and modern shop fronts.

## 7 Boundaries and Means of Enclosure

The properties in Sidegate have enclosed brick walled yards at the rear and terraced gardens enclosed by stone walls and hedges. At the bottom of Sidegate the resident parking spaces are enclosed by hawthorn hedges and trees screen parked vehicles from view. The Radisson Hotel has a boundary consisting of metal galvanised palisade railings and the adjacent sub -station has low quality metal railings. At the junction of Sidegate and Framwellgate waterside there is a triangular area of space enclosed by very low walls and the long stay car park opposite is enclosed by painted railings at the front and scrub vegetation at the rear.



Image 68 Sidegate boundaries

Framwellgate House office development has an open entrance but to the rear the land is enclosed by a mixture of timber railings and ranch type fencing that complements the countryside beyond. Along the riverside trees, scrub vegetation and grass banks provide an effective boundary to the banks of the river that links up with the farmland beyond. On the opposite side of the road are hedges, trees and shrub planting to the boundaries with the Riverside Centre and Crook Hall that create a fine sylvan streetscene.

Within Crook Hall the Medieval buildings and barns are enclosed in part by Medieval walls. The vehicular driveway up to Crook Hall features important random stone coursed walls in contrast the car park adjacent is surrounded by metal galvanised palisade fencing which is incongruous in this historical context, however climbers and hedges have been planted and conceal this. The farmland to the rear of Crook Hall is undulating sloping land surrounded by tree and hedgerow field boundaries.

Southwards along Framwellgate waterside painted cast iron railings can be found which is dominant in the river frontage. The elegant railings and slender handrail to the Pennyferry Bridge merge carefully together with the riverside railings and provide effective barriers.





*Image 69 Rivers edge at Framwellgate*



*Image 70 Crook Hall stone walls and palisade fencing*



*Image 71 Looking towards Highgate and along Milburngate Bridge towards Millennium Place*

A coordinated approach has been adopted to the frontage of the Radisson Hotel where a soft barrier has been created by the sloping flower beds bordered by contemporary railings and matching post and handrails to the stone steps. To the front of

Millburngate House the only boundary treatment is the horizontal timber and metal post fencing to the south block.

The open space to the rear of Millburngate House and the Radisson facing Framwellgate Peth and on the corner of Leazes Road is enclosed by concrete railings that provide an effective boundary and screen. Adjacent to the pavement there is a crash barrier along the busy dual carriageway. At the busy road junction there are galvanised railings, a prominent feature in the streetscene and continuing onto Milburngate Bridge.

At The Gates Shopping Centre there are cast iron railings adjacent the river along the public walkway. The frontages vary in terms of boundary treatment, with most of the building hard on the pavement at Milburngate, North Road and Leazes Road. At the entrances railings have been provided and overlooking the river there are brick walls and some railings.

## 8 Open Spaces and Trees

The sub-area incorporates a number of open spaces which contribute to its character and appearance the most significant being the river side are to the northeast. Here the abundance of trees, scrub vegetation and the grass banks themselves provide an important green linear finger and wildlife corridor that links up with the surrounding open countryside. The lines of trees on the north side of the road play an important function in screening the gas distribution station and depot buildings adjacent. Also of note in this area is the dense wooded area to the north that provides an impressive green backdrop to the riverside, and extends out of the conservation area to the railway line.

The Crook Hall complex includes historic restored gardens which open to the public and visible from the riverside. This is a series of separate garden spaces linked together by trees, walls and hedges. Some of the existing gardens date back centuries possibly to Medieval times, others are more recent additions. The highlight of the site is the historic secret walled garden - a traditional English garden with colourful flower beds including a variety of species.

Surrounding Crook Hall are many trees in lines and small groups with a denser area to the west. These are important in enhancing the setting of the Medieval site and provide separation and natural screening to the adjacent car park.



Image 72 Important unmanaged riverbanks



Image 74 Incidental spaces screen buildings



Image 73 Crook Hall restored historic gardens



The wider surrounding farmland to the rear of Crook Hall is undulating sloping land surrounded by tree and hedgerow field boundaries, it provides a rural setting wrapping tightly around the cluster of buildings. The historic hedgerows are representative of the pre-industrial use of the land.

The remainder of the character area features little in the way of notable public open spaces, however there are important incidental spaces which have a positive impact on the appearance of the area including the corner plot of green space and the grass verge adjacent to the sub-station and car park. The sloping wooded embankment to the rear of Millburngate House extends up to Sidegate to the north and wraps around to Leazes Road Bridge in the south. This plays a pivotal role in partially screening the modern buildings along the riverside in views from the western sector to the City.

## 9 Views and Vistas

Looking southwards down Framwellgate Peth there are unfolding views across to Durham Cathedral and the roofscape of the City. Continuing along this route St Godric's comes into view with the Church and former Convent key focal points.

Within Sidegate the sense of enclosure formed by the terrace houses and stone boundary walls, provides notable channelled streetscape views which, at the lower end of the street, unfold out to the riverside.

Within this area views vary enormously; in the northern section of the road there are unbroken views of the green and tree lined riverbanks across to The Sands which appears rural in character. These change dramatically at the junction with Sidegate heading southward where they become urban in nature dominated by the modern blocks of development. However from the front of Millburngate House, the Castle and Cathedral can be seen rising above the road bridge and the rooftops.

The most notable views within this area are from The Gates Shopping Centre where from both the riverside level and the high external walkway, the full extent of the Castle's impressive west range and the Cathedral Towers can be seen in addition to the evolving cityscape.

Within Crook Hall there are fine and varied views from the main garden looking across the herbaceous borders down to

the river and the townscape, and from within the complex itself there are many short range views of the Medieval buildings and out across the restored gardens.



Image 75 (above and facing) Key views



## 10 Activity

The riverside environment is highly active, used for informal recreational activities such as dog walkers, joggers, cyclists and anglers. It is also a popular route into town for local residents, workers and shoppers to walk along and cross the river at Pennyferry Bridge to The Sands car park area and the nearby facilities. The seating areas are well used by visitors, residents and local employees.

Crook Hall is a very popular visitor attraction all year round, for families, tourists, general visitors, schools and special interest groups.

The Riverside Centre is in use as office accommodation as is Millburngate House; presently partially vacant. The Radisson Hotel next door is a lively busy hotel /spa and conference centre providing facilities for many tourists/visitors.

The Gates Shopping Centre provides a mixture of shops, cafes and restaurants both small and large units. At the time of writing the shopping centre is approximately two thirds full, and is fairly quiet out of peak times. Below the mall are flats, storage facilities, a nursery and gym, all these uses are utilised and fairly busy. Adjacent to the riverside are more flats and a restaurant / bar. The car park block is surprisingly well used despite being hidden away and the large service yard is a hive of activity to service the uses above and adjacent. Planning Permission was recently granted for a mixed use redevelopment of The Gates site including housing, retail and a cinema.

Sidegate is a quiet residential street, blocked so to restrict access onto busy Framwellgate Peth, however it is used as a pedestrian shortcut leading down to Framwellgate waterside.

To the rear Framwellgate House is the home of the Durham FM radio station that generates little vehicular activity. At the bottom of Sidegate there are informal resident parking spaces and close by, a larger Council run long stay car park that is busy throughout the week.



Image 76 Wide range of materials in the public realm

## 11 Public Realm

Pathways beyond the railway bridge down Framwellgate Peth are in tarmac, there is a small area of granite setts adjacent the Framwellgate Well monument with a seat and crash barrier. There are crash barriers further down Framwellgate Peth and galvanised railings, traffic lights and signage at the busy junction creating a cluttered environment.

In Sidegate steps and railings lead down to the narrow enclosed street covered in granite setts. Concrete steps, tarmac pathways and galvanised plain railings detract from the hard surfacing. Around Framwellgate House the surfacing is rough tarmac within an unsightly open entrance and car park, and the area is fairly cluttered with signs.

At the bottom of Sidegate there is a public car park with tarmac surfacing and the area opposite next to the substation is a triangular area of open space. Adjacent to this are two grass promontories /traffic islands with street lighting and signage.

To the north along the riverbanks the surfacing is entirely of tarmac as is the surfacing to Crook Hall car park. The surfacing up to Crook Hall is in keeping to the historic environment including stone flags and setts, pea gravels and timber boarding. The street furniture throughout is coordinated and of good quality. Along Framwellgate waterside the tarmac pavement dominates the streetscene with bordered railings.



Image 77 Public realm around The Gates

Along the riverside there are tarmac pathways, while the timber backed serpent cast iron seats and litter bins located within the grass verges appear appropriate to the setting.

The Radisson Hotel has a very open frontage consisting of shrub planting beds, flagged paving and steps and contemporary railings which combine to enhance the entrance and setting of the building. At the junction with Millburngate House there is limited open space, mainly tarmac vehicular access points with barriers, concrete seats and planters in flagged patio areas.

Milburngate car park is accessed via a dark and poorly maintained stairwell, leading to a rear service yard entrance and the riverside, an important public route. Milburngate riverside has a well-considered treatment to the public realm informed by brown pavers in the pathways, cast iron railings adjacent the river, slatted seats and lighting with ornate lanterns. A new LED lit seat was recently added as part of the Durham Lumiere Festival.

This is in contrast to some of the convoluted routes through the complex that have a mixture of concrete flagged spaces and modern lighting. Entrances to Milburngate vary from Yorkstone and concrete flags at Framwellgate Bridge and North Road, to tarmac at Milburngate Bridge. Within the shopping mall there is a light treatment to surfacing, white smooth tiles and simple contemporary railings and entrance canopies.

## 12 General Condition

The pathway down Framwellgate Peth past the railway bridge is in good condition, with an area of granite setts adjacent to the Framwellgate Well monument which was recently re-laid. The timber seat here though needs to be replaced. The flags across Milburngate Bridge are in good condition; the galvanised railings are a prominent feature at the busy junction and along the bridge appear tired and dated.

In Sidegate the granite setts are in excellent condition but the concrete steps and galvanised plain railings detract from the hard surfacing and need attention.

The Victorian terraced town houses are generally in good order as are the gardens to the rear; however uPVC doors and windows are starting to encroach.

Framwellgate House has a very tired appearance and requires maintenance and general attention. The open entrance and car park in tarmac is poorly surfaced and appears cluttered, and the fencing and boundary treatments to the rear are dilapidated in places.

At the lower end of Sidegate the tarmac surfacing, painted hand rails and signage posts in and around the public car park are in good condition. The area around the substation appears unsightly with the triangular area of open space adjacent is a dilapidated space. The grass traffic islands adjacent appear to be in good order.



Along the riverbanks to the north the tarmac road is patched in places and is degrading at the far end, while the tarmac pavements are in better condition. At the end of this road the Riverside Centre building and its grounds appear to be well maintained.

The buildings at Crook Hall appear to be in very good condition. The landscaped gardens and grounds are well manicured, and the pathways within the grounds are in excellent condition.

Along Framwellgate waterside the cast iron railings along the river, the elegant railings and slender hand rail to Pennyferry Bridge and the bridge itself are in good condition. The tarmac pathways, seats, litter bins and parking meters along the riverside pathways appear well maintained. The frontage of the Radisson Hotel again is in good condition and appears to be regularly maintained. In contrast Millburngate House suffers from a general lack of maintenance and the grounds are suffering from neglect.

The condition of the frontage to The Gates Shopping Centre is very variable. The treatment of the public realm in the first phase is excellent and well maintained yet close by, where the Passport Office meets the car park, the public realm is unmaintained. The shopping centre itself is generally in reasonable order but unfortunately phase 2 of the development appears tired, dated and generally uncared for.

### 13 The definition (or Summary) of Special Interest

This section of the document defines the 'special architectural or historic interest of the Milburngate/Sidegate/Crook hall 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 below:

The area is of interest in historical terms as it largely represents the 20th century expansion of the "new" city, yet retains a number of features of historic significance. The area began life as a 16th century slum from which Framwellgate branched off as an important route that headed northeast towards an ancient spring. Clearance works in the early-mid 20th century completely reshaped the area leading to many substantial modern developments. Today Sidegate is the only remnant left of the original Medieval street plan of this sector of the city. The other significant historic site is Crook Hall, the most important Medieval domestic building in Durham outside of the Cathedral and Castle complex.

Architecturally, this area varies more so than any other within the City with buildings ranging from the 1960s concrete block developments such as Millburngate House, the slightly later The Gates Shopping Centre that attempts to assimilate itself into the historic cityscape, the uniformed red brick Victorian

terraces of Sidegate and Diamond Terrace, the stone built Medieval Crook Hall and its associated former agricultural buildings and Georgian townhouse, and the contemporary Radisson Hotel.

The setting of the historic buildings and spaces are enhanced by surviving floorscapes and some sections of traditional boundary treatments. With those around the modern developments and forming the public realm are generally appropriate to the context.

Within this area the topography and geology has had a significant impact on the history, built form and land uses of this sub-area. It contains flat, low lying areas in the floodplain of the River Wear, with outer slopes rising steeply to the lower reaches of the Durham Bowl. The river and riverbanks provides an important green and wildlife corridor linking the farmland slopes and grounds of Crook Hall with the landscape in the rural fringe and The Sands opposite. The riverside area itself is a significant linear finger of open space that comprises of formal grass verges and informal scrub vegetation on the eastern riverbanks.

To the north are the historic landscaped gardens of Crook Hall, and beyond scrubland and uneven farmland leading up to the railway line. These elements drawn together create an evolving environment of high landscape value that have significant interest and are extremely important in terms of backdrop and setting to the Cathedral and the city centre.

It is the unique topography, landscape, history and buildings that create an environment of high significance in this sub character area. The high scenic quality and character of its open spaces, i.e. the riverside, the grounds and trees of Crook Hall and the farmland beyond, combined with the diverse character of its buildings provides an interesting townscape, and setting to the Cathedral that contributes significantly to the character of the whole conservation area.



Image 78 The Sands setting

## SUB CHARACTER AREA 4 - THE SANDS/RIVERSIDE

### 1 Location and Boundary Description

The Sands sub-character area lies within the north eastern sector of Framwellgate where its boundary is well defined to the south by Freemans Place, the northern sections of Walkergate/Millennium Place and the Telephone Exchange in Providence Row. The River Wear and the riverbanks form the northern and western boundary, whilst the eastern boundary merges into a continuation of the riverbanks with housing in Wearside Drive to the rear and then extends into Providence Row.

The river, riverbanks and The Sands area provide a green finger of open space linking the wooded slopes of the riverbank and the Peninsula with the landscape in the rural fringe of the eastern part of the conservation area. The area essentially comprises of four main elements; The Riverbanks and the new Freemans Quay offices, The Sands area, Freemans Quay Leisure centre area and St Nicholas cemetery.

### 2 Setting

The River Wear, the riverbanks adjacent and the farmland on the northern slopes that wrap around the rear of Crook Hall provide a wider green backdrop to the north of this sub-area

where the tree and hedgerows of field boundaries create a green setting.

Directly to the north of the river is very urban whereas the more immediate setting is formed by the River Wear and the riverbanks to the east and north that continue the River Wear corridor with grass and wooded banks. The location in the floodplain provides a green open setting of high scenic value, and an important wildlife corridor.

To the south, the townscape of Claypath provides a dense urban setting of high historic and architectural quality. This continues to the west with the backdrop of St Nicholas Church, the Town Hall and the rich architecture of the Market Place and Silver Street.



*Image 79 Modern development at Millennium Place/Walkergate*

### 3 Form and Layout

Along the riverside and Freemans Place the form and layout has been influenced by the former milling/industrial uses here in contrast to the Medieval street pattern found elsewhere within the conservation area.

Freemans Place is accessed via Walkergate which is a short route to the south leading off Leazes Road and curves sharply beneath the road bridge. Freemans Place runs northwards in a straight line parallel to the River Wear and then curves eastwards to its junction with Providence Row. This divides the area in two, with the land on the west side the site historic milling activity and that on the east former carpet manufacturing.

The eastern area is, at the time of writing, being redeveloped as an office development, information kiosk, and public realm works, with the open car/coach park to the north retained.

The western area is much denser and dominated by the Millennium Place development which comprises a number of large scaled detached contemporary buildings of various forms. This is interlinked by steps, spaces and terraces built up to the Gala Theatre and Library around the main public square. Immediately to the north at lower ground level is the Freemans Quays Leisure Centre, a large contemporary sculptural building set back from the main street frontage.



*Image 80 Millennium Place looking towards the Gala Theatre*



*Image 81 The Sands open green space*

To the north is the Sixth Form Centre; the main building consisting of a symmetrical block fronting onto the river with two classroom wings extending out to the east. Within the grounds is a squat lodge house fronting Freeman Place, coach houses and outhouses facing the car park and a detached curved art centre building overlooking the main courtyard to the front. The buildings are set well back from the street frontage behind open playing fields and tennis courts. As a result the main block has significant presence in the lower part of Providence Row.

The Sands, directly to the north, is a large riverside green within the flood plain. It is a very flat open space which provides an important transitional element between the denser part of the character area and the more open and rural environment at Kepier to the east.

Near to the junction of Freemans Place and the northern end of Providence Row, on the east side of the street is St Nicholas Chapel and its associated cemetery. Here the land rises very steeply from street level to the rectangular chapel, which stands in the very centre of the loosely square cemetery surrounded on three sides by a mixture of Victorian terraces and modern housing. The cemetery is enclosed by high stone walls with the entrance defined by tall pillars; to the north of the entrance is the detached youth centre building.

#### 4 Architectural Character

There are only a small number of notable historic buildings within this sub-character area. The Sixth Form College consists of a number of Edwardian buildings. The main school building features an ornate frontage with a central rounded bell tower in lead with finials above and adjacent towers on the wings projecting forward. The roofs are set back behind ornate brick parapets and are in natural slate with ridge tiles. The frontages are in red brick with brick and stone string courses, pediments and window surrounds and clay tiles. The windows vary on the main building, with rounded first floor openings, curved bay windows, sliding sash windows, and top hung casement openings. The main entrance door is timber painted. The rear projecting wings attached display similar quality in walling and roofing materials but the details and the fenestration patterns are generally less grand.

The overall architectural quality of the building is somewhat compromised by the insensitive large 1960's classroom addition that swamps the main entrance. This large block is built in light brown brick with extensive walls of glazing and grey panelling. Window openings are large glazed horizontal windows with white aluminium frames.

Of the ancillary structures within the site the building fronting the car park is the most noteworthy with map evidence dating it between 1899 and 1923. This is of interest because of its age,

and its original architectural character in keeping with the style of the rest of the original College.



Image 82 The Sixth Form College and ancillary buildings



Image 83 Chapel of St Nicholas



Image 84 Freemans Quay Leisure Centre

The Chapel of St Nicholas is a simple Victorian mortuary chapel. It is constructed in coursed sandstone with a steeply pitched natural slate roof built in the Victorian Gothic style. It has arched stone surrounds to the solid timber painted doors and tripartite windows. However the original stained glass has been replaced by infill bricks.

The former ice rink sink has been recently redeveloped as new build offices for the National Savings and Investment government department, with a second phase Passport Office due to be completed in Summer 2016. The buildings are in red brick with expansive glazing, and are partially hydro powered by an Archimedes Screw - itself a new feature of the waterside.

The Freemans Quay Leisure Centre is a contemporary building that has a large sculptural element with large columns supporting beams extending out towards the avenue of trees in Freemans Place. The building is constructed in glass, timber panelling, cladding and curtain glazed walling. The roof is extensive and has a distinctive curve covered in grey felt. The building features extensive areas of glazing including to the swimming pool that has been etched with scenes of pre-historic plants.

The Arts Centre within the Sixth Form Centre grounds is a contemporary building featuring a curved frontage and central tower. The building is constructed in white cladding creating a distinctive frontage to the College. The roof has an overhanging parapet to the extensive flat roof above and the

windows have a strong vertical emphasis at ground floor with square openings above. The black frames are set in the walls and recessed, and it has glass entrance doors.

The Youth Centre is a simple building that sits quietly in the street. It has a very prominent steep sloping roof in slate, with overhanging eaves and a gable projecting forward fronting Providence Row. The frontage is in a brown brick with cream render, it has few windows and painted timber doors.

The Sands Flats adjacent is a large block of maisonettes, built in the 1960's; the blocks are quite simple, stepped, and utilitarian in design. The blocks are two to three storeys in height and have extensive pale buff/brown brick frontages with little relief other than the window openings. The roof is very shallow and in dark brown concrete tiles and pays little respect to the surrounding slate roofs. The windows have been recently replaced by uPVC and are large horizontal and rectangular casement openings. Doors are modern white uPVC openings.



Image 85 Youth Centre and Sands Flats

## 5 Important Buildings

### Listed Buildings

There are no statutorily listed buildings in this sub-character area. However there are a number of other buildings and structures combine add to the areas unique built heritage. While not possessing sufficient interest to be listed as of national importance, such buildings add to the general architectural richness and character of the area and it will be important that careful consideration is given to any development proposals that are likely to affect such buildings.

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*

- The former Durham County School buildings
- The former Durham County School walls
- The Mortuary Chapel, St Nicholas cemetery
- St Nicholas cemetery Stone walls and gravestones



## 6 Building Materials, Detailing and Features

Although there are just a few buildings in this area, there are a variety of different styles and ages of properties ranging from the simple Victorian Gothic architecture of St Nicholas Chapel, to the Edwardian cluster of former school buildings set behind the modern post war additions at the Sixth Form College, to the dramatic presence of Freemans Quay Leisure Centre in Freemans Place which combine to create a diverse and interesting built form.

### *Walls /facades*

Within this sub-character area no single building material dominates. The oldest Sixth Form Centre buildings are constructed from red brickwork used also for string and eaves courses, and in some window surrounds. The bonding pattern, colour and tones of the brickwork vary giving an indication of how the building has evolved overtime.

The outbuilding overlooking the car park is built from dark red brick and includes flat-arched brick heads to the windows, the surrounding walls are of a similar material. The small Lodge/Caretakers House is also built of the same red brick with brick dentils under the eaves at the front. The 1960s classroom addition is built in brown brick with extensive walls of glazing and grey panelling.

Stone is much less common within this area, the only notable example is St Nicholas Chapel built of coursed sandstone with

a stone plinth, stone architraves and arched surrounds to the windows and main door. The stone walls that surround the site are built in a similar stone.

The Sixth Form Centre features some stone detailing with stone clad columns to the rear and decoration to the rear parapet.

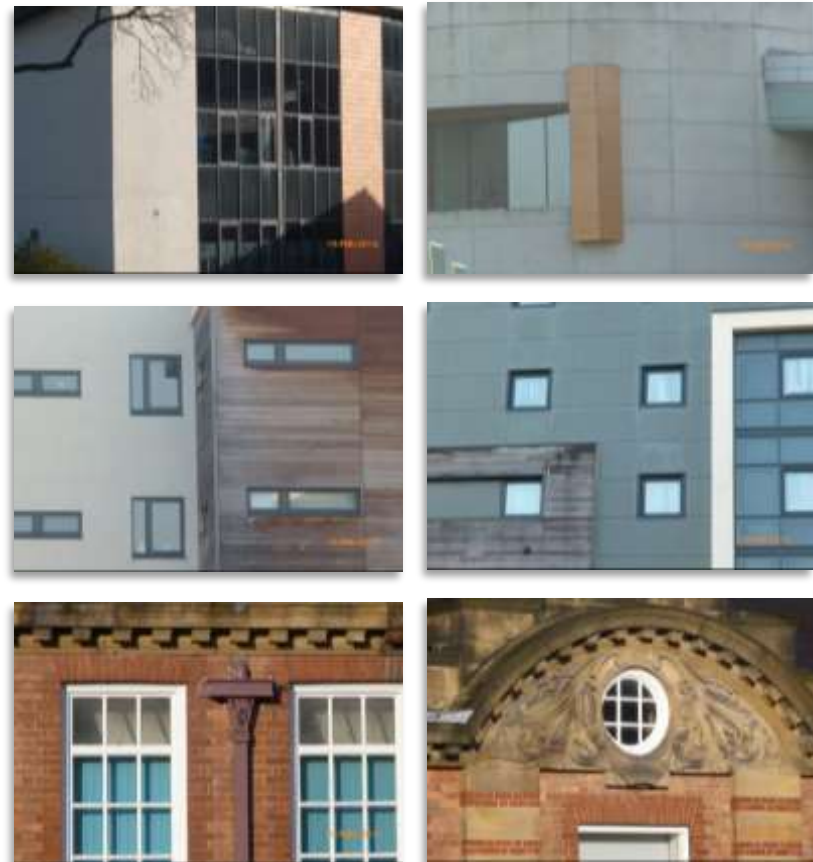


Image 86 Materials vary from red brick to concrete and glass

In relation to the modern buildings Freemans Quay Leisure Centre is constructed in glass, timber panelling in a smooth honey brown finish with cladding and curtain glazed walling. The Sixth Form Centre's Arts Centre close by is constructed in white cladding whilst the Youth Centre to the front of St Nicholas cemetery has a frontage of brown brick with cream render. The Sands Flats adjacent are constructed from a pale buff/brown brick.

### *Roofs*

The Sixth Form Centre has an interesting and varied roofscape. The main school building has a steeply pitched roof of natural slate, set behind a parapet, broken up by towers on the wings, it also features a central rounded bell tower in lead with finials. The outbuildings facing the car park have steep stepped pitched roofs of slate with a small brick built chimney. The classroom wings are again of slate and feature water tables, brick chimneys and overhanging eaves. The lodge at the front of the site has a hipped slate roof with a tall central chimney.

The 1960s classroom addition to the front has a large extensive flat roof with a felt covering hidden by a parapet. The roof of St Nicholas Chapel is steeply pitched covered in slate with red ridge tiles and finials.

The Arts Centre building in front of the Sixth Form Centre has a flat felt covered roof with overhanging eaves. The Youth Centre features a prominent steep sloping roof in slate. The Sands Flats adjacent features a stepped roof in dark brown concrete tiles which is in contrast to the surrounding slate roofs.

At Freemans Quay Leisure Centre the roof is extensive and fairly complex with its main section featuring a distinctive curve.

### *Rainwater Goods*

Many of the older former Edwardian School buildings and the Victorian Chapel nearby still retain their black painted cast iron rainwater goods, with hopper heads and spiked brackets.

The post war school additions and The Sands flats have replacement uPVC guttering. This has had a negative impact on some of the facades especially where uPVC has faded with age, and been attached to modern bargeboards / new brackets. The Youth Centre has cast iron rainwater goods, the guttering is well concealed under the overhanging eaves. The Freeman's Quay Leisure Centre has neatly designed rainwater goods incorporated within the large sculptural elements, designed as part of large columns and extended beams.

*Image 87 Roofing and rainwater goods*



*Joinery, windows and doors*

The historic buildings at the Sixth Form Centre incorporate a mixture of window openings from rounded windows, curved bays, timber sliding sash windows and top hung casements seen in the frontage, to the tall 15-pane sashes to the rear.

The modest lodge building at the front features large sash windows recently replaced with faithful replicas. The outbuildings have only a few window openings some boarded up, but the large cart-door type openings and timber doors have been retained.

The 1960's classroom incorporates large glazed horizontal aluminium windows on the front elevation. The Arts Centre windows have a strong vertical emphasis on the ground floor with square openings above.

St Nicholas Chapel features arched windows and tracery windows as well as an arched boarded timber front door. The Youth Centre nearby features simple painted timber double doors and fanlight. The Sands Flats adjacent has uPVC windows horizontal and rectangular casement openings; the doors are also in white uPVC.

The Freemans Quay Leisure Centre building has extensive areas of glazing with a glazed wall along the north elevation featuring etched scenes.

*Image 88 (left) Material details*

## 7 Boundaries and Means of Enclosure

Boundaries along Providence Row directly in front of the St Nicholas cemetery and the Youth Centre consist of random stone walls with copings (Image 8g top row). On the opposite side of the road there are low brick walls with brick piers and railings to the Sixth Form College (Image 8g bottom row). At the south end around the car park the brick wall give way to timber fencing; all of these types of enclosure are important components within the streetscene. The Sands is entirely surrounded by birds-mouth style timber fencing which is appropriate to its riverside and informal setting.

Along The Sands riverbanks the boundary is defined by informal dirt pathways and steps that run along the open grass riverbanks facing the River Wear. On the eastern boundary to the car park there is a fine avenue of trees running parallel with Freemans Place. The adjacent coach park has a dense tree and hedge boundary. The coordinated black painted hand rails leading from the car park form an effective boundary preventing car park users cutting through the planting to get to Pennyferry Bridge.

Along Freemans Place, the series of spaces within the Sixth Form Centre grounds i.e. the tennis courts, the outdoor classroom to the arts centre and the woodland glade are enclosed by trees, hedges and fences.



*Image 8g Providence Row and the Sixth Form*

Southwards in front and to the side of Freemans Quays Leisure Centre there are distinctive artwork railings that weave along the roadside. In front of the pool there is a pathway with railings behind, and an avenue of trees that encloses the street. Along Freemans Place there are low brick walls in front of the Premier Inn, then extensive high stone walls to the Walkergate Development.



Image 90 Sands riverbanks, car parking, artwork railings

## 8 Open Spaces and Trees

The most significant area of open space within this character area is The Sands, a wide open expanse of grassland located adjacent the River Wear. The area is completely flat and lies in the floodplain. It links up with the tree lined riverbanks to Kepier and the farmland to the east; it is an important wildlife corridor and provides a very open green setting to this part of the city centre.



Image 91 The Sands

St Nicholas cemetery is another significant space tucked away behind high stone walls that front directly onto Providence Row, it is a sloping site rising up to Claypath. At present the cemetery has a wilderness like quality and contains a number of important mature trees, with open swathes of grass and informal grass pathways leading up to the mortuary chapel and housing estates beyond.

Southwards along Freemans Place on the west side there is a public car/coach park, where Pennyferry Bridge provides a link to the west bank of the river, it is effectively screened by trees which have visual amenity value.

Opposite the Sixth Form Centre there are many open spaces, and although private they are very visible from the surrounding public realm, notably the flat open playing fields adding greenery into the street frontage and the lines of trees around the tennis courts. To the rear there is a woodland glade with large mature trees of some worth.

Further south there is a small area of planting adjacent the service yard providing a break in the urban streetscene.

Directly in front of the Freeman's Quay Leisure Centre entrance and at the side, there is designed paving and planting, and along the side of the swimming pool there is a flagged pathway and low level lighting scheme behind a fine avenue of trees.



Image 92 St Nicholas cemetery, Sands car parks and tree screen



Image 93 Riverbanks, road around the Sixth Form and space in front of Freeman's Quay

## 9 Views and Vistas

Views into St Nicholas cemetery through the enclosed entrance of the stone walls provide a glimpsed view of the mortuary chapel with overhanging trees.

Along Providence Row a strong sense of enclosure formed by the terraced houses, the Sixth Form College and cemetery walls, generates channelled streetscape views opening out to those of The Sands area and the river beyond.

Views from The Sands and the Riverside vary, in the north they consist of those of the tree lined river banks, and across to the building of Crook Hall nestled within the landscape which appears rural in nature.

Views from the river frontage on the north side looking back in the direction of The Sands are of St Nicholas Church spire and the Cathedral Tower in the skyline.

Views from The Sands to the south east are of the back of Claypath properties, with the varied roofscape and the United Reform Church Spire (Christ Church) rising high above.

Further to the south are notable views of the buildings to the rear of the Market Place, with St Nicholas Church and the Town Hall dominating the townscape.

From Freemans Place and under Milburngate Bridge there are dramatic views of the river and the weir below The Gates

Shopping Centre. Views from the bridge of itself include impressive views to the Castle and Cathedral.

Views along Freemans Place of Walkergate and Millennium Place are limited by the scale of the high wall above the tunnel, these walls however channel the view of the Premier Inn. Further south are glimpsed views of Freemans Quay Leisure Centre through the avenue of trees, with the original college buildings behind.



*Image 94 Views around the character area*



## 10 Activity

The open extensive grassland of The Sands provides informal footpaths to the riverbanks and farmland beyond to the east which is used by dog walkers, local residents and the occasional visitor with anglers regularly be seen on the riverbanks. The Sands is used for informal recreational and other activities and the Freeman of the City (the Trustees of The Sands) allow various organised events occasionally throughout the year, e.g. funfairs and circuses.

Westwards from The Sands, the riverbanks become more formal with the busy Sands car park and coach park fronting onto the narrow banks. This is also a popular route for local residents and workers to walk along and cross the river at Pennyferry Bridge from Framwellgate waterside area. Close by is the local dropping off/pick up point for coach passengers and visitors.

St Nicholas cemetery is no longer in use; however it is an important green space with well-used routes as well as a wildlife haven. To the south the Youth Centre is in active use with occupied flats adjacent.

The Sixth Form College provides educational facilities with the Art Centre providing state of the area facilities. The grounds provide a series of formal and informal sports spaces associated with the school and staff car parking.

Freeman's Quay Leisure Centre is well locally with a 25m length pool, gym and other associated facilities. The Sands car park and adjacent multi storey car park in Walkergate provide parking with access off Freeman's Reach.

The former Ice Rink site is presently being developed as a large and extensive office development fronting directly onto the riverside, powered by the Mill Race close by and the riverside will be opened up to improve access. This will also include other uses such as restaurant, cafes, information kiosk and public seating areas etc.

## 11 Public Realm

In Providence Row the pathways directly in front of St Nicholas cemetery and the Youth Centre are in tarmac and concrete flags, with little street clutter. Adjacent to the Sixth Form College is a narrow tarmac pathway with occasional lighting columns. The small car park has a rough surface in chippings and is surrounded by a birds-mouth style timber rail fence with parking meters and signage.

The birds-mouth fencing continues along the south eastern and western edge of the open space. To the riverside frontage here there is an informal grass pathway seating, litter bins and a life buoy.



*Image 95 Tarmac and flag paving*

The Sands public car park has Tegula block pavements and coordinated cast iron black painted hand rails, bollards and signage posts, with the contemporary style railings at Pennyferry Bridge complementing the traditional style. The bridge has a resin bonded gravel surface linking to the tarmac pathways along Freemans Place, with a resin bound surface at the coach dropping off point. Adjacent is a small seating area with picnic tables and to the junction with Fowlers Yard there is a muddy grass verge and trip rail in timber.



*Image 96 The Sands car park, Pennyferry Bridge and railings to informal pathway*



*Image 97 Freemans Place*

Eastwards along Freemans Place the surface changes to a flagged pavement in front of the entrance to the steps and lift area to Walkergate and Millennium Place. There is relatively little street clutter along Freeman's Place just the occasional signpost. In front and to the side of the Leisure Centre entrance there are well-designed coordinated contemporary seating, litter bins and cycle racks and in the front of the pool there is a flagged pathway and low level lighting scheme and trees.

## 12 General Condition

The pathways down Providence Row and near to St Nicholas cemetery and the Youth Centre are in good order as are the stone cemetery walls and the Sixth Form College railings. The surfacing to the small car park near The Sands is in a deteriorating condition, where The Youth Centre opposite is in good condition, with the adjacent block of flats recently refurbished. The Sands is well maintained with the informal grass pathway along the edge in reasonable condition.

St Nicholas cemetery is slightly overgrown as a managed wild space. The isolated mortuary Chapel has been occasionally broken into and vandalized, but is in a reasonable condition despite a general lack of maintenance and boarded up windows. The Sands public car park has recently been resurfaced and is in very good condition, in contrast the coach park surface has patched tarmac. Pathways along Freemans Place are in good order.

Further towards the city centre the walls to Walkergate and the entrances to the service yard/lift and the landscape planting area are in good condition. In contrast the steps leading up to Millennium Square are in deteriorating condition, with rusting railings, however the flagged pavement in front of the entrance to the steps and Walkergate are in good order and this continues past Premier Inn and the Freeman's Quay Leisure Centre.

The public realm area in front of the Leisure Centre entrance is well cared for and the distinctive railing artwork feature along the boundary is in good condition. Freemans Quay Leisure Centre is in good condition, although the gutters incorporated within the columns and sculptural elements may be leading to some staining of concrete.

At the Sixth Form College the very visible car park area is cluttered with signposts, bollards and barriers, the outdoor woodland classroom appears well-tended, but the woodland glade to the rear appears neglected. The College's main entrance and enclosed landscape space appear well cared for. The Arts Centre is in good order, the adjacent 1960's flat block has recently been refurbished as has the lodge, and in general the original school buildings appear in good order retaining many of their original details and high quality materials. The former coach house and stables may require some attention in the future.

### 13 The Definition (or Summary) of Special Interest

This section of the document defines the 'special architectural or historic interest of The Sands/Riverside 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 is articulated below:

The relatively flat terrain of the sub-character area has had a significant impact on the history, built form and land uses of this sub-area. Most of this sub-area lies within the flood plain of the River Wear; with some parts of the riverside area being undeveloped land historically and others became centres of industries concentrated along the mill race.

In architectural terms, there is generally little built form in this sub-area, but there are a number of key landmark buildings in their landscape setting, such as the mortuary chapel at St Nicholas Church and the Edwardian former school buildings set in well maintained grounds contained by the busy thoroughfares of Providence Row and Freemans Place. On the whole these historic buildings remain discernable and intact, although none are listed, some of these buildings could be identified as being non-designated heritage assets. The built form also includes distinctive contemporary buildings forming part of the "new city" such as Freemans Quay Leisure Centre.

The setting of the buildings and the open spaces are enhanced by a mixture of boundary treatments.

The river, riverbanks and The Sands area provide an important green and wildlife corridor linking the wooded slopes of the riverbank and the Peninsula, with the landscape in the rural fringe of the eastern part of the conservation area.

The Sands area itself is a significant area of open space that extends effectively into the landscaped grounds of the Sixth Form College and the wild spaces within the churchyard of St Nicholas. These elements drawn together create an evolving and characterful environment of high landscape value that have significant interest and are extremely important in terms of backdrop and setting to the Cathedral and the city centre. From within this part of the character area, a number of magnificent views and vistas can be obtained of the river and the cathedral.

It is the sub-character area's unique topography, landscape and landmark buildings that creates a historic environment of high significance. In particular the diverse character of its open spaces, the openness of the river valley, the wildness of the cemetery and the grounds and mature trees of the Sixth Form College, provide a high quality townscape, and setting to the Cathedral and City that contributes significantly to the character of the whole conservation area.

## SUB CHARACTER AREA 5 - CLAYPATH

### 1 Location and Boundary Description

The Claypath sub-character area occupies part of the north eastern sector of the conservation area between Claypath/Market Place and Gilesgate. The sub-area includes the contrasting Walkergate/Millennium Place and the Medieval street and historic commercial townscape of Claypath. Additionally it includes the mixed residential streets of Finney Terrace, Kepier Heights and Leazes Place. The sub-area is bounded to the south by Leazes Road and Milburngate Bridge; the western sections of Freemans Place and the Riverside. To the north by the Sixth Form College and St Nicholas cemetery, to the east by Bakehouse Lane ending at the top of Claypath and then extending up to Tinkler's Lane.

### 2 Setting

The wider setting of this sub-area is formed by the outer Durham bowl which includes rolling wooded hills generating a rich green backdrop to this part of the conservation area.

To the east of Claypath is the undulating and architecturally varied townscape of the Kepier Heights, Bakehouse Lane and Ravensworth Terrace. To the south and southeast is Milburngate Bridge, Leazes Road and the roundabout to New Elvet Bridge and the A690. The River Wear and Baths Bridge

are just beyond this to the south east. The A690 in this area is dominated by the towering walls and massing of the Prince Bishops Shopping Centre. To the south of Claypath, is the rich historic townscape of the Market Place, St Nicholas Church, and the Town Hall and to the rear Fowlers Yard and Silver Street.

To the northwest the River Wear and the riverbanks including developments in Freemans Place provide an open green setting. Directly to the north are the wooded and overgrown grounds of St Nicholas cemetery and trees to the Sixth Form College, which form the backdrop to the rear of Claypath and Finney Terrace area.

### 3 Form and Layout

#### Claypath/Leazes Place

Today Claypath essentially still follows its original Medieval route and retains its overall form. It begins in the north eastern corner of the Market Place adjacent to St Nicolas Church (the approximate location of the long demolished Clayport Gate). From here it crosses the road bridge over Leazes Road and climbs in an easterly direction towards the outer suburb of Gilesgate.

To the south the street is narrow as it curves towards Gilesgate then widens slightly. It is linear in form with tightly packed Georgian and Victorian properties. The curving building line with the frontages directly abutting the pavement gives rise to

an almost continuous wall of development. This is broken only on three major occasions; at Providence Row on the north side of the street where Ruth First House is set back behind a paved forecourt, by the grassed area to the front of The Chains, and on the south side by the historic terrace of Leazes Place.

The buildings of Lower Claypath on the north side close to the Market Place consists of three and four storey irregular blocks of considerable massing and depth, with a mixture of contemporary architecture. In form these contrast with the south side of the street where the buildings are of the same three storey scale following the historic narrow burgage plot patterns, with occasional wider frontages.



*Image 98 Climbs away from the Market Place along its historic route*



*Image 99 Domestic properties beyond Providence Row*

Beyond Providence Row the properties are more domestic in nature, comprising of two storey Georgian cottages with wider frontages, sitting against taller Victorian properties with narrow frontages. These vary in composite height and detailing, typically developed on the back of the pavement.

Leazes Place to the north is a short straight street of simple Georgian properties, narrow in rectangular plots, with symmetrical frontages. The street drops steeply down to the

south where it curves sharply leading to the contemporary town houses at Leazes Court.

There are a series of yards and vennels on the south side of Claypath which retain their important historic open spaces, for example Moody's Yard, a historic courtyard to the rear of the Big Jug public house used as a car park and service yard. Blue Coat Court runs parallel to this, a quiet residential courtyard, surrounded by mixed development out of keeping with the urban grain. Similar spaces exist on the north side of the street but most of the enclosed spaces have been redeveloped.

To the rear of No 17 Claypath, the service yard of the Gala Theatre and Millennium Place is a tight space enclosed by large three and four storey buildings on all four sides. Nearby is the Kwik Fit service yard, accessed by a large archway at the front of the building. To the rear of the United Reform Church, the space in front of Claypath Chapel has been recently been developed with a contemporary link to the original Victorian church.

To the rear of the street there are numerous detached buildings such as the St Anthony Vicarage, a Victorian villa with various offshoots and extensions. Nearby is the Priory with a distinctive octagonal tower connected by a long linear link to the main house. The buildings are set within substantial elevated and terraced grounds. This also applies to Bellevue Court adjacent, a secluded courtyard of modern terraced and detached curved house and chalet bungalows.

### Providence Row/Finney Terrace /Kepier Heights

Providence Row curves steadily down from Claypath towards The Sands, and forms the boundary between the commercial and residential part of the City. The corner between Providence Row and Claypath is turned by Ruth First House, a large prominent building set on the corner behind a small landscaped square.

The form of development at Providence Row is varied including large three/four storey modern terraced apartments set back and elevated above the streetscene; the former Post Office headquarters, (a key landmark building on the corner), and the tall dense apartment development of Clayport Court; the Telephone Exchange just below the terrace following a similar building line.

The northern part of the area to the rear is characterised by Victorian terraces with architectural rhythm created by the domestic scale and repetition of design. These are built in a grid system of uniform small terraced streets and back lanes with yards providing a distinctive historic built form. Wanless Terrace is a typical example, built on a steeply sloping hillside with character, alignment and juxtaposition of roof slopes (Image 100 bottom row). Wanless Terrace leads to Finney Terrace, built on even steeper land and accessed by a road from the rear. The front gardens of Finney Terrace are visible in the public domain and add greenery into the streetscene.



Image 100 Providence Row and Wanless Terrace



Finney Court fronts onto Finney Terrace and is a large interrelated block development that wraps around central courtyards.

Of particular interest in this area is the distinctive early Georgian property No 11, a wide fronted cottage that follows the edge of the pavement with a strong building line.

Beyond this area to the north and east is the modern suburban infill of contrasting character led by steeply sloping streets that drop down from Bakehouse Lane, adjacent to the post war 1950's council flat blocks of The Chains in the Gilesgate character area.



*Image 101 Modern suburban housing*

To the southeast Bakehouse Lane wraps around a central area of green open space. Here the road straightens in an easterly direction, with a variety of house types, typically two storey Victorian terraced houses within narrow rectangular plots, of varying depth on the south side, and separated by the detached modern square Vicarage.

Hillcrest is a steep sloping curving street that consists of large detached dwellings in generous plots with the terraces to the north quite different and denser in nature. The dwellings are generally suburban in nature, stepping downhill, and do not follow the existing tight urban grain. Hillcrest Mews nearby are located close together in a small courtyard, but otherwise the properties are well spaced out.

Kepier Terrace and Kepier Heights follow the existing alignment of the surrounding townscape and terrain; they are terraced plots rectangular and narrow. The contemporary dwellings at Kepier Heights front onto the straight road and are a group of buildings of a split level design set down the steep slope.

The rear elevations of Kepier Heights and Bakehouse Lane are built into the hillside set partly below street level. Wear View separates the two terraces, a 1970s cul-de-sac that runs at 90 degrees to Bakehouse Lane, consisting of modern detached houses and a mixed diverse streetscene. To the west is Kepier House, a development with a new large house of considerable massing built into the rear of Kepier Heights.

Kepier Court is within the site of a Victorian penitentiary building. The original house still remains with development in the 1970's stepped at different levels down the steep sloping terrain in a north/south direction at odds with the historic grain. It consists of separate blocks of 2 and 3 storeys, now redeveloped and surrounded by a high fence.

### Millennium Place/Walkergate

The Millennium Place complex is a series of interrelated public buildings and a large open space on the site of the former carpet factory. The Gala Theatre complex consists of a large tall block of considerable massing with the glazed entrance a focal point that dominates the scene. The adjoining blocks of two storey linear buildings wrap around a central square with a tower feature on the corner at the entrance facing Claypath. On the opposite side of the square is the long linear 2-3 storey continuous block of the Clayport library and offices.

Walkergate below occupies a prominent site above the eastern bank of the River Wear; it comprises of a series of units and cascading steps linked by public spaces. At the lower level there is access to the multi storey car park and service yard, the tall stone clad retaining wall has a rather dominating appearance on Freemans Reach. The modern hotel accommodation adjacent is a linear tall block of three storeys.

To the south the A690 crosses at a high level over the River Wear via Milburngate Bridge and continues turning into Leazes Road set in a deep cutting that heads towards Elvet roundabout. Above the A690 a bridge connects the severed lower section of Claypath with Market Place and features a continuous rear building line fronting onto the A690, Milburngate Bridge and the associated slip roads.



Image 102 Millennium Place/Walkergate



#### 4 Architectural Character

This sub-character area has a rich variety of architectural character, ranging from the close knit domestically scaled Georgian buildings, to historic buildings of individual quality such as the United Reform Church, and from the uniformed Victorian terraces to the larger scaled modern developments. These combine to create an extremely rich and interesting streetscene and changing roofscape.

##### Claypath

On the south side of Claypath at the lower (west) end of the street near to the Market Place, the historic buildings are mainly brick built Victorian commercial properties. These have three storeys and two bays with narrow frontages with steeply pitched slate roofs of varying heights, the ridge lines are punctured by prominent brick chimneys with multiple chimney pots.

Some of the grander properties feature stone detailing including string courses and stone plinths. Windows are typically sliding sashes either 6-over-6, or 2-over-2, and oriel windows. Of significance here are the surviving Victorian shop frontages incorporating stall risers, pilasters, corbels, cornices, and recessed doorways etc. New development at No. 92 and 92a is a pastiche style that has picked up elements of scale, broken up roof form, with slate roofs and tall chimneys.



Image 103 Commercial properties, the Blue Coat Buildings and No 80

The most notable buildings within this part of the street include the Grade II listed Big Jug public house (No. 83) with a much wider frontage than its neighbours of three storeys and five bays. The exterior is of colour washed brick above a 20th century ground floor incorporating the entrance into Moody's Yard and it has a large steep roof with swept eaves and prominent chimneys. The frontage includes sliding sash windows with those in the upper floors having double keyed flat brick arched and painted projecting stone sills. The public house frontage is a replica based on historic photographs.

Also of interest is No. 80 an imposing building formerly a library and Police Station (Image 103 bottom). It is a three storey building of red brick with painted ashlar dressings, a tall slate roof with overhanging eaves, and with timber doors surrounds, pointed arched sash windows, string courses and plinths that add interest to the streetscene. Nos. 1 to 5 are the Blue Coat Buildings which are distinctive in the streetscene as a result of their lower scale, they are modest two storey properties wedged between the taller buildings (Image 103 middle row). The properties dates from the late 18th or early 19th century built from brick in English Garden Wall bond and include sliding sash windows above late 19th century shop frontages with traces of older openings above.

Rising up the hill eastwards the properties become more domestic in nature and there are fewer Victorian properties and generally more Georgian townhouses and cottages. These are generally of two and three storeys in scale with wider

frontages and including different façade treatments, a multitude of different types of openings and detailing. Notable buildings in this group include Nos. 72/73 the former Travellers Rest public house. This is a much altered Grade II listed building possibly 17th century; it is two storeys and two bays with a very visible steep Welsh slate roof and brick chimneys. The front elevation facing Claypath is unusual with its white render in broadly spaced black painted timber framing. It also includes a mixture of sashes and oriel windows and six-panelled double doors framed by pilasters which support the fascia and cornice of the former public house front.



Image 104 The Travellers Rest and former Mechanics Institute

Of further interest is No. 69 the Grade II listed former Mechanics Institute of 1841 by Ignatius Bonomi and J.A. Cory. It is a distinctive building within the street as a result of its fine sandstone ashlar frontage incorporating a 6-panelled door in a wide architrave under a cornice. The three bays are defined by pilasters with flat rustications on first floor and the ground floor completely rusticated. Other features include tripartite sashes with header-course lintels and projecting stone sills,

prominent parapet, stone gable copings and gable end chimneys.

Nos. 71 to 64 are a mixture of Grade II listed and non-listed buildings of interest (Image 105 top row). They are of two and three storeys with wide and narrow frontages and a variety of different façade treatments such as incised stucco, painted brick and ashlar dressings, dark red brick in English garden wall bond, brown brick Flemish bond with painted ashlar dressings render and colour washed. They generally have steeply-pitched Welsh slate roofs with prominent brick chimneys. Other architectural features include partly glazed doors, timber panelled double doors with moulded surrounds, hoods, canopies, over-lights and boot scrapers. They have well balanced fenestration with timber sliding sashes windows of a variety of patterns including 8 over 8 and 2 over 2, tripartite openings with moulded surrounds and keystones, gabled attic half dormers, painted wedged lintels and stone sills.

No. 66 (Image 105 top left) stands out within this group, it is a Grade II listed late 18th century building with two light attic window with barge-boarded dormers and finials, and below is a six panelled door and tripartite sashes with a central bay with small sashes. No's 75 to 78 are modern infill that contrasts with the historic, but does attempt to break up the roof scape down the gradient of the hill (Image 105 bottom left).



*Image 105 A mix of old and new*

To the back of the south side of Claypath there are a series of yards and individual buildings of interest which add to the diversity and interest of the locality. Moody's Yard is a historic courtyard to the rear of the Big Jug public house. The courtyard is overlooked by a long and linear two storey former warehouse with a simple red brick frontage, a slate roof with eaves brick dentil course (Image 105 middle). It includes sliding sash windows on the first floor and larger top-hung casements at ground floor level with brick heads and sills. It is of interest as the only substantial historic industrial styled building within Claypath.

Running parallel to this courtyard is Blue Coat Court, a quiet residential courtyard surrounded by mixed development including small cottages, larger houses and bungalows. The bungalows have brown brick facades, shallow slate roofs and large bargeboards, there are dominant front porches with uPVC front doors and windows (Image 105 bottom right).

The new brick built terrace opposite has taller chalet bungalows featuring a high roof with flat roof dormers and inset windows at eaves level, the front doors are set below a prominent canopy.

Of considerable contrast to these is Blue Coat Cottage a Georgian property with a white rendered frontage, slate roof and sliding sash windows.

Between No's 73 and 75 there is a steep access point which leads up to St Anthony's Vicarage, a substantial Victorian villa with various offshoot extensions. The Priory of the Sacred Mission is a distinctive stone house of 1850 in the neo-Tudor style. It has rubble masonry in the small rear west wing, (part of an earlier house), and has prominent steep pitch roofs, gables and bargeboards, chimneys and ridge tiles. There are a number of traditional timber sash openings and modern windows in the ground floor, an ornate porch and timber front door provides an interesting entrance. The Priory is a tall faceted stone tower with a sloping mono-pitch roof rising to a significant point with glass panels inset below, the tower is connected by a long linear link to the main house.



Image 106 St Anthony's Vicarage and the Priory of the Sacred Mission

Bellevue Court adjacent is a secluded courtyard of modern terraced and detached houses and chalet bungalows. The new infill house has a curved façade and slate roof and is constructed in a mixture of brick, render and glazing, generating a rather confused frontage. The chalet bungalows adjacent are plain brick buildings with tiles and slate roof and modern mixed openings.

The buildings to the north side of lower Claypath leading up to Providence Row (Millennium Place to No. 33), vary considerably in age, form and architectural style, yet have a respectful cohesive roofscape. Those close to the Market Place are three or four storeys, a mixture of late 20th century architecture and the imposing built form of Millennium Place, sitting alongside the 1960s aesthetics of No. 17 Claypath, a concrete rectangular block of four storeys with a flat roof with large metal windows and an uninspiring ground floor shop frontage and inset entrance.

Within Millennium Place the Gala Theatre is a focal point in the north east corner, it is a large, tall block with a series of flat and sloping roofs with strong overhanging eaves and parapets. The theatre's main auditorium is timber clad with red render and the frontage to the square features glazed curtain walling within connecting walls of smooth sandstone.



*Image 107 Millennium Place and Walkergate*



The two storey linear blocks that wrap around the central square feature ivory coloured rendered facades with glazing set behind a line of pillars. Inserted above are projecting windows and the roofline has a strong projecting eaves line with the flat roof linking into the tower on the corner at the entrance facing Claypath. The tower has an ivory rendered main frontage with a ground floor shop front inset behind pillars.

On the west side of the square the two storey library building completes the perimeter block. The building has a clean, modern design in smooth sandstone with areas of ivory render on the outer wall fronting the A690, and with narrow vertical openings.

Walkergate below is in a similar contemporary style. The rear of the bars and restaurants in the southern section are built of a mixture brick and timber cladding, this continues the massing of the solid contemporary wall approach facing the A690 and the riverside. The frontages have ivory render projecting columns and well-designed shop fronts. Roofs are flat interspersed by tall timber clad lift shaft towers.

In front of the Gala Theatre on the lower terrace are two contemporary designed individual units. Ebony is oval shaped with a flat zinc and membrane roof, with a stone and painted ivory rendered surface, horizontally proportioned windows with dark grey framing. The Slug and Lettuce adjacent is rectangular in shape, has a shallow zinc and membrane pitched

roof, with extended canopies and brise soleil on the main frontage. At the rear there is an extensive overhang supported by metal columns. Walls are in sandstone, ivory rendered and timber cladding, with large window openings.

Nearby the large rectangular blocks of the residential flats feature flat roofs, rendered and timber cladding frontages. The buildings are of the same contemporary design with modern window fenestration pattern.

The Premier Inn adjacent is again in a contemporary style with cream coloured render, timber cladding and grey cladding on the main elevations. At ground floor level the main frontage and café is set back behind columns and the projecting floors above, concrete framing provides some relief. The roof has a projecting parapet and is flat providing clear crisp lines. Windows are symmetrical with square openings and adjacent cladding in some areas mirrors the shapes and patterns.

At Claypath from No. 17 onwards the buildings exhibit greater variety and interest, No. 18 (presently Oldfield's Restaurant), is a late 19th century building of brick with ashlar dressings and an impressive frontage including Neo-Tudor windows, a polygonal oriel, 'DCC' monogram in stained glass and features a weather vane and a 20th century replacement shop front.

Nos. 20 to 24 is a late 20th century block (Kwik-Fit/Durham Snooker Club) with an austere plain frontage from the 1950s linked by an archway. No26 the former Palladium Cinema has a one bay street frontage of painted ashlar in the Art Deco style featuring a large moulded arch with keystone and carrying a cornice with fasciculae at the ends.

The Grade II listed United Reform Church (Christ Church) forms a key focal point within Claypath and consists of two parts, a rear earlier church hall of circa 1751, and a Chapel dated 1885-6 in the Gothic Revival style. It is constructed from snecked sandstone with an ashlar plinth and dressings. Features include the imposing octagonal belfry and soaring spire, the steep pitched slate roof with decorative ridge tiles and the round headed windows and an extension was recently added to the north and west elevations. This adopted a contemporary design approach which critically resulted in limited physical intervention to the building fabric, and retained external views of the older hall by the clever juxtaposition of solid/mass and glazed void.

No. 32, the Grade II listed former house now in use as offices dates from c.1740 and comprises of a rectangular footprint, three-storeys and two-bays built from brick which has been painted beneath a half-hipped roof with swept eaves and a covering of Welsh slate. It has a well ordered frontage informed by the balanced window pattern of sashes defined by flat brick arched and stone sills and the central door contained in an architrave under a pediment on moulded brackets.



Image 108 No18, Nos. 20 to 24, No 26 and United Reform Church

Crossing Providence Row the final section of the northern side of Claypath consists of Nos. 35 to 63 forming an almost continuous frontage. The buildings here are typically Georgian in character similar to those on the south side of the street. Nos. 38, 39 and 40 are Grade II listed under a single listing entry comprising of a small group of late 17th/early 18th century houses that are three storied and two-bayed built from English Garden Wall bond brick with painted ashlar dressings below steep Welsh slate roofs incorporating brick chimneys and swept eaves.



Image 109 No 32, former Post Office and Nos. 42 to 51

They include a mixture of original six panelled doors and renewed doors with over lights, stone surrounds and pilasters with fluted necking supporting a cornice. There are canted bays of three storeys at No 38, and No 39 has tripartite sashes on each floor, headed course lintels and projecting stone sills.

No. 41 is a small unlisted two storey cottage dwarfed by the taller properties to either side, with a low and wide roof, rendered and colour-washed frontage. No. 45 is an unusual Grade II listed property within the street as it is in the Gothic style with a slate roof with stone gable coping and a cast iron balustrade. To the top floor there are paired sashes with quatrefoil decorated blocks that support the gable over the window with a date stone in the gable '1871'. Although it is in residential use the conversion from a former anglers shop has retained and successfully integrated the shop frontage.

Nos. 42 to 51 are a mixture of listed and non-listed buildings that demonstrate a broad variation of architectural styling with frontages a mixture of brick in English Garden Wall and Flemish bonds, or subtle tones painted render and painted incised stucco. Window and door types mainly have a symmetrical fenestration pattern with diminishing sized sash windows and central panelled doors of four and six panels with over lights, wide surrounds, architrave and canopy. There are canted bays floors, oriels, paired sash windows, 12 paned sash windows, mullion windows, stone surrounds, headed course lintels and sills.

### Leazes Place

Located between No's 66 and 69 Claypath is Leazes Place, a short straight street consists of two consecutive Grade II listed terraces facing each over. These 1840 houses have rich brown/red brick frontages of English Garden bond with ashlar basements, quoins and dressings, below steep roofs in slate with brick chimneys, the end properties having hipped roofs facing onto Claypath. There are different types of doors and surrounds including Tuscan door cases, fluted pilasters with Greek key frieze and cornice and 6 panelled doors and over-lights. Windows are all timber sliding sashes with slender glazing bars, generally 6 over 6 pattern. Oriel windows are a feature of each terrace with wedged stone lintels and projecting stone sills.

A short distance to the south is Leazes House a Grade II listed Villa. The former school, now a single house was built in 1848 and is two storeys and three bays built from sandstone ashlar. Eaves bands with paired brackets support the wide eaves of the hipped slate roof which includes tall stone chimneys. There is a central Tuscan porch with square columns and half glazed double doors with over-lights. Windows are timber sliding sashes, 6 over 6, with elegant glazing bars and flat stone lintels and projecting stone sills.

Further south is Leazes Court, a well-designed reasonably contemporary group of townhouses. The tall town houses are two storeys with multi red brick walls and prominent hipped

roofs of slate. Window openings are sliding sash with stone mullions and sills and heads. Half glazed and panelled doors and stone surrounds and pairs of painted garage doors are prominent in the projecting gables.



Image 110 Leazes Place

### Providence Row

On the east side at the corner junction with Claypath is Ruth First House, named after Ruth First, who was a South African anti-apartheid activist. The building is large in scale, massing and height ranging from 3 to 4 storeys staggered down the hill. The building has wide gables with a shallow pitched slate roof with large bargeboard. The walls are built from dull brown brick with a motif and mural on the west facing wall adding some relief and interest. Windows are horizontal wide casements in uPVC, picking up few references of the local vernacular, at ground floor level there are brash signs and an imitation shop front.



Image 111 Finney Court

Adjacent to this is the staggered large three/four storey modern terrace apartments at Finney Court set back and elevated above the streetscene. The apartments have a

warehouse appearance and are constructed in red multi brick with timber cladding in the courtyard to the rear. The roofs are steeped down the hill and are in slate and fairly steep; the roof formation in the courtyard is broken up and varied in height and pitch. Windows are vertical in proportion and aluminium, with a strong constant narrow vertical line running through. The windows and patio doors have a symmetrical rhythm and an almost industrial appearance.

In contrast to the apartments to the north is No 11 an early Georgian cottage. This is a Grade II listed Building circa 1810 with a wide frontage, in off white render below a grey slate roof with brick chimneys. The frontage has two large first floor sash windows and two small 6-over-6 sash windows. The panelled door and pediment are attractively placed in the centre of this a well balance frontage.

On the west side on the corner is the former Post Office headquarters featuring a well balanced symmetrical frontage. The red brick elevations with stone string courses and plinth are prominent at the front and at the side. The roof has a prominent parapet in stone and brick and hidden sloping roof structure to the rear. The fenestration is balanced with two prominent arched windows surrounding the grand entrance and a stone door surround on the ground floor, imitation sash windows can be seen at first and second floor level diminishing in size with stone surrounds. On the side elevation there are similar style openings but less grand in size.

Immediately to the north is the tall dense flat development of Clayport Court rising to four storeys but the massing is broken up and stepped in connected blocks down the hill. The building is of red brickwork with stone string courses and prominent gables, and a pitched modern roof structure which is fairly shallow and in red concrete tiles. Windows consist of small casement openings, plain in style yet the modern industrial blue painted balconies provide interest to the elevations. The Telephone Exchange adjacent is a long deep building stepped down the hill, it is rather plain and austere in style of the 1950's following a similar building line. The building is plain rectangular block with a flat roof, there is a projecting tower rising to four to five storeys, it has a stone frontage in contrast to the dull brown brick.

The central tower has a long prominent metal glazed opening and a very simple door below; windows elsewhere are simple utilitarian metal openings.



Image 112 Clayport Court and Telephone Exchange

### Wanless Terrace/Finney Terrace/Bakehouse Lane/Kepier Heights

The northern end of Claypath and the land to the rear on the east side is dominated by the Victorian terraces of Wanless Terrace and Finney Terrace. The terraces are two storeys characterised by modest red brick frontages, with steep slate roofs stepped down the step streets with prominent brick chimneys and pots. The frontages feature stone sills, heads and lintels and thresholds. There are still examples of original sliding sash windows and painted panelled doors and fanlights but they are less common as modern timber casements and uPVC windows and doors have replaced many of the original openings.

To the east of Providence Row is the modern suburban infill of slightly contrasting character found at Bakehouse Lane and Hillcrest. The detached houses and bungalows in their own spaces are generally of L-shaped floor plans, built of red/brown brick and have concrete brown and red tiled roofs, either modern horizontal casement timber or uPVC windows or uPVC doors.

Hillcrest Mews located close by this is a small courtyard development with Kepier Terrace and Kepier Heights behind The Chains. The properties follow the alignment of the surrounding townscape and terrain.



*Image 113 Modern infill*

Kepier Heights is a contemporary group of buildings of a split level design set down the steep slope. The buildings are constructed in brown brick with a broken up roof formation of concrete red tiles and brick chimneys. Windows are horizontal in proportion with timber brown painted casements and doors.



*Image 114 Contemporary buildings at Kepier Heights*

The Victorian cottages of Kepier Terrace have cream and white rendered elevations, slate and red concrete tiled roofs and brick chimneys. A number of original sash windows still remain although there are some replacements in timber and uPVC.

Close by to this is the older stone terrace Nos. 8 -10, a small traditional terrace modest in style with slate roofs, timber sliding sash windows and timber panelled doors. The vicarage is a modern building, square in footprint with a shallow pitched roof and horizontal emphasis to the window openings.

Wear View separates the two terraces, it consists of modern detached bungalows and houses generating a mixed diverse streetscene of brown and red brick buildings, brown and red tiled roofs and modern horizontal large casement windows, which is very suburban in nature.



*Image 115 Modern and Victorian terraces*

To the west is Kepier House a large modern house with distinctive timber cladding and cream render. The massing is broken up by separate blocks with separate mono-pitch roofs.

Kepier Court is a solid three storey building of sandstone with a steep slate roof and tall prominent sandstone chimneys and strong gables. The windows sit in an orderly fashion and are small casement openings which have been replaced in recent

years. The 1970's blocks are stepped at different levels down the steep terrain in a north/south direction, not following the existing street pattern; these are of concrete construction with panelling between large horizontal casement windows.



Image 116 Victorian terraces along Providence Row

## 5 Important Buildings

### Listed Buildings

There 23 Statutorily Listed Buildings in this Sub Character Area refer to the list below and Appendix 1. 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.

<i>Buildings Name</i>	<i>Grade</i>
No 32 Claypath (North Side)	II
No 42 Claypath (North Side)	II
No 45 Claypath (North Side)	II
No 46 Claypath (North Side)	II
No 47 Claypath (North Side)	II
No 51 Claypath (North Side)	II
No 52 Claypath (North Side)	II
No 53 Claypath (North Side)	II
No 56 Claypath (North Side)	II
No 64 Claypath (North Side)	II
No 66 Claypath (North Side)	II
No 69 Claypath (North Side)	II
United Reform Church, Claypath, (North Side)	II
United Reform Church, hall and offices (formerly	II



listed Claypath Chapel) Claypath, (North Side)	
No 70 Claypath (South Side)	II
No 71 Claypath (South Side)	II
No 72 and 73 Claypath (South Side) (The former traveller's Rest PH)	II
No 83 Claypath (South Side )(The Big Jug public house)	II
No 91 and 91A Claypath (South Side)	II
Nos 1 to 6 Leazes Place.(consecutive) (east side)	II
Nos 7 to 12 Leazes Place.(consecutive) (west side)	II
Leazes House, Leazes Place	II
No 11 Providence Row	II

### **Non-designated Heritage Assets and Buildings/Structures of local interest**

In addition to the listed buildings above, a number of other buildings and structures combine add to the areas unique built heritage. While not possessing sufficient interest to be listed as of national importance, such buildings add to the general architectural richness and character of the area and it will be important that careful consideration is given to any development proposals that are likely to affect such buildings.

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 18 Claypath (South Side) (Oldfields)  
 No 25 Claypath (South Side)  
 No 26 Claypath (South Side) (Palladium)  
 No 29 Claypath (South Side)  
 No 33 Claypath (South Side) Old Post office  
 No 41 Claypath (South Side)  
 No 43 Claypath (South Side)  
 No 44 Claypath (South Side)  
 No 48 Claypath (South Side)  
 No 55/54 Claypath (South Side)  
 No 58 Claypath (South Side)  
 No 59 Claypath (South Side)  
 No 60 Claypath (South Side)  
 No 60a Claypath (South Side)  
 No 60b Claypath (South Side)  
 No 60c Claypath (South Side)  
 No 65 Claypath (North Side)  
 No 79 Claypath (North Side)  
 No 80 Claypath (North Side) (Rajpooth)  
 No 1 to 3 Blue Coat Buildings Claypath (North Side)  
 No 4 Blue Coat Buildings Claypath (North Side) (archway)  
 No 84 a and b Claypath (North Side)  
 No 85 Claypath (North Side)  
 No 86 Claypath (North Side)  
 No 87 Claypath (North Side)  
 No 88 Claypath (North Side)  
 No 88a Claypath (North Side)  
 No 89 Claypath (North Side)

No 90 Claypath (North Side)  
 No 92 Claypath (Northside)  
 No 92a Claypath (Northside)  
 Quakers Graveyard, Claypath  
 Former County Penitentiary, Bakehouse Lane

## 6 Building Materials, Detailing and Features

Within this sub-character area there is a wide mixture of historic building of various ages and styles including symmetrical Georgian townhouses and cottages of handmade bricks dark and light reds, light painted stucco and render, to stone built buildings of individual significance, and darker red bricked Victorian terraces; generally with natural roof coverings and wooden windows and doors. Unfortunately the historic building stock is intermixed with modern developments, which bring with it the harsher tones of concrete, brown brickwork, and occasionally unsympathetic uPVC. It is the traditional materials which overall prevail and this helps to create and maintain the areas distinctive historic character and appearance, yet a number of the modern developments add to the interest and diversity of the streetscene.

### *Walls/Façades*

Within Claypath at the western end of the south side of the street, the historic buildings generally display the characteristics of Victorian architecture, incorporating traditional ground floor shop frontages with a number of

stand-out examples creating a vibrant commercial frontage. The most common walling material found in this part of the street is brick, some handmade, in English Garden Wall, Flemish and occasionally stretched bonding patterns. The brickwork is mainly exposed but some properties have painted brickwork.

The colours of the brick vary from dark reds, reds/browns to lighter reds. This in combination with the very occasional rendered frontage combine tastefully to add colour and interest into the streetscene.

Brick is not exclusively used for wall construction as it can be found for decoration in the form of string courses, eaves courses, window heads and notably within this area as chimney stacks. Stone is less common but there are examples principally used in the grander properties in the form of painted ashlar dressings, stone string courses, stone plinths and as projecting sills etc. The modern buildings at Nos. 93 to 97 Claypath are of multi-red brick work which is sympathetic to the prevailing walling material.

Eastwards heading up the street on the south side, the historic buildings are a mixture of Georgian townhouses and cottages and Victorian properties generally of simplistic red brick frontages. Again some have been painted, and there are a higher number of rendered properties particularly near to where the street meets Gilesgate. Some of these properties are incised, other painted or colour-washed in subtle yellows,

pinks, ivory and light blues. The Blue Coat buildings (Nos. 1 to 4) are of very dark brown/red handmade brickwork. The former Travellers Rest public house features pebble dashed render within the black painted timber framing, and although stone is less common here, No69 is a distinctive building in the streetscene resulting from its sandstone ashlar frontage and stone detailing.

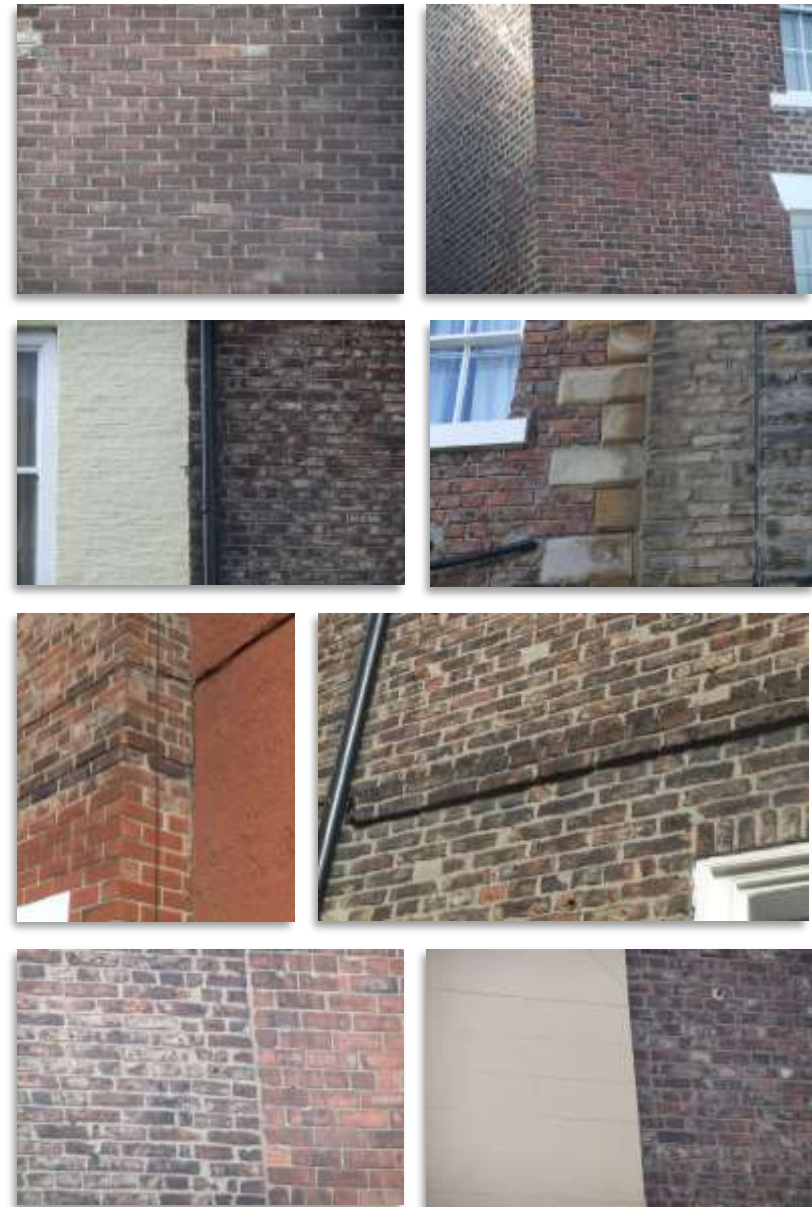


Image 117 Walls and facades

To the north side of Claypath at the west end between the Market Place and Providence Row, the historic buildings are again predominantly brick built in English Garden Wall, Flemish Bonds or stretched bonds, sometimes painted. Notable exceptions being the upper floor of No18 with extensive buff stonework, the former Palladium Cinema with its frontage of painted ashlar and the United Reform Church and its associated front walls which are of sandstone.

The modern buildings in this locality are, amongst others, a wide mixture of concrete such as No17, white render, buff coloured stone, and timber cladding found at Millennium Place, and the expansive plain brown brick frontage of Nos.20 to 24. Eastwards on the north side of the street between Providence Row and The Chains the reverse effect occurs, where the dominance of exposed brickwork is overtaken by the use of painted render and painted incised stucco in whites, greys, ivory and occasionally pale blues.

The properties forming Leazes Places are built from handmade red/brown brick in an English Garden Wall Bond with stone plinths and dressings and have simply styled yet elegant frontages.

Elsewhere the Victorian terraces at the north end of Providence Row are characterised by their uniformed frontages of red smooth engineered brickwork in stretcher bonds, with interest added in the form of the stone detailing to the openings. In Wanless Terrace and Finney Terrace the

properties are again of red stretched bond brick but this is clearly older in a more subtle tone and textured with added detailing at eaves level and again stone used as window heads and sill and door lintels mainly painted white.

The modern buildings in this part of the sub-character area are a mixture of dull brown brick such as at Ruth First House, (although the mural adds some visual interest to the bland elevation presented to the street frontage). The red brick work at Finney Court, Claypath Court and that at the former Post Office Buildings is more in keeping the prevailing material of the area. Within the residential area to the rear/north, the house types are a mixture of detached properties, bungalows and terraces built from a mixture of red /brown brick, cream and white rendered elevations. Two very distinctive buildings are Kepier Heights due to its timber cladding and cream render and Kepier Court a larger scaled sandstone building.

The historic buildings in the area also display a variety of other details and features which help to enrich and add to the character to the area. For example stone encased cellar chutes, wrought iron foot scrapers recessed beside the main entrance doors and date stones/inscriptions etc.

### *Roofs*

Subtle variations in plot width, building height and architectural compositions between properties which adjoin one another, along with rooflines cascading down the hill create an overall effect of harmony and balance in Claypath.

The traditional roofscape of this historic area comprises predominantly pitched gabled roofs, usually with a pitched roof with the ridge parallel to the street and a slope of between 35° and 45° although there are examples of lower broader roofs and occasional hipped roofs. The roofs are mainly covered in grey Welsh slate in standard simple laying patterns and ridges are defined by ridge tiles some in a different colour form the main roofing material.



Image 118 Welsh slate dominates roof coverings

There are a number of different and significant roof forms visible which add further interest into the roofscape of the area. The United Reform Church with its large imposing octagonal belfry and spire is very visible in views in both directions along Claypath. No. 46 has a Lakeland roof with prominent stone gable copings. No. 45 Claypath has a roof of slate with stone gable coping and cast iron balustrade and within the top floor there are paired sashes with quatrefoil decorated blocks that support the gable over the window, with scrolled foliage and iron gable finial. St Anthony's Vicarage has prominent steeply pitched roofs with a distinctive tall faceted stone tower and a sloping mono-pitch rising to a significant point. No 33 has a prominent parapet in stone and brick.

Of the modern buildings Millennium Place has the most interesting roof form formed by the changing heights of the various blocks all interlinked, the slightly sloping roof forms, with strong overhanging parapets, and most notably from Claypath the prominent projecting tower feature. Other modern infill developments have very shallow pitched low roofs, and red pantiles are common place.

Kepier House is also notable for its separation into individual blocks within mono-pitched roofs which generate an interesting roof-line. To the rear of the Victorian terraces many properties have been extended with flat, gabled and mono-pitched roof forms visible.

Within this sub-character area chimneys are common and important features which are both integral to the buildings structure and its aesthetic appearance. They are all brick built and vary greatly in terms of their heights, depths, and detailing, some simple others more substantial and ornate. They are mainly either rectangular or square in form and their size proportionate to the buildings themselves, some include brick banding and single chimney pots but most are of multiple pots in terracotta buffs and reds and in standard rounded, squared, beaded or louvered terminals amongst others. Other features at roof level include stone parapets, brick dented eaves courses, stone corbels, traditional dormer windows with ornate bargeboards and finials.

### *Rainwater goods*

Many of the unlisted Victorian properties in Claypath still retain their black painted cast iron rainwater goods with hopper heads and spiked brackets. Similarly, the listed Georgian buildings in Claypath, Leazes Place and at Leazes Hall have unique black painted cast iron rainwater goods intact with guttering of different shapes and profile with ornate hopper heads and spiked or stone support brackets. In Wanless Terrace and Finney Terrace there are a number of properties which have traditional guttering but many have been replaced with unsympathetic uPVC guttering, this has a negative impact on some of the facades.



Image 119 Chimneys and roof details



Image 120 Cast iron rainwater goods

### *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. In Claypath there is great variety of window and door details that provides richness to the townscape that in turn results in an overall effect of harmony and balance in the area.

Within the main street frontage of Claypath the predominant historic window type are timber vertical sliding sashes; these can be found in a mixture of glazing patterns for example single paned, 2-over-2, 3-over-3 and larger 6-over-6. They tend to have slender glazing bars and are almost always recessed from the front face of the wall and painted mainly white, but some are in different colours to contrast with the external walls. In the Victorian properties the windows are vertically proportioned and generally of the same size, whereas the Georgian properties display the typical characteristics of having shorter ground floor windows, taller more elegant first floor windows and small top floor windows.

In amongst this prevailing style there are a number of fine oriel windows, canted bays, and larger tripartite sashes, which add variety and interest into the streetscene. Other notable styles of historic windows include the pointed-arched sashes at No.60, the neo-Tudor stone mullioned windows at No.18 and the quatrefoil, lancets and round windows with stained glassworks seen at the United Reform Church.



Image 121 Great variety of traditional windows



St Antony's Priory is a distinctive building within the area that includes traditional timber sash openings with glass panels inserted into the stone tower adding interest. In Moody's Yard the historic warehouse buildings retain their timber sliding sash windows and top-hung timber casements within the ground floor.

In Leazes Place the windows comprise of a consistent pattern of 6-over-6 white painted timber sashes with fine glazing bars with two first large floor oriel windows one on each side of the street. In the Victorian terraces the original windows are of 2-over-2 timber vertical sliding sashes, some of these windows still exist but many have been replaced by white double glazed uPVC windows. These can be found in a variety of forms including multiple glazing patterns, singular casement openings, and many including planted on imitation glazing bars.

The historic windows are defined by a mixture of simple flat and projecting stone lintels, ashlar wedged shaped lintels, chamfered stone lintels (more often painted) and flat or arched brick heads; and below by flush or projecting sills. Other decorative features include stone surrounds, key stones and architraves.

In relation to the modern buildings these vary considerably in style and quality. Inn Millennium Place there is curtain wall glazing and a mixed vertical glazing pattern of contemporary window designs alongside horizontally proportioned picture

windows all of charcoal grey aluminium and creating a high quality and interesting arrangement. In contrast the windows at No. 17 Claypath for example are large metal windows; those at Nos. 20 to 24 are large horizontal metal windows with white uPVC casements found at Ruth First House.

Finney Terrace features vertically proportioned, charcoal grey aluminium windows with a strong constant narrow vertical line running through are appropriate to the industrial styling of the building. In the Blue Coat Court the modern properties feature a mixture of uPVC windows and smaller casements and in the Bakehouse Lane area modern horizontal casements dominate. At Bellevue Court the detached houses and chalet bungalows have modern mixed casement openings.

Dormer windows are not common features but there are a small number within the north eastern part of Claypath. These are of note as are the traditionally proportioned and designed with steeply pitched slate roofs, timber bargeboards and finials which add interest at roof level.

Similarly the historic doors are important elements of the building façades and vary in style and design; with the south part of the street the commercial properties feature a range of doors forming part of the shop fronts. There are one or two examples of solid timber doors, but partially glazed doors dominate. The upper parts of the doors are glazed either with a large single pane of glass or divided into two panes with timber panels below.

The residential properties in the main street frontage are predominantly of a solid timber construction in a mixture of 4 and 6 panels, incorporating raised or fielded panels adding detail. Like the windows they are generally recessed and painted in a variety of colours whites, creams, yellows, blues etc. In Claypath many of the doors of the Georgian properties include fanlights above and are framed by slender pilasters supporting cornicing and hoods. The fanlights are mainly rectangular sometimes including leadwork and slender glazing bars. There are also fine examples of timber door cases, moulded architraves and stone surrounds although these are not too common.

Within the streetscene there are a number of doors which stand out such as the imposing double arched doors and dog-tooth moulded stone surround at the United Reform Church; the wide 6-panelled doors with architraves and bracketed pediment at No 32 Claypath, and the grand wide entrance and distinctive stone surround at No 33.

The properties of Leazes Place have fine tall entrances accessed by stone steps leading to 6-panelled solid timber doors in Tuscan door cases, the exception being No12 which has fluted pilasters with Greek key frieze and cornice. The nearby Leazes House has a noteworthy central stone Tuscan porch with square columns containing a recessed half-glazed double door with side and over-lights.



Image 122 Traditional timber doors

In the Victorian terraced properties a number of the 4-panelled solid timber doors survive but the majority have been removed and replaced with unsympathetic modern doors. Some of these have replicated the original material but have changed in style with multiple glazed panels and fan-glazing whereas others are in white uPVC.

At Millennium Place the entrances have contemporary fully glazed charcoal grey aluminium framed doors, neatly integrated into the glazed frontages.



Image 123 Millennium Place

Within Finney Court the patio doors visible from the street frontage have a symmetrical rhythm and an industrial appearance, whereas the buildings in the Bakehouse House Lane area have predominantly modern uPVC doors.

Many of the historic properties in the south part of the street retain their traditional shop frontages which add greatly to the architectural character of the area and create a lively commercial street frontage leading into the Market Place. These have their own unique identity but generally follow the traditional form incorporating recessed doorways well-proportioned shop windows, stall risers or plinths, pilasters

framing the windows and corbels rising up to a framed fascia sometimes including corning.

There are a number of modern shop fronts notable for their good quality such as at the Big Jug public house. Although installed recently it is an authentic replication of the pub's original frontage including the fascia, pilasters and stall riser and large gilded jug sign. No. 18 has a new modern shopfront but this is of considerable quality with slender framework and large windows, and Nos 93 to 97 Claypath includes contemporary designed timber and aluminium shopfronts and subtle signage.

Fascia, projecting and hanging signs are also a key street features in the commercial core of Claypath. These vary in style, age and quality, with some traditional forms for example simple flat timber panels, hand painted, and hanging signs 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. Some over-sized modern signage conceals original shopfront features, and many signs are in plastic and harsh colours.

## 7 Boundaries and Means of Enclosure

Historic properties fronting onto the street with the building line hard onto the back of the footpath is a predominant characteristic, which means that forms of enclosure to the main street frontage are rare. The Church is the exception to this with its low stone walls and paved forecourt enhancing the entrance and assisting in continuing the street building line.

Claypath opens out to the south where it merges into the Market Place and on the north side at Millennium Place, the street also becomes windswept due to the wide railed bridge above the A690/Leazes Road. Within this area boundary treatments are formed by black painted metal railings, with the row of stone carved bollards and good quality lighting columns providing a sense of enclosure and entrance. To the east of this area the land steeply slopes between the backs of properties in Claypath and Leazes Place and the busy inner ring road. These open grassed slopes have linear belts of mature trees that provide effective screens and means of enclosure to the rear of the historic properties.

Millennium Place is enclosed by the tall buildings themselves. On the north side railings mark the extent of the open space with steps and further railings leading down to Walkergate. On the lower terrace are metal contemporary railings separating these spaces with the main thoroughfare, and leading to enclosed steps and railings to the lower levels at Freemans Place.



Image 124 Railings, bollards and a busy ring road

There is a considerable drop in level to the pavement along Freemans Place, the extensive high stone walls create a strong boundary line to Walkergate. The pathway below continues in front of the low brick wall and planting beds in front of the Premier Inn.



*Image 125 Large change in level*

The series of yards /vennels on the east side in Claypath still manage to retain their sense of space and variety of historic boundaries. Moody's Yard is enclosed by high walls of historic brickwork, whereas Blue Coat Court has a boundary of high stone walling. St Anthony Vicarage and Priory is set within substantial elevated grounds surrounded by mature trees, walls and fences at lower levels. Bellevue Court adjacent has similar sized grounds and tree lined boundaries to the east but notably the upper part of the site is surrounded by historic stone and brick walls and trees which also conceal the Quakers historic graveyard.



*Image 126 Yards to the rear of Claypath*

In contrast on the west side of Claypath the courtyard areas have retained little of their historic character, for instance the service yard to the rear of Nos. 20 to 25 where the historic burgage plots have been amalgamated into a single space, although there are surviving sections of original walls around the site.

At Leazes Place's the Georgian townhouses frontages are enclosed by ornate cast iron railings and steps. To the east, tall stone walls bound the lane leading to Leazes House whose grounds are enclosed by walls and hedges. Tinkler's Lane to the rear is enclosed by high stone walls providing the demarcation of the Gilesgate/ Framwellgate boundary.

At Providence Row the boundary treatments vary considerably, with high stone walls around No. 11, grassy slopes boarding Finney Court, and low brick wall and railings elsewhere. The Victorian terraces such as Wanless Terrace and Finney Terrace have brick enclosed rear yards while Finney Terrace also has extended mature gardens to the rear with hedge boundaries.

Elsewhere in this sub-character area the mixed residential streets include boundaries of brick and rendered walls, shrub planting and timber fencing enclosed rear yards and front gardens. In Bakehouse Lane there is also an enclosed garage court and a large open grassed area centrally located this space has trees with a small enclosed children's play area with railings around.



Image 127 Mixed boundary treatments



Image 128 Open space around Claypath

## 8 Open Spaces and Trees

Green space and trees are uncommon within the main frontages of Claypath. The most notable areas of public open space can be found in the south part of Claypath where it meets the Market Place and Millennium Place. This is a fairly expansive open road junction with important linkages to the riverside environment. Millennium Place itself comprises of a pedestrianised public open space of considerable value and an excellent access point for various facilities and route through following desire lines to the Walkergate complex and beyond.

At the south end of Claypath the large area of green open space rises very steeply from the road side up to the backs of the properties on the south side of Claypath. This is an important buffer and scenic green backdrop and includes a number of mature trees.

Further up the street beyond Providence Row, the area is characterised by Georgian and Victorian properties hard on the street with long terraced mature gardens. They feature a number of significance trees which have visual amenity value in the wider context of the streets.

Moody's Yard and Blue Coat Court are historic spaces forming important components of the townscape. St Anthony Vicarage and Priory is a quiet space set behind the main street frontage, with seating and viewing areas nearby to the east is the Quakers graveyard a small space of significance historic value.

Other open spaces in the area are of lesser value such as that to the rear of No. 17 Claypath, and the larger service yard at Kwik Fit.

Within Providence Row there is some important greenery which makes a positive contribution to the appearance of the street and assists in softening the continuous urban form. This includes the triangular plot of green space which rises up from street level to Finney Court, the area of trees between the Telephone Exchange and Sixth Form College, and the trees around St Nicholas cemetery. Although this site is not contained within this sub-area, the trees are visible and have visual amenity value towards the north end of the street.

On the southwest side is a notable urban hard space of cobbles, setts and tree planting with flats overlooking the road junction with Claypath. On the north side adjacent to Ruth First House, the paved forecourt is partly enclosed by shrub planting and seating.

The properties in Wanless Terrace have brick enclosed yards and small overspill planted areas with pot plants while Finney Terrace have mature gardens with trees and hedge boundaries to the rear; and although these are private spaces they are visible and add colour and interest into the streetscene.

The Bakehouse Lane area is a mixed residential estate but it does include some notable area of green spaces with grassed and tree lined verges around a number of the streets, open

mature front gardens, visible rear gardens and a play area; which combine to visually enhance the appearance of the locality and helping to soften the urban form.



*Image 129 Greenery is more limited in housing estate*





Image 130 View of the Viaduct and across the rooftops

## 9 Views and Vistas

Looking south westwards down Claypath there are views towards St Nicholas Church Spire and the Market Place which are key focal points in the streetscene.

In the lower (south) part of Claypath the views are more open, directly into the Market Place where the Londonderry Statue becomes more visible and the Town Hall and St Nicholas Church provide the backdrop. In the opposite direction looking eastwards up Claypath there are unfolding views framed by the continuous line of historic buildings.

From certain vantage points the Viaduct and railway stations can be seen nestled into the surrounding landscape.

There are longer ranging townscape views at the rear of Moody's Yard out towards the Cathedral and Castle, and out through the yard entrance there is a notable view of the United Reform Church framed by the archway. Within the northern part of Claypath there are streetscene views of the uniform Georgian terraced properties in Leazes Place. From Leazes Court there are views at the bottom of the street looking towards St Nicholas Church spire and Leazes House in the opposite direction. In addition there are views of the Claypath roofscape to the rear.

Within Millennium Place there are enclosed views firstly of the very open public space, the Journey sculpture and Gala Theatre, a key landmark building. Beyond the public space

towards Walkergate to the north there are views of the Milburngate Centre, the river, and the hillside beyond. At the far end of Walkergate there are more open expansive views of the river, the weir, Milburngate Bridge and Millburngate House complex.

Looking northwards down Providence Row there are notable views of the towers and pinnacles of the Sixth Form College roofscape and the descending roofscape of the terraced houses on the eastern side of the road. Views at the end of the street are open and expansive towards The Sands, the river below, and countryside beyond. Views in the opposite direction towards Claypath have a strong urban character, with the tall buildings and roofscape providing visual interest. In the Wanless Terrace and Finney Terrace area there are notable channelled streetscene views of the simple regimented Victorian terraced houses, rhythm of the roofscape, the back lanes and enclosed back yards. The bell towers and pinnacles of the Sixth Form College and trees beyond provide a visually interesting backdrop to the west while the rear of Claypath properties.

From the top of Bakehouse Lane, Hillcrest and Kepier Heights there are elevated mid-distance views of the Railway Station, the Viaduct, the Radisson, with longer ranging views towards Newton Hall with the open countryside beyond; in some instances Penshaw monument and the outer and inner Durham Bowls can be seen.



*Image 131 St Nicholas Church and Market Place beyond*

## 10 Activity

Lower Claypath is predominantly a retail area but consists of a mixture of uses such as churches, offices, public houses, restaurants, takeaways, snooker hall and retail. There are a small number of vacant premises, namely the former theatre and cinema, and No. 17 Claypath former city council offices and there is clear evidence of commercial decline in the area. The floors above at first and second floor level are a mixture of storage facilities, offices and residential lets. There are numerous rear yards/ outbuildings serving the commercial properties. In upper Claypath beyond Providence Row as far as Tinkler's Lane this is an area of generally residential use apart from an insurance broker and a delicatessen.

Claypath is busy with constant traffic, taxis, buses and parked cars generating an assortment of noise, pollution etc. It is also a very busy pedestrian route into the city centre. In contrast the area includes a number of places with less activity and a quiet atmosphere including St Anthony's Vicarage and Priory, Bellevue Court and Blue Coat Court. Leazes Place is also a quiet residential street in comparison to Claypath.

The various courtyards and service yards vary in use; the service yard to the Gala Theatre is regularly very busy as are the parking areas to the rear of the street frontage at Kwik Fit and the United Reform Church.

Millennium Place is a busy complex; the main attraction is the Gala Theatre, with a 500 seat theatre, two cinemas, conference facilities and bars/cafes. Opposite to this is the large Clayport Library on three floors, with offices attached and cafes. Further offices and a retail unit front onto Claypath. The public space is frequently bustling with shoppers, workers and local residents. Walkergate just below is a bustling busy pedestrianised space in the evening and at weekends but quiet during the day. There is a cluster of restaurant, bars and nightclubs with outdoor seating in the central space with apartments to the north east.

Freemans Place is again a very busy area with various uses including a hotel/café, with a multi-storey car park and service yard and further east Freemans Quay Leisure Centre and various car/coach parks. Above is Leazes Road and Leazes Road Bridge an important route through the city with very high levels of traffic and pedestrian footfall.

Providence Road is a busy street particularly at its junction with Claypath. There is both considerable traffic and it is a well used pedestrian route. The street is predominantly domestic dwellings and apartments, with the telephone exchange on the west side a busy working building. The Sixth Form Centre to the south is a source of high activity during term time.

Wanless Terrace and Finney Terrace are terraced houses providing accommodation for family and rental properties with a number of student lets. These are quiet streets with limited traffic and parked cars.

Bakehouse Lane is a busier area of mixed residential properties, mainly family homes and a number garage courts with a central grassed area of open space for amenity including a well-used play area.

Hillcrest and Wear View are again quiet residential streets with light traffic, with Kepier Court nearby a derelict block of flats.

## 11 Public Realm

The surfaces to the lower and middle part of Claypath are mainly tarmac with red chippings, patched in places. The quality of the pavements varies considerably, on the south side there is an extensive area of original York stone paving, granite and stone kerbs, whilst on the north side there is rectangular concrete flags leading to new Yorkstone flags and setts outside Millennium Place. The contribution of street furniture varies and increases further down the street with more clutter of cast iron bollards, bins, street lights and signage.

Where Claypath meets the Market Place and Millennium Place it opens out to form a fairly expansive open road junction with a raised surface including anti-skid buff surfacing, a sett rumble strip in the road and Yorkstone flags. The street furniture here includes Yorkstone carved bollards and high quality lighting columns that create a sense of enclosure adjacent to Millennium Place and Market Place.



Image 132 A broad mix of materials is used



Image 133 Variety in surface materials

Opposite there is a small cycle/ motorbike stands on stone setts with two distinctive red telephone boxes. To the east adjacent to the roundabout to Elvet Bridge there are concrete flagged pavements down to the bus stops. Further along the pavement changes to tarmac with a brown paviour edging that follows the road, similarly guarding follows the road in places

adjacent to the roundabout and to Milburngate Bridge. The bus shelters in this location are of a simple design, black framed and clear glass with planting adding to the streetscene.

Moody's Yard has a granite sett/tarmac surface with covered parking spaces to the rear. Blue Coat Court running parallel has large areas of surfacing in tarmac and brown paviers with planters used to break up the space. Bellevue Court adjacent has a tarmac courtyard with an access road of granite setts. The vennels/courtyards on the west side of Claypath are mainly of tarmac paving, and the Kwik Fit service yard is an area covered in tarmac and concrete.

Leazes Place is a cobbled street where the Yorkstone flags and stone setts contribute to the setting of the listed terrace. A tarmac road leads down to Leazes House and further along this route into Leazes Court the surfacing is of brown paviers in the parking bays and turning heads. Tinkler's Lane is a narrow vennel with Yorkstone flags and stone setts.

At Millennium Place the public space has a central paving area covered in brown Tegula blocks surrounded by Yorkstone flags with The Gala Theatre having a Yorkstone flagged forecourt. Limited street furniture consists of stone block seating, although underused because of the environment.

Walkergate below has paved concrete modular flagged areas with steps and modern railings. The good quality paving continues into Freemans Place and around the hotel's

frontage. The modern signage here is in keeping with the contemporary railings, refuse bins and seating.

Providence Row has a tarmac road surface with red chippings; the pavements on both sides of the street have rectangular and modular concrete flags, and there is little street clutter or signage. Where Providence Row meets Claypath public space has been created on both sides. On the west side, cobbles, setts and tree planting have been incorporated however, the traffic lights, signage and post and telephone box make this area appear a little cluttered. Opposite and adjacent to Ruth First House, the paved forecourt is partly enclosed by shrub planting and seating. There is a memorial to Ruth First on the side wall close by, an interesting mural/plaque.

Wanless Terrace and Finney Terrace are tarmaced streets with concrete flagged pavements and Finney Court has an enclosed courtyard in red setts, contemporary lights, bollards and well-designed planting. In Bakehouse Lane the pavements are a mixture of tarmac and concrete flags, with the area also including garage courts with rough tarmac, and a central grass space with trees, there is also a play area enclosed by metal railings and including some seats climbing frames.

Hillcrest and Wear View have concrete flagged pavements and block paving driveways and at Kepier Court the site is overgrown has been boarded up, with the pavements adjacent in tarmac with concrete kerbs.



*Image 134 A mix of traditional and contemporary*



Image 135 Maintenance and clutter can be issues

## 12 General Condition

Street furniture/signage in the lower and middle parts of Claypath appears tired and likewise the tarmac road coverings are patched in places giving an unsightly appearance. The condition of the pavements varies considerably, on the south side the Yorkstone paving is cracked in places, and on the north side the concrete flags are patched with tarmac in places, with the newer Yorkstone flags and setts in good order outside Millennium Place.

At the junctions with the Market Place and Millennium Place, the pavements and street furniture are in good condition, but the telephone boxes, railings and bike stands opposite are all worn and in need of redecoration.

To the east of this area the roads and pavements adjacent to the A690, Leazes Road and the roundabout are in good condition. The grass and wooded slopes are in excellent condition and appear regularly maintained, likewise the railings and bus shelters along the A690, the roundabout and the entrance to Milburngate Bridge are in good order.

In Millennium Place itself the buildings appear in good condition, although some are vacant. The public space is well maintained however the surfaces are showing signs of wear. In Walkergate the paved forecourts and the surrounding buildings are again in good condition as are the spaces within

the complex. Contemporary seats/tables create lively frontages and overall the floorscape is well maintained.

The service yards to the Gala Theatre and Millennium Place are in good condition as are the buildings enclosing this space. To the rear of No. 17 Claypath the yard is rather unsightly with degraded areas of tarmac surfacing. Running close by to this is the Kwik Fit service yard, a poor environment with deteriorating surface materials.

On the south/lower side of Claypath the wider variety of buildings appear a little tired and are in need of general maintenance. Many retain original first and second floor details and shopfronts, however some are compromised by unsympathetic forms of signage. The rear yards and former burgage plots are in varying condition, with a number of unsympathetic alterations undertaken over time. Further up Claypath on both sides of the street the properties are generally in good condition, and appear well maintained with sensitive repairs undertaken.

The buildings adjacent to the Kwik Fit offices and the Snooker Club appear to have had little maintenance and care overtime. The empty theatre close by is an interesting building of considerable character that has been closed and neglected for some time. This group of buildings has a rather tired appearance that projects a rather poor image to the overall streetscene.

From the Providence Row junction the variety of buildings on the north side are of varying condition. The listed churches, the former Citizen Advice office (No. 32) and Oldfields restaurant (No. 18) are in excellent condition, while attached and close by is No. 17 Claypath, needing refurbished. The Kwik Fix industrial unit and adjacent Snooker Hall appear unsightly uncared for buildings, plus the decaying former theatre, an important and distinctive building in the streetscene that suffers from neglect.

Similar to the buildings here the rear courtyards and service yards vary in condition. At Moody's Yard the surfaces are in poor condition, the bins are visually obtrusive and the offices/warehouses adjacent are in need of renovation. The buildings in Blue Coat Court are generally in good order however some of the stone and brick boundary walls need some repair work. The large areas of surfacing in tarmac and brown pavements are in good order if rather bland and at St Anthony Vicarage and Priory the buildings and grounds are well maintained and in good order. Adjacent at Bellevue Court the tarmac courtyard is in reasonable condition, however the grounds appear unmaintained and the Quakers graveyard needs attention.

The buildings and surfacing at Leazes Place appear well maintained and cared for. Their enclosed frontages/gardens with ornate railings and steps however vary in condition. Leazes House to the south and its grounds are in very good condition, as are the town houses of Leazes Court with their



landscaped garage courts and gardens. Tinkler's Lane is a little overgrown in places but generally in good order but the high brick and stone boundary walls vary in condition and there are some areas of graffiti.

The pavements and street furniture in Providence Row are generally well maintained and the flat developments, Telephone Exchange, terraces and town housing are in good condition.

Where Providence Row meets Claypath, the important urban public spaces on both sides appears a little cluttered and the street furniture and cobbles require some maintenance. Directly opposite, adjacent to Ruth First House, the paved forecourt is in reasonable condition with the enclosure of planting and seating well maintained.

The properties at Wanless Terrace and Finney Terrace are generally in good order but the tarmac surfacing is in a poor condition in certain places with patched repairs. The concrete flagged pavements to either side appear to be in reasonable order. The recent development at Finney Court with its enclosed courtyard appears in good order as are the houses as and surfacing at Bakehouse Lane. Here though the garage courts are rather unsightly with rough tarmac they are partially screened by the well maintained central open space. The enclosure and equipment to the play area appears tired.

Nearby the properties in Hillcrest and Wear View appear in good order and the gardens on view are well tended. The concrete flagged pavements and block paving in driveways are in well maintained but Wear View's road surface is poor and needs some attention. Kepier Court further along consists of a series of derelict blocks of flats and an overgrown site.

### **13 The Definition (or Summary) of Special Interest**

This section of the document defines the 'special architectural or historic interest of the Claypath 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:

In historic terms the area is significant as Claypath forms part of the city's Medieval infrastructure and was a key route out of the city to the west. The street adheres to its original single-street layout, and general historic grain with buildings occupying original burgage plots, solid building lines, and dense urban form. There are also surviving historic vennels, courtyards and service yards, which are important components of the townscape. The development which has occurred over time does not disrupt the predominance of the historic form with the Victorian terraces in a tight grid system adding to rather than detracting from the surrounding historic context.

The lower part of Claypath historically developed as a commercial area in the Victorian era with excellent physical links to the Market Place which remains in place, and the ancient Medieval route of Providence Row also follows its original path. Importantly the transition from Claypath to Gilesgate remains discernable by the survival of Tinklers Lane.

Architecturally, the buildings vary greatly in terms of their function, age, form, scale and character with Victorian commercial properties, Georgian town houses and cottages, and uniformed Victorian terraces with a number of key individual buildings such as Christ Church. These historic properties stand against modern infill developments and distinctive contemporary buildings which generate interesting and changing streetscenes and roofscapes. The special interest of the area is also drawn from the wide variety and harmonious use of both traditional and modern building materials. The physical integrity of the historic building stock is relatively high, and overall the buildings are in good order, with many surviving features of interest.

The setting of the buildings is enhanced by the boundary treatments around them, and the quality of the surface treatments, these vary from traditional to modern and are generally appropriate to the context.

The local topography has a high influence of the street patterns with many streets stepped following the land form rising up from east to west from the city centre to Gilesgate,

and dropping down steeply to the north to the contrasting open environment of the Riverside. This topography also generates many fine views and vistas with the outer Durham Bowl providing a scenic green background.

It is the sub-character area's history and development, the prevalence of the Medieval layout, the diverse range of tightly packed historic buildings (a number of which are listed, others of historic and architectural interest) and the distinctive contemporary developments forming part of the new city. The setting and views unite to create an environment of high significance that contributes positively to that of the whole conservation area.

### 3 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 straightforward 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 the 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 Framwellgate 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 however 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.

##### *Loss of historic fabric and architectural features*

This part of the conservation area still manages to retain a high proportion of original historic features in terms of fenestration patterns, original windows, doors, rainwater goods and other architectural details (canopies/hoods, parapets and cornices etc.). These elements fortunately remain despite many of the buildings being un-listed, and there is evidence throughout the area that many of these features have been restored and reinstated. However, there is also evidence that shows that many of the historic buildings have been adversely affected by the loss of original fabric and replacement, for example loss of original windows and the insertion of modern uPVC alternatives, the insertion of modern doors (some installed flush with the face of the walls) loss of traditional cast iron rain water goods and lead flashings, loss of historic brickwork and insensitive infill etc. This has not only degraded the historic

building fabric, but has diminished the overall quality and appearance of the individual properties and in some cases the visual cohesion and overall quality of whole streets, Finney Terrace and Sidegate are prime examples of this.

In the future the potential for similar incremental alterations is very likely to continue and would be difficult to resist with current limited powers. In all cases advice should be sought in advance on appropriate repair, designs and materials, and cost effective solutions discussed. Repair and reinstatement of the existing architectural details is almost always more economical than complete replacement. Article 4 directions could play a vital role in bringing some of the harmful minor changes within the control of the planning system.

### *Building Condition*

At present there is visible evidence of neglect, or a lack of routine maintenance and repair of a number of the historic buildings within the Framwellgate Character Area especially the North Road area; for example flaking or missing paintwork and render to walls and dressings, rotten timberwork, displaced roof slates and failing rain water etc. These basic maintenance issues 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, for example to water egress 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. If investment is not made to upkeep the historic building stock it is likely that the character and appearance of this part of the conservation area will decline. It is important to try and monitor the condition of all of the historic buildings and to report findings and advise actions as necessary.

### *Inappropriate repairs/materials*

The use of inappropriate materials or repair methods can be harmful to historic buildings, both to their appearance and their structure, e.g. the use of cement 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. Overtime a greater understanding has developed by period property owners about the damage caused by using 'modern' materials that are not compatible with traditional building construction. The best option in most cases is to repair and maintain them using the same building methods and materials. If the repair of historic buildings is not sensitively undertaken then those qualities which make them significant will be lost and the significance of the building will be diminished. Where historic buildings are of particular importance or complexity, it may be necessary to employ experts from different specialisms to design and carry out appropriate repairs. This may include a specialist conservation practitioner and craftsmen. The use of

traditional materials in any conservation area is an important element of its character and appearance.

### *Roof Alterations*

The historic Medieval core of Claypath, and the Victorian commercial street of North Road within the Framwellgate Character Area has a rich, varied and undulating roofscape which is visible from many public vantage points and contributes significantly to that of the whole City. Although the main historic roofs remain predominantly unaltered, modern interventions are slowly emerging in both the front and rear roof slopes, in the form of 'box' style and flat-roofed dormer windows and obtrusive roof-lights. There are also instances of chimney stack being lowered and where pots have been lost. In the Victorian terraces there are similar changes, but additionally alterations in roofing material from Welsh slate to concrete tiles or synthetic slates, and overlarge extensions that sometimes swamp the rear roofscape. These changes can break up the unity of the roof design and harm the individual aesthetic qualities of the buildings and be detrimental to the wider townscape and streetscene.

It is likely that there will be continued pressure to create accommodation in the roof-spaces and this could lead to further unsympathetic alterations diminishing the historic roofscapes. Article 4 directions will play a vital role in bringing some minor changes within the control of the planning system.

### *Shopfronts and advertisements*

Most of the character area is on the edge of commercial city centre, however the main part of North Road and Claypath fall within it and there are a large number of commercial buildings. This area features a number of surviving historic public house frontages and shop frontages, and former dwellings which have been sensitively adapted to a commercial/retail use. Over time some of the historic shopfronts have been insensitively altered mainly due to modern alterations in terms of modern materials, harsh corporate colour schemes, and heavy obtrusive lighting and unsympathetic advertisements (fascia and projecting/hanging signs) and pavement board signs adding to the overly cluttered appearance. These all lead to a further loss of the historic fabric of the building and character of the area.

### *Redundancy*

Within the Framwellgate Character Area there are a few vacant historic buildings fronting into the Medieval streets around Claypath and the more recent Victorian streets around North Road, these include empty ground floor retail units and some upper floors which are neglected and beginning to deteriorate as a result of their short/medium term vacant status. However, more attention needs to be paid to the more significant historic landmark buildings where their fabric has started to erode due to recent short term /medium vacancy, for example the Miners Hall and Cinema on North Road, and the Cinema /Theatre on Claypath. Although some of these buildings are

not presently considered to be at risk, they do require continued monitoring and security until a suitable new use materialises with the possibility of remediation works to preserve their character and special qualities.

### *Building Clutter*

A number of the principle elevations of the historic buildings within the character area have become cluttered by various modern additions and insertions such as prominent alarm boxes, extraction units/vents, light units, grilles, cables and wiring draped across walls and roofs, and redundant wall fixings e.g. railings. In some cases this is damaging the building fabric for instance where cables penetrate through the window surrounds. These occurrences are more commonly found in the properties in use as rental accommodation, mainly in the upper floors, and around the shop frontages of the commercial properties. There are also examples of a high number of aerials and prominent satellite dishes which are harmful to the historic roofscapes. These issues affect some modern developments fronting the main streets but generally these details are designed into the overall frontages and their character of the building and area is not unduly affected.

Such minor alterations/interventions on the buildings in the conservation area have a collective and detrimental impact on the character and appearance of the individual property and the overall appearance of the streetscene. The fairly straightforward solutions of removing redundant elements and

making good the surfaces, combined with the sensitive siting of additions, and the sympathetic routing of cable runs externally and internally without harming the architecture of the building, is likely to successfully reduce such visual clutter.

### *Change of use*

The City has a large and expanding student population which has increased the demand for rented accommodation within the Framwellgate Area. This has resulted in many single-occupancy dwellings being converted into houses of multiple occupation (HMO's), some privately others managed by the University. There will be continued pressure for the change of use of buildings within this character area given that it is in close proximity to the Peninsula and linkages to the New Elvet and Dunelm House. Some of the buildings may be suitable for conversion, others less so, and it is imperative that the growth and distribution of HMO's is carefully considered.

Future conversions should seek to retain the overall character, external appearance and important features relating to the original building, the function of the building and interest, otherwise the structure loses its identity. Conversions can also lead to proposals to extend properties, to allow a higher number of residents, which can have a detrimental impact on the character of the individual properties and collectively the rear streetscene, with overlarge extensions absorbing vital amenity space. Increased pressure for the residential use of underused or redundant upper floor space is also an issue as

proposals may require alterations to the existing buildings external elevations.

Changes of use can also negatively impact upon the surrounding physical environment and some harm has already occurred with visible to-let signs, refuse and recycling bins left out in the public realm and windows divided by internal partitions etc. which gives a poor image and negative bearing on the character of the streetscene. Such issues can be seen presently in places such as Sidegate, Finney Terrace and Wanless Terrace.

### *Modern/New developments*

Within the character area there are a number of infill developments that have been added over time. Although some are of high quality there are others that go against the historic grain and appear to make little reference to the distinctiveness of the area and do not blend in with the local vernacular. In considering proposals for new buildings, or the redevelopment of such sites, amongst the principal concerns should be the appropriateness of development in the first instance, the overall mass or volume of any new building, its scale (the expression of size, floor/ceiling heights, and other definable units such as roofscape), the architectural elements, fenestration patterns and its relationship with its context. A good quality 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.

Similarly, over time a number of rear extensions have been constructed which overwhelm the original identity of the building and uniformed character of the rear streetscenes, and take up valuable amenity space. With no counterbalance in terms of quality, it is imperative that this does not continue into the future. Low quality existing extensions should not inform the design or justify the construction of others. Development needs to be closely controlled and where there is a potential for a negative visual impact this should be resisted or appropriate mitigation implemented to preserve the character, appearance and special significance of the area.

### *Parking and Traffic Management*

This part of the conservation area experiences high volumes of traffic travelling into and out of the City Centre, certain roads are also used as 'rat runs' to shorten journey times, and certain parts can become very congested at rush hour and school run times etc. This has a crucial influence on the physical environment and the area's character and appearance. The proliferation of standard traffic signs, posts, road markings, yellow lines, parking meters, and safety rails etc. inevitably introduces alien features and visual clutter, none of which preserves or enhances the character or appearance of the conservation area.

Traffic calming/parking measures have gone some way to reducing traffic speed, congestion and controlling traffic. The accompanying signage does not always sit well with the strong historic character and appearance of the area because of their locations, uncompromisingly modern materials, colour and design. Poor traffic management within the confines of the Medieval street pattern is one of the key issues that continue to endanger the conservation area. Whilst it is understood that this is difficult to achieve, the impact of such measures can be lessened through careful planning, if the location is appropriate and their design and materials relate as far as possible to the overall townscape.

### *Street clutter*

In some areas of the Framwellgate character area for example in North Road and parts of Claypath, street furniture including seating, refuse bins, cycle racks, bollards, road side railings, parking meters and street lighting etc. can appear a little uncoordinated and rather excessive. In some streets there is evidence of too many different styles and colours of street furniture, while in other areas some items are outdated or inappropriately positioned. This detracts from the historic townscape and gives a poor impression to the streetscene overall. Additionally, approaching and adjacent to the main road junctions and crossing points there is an abundance of standardised traffic signs, road markings and lines, services boxes and other supplementary items creating additional street clutter.

The extent of this roadside clutter can be harmful to the appearance of the conservation area as it can cause significant visual intrusion and impact on important views. In addition it can be obstructive for pedestrians.

A rationalisation of the street items through a collective approach, that takes account the historic setting would be of benefit to the overall image of the area, whilst improving the streetscene and enhancing the setting of the historic buildings.

### *Boundary treatments*

The Victorian brick boundary walls to the terraced housing are a distinctive feature of some parts of the Framwellgate area. Although the rear of most of the uniform Victorian terraced houses rear boundary brick walls are intact, there are some sections of side/rear boundary walls that have been demolished which has opened up the rear of the street compromising the character. Pressure for off-street parking and rear extensions, along with a lack of maintenance and general care continue to threaten the boundary walls. In Kepier Heights, the front and back street townscape of rear and front garden walls, trees, hedges have generally remained intact. However the odd property remains more open where trees, hedges and walls have been removed and front gardens have been opened up to the detriment of the streetscene.

It is important that the surviving historic walls and hedges particularly in historic areas are retained and kept in good order, and the reinstatement of missing sections and features



is encouraged. Article 4 directions can play a vital role in bringing some minor changes to boundary structures within the control of the planning system.

There are a number of important sections of traditional boundary treatments of properties within the Framwellgate Character Area and it is important that these are retained as they are distinctive components of the townscape. Generally the stone walls and hedges at Sidegate leading down the riverbanks, along the back vennels at Tinkler's Lane and in the courtyards, vennels at Moody's Yard and Blue Coat Court are in good order. However there are instances where sections have been altered in the past and areas of walling are in a deteriorating physical condition. The stone cemetery walls to Providence Row and at the rear of Tenter Terrace are weathered in parts, missing stones and copings and suffering from failure of the mortar joints and inappropriate repairs. In some areas for example at Wharton Park and the Station there are some stone / brick work spalling and railings above are rusting in places. It is important that they are maintained and kept in good condition.

#### *Vennels and informal lanes*

Some of the vennels, informal lanes and courtyards of Claypath and North Road are poor and uninviting environments for pedestrians. Traditional surfaces have sometimes been replaced by tarmac or concrete setts e.g. at Old Reform Place, Blue Coat Court, or historic surfacing can

sometimes be loose or uneven, as at the yard at No 60a Claypath. Walls in places need attention and new infill buildings can be poor in design and detail and too low and large in massing, e.g. Blue Coat Court, Belle Vue Yard. These details, taken together, harm the aesthetic quality of the area and its continued decline would cause significant further harm in the future.

It is important that such spaces are conserved, managed and restored to improve the natural landscape character and aesthetic appeal of this part of the City.

#### *Floorscape and surface treatments*

In the Framwellgate Character Area there are areas of historic floorscape in Sidegate, Tenter Terrace and Leazes Place that still survive in some of the streets which enhance the setting of the surrounding buildings and the overall quality of the public realm. Although they are generally in reasonable condition there are some areas in a degrading condition as a result of age, general wear and tear and a lack of regular maintenance and insensitive repairs. In the Victorian terraced streets the surfacing is generally in good order but back lanes are variable, some have uneven surfaces, are covered with weeds and have some of the original granite/stone setts removed. This can create a poor and uninviting environment for pedestrians and the townscape.

The majority of the surfacing is fairly standardised i.e. concrete flags in pavements and tarmacadam roads and hard standing

parking areas. In places these are severely degraded with failing materials, cracked flags and unevenness and inappropriate repairs creating a poor patchwork appearance etc. Such issues can be seen around Claypath, which affects the setting of some of the listed buildings. In North Road (top end) and in Providence Row rectangular flags are cracked and road tarmac surfacing has been patched in places. All these details have an accumulative detrimental impact on the aesthetic quality of the area and continued decline would cause significant further harm in the future.

### *Green spaces*

The northern and eastern edges of the Framwellgate Character Area have a semi-rural character formed by wooded slopes of the Durham Bowl at Aykley Heads, the river valley and floodplain of the River Wear and the farmland beyond. This consists of an abundance of mature trees, hedgerows and embankments, corner green open spaces, and other landscaped elements. These combine to create visually appealing green entrance corridors into this sector of the City and enhance the overall appearance of the public realm and townscape. Similarly, for example in North Road, Framwellgate Peth and Frankland Road to the north of the river and Leazes Road and along Providence Row to the south, one of the main strengths of these streets are the existing mature street trees and landscaping grounds.

These green spaces work well when there is a good and regular maintenance regime but harm the surrounding environment if neglected. The Sands and the cemetery have a high visual and amenity value and it is important that they continue to be used and maintained and not neglected over time leading to overgrowth obstructing the pathways, and overgrown and poorly maintained areas. These spaces are subject to a range of uses and pressures and poor management can lead to a deterioration of the conservation value of many of the spaces and this continues to be a threat.

### 3 Management Proposals

Change is inevitable within the conservation area. The challenge is to manage it in ways that maintain and reinforce the special qualities 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 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 significance of the Framwellgate 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;
- Insensitive roof alterations, removal of features and inappropriate rear extensions;
- 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 and at roof-level to buildings ;
- Loss of character to historic vennels, yards and courtyards in terms of space, buildings repairs and new building, floorscape and boundary treatment;
- Deteriorating boundary walls, loss of sections of walling, and the loss of gates and railings. Removal of hedges and hedgerow boundary;
- Degrading historic floorscapes and the more general surface treatments;
- Use of standard highway and footpath materials;
- Poor visual quality highway repairs, new road layouts and alterations ;
- Excessive street and roadside clutter;
- Poor quality and out-dated street furniture;
- Damage to important green and open spaces;
- Pressure to remove trees, hedgerows and other vegetation;
- Impact and potential future increase in demand for HMO's on the historic building stock.

### 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 architecture style of buildings that contribute to the character and special significance of the area;
- Protect features and details that contribute to the character of the conservation area;
- Protect the historic roofscape that contributes to the character of the conservation area;
- Protect views that contribute to the character of the conservation area;
- Protect the historic intimate spaces, vennels, yards and courtyards in terms of buildings, floorscape and boundary treatment;
- Promote the retention of historic surfaces and street furniture in the public realm, that contribute to the character of the conservation area;
- Protect important open and green spaces within the conservation area;
- Protect trees, hedges and hedgerows that contribute to the character and appearance of the conservation area;
- Conserve historic boundary treatments 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;
- Ensure that permeability (good linkages) and legibility (easily understandable frontages that are accessible) are considered in new development;
- Encourage work 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 and involvement in the conservation area.

## Recommendations

This section is divided into two separate parts; Part 1 identifies the underlying themes found throughout the Framwellgate 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; bootscapers, 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;
- 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, 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.;
- Consider further Article 4 Directions to withdraw permitted development rights for a prescribed range of development which materially affects aspects of the external appearance of dwelling houses i.e. windows, doors, rainwater goods etc.

### 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;
- Investigate potential for grant funding for building maintenance when available;
- Negotiate through the development management process and / or make use of its statutory powers (Section 215 Notices, Urgent Works Notices, Repairs Notices) to secure the future 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.

### 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 the appropriateness of any change in the context of the overall roofscape and seek to preserve the established roof patterns and features;
- Discourage structures on prominent 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 etc. 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;
- Consider further Article 4 Directions for changes of roof materials and features (including chimneys, ridge tiles, finials, soffits, fascias etc.) and the insertion of rooflights.

### 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 can 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 night time 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 special character 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 enhances 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/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 developments;
- 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 a 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 and materials, 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 discussion 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;
- Wherever possible seek to preserve through the planning process surviving historic burgage plot boundaries;
- 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 reflect 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 through the planning process that proposed rear extensions are subordinate to the host building, sensitively designed to reflect its character and that appropriate matching materials are used;
- Resist extensions and alterations which would have a harmful effect upon the character of the main building, streetscene and conservation area;
- 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.

#### Public realm/ vennels and yards/green spaces/trees

- 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 England's '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 with 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;
- Encourage a review and reduction in traffic management signs, 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 through the Town and Country Planning Act 1990 with significant trees with high amenity value are protected individually by placing a TPO;
- Ensure through the planning process that boundary treatments are protected;
- Support any future street audit to identify confusing, ambiguous, duplicated or unnecessary items of street furniture 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 the retention of surviving historic streetscape features which make an important contribution to the character of the area.

#### 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 preserve or enhance 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;
- Undertake ongoing review and promotion of the Article 4 Directions for changes to windows, doors, architectural details, roof materials and features (including chimneys, finials);
- Consider the use of enforcement powers to address any unauthorised works, and use regular monitoring to highlight where such unauthorised works has been undertaken;

- Undertake periodic photographic reviews of the area to allow change to be monitored effectively and problems to be highlighted/ resolved;
- 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 Framwellgate 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 Northeast Regional Research Framework for the Historic Environment (Petts & Gerrard 2006 and updates).

### Part 2

#### Aykley Heads Sub-Character Area

- Seek to encourage the preservation, structural consolidation, and appropriate repair to sections of distinctive stone walls and the listed battlement to Wharton Park where required and strongly resist complete removal;
- Seek to encourage the retention of the historic stone flags and stone steps in Wharton Park and improvements to the existing surface treatments and floorscapes where opportunities arise. Promote works that conform to best practice are carried out to a high standard, as the condition/materials of some of the present surfaces undermines the overall quality of the historic environment;
- Seek to ensure that all development respects the important views within, into and from this part of the Conservation Area. In particular outstanding framed views from the Battlements at Wharton Park of the Viaduct, the Cathedral and city centre, and glimpses of the Obelisk from the park elsewhere;
- Continue to protect the trees and vegetation in Wharton Park, the mature trees along North Road and belts of trees on the station boundary and along Framwellgate Peth, through the Town and Country Planning Act 1990. Significant trees with high amenity value can be protected individually by placing a Tree Preservation Order;
- Seek to encourage the continued repair and restoration of the listed St Cuthbert Church stone walls and lychgate and other structures and ensure that the setting and architectural quality of the building is not compromised by any changes in the future;
- Prepare a local list of buildings of architectural/historic value 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;
- Encourage the retention of the DLI Museum building and grounds and ensure the architectural quality of the building is not compromised by any new development. The landscaped setting of the building is important;
- Encouraging, through the planning process, that new development at potential sites (i.e. Aykley heads site) is

only permitted where it preserves or enhances the character or appearance of the character area by virtue of its location, alignment, building line, scale, height, massing, design and materials;

- Seek to promote that high standards of conservation and urban design are considered in new development at the Aykley Heads site. Ensure permeability (good linkages) and legibility, (easily understandable frontages that are accessible). Retain a mix of uses if possible to ensure the vitality and viability of the area. Encourage well designed spaces, high quality public realm and attractive street frontages;
- Seek to protect the landscape features within Aykley Heads such as the wooded slopes, the burn, the pond and the large mound within the site from development pressures;
- Continue to protect groups of trees and vegetation in Aykley Heads and on the fringes through the Town and Country Planning Act 1990 and Tree Preservation Orders;
- Continue to encourage accessibility for pedestrians and improvements to footpaths and access points into Aykley Heads and Wharton Park.

### North Road Sub-Character Area

- Encourage that any proposals for new shopfronts, fascia's and signage preserve historic fabric and features where surviving and are appropriate to the streetscape of North Road;
- Encourage the retention of the historic surfaces in lower part of North Road and Neville Street;
- Seek to encourage improvements to the existing surface treatments in the rest of North Road area using high quality materials appropriate to the conservation area;
- Encourage the retention of the historic vennels, yards and courtyards in North Road area. The spaces, surfacing and boundary treatments and historic buildings are important components of the character of the area and regular maintenance is needed to keep these elements in good repair;
- Ensure that the quality of new building design within the area is of a high standard and appropriate to the context;
- Advocate the continued repair and restoration of the listed Miners Hall and adjacent cinema; and ensure that historic fabric and character is not compromised by development proposals in the future;

- Encouraging, through the planning process, that any new development at potential development sites (eg. bus station), is only permitted where it preserves or enhances the character or appearance of the character area by considering the local context, local distinctiveness and character of its immediate surroundings. Alignment, building line, scale, height, massing, design and materials will be key issues;
- Seek to promote high standards of urban design in new development in the North Road area. Ensuring permeability (good linkages) and legibility, (easily understandable frontages that are accessible). Retain a mix of uses if possible to ensure the vitality and viability of the area. Encourage well designed spaces, high quality public realm and street frontages;
- Seek to encourage the re-use of vacant historic properties and upper floors in North Road to enhance the aesthetic qualities of the area, and ensure that any new use respects the special interest of the buildings;
- Continue to encourage the repair and restoration of the listed south and north platforms at the railway station; and ensure that historic fabric, character and setting is not compromised by new development proposals in the future;
- Whilst the railway station is in private ownership, opportunities should be taken to encourage improvements to the public realm at the bus turning area and entrance to the car park in order to better compliment the high quality buildings. The area would benefit from resurfacing, de-cluttering of signage and new planting;
- Seek to ensure that new development respects the significant outstanding cathedral, townscape and roofscape views from the railway station and railway line and other elevated locations within the conservation area;
- Ensure through the planning process that trees/vegetation in the wooded slopes to the front and rear of the railway station continue to be protected where possible and replaced with new trees where lost;
- Seek to encourage the continued repair and restoration of the listed St Godric's Church and St Anne's Court buildings; and ensure that historic fabric, character and setting is not compromised by development proposals in the future;
- Liaise with appropriate statutory bodies to encourage upgrading of poor road and pavement surfaces around St Godric's and ensure that future repairs and other works by companies are undertaken sympathetically;
- Resist any future proposals which would result in the loss of distinctive cobbled back streets and historic

floorscape to Tenter Terrace and advocate repair rather than replacement of historic surfaces;

- Seek to ensure that the prevalent forms of rear historic enclosure i.e. stone, brick and rendered wall enclosures to the distinctive yard areas, remain in Tenter Terrace and the North Road area;
- Consider selective Article 4 Directions to withdraw permitted development rights which could materially affect the external appearance of important non-listed buildings;
- Ensure through the planning process that any proposed change of use of a historic building to a house in multiple occupation would only be permitted provided the building can accommodate the new use without any erosion of its special character or interest, or without having a detrimental impact on the streetscene or local amenity, and being physically capable of undertaking such alteration;
- Prepare a local list of buildings of architectural/historic value within the North Road and Tenter Terrace area to ensure that these non-designated heritage assets and buildings of local interest are highlighted as being worthy of preservation. Consider the further use of an Article 4 to control demolition.

### Milburngate/Sidegate/ Crook Hall Sub-Character Area

- Encouraging, through the planning process, that new development at potential sites (i.e. Sidegate area) is only permitted where it preserves or enhances the character or appearance of the character area by virtue of its location, alignment, building line, scale, height, massing, design and materials;
- Seek to promote that high standards of urban design are considered in new development in the Sidegate area. Ensure permeability (good linkages) and legibility, (easily understandable frontages that are accessible). Retain a mix of uses if possible to ensure the vitality and viability of the area. Encourage well designed spaces, high quality public realm and street frontages;
- Seek to encourage the retention of the historic granite setts in Sidegate adjacent to the Victorian terraced housing. Encourage appropriate repairs to the existing surface treatments and floorscapes where opportunities arise. Promote works that conform to best practice carried out to a high standard, as the condition/materials of some of the present surfaces undermines the overall quality of the historic environment;
- Seek to encourage the continued repair and restoration of the group of listed buildings at Crook Hall. Encourage those responsible for the maintenance of buildings and

out buildings to repair as necessary using best practice conservation methods;

- Seek to encourage the preservation, structural consolidation, and appropriate repair to sections of stone walls along the Crook Hall boundary, where required and strongly resist complete removal; Encourage those responsible for the maintenance of stone walls to repair as necessary using best practice conservation methods;
- Ensure that the setting of the listed structures at Crook Hall is not compromised by potential development proposals within and adjacent to the site in the future. Ensure that development is sensitively treated close to the boundary of the landscaped grounds and historic garden;
- Ensure through the planning process that trees/hedgerows along railway embankments, in the countryside on the fringes, and within this area continue to be protected in the Conservation Area through the Town and Country Planning Act 1990. Significant trees with high amenity value can be protected individually by placing a Tree Preservation Order;
- Ensure the preservation of trees and vegetation on the river embankments to retain the aesthetic qualities of this important green corridor into the city centre;

- Seek to ensure that all development respects the important landscape and townscape views along the riverside locations within the conservation area;
- Continue to encourage accessibility for pedestrians along Framwellgate waterside, to Pennyferry Bridge and along the riverbanks include improvements to footpaths and access points to River Wear. Improve accessibility (resurfacing in appropriate surfaces) and increase awareness (including interpretational material to enhance the visitor's experience);
- Ensure through the planning process, that any new development at potential sites (i.e. Framwellgate waterside area) is only permitted where it preserves or enhances the character or appearance of the character area by virtue of its location, alignment, building line, scale, height, massing, design and materials;
- Seek to promote that high standards of urban design are considered in new development in the Framwellgate waterside area. Ensure permeability (good linkages) and legibility, (easily understandable frontages that are accessible). Retain a mix of uses if possible to ensure the vitality and viability of the area. Encourage well designed spaces, high quality public realm and street frontages;
- Seek to promote that high standards of urban design are considered in any refurbishment of The Gates



Shopping Centre area. Ensure improved permeability (good linkages) and legibility, (easily understandable frontages that are accessible). Retain a mix of uses if possible to ensure the vitality and viability of the area. Encourage well designed street frontages and entrances;

- In the Sidegate Area ensure through the planning process that any proposed change of use of a historic building to a house in multiple occupation would only be permitted provided the building can accommodate the new use without any erosion of its special character or interest, or without having a detrimental impact on the streetscene or local amenity, and be physically capable of undertaking such alteration;
- Prepare a local list of buildings of architectural/historic value within the Crook Hall area 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;

#### The Sands/ Riverside Sub-Character Area

- Seek to ensure that The Sands, an open field in the flood plain, remains free from built development and monitor the green open space to ensure that it remains maintained;
- Ensure that the informal vegetation along the riverbanks is retained and where possible seek to

encourage the reinstatement of lost sections to preserve and enhance the green character of this part of the conservation area;

- Continue to encourage accessibility for pedestrians in The Sands and along the riverbanks, including improvements to footpaths and access points to River Wear and Pennyferry Bridge. Improve accessibility (resurfacing in appropriate surfaces) and increase awareness (including interpretational material to enhance the visitor's experience);
- Work with the relevant council sections, local businesses, schools etc. to maintain a litter free environment around the riverside;
- Monitor the redevelopment of the former Ice Rink site to ensure that the development conforms to the high standards and principles of good urban design;
- Seek to ensure that the important outstanding riverside views of the River Wear and views from this part of the conservation area across to the Cathedral are retained;
- Seek to ensure that the open space within St Nicholas cemetery site, areas of mature trees and shrubbery and woodland belts to the north are protected from any future development proposal which may be detrimental to their character, appearance and wildlife significance;

- Seek to encourage the restoration / enhancement of the historic mortuary chapel and stone boundary walls at St Nicholas cemetery;
- Seek to encourage the continued restoration NS enhancement of the important group of historic buildings at Sixth Form College and encourage the removal of unsightly modern extensions and alterations through the planning process;
- Seek to ensure that the open space at the Sixth Form College site (eg. lawned areas, tennis courts, seating areas) and trees, shrubbery and woodland areas are protected from any future development proposal which may be detrimental to their character, appearance and wildlife significance;
- Ensure through the planning process that the mature trees/vegetation within the Sixth Form College site and the Freemans Quay Leisure Centre site continue to be protected in the conservation area through the Town and Country Planning Act 1990. Significant trees with high amenity value can be protected individually by placing a Tree Preservation Order;
- Opportunities should also be taken to encourage improvements to the public realm at the corner car park within the Sixth Form College site in order to compliment the high quality of buildings and the landscaping within these sites. The area would benefit

from possible resurfacing, improved boundary treatment, de-cluttering of signage and reorganisation of the parking layout and reduction of parked cars;

- Ensure the retention of the varied boundary treatments and means of enclosure at the Sixth Form College and Freemans Place which are important components of the character of the area including brick walls and piers traditional railings, contemporary sculptural railings, fencing and trees/ hedges. Place an emphasis on the need to keep these elements in a good condition and state of repair;
- Prepare a local list of buildings of architectural/historic value within the Sixth Form College site and St Nicholas mortuary chapel for example 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.

### Claypath Sub-Character Area

- Encourage through the planning process that any proposals for new shopfronts, fascias and signage within the commercial properties of the character area respect and enhance the physical qualities of historic shop buildings and the streetscape in Claypath;
- Ensure the retention of the historic hard surfacing treatments in Claypath and Leazes Place which are important components of the character of the area, and

place an emphasis on the need to keep these elements in good repair;

- Seek to encourage improvement to the existing surface treatments in the rest of Claypath using best practice conservation methods;
- Ensure the retention of the historic vennels, yards and courtyards in Claypath area. The spaces, surfacing and boundary treatments and historic buildings are important components of the character of the area and emphasis is needed to keep these elements in good repair. It is important to ensure the quality of new building design within these spaces is of a high standard;
- Prepare a local list of buildings of architectural/historic within the Claypath area 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;
- Encourage through the planning process, that any new development at potential development sites (eg. Palladium Cinema/theatre and No 17 Claypath) are only permitted where it preserves or enhances the character or appearance of the character area by virtue of its location, alignment, building line, scale, height, massing, design and materials;
- Seek to promote that high standards of urban design are considered in new development. Ensure permeability (good linkages) and legibility, (easily understandable frontages that are accessible). Retain a mix of uses if possible to ensure the vitality and viability of the area. Encourage well designed spaces, high quality public realm and street frontages;
- Seek to promote that high standards of urban design are considered in any refurbishment of the Millennium Place Centre and Walkergate. Ensure active frontages, improved permeability (good linkages) and legibility, (easily understandable frontages that are accessible). Retain a mix of uses if possible to ensure the vitality and viability of the area. Encourage well designed street frontages and entrances;
- Ensure the retention of the varied boundary treatments and means of enclosure at Wanless Terrace, Finney Terrace and Kepier Terrace which are important components of the character of the area including distinctive brick walls, fencing and trees/ hedgerows. Place an emphasis on the need to keep these elements in good repair;
- Resist any future proposals to the Victorian terraced housing (eg. Wanless Terrace, Finney Terrace and Kepier Terrace) for overlarge and out of keeping extensions which would be harmful to their appearance

and to the intimate network of distinctive back streets in and take up too much valuable amenity space;

- Consider selective Article 4 Directions to withdraw permitted development rights for a prescribed range of alterations which materially affect the external appearance of non-designated heritage assets and contribute significantly to the character and appearance of the area;
- Ensuring through the planning process that any proposed change of use of a historic building to a house in multiple occupation would only be permitted provided the building can accommodate the new use without any erosion of its special character or interest, or without having a detrimental impact on the streetscene or local amenity, and being physically capable of undertaking such alteration. Particularly around Finney Terrace and Kepier Heights.

#### **4 Resources**

There is currently no grant funding available in this part of the Conservation Area for the repair / restoration of properties. This document has identified what is special about the Framwellgate Character Area and some of the issues it is facing. It can be used to support applications for grant funding when the opportunity arises.

#### **5 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. Within this character area no boundary changes are proposed at this time.

#### **6 Article 4 Direction**

Minor development such as domestic alterations and extensions can normally be carried out without planning permission under the provisions of the General Permitted Development Order (GPDO). Article 4 of the GPDO gives local planning authorities the power to restrict these 'permitted development rights' where they have the potential to undermine protection for the historic environment. Using the provisions of Article 4 of the GPDO brings certain types of development back under the control of a local planning authority so that potentially harmful proposals can be considered on a case by case basis through planning applications to help prevent the erosion of the architectural details and character of the older traditional and historic buildings in the conservation area.

The appraisal of the character area identified a need for an Article 4 Direction to individual unlisted properties around Framwellgate (refer to plan).

The following types of work were included in the new Article 4 Direction approved on 29<sup>th</sup> July 2016 and formal Planning Permission is now required for the following:

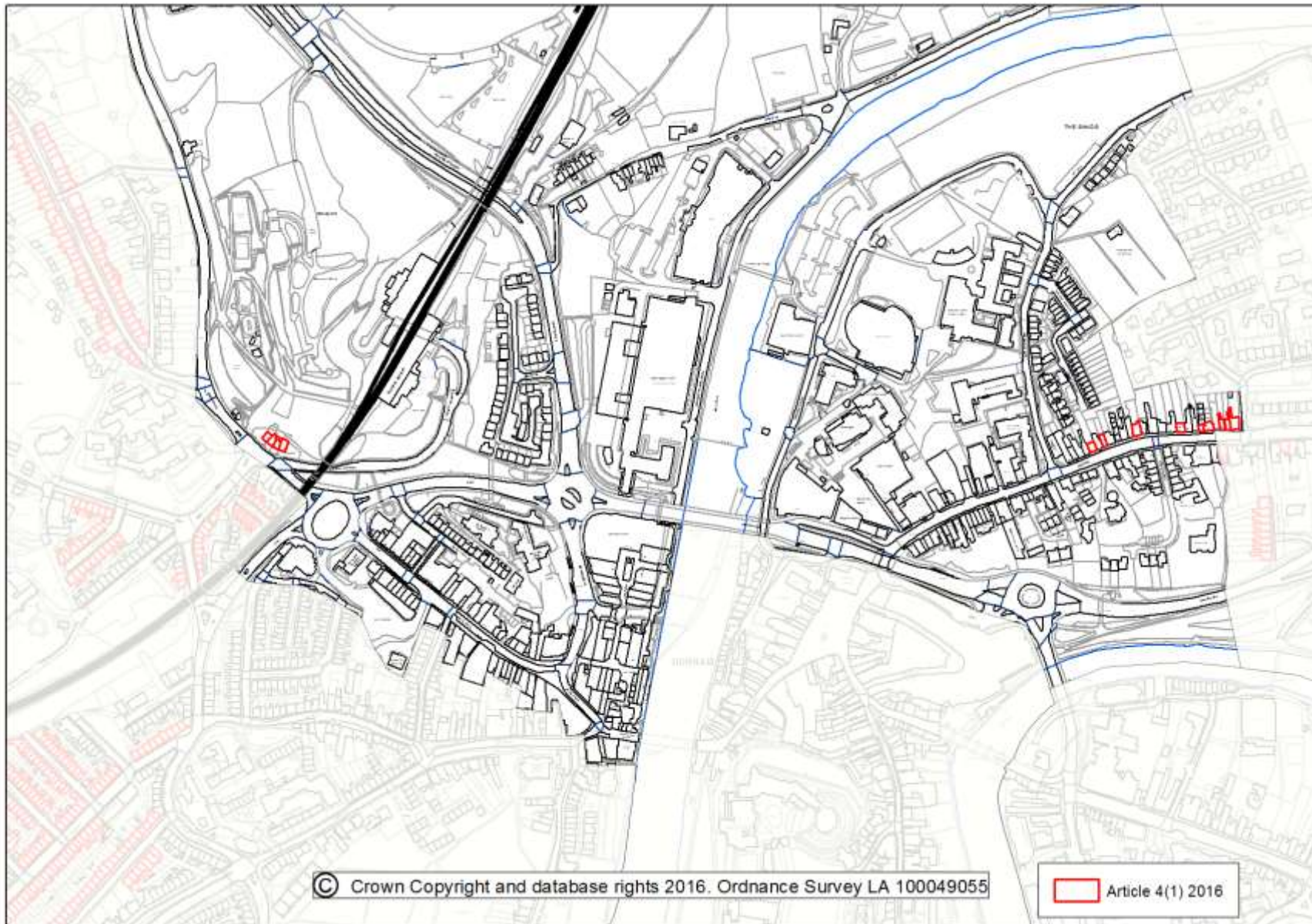
- The enlargement, improvement or other alteration of a dwelling house, where any part of the enlargement, improvement or alteration fronts a highway, or open space e.g. the changing of windows and doors;
- Any alteration to a roof of a dwelling house which fronts a highway, waterway or open space, e.g. change in roof material, Velux windows and dormer windows;
- The erection or construction of a porch outside any external door of a dwellinghouse which fronts a highway, waterway or open space;
- The erection or alteration of buildings or enclosures, swimming or other pools incidental to the enjoyment of a dwellinghouse or containers used for domestic heating purposes, within the curtilage of a dwelling house which fronts a highway, or open space.
- The laying of hard surfacing within the curtilage of a dwelling house where the hard surface fronts a highway, or open space;
- The installation, alteration or replacement of chimneys, flues or soil and vent pipes on a dwellinghouse;
- The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of

enclosure within the curtilage of a dwelling house which fronts a highway, or open space;

- The painting of the exterior of a dwelling house which fronts a highway, waterway or open space.

Flats, shops, public houses and commercial premises do not enjoy the same permitted development rights as dwellings, so the Article 4 Direction does not apply and consequently these properties are not included on the plan. Listed buildings are also not included as Listed Building Consent is already required to carry out these types of works.

Article 4 Map







## Appendix 1

## Listed Buildings





## APPENDIX 1 - LISTED BUILDINGS

The following is a list of the listed buildings within the Framwellgate Character Area, taken from the national register managed by Historic England. 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/>

### THE GREY TOWER, NORTH ROAD

List entry Number: 1121395

#### Grade: II

House, possibly lodge. Late C18/early C19, possibly incorporating an earlier house. Coursed squared sandstone with ashlar plinth and dressings; roof not visible. L-plan. 3 storeys, 2 bays. North elevation has entrance tower set back at right; 2-centred-arched head to partly-glazed ledged boarded door in double-chamfered surround under dripmould. Slit on each floor above, blocked on first; corbelled battlemented parapet. Flat stone lintels and flat stone sills to 2-light casements in left 2 bays under projecting battlemented parapet. One-storey, one-bay left extension has inserted bow window. South elevation has label moulds over 2-light casements and flat-coped parapet.

### BOUNDARY STONE ABOUT 40 METRES NORTH OF JUNCTION WITH OBELISK LANE, NORTH ROAD

List entry Number: 1160415

#### Grade: II

Boundary marker. Sandstone block, triangular in sections and about ½ m. high, with sloping top. Inscribed H.&.L.A, 1878 on top; D.U.S.A. on north face; D & C-S N B on north face.

**CHURCH OF ST.CUTHBERT, NORTH ROAD**

List entry Number: 1121396

**Grade: II**

Parish church. 1858-63 by E.R. Robson. Coursed squared sandstone with ashlar plinth and dressings; dark slate roof with diaper patterns in light slate. Early English style with French influence.

Northwest tower: nave and chancel with south aisle; north vestry. 3-stage tower has paired west doors flanking central statue of St. Cuthbert, in wide 2-centred arch with flower-carved band under drip mould; tympanum has carved Christ in Majesty flanked by symbols of Evangelists. Second stage has 2 tall slits under gabled drip moulds; top stage has tall shafted belfry opening of 3 orders under zig-zag moulding. Strings at each stage, the second crocketed and the third moulded; square stair turret at left has arcaded second stage under tall conical stone roof; saddle-back tower roof with crocketed gable copings. West front set back has large wheel window over 3 lancets, separated by a buttress from the aisle. Aisle windows are groups of 2 or 3 lancets with foiled roundels over. North nave windows have paired cusped lancets under quatrefoils. 5 similar groups in apse. Drip strings, that on nave below foils. Buttresses, those on aisle massive. Steeply-pitched roof, conical over apse. O.S. bench mark on north face of west buttress.

Interior: brick with ashlar band and dressings, painted; waggon roof with king-post trusses. 3-bay arcade has pink granite columns with crocketed capitals; paired bracketed shafts on square ashlar piers, unpainted, at either end; zig-zag moulding to 2-centred arches and to narrower arch to southeast organ

chamber. Tower has ribbed vault to porch with roll-moulded door whose inner arch has 4 orders. Windows have rere arches, those in aisles cusped, on colonettes, those in apse on Frosterley marble shafts. Drip moulds. Aumbry in north chancel wall and sedilia in south, the latter crocketed. Octagonal font on 4 shafts has banded flat cover. Glass in west windows has Te Deum; signed in lower lancet T.E. CURTIS / WARD AND HUGHES LONDON 1899. West aisle has 2 windows by the same firm; all commemorate members of Barnes family. East bay of aisle has 3 lights showing the miracle of loaves and fishes, the Light of the World and the Good Shepherd, signed WAILES AND STRANG ARTISTS Newcastle upon Tyne; to members of the Cherry family.

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**LYCHGATE WEST OF CHURCH OF ST. CUTHBERT, NORTH ROAD**

List entry Number: 1322873

**Grade: II**

lychgate war memorial. Dated 1918. Coursed squared sandstone; wood upper part; Welsh slate roof. Chamfered coping to stepped walls canted forward and to side walls of gateway; wood-panelled upper part supports gable with date carved on beam over 2-centred arch; carved spandrels; carved bargeboards. Steeply-pitched roof has swept eaves. Wood gates curved up at sides. Wood benches inside.

**THE BATTERY IN WHARTON PARK, NORTH ROAD**

List entry Number: 1322852

**Grade: II**

Belvedere and gun emplacement. 1858 gift to city from W.L. Wharton. (Latin inscription on inner face). Coursed squared sandstone retaining wall with ashlar parapets. 2 platforms linked by walkway. Battlemented parapets, stepped at left turret, and corbelled walkway; chamfered copings.

**STATUE OF NEPTUNE IN WHARTON PARK, NORTH ROAD**

List entry Number: 1310577

**Grade: II**

Statue of Neptune. Resited from Market Place pant. 1729. Coursed squared sandstone plinth; lead statue. High tapered plinth supports life-size standing figure holding trident; dolphin beneath one foot. Temporarily removed at time of survey for restoration.

**FRAM WELL HEAD, FRAMWELLGATE PETH**

List entry Number: 1120637

**Grade: II**

Well head. 1450 rebuilt 1847 and restored 1959; resited from 165 yards to the northeast. The gift of Thomas Billingham to the city. Coursed squared sandstone. Rectangular plan with low diagonal buttresses; slot in east side; south side has rebates for door, now blocked and containing commemorative

plaque giving history of well. Steeply-sloped coping 3 courses high.

**CROOK HALL, FRAMWELLGATE WATERSIDE**

List entry Number: 1159909

**Grade: I**

House. C14 manor house; C17 and early C18 link to mid C18 house. Coursed squared sandstone earlier part with Welsh slate roof; English garden wall bond later part with ashlar quoins and dressings and Welsh slate roof with stone gable copings. At right end is 4-bay hall; left kitchen wing and C17 extension from which C18 house breaks forward. One high storey to hall, 2 storeys and 2 bays to kitchen wing; 2 lower storeys to 2-bay link; 3 storeys and 3 bays to addition; 11 bays in all.

Hall has 2-storey projection at left, 2 cupsed ogee-headed lancets at right; ruined right end, garderobe tower and chamber. Tudor-arched door in gabled M 2-storey projection has lintel dated and initialled 16 71 under bull's eye; I F small square window above has chamfered surround; central mullion removed. Rear elevation has 2-centred-arched door surround at opposite end of passage from main door. Interior: sandstone walls, part coursed and squared. Roof trusses perhaps C16, with truncated principals on tie beams, curved struts, and clasped purlins; ashlaring at eaves. Later fire-hood backs onto passage at front end, and is partly removed; brick wall supports massive stone lintel. The only domestic open hall known in County Durham.

C17 link has 2 gables over 2-storey one-window part at left and 2-storey-and-attic, 2-window part at right: horizontal sliding sashes at left in stone surrounds from which central mullion has been removed; at right, cross windows on ground floor, sashes with glazing bars above and blocked attic window. Interior: large wood lintel to fire at left; triangular-section blocks forming stair; ceiling beams with painted red undulating foliage.

C18 house at left; 3 storeys, 3 bays. Sashes with glazing bars, some wide in wide boxes; 2-storey entrance bay at right has door with 3-over-3 panels and 3-paned overlight in lugged architrave. Main house has sandstone lintel bands, 2-brick floor bands, moulded kneelers and end brick chimneys. Left return has massive brick chimney stack with offsets, and floor bands at differing levels from those of front; quoins altered at floor level, suggesting re-fronting of earlier house. Interior: High-quality stair has ramped grip handrail on alternate vase-and-column and rusticated-column balusters; carved tread ends. First-floor panelled room has round-headed niches, and elaborate chimney-piece, perhaps a composite of C18 and C19 work, with terms supporting garlanded corniced top. 6 fielded panels to doors. Stucco ceiling cornices and dove with basket, badge of Hopper family, previous owners.

#### **BARN NORTH OF CROOK HALL, FRAMWELLGATE WATERSIDE**

List entry Number: 1254241

##### **Grade: II**

Barn and loft. Early C18. Brick with roof of pantiles. 2 storeys, 3 bays. Wide timber lintel to vehicle door at right; tall segmental-

headed central doorway. Wood lintel over door at left. 3 segmental-headed second floor openings. Brick upper-floor-level band. Being restored at time of survey.

#### **BARN WEST OF CROOK HALL, FRAMWELLGATE WATERSIDE**

List entry Number: 1323252

##### **Grade: II**

Barn and loft. Early C18. Sandstone rubble with ashlar quoins and brick dressings; Welsh slate roof, 2 storeys, 3 bays. Loading door at left under brick elliptical arch. Right return gable has pitching-hole with boarded doors.

#### **DURHAM RAILWAY STATION FRONT RANGE, STATION APPROACH (NORTH END)**

List entry Number: 1161508

##### **Grade: II**

Railway station. 1857, probably by G.T. Andrews for North Eastern Railway Company. Coursed squared sandstone with ashlar dressings; Welsh slate roof with stone gable copings. Main block H-plan; extension to left, including former water tower; short extension to right. Tudor Gothic style.

Main block: 2 storeys, 5 bays; 3-bay central portico has double-chamfered Tudor arches on plinth, with steps up to the central arch; diagonal buttresses and battlemented parapet. Renewed doors at centre and right have overlights, the right stone-mullioned over shouldered door; cross window in left bay.

Stone mullions and transoms to windows of 1 and 2 lights above. Gabled end bays contain wide loading door at left and cross window at right on ground floor; stone cross windows above; label moulds to windows in gabled bays. Steeply-pitched roof of fishscale pattern; sloped copings resting on moulded kneelers; truncated polygonal chimneys. Left extension has one-storey 3-bay link (with casements and steeply-pitched roof) to battlemented tower on blocked arcade. Small outbuilding to left of main block has shouldered surround to door in right return; sloped coping to wall. One-storey one-bay right extension in similar style.

### **DURHAM RAILWAY STATION WEST RANGE AND CANOPY, STATION APPROACH**

List entry Number: 1121344

#### **Grade: II**

Passenger building and canopy. Circa 1857. Probably by G.T. Andrews for North Eastern Railway Company. Coursed squared sandstone with ashlar dressings; Welsh slate roof with stone gable copings. Main building H-plan with extensions, linked by C20 insertion to lavatory block at right. One storey, 8 bays and one-storey, one-bay block at right. Main part has 3 mullioned-and-transomed 6-light windows in centre flanked by gabled bays containing paired doors, with 2-paned overlights at left and paired windows at right, under label moulds; further set-back one-bay sections obscured at left and with one window at right. Steeply-pitched roof has sloped coping on kneelers; truncated octagonal chimneys.

Lavatory block of one storey, one wide bay with 5 high square ventilators under gable.

Canopy: 2 ridges resting on cast iron Gothic beams and octagonal columns with leaf capitals. Doors to platform are ledged and boarded.

### **CHURCH OF ST.GODRIC, CASTLE CHARE**

List entry Number: 1120717

#### **Grade: II**

Roman Catholic parish church. 1864 by Edward Welby Pugin; tower 1909-10 by Pugin and Pugin. Coursed squared sandstone with ashlar plinth and dressings; roof destroyed by fire. West tower; nave and chancel with north aisle and east apse. Gothic style. 4-stage tower has north door: 9 panels with mouchette-traceried overlight in 2-centred moulded arch; tall transomed windows above have 2 lights with dagger tracery; 2 tall slits above these; top stage has tall paired belfry openings with cusping below trefoil top lights. Set-back buttresses with offsets; niche in northwest angle has statue of saint. Floor strings; top arcaded corbelling to pierced parapet with large corner pinnacles. Paired aisle windows under cinquefoil clerestory lights; easternmost 2 are larger and under gables with elaborate cross finials; similar gables over 2-light windows of 3-sided apse; linking moulded coping has gargoyles. Stepped continuous sill string.

Interior: plaster; pink granite columns and sandstone ashlar dressings. 5-bay arcade has 2-centred arches on round columns with billflower capitals. Drip moulds. Roof missing and interior damaged by fire at time of survey.

### CASTLE CHARE COMMUNITY ARTS CENTRE, CASTLE CHARE

List entry Number: 1159303

#### Grade: II\*

House, later convent; now arts centre. Early C18. Incised stucco with painted ashlar dressings and plinth; chamfered quoins; Welsh slate roof with brick chimney. Rear shows Flemish bond brick with moulded floor strings and dog-tooth cornice. 3 storeys, 3 bays. Central door has diagonal panelling in lower half under 4 panels; wide architrave. Flat stone lintels and projecting stone sills to sashes with glazing bars. Parapet with cornice.

Wing at right of 3 storeys, one bay, set back; plain surround to renewed door under blocked overlight; small window above.

Double-span roof to main house has central and side brick chimneys, and is hipped at left.

Interior: main staircase in left part has fat turned balusters supporting wide, ramped and wreathed grip handrail, fluted rectangular newels and curtail. Panelled dado without rail to first flight. Front left room on second floor has raised fielded panelling. Rear wing has ground-floor room at higher level on slope; this has much rococo decoration in plaster and carved wood. Enriched mouldings to shutters and doors; swags and garlands in panels and covering ceiling; similar decoration to chimney-piece with bracketed cornice and marble and marbled stone inner surrounds. Ionic Venetian case to garden door with broad glazing bars in overlight and sidelights. Tall staircase window. Many 6-panelled doors with L hinges and wide architraves; several C18 chimney pieces, some with later cast iron grates. Brick-vaulted cellar has re-used grooved wood in

lintel. Roof has apex collars to trusses, of which feet are hidden by floor; staggered purlins. Grooved wood in lintel. Roof has apex collars to trusses, of which feet are hidden by floor; staggered purlins.

### NORTH ROAD METHODIST CHURCH, NORTH ROAD

List entry Number: 1160401

#### Grade: II

Bethel chapel, now Methodist church. Dated 1853 in top panel. By E R Robson. Coursed squared sandstone with rock-faced basement and ashlar dressings; Welsh slate roof with stone gable copings. Classical style. 2 storeys, 3 bays. 8 steps up to dentilled pedimented Ionic porch with panelled double door in round arch. Flanking fixed lights have lozenge-patterned leading and coloured glass under flat stone lintels. Round-headed sashes above, the central tripartite and stepped, under bracketed keyed arches and drip mould. Sill strings between Giant Tuscan pilasters defining bays. Top entablature and pediment with panel BETHEL CHAPEL and date under roundel containing spiral-spoked wheel. Plain wrought iron handrails on steps have plain rods and acanthus-bud principals. Boot-scraper attached to left of door.

**27, NORTH ROAD**

List entry Number: 1121436

**Grade: II**

House, probably minister's house of Methodist Chapel (q.v.). Circa 1860; probably by E.R. Robson. Coursed squared sandstone with high plinth; Welsh slate roof. 2 storeys, 3 bays. Symmetrical. Panelled central double door in painted stone Tuscan doorcase with modillioned cornice. Tongue-stopped moulded surrounds to late C19 sashes; first-floor sill band; gutter cornice. Roof hipped at right; ashlar ridge chimney with modillioned cornice.

**UNITED BUS COMPANY CANTEEN, NORTH ROAD**

List entry Number: 1160392

**Grade: II**

House, now canteen. 1842 by J.L. Pearson. Coursed squared sandstone with chamfered quoins and ashlar plinth and dressings; Welsh slate roof with rendered chimney. 2 storeys, 3 bays. Renewed steps up to central 6-panelled double door in wide architrave. Painted flat stone lintels and projecting stone sills to sashes with glazing bars. Low-pitched hipped roof has chimney on front slope.

**FORMER MINER'S HALL (RISTORANTE LA CANTINA), 15-17, NORTH ROAD**

List entry Number: 1121435

**Grade: II**

Miners' Hall. Dated 1875. Sandstone ashlar; roof not visible. 2 storeys, 4 bays; tower over fourth. Ground floor C20 shops. First floor has bays defined by pilasters; round-headed windows in recessed arches, the right end window smaller and pedimented in architrave with pediment. Rusticated pilasters have paterae on necking. Top entablature inscribed. Balustraded parapet has globe and square finials. 2-stage octagonal tower has round-headed slits; angle pilasters; high octagonal dome has 2 ball-and-spike finials.

**PREMISES OCCUPIED BY ZAKS MENSWEAR AND JEWELLERY CENTRE, MILBURNGATE**

List entry Number: 1310686

**Grade: II**

House, now shop. C17 with alterations. Sandstone rubble ground floor; timber frame above with rendered nogging; roof Welsh slate with rendered chimney. 2 storeys, 3 bays. Thin wood lintels over renewed central door and late C19 sash at left; cornice over plain shop window at right. First floor has 2 similar sashes and close-studded centre panel; some timbers renewed. Steeply-pitched roof has tall transverse chimney.



**UNITED REFORMED CHURCH HALL AND OFFICES**

List entry Number: 1120681

**Grade: II**

Presbyterian church, later successively Independent and Congregational. 1751. Dark red brick with sandstone plinth and rendered ashlar dressings: roof of concrete tiles. 2 storeys, 2 bays and small one-storey porch at left to basement. Wide steps up to renewed central door, flanked by round-headed sashes with glazing bars in round brick arches and with projecting stone sills. Smaller windows above of same type and small rectangular perforated iron ventilator in gable peak. Left return has 3 large round-headed windows of same type. Interior shows ground floor offices and vestry with some fielded panelling; beaded panelling in entrance hall; front stair has turned newel with urn-shaped finial, grip handrail, fat square balusters on first flight; rear spiral stair by St. Pancras Ironwork Co., London, in Gothic-style cast iron. Included for group value.

**UNITED REFORMED CHURCH, CLAYPATH**

List entry Number: 1159380

**Grade: II**

Congregational, now United Reformed, Church. 1885-6 by J.T. Gradon. Snecked sandstone with ashlar plinth and dressings; Welsh slate roof with decorative red ridge tiles. Aligned north-south. Decorated style. Elaborate hinges to paired, 2-centred-arched doors on street front in moulded arches with central pink granite column. Dog-tooth moulding to arches and to quatrefoil window over, set in shallow gabled panel with fleur-

de-lis finial. Large 5-light window above has head-stopped dripmould. 3 cusped lancets at left of door and one at right. At extreme right, tower of 4 stages has 2-centred-arched door facing forecourt and 2-light window facing street in first stage; upper stages have blind arrow slits and 3 small lancets beneath broaching of octagonal belfry. 2-light louvred belfry openings under frieze; stone belfry spire with decorated bands on gargoyled base. 6 lancets in north aisle; 7 roundels to clerestory. Piers, walls and gate in front: 2 square piers in front: broached to octagonal domed coping; cast iron lamp-holder finials. Dwarf wall linking baptistry and piers. Gothic-style iron gate at left to passage to rear. Rear has area railings of wrought iron with curved pointed heads. Interior: painted plaster with boarded dado; crocketed cast iron columns; stone-corbelled brackets supporting king- and queen-post roof. West gallery now part of inserted first floor. Crocketed capitals to nave arcades with delicate spandrels or iron circles. Gothic style wide pulpit at east.

**32, CLAYPATH**

List entry Number: 1323234

**Grade: II**

House, now offices. Circa 1740. Painted brick with painted stone dressings; Welsh slate roof. 3 storeys, 2 bays. 6-panelled door at left in architrave under bracketed pediment. Narrow sash to left, sash to right and 2 on each upper floor have flat brick arches and painted projecting stone sills. Wide brick floor strings. Eaves gutter board with cast iron gutter. Roof, half-hipped at left, has swept eaves and wide rear brick chimney. Interior shows wide dog-leg stair with wide ramped grip

handrail on turned balusters; architraves to some doors; 2 C18 chimney pieces on top floor. Entrance passage has dado with fielded panelling. Round-headed stair window.

### **38, 39 AND 40, CLAYPATH**

List entry Number: 1159412

#### **Grade: II**

3 houses. Late C17/early C18. English garden wall bond brick (mostly 6 and one); painted ashlar dressings; Welsh slate roofs. 3 storeys, 2 bays each house. Renewed door at left of No. 38 in deep reveal and stone surround with shaped top panel; No. 39 has one step up to 6-panelled door and overlight at right in deep panelled reveal and pilasters with fluted necking supporting cornice; No. 40 flushed door at left with overlight in similar doorcase with patera on frieze. Canted bays of 3 storeys to No. 38 and 2 to No.40; No. 38 has boarded panels between floors. No. 39 has tripartite sashes on each floor with header-course lintels and projecting stone sills; similar sills to renewed windows of No. 40, some with header-course lintels. Nos. 39 and 40 have brick floor bands. Swept eaves to roofs of first 2 houses; steeply-pitched roof to No. 40. Foot-scraper recesses beside doors. End chimney to each house.

### **42, CLAYPATH**

List entry Number: 1120682

#### **Grade: II**

House. Late C18. Flemish bond brick with painted ashlar plinth and dressings; Welsh slate roof. 3 storeys, 2 bays. 4-panelled door and 3-paned overlight at right in raised stone surround; renewed sashes in 2-storey canted bay and in paired windows on second floor and windows in right bay, that on top floor smaller; header-course lintels and sill bands. Dog-tooth brick top cornice. Steeply-pitched roof has left end brick chimney.

### **45, CLAYPATH**

List entry Number: 1159422

#### **Grade: II**

Shop. Dated 1871 in gable. Flemish bond brick with ashlar dressings; Welsh slate roof with stone gable coping and cast iron balustrade. Gothic style. Half-glazed door at right and yard entry at left have chamfered pilasters with carved quatrefoil ornament; central 2-light shop window has pointed segmental arches on pilasters, with crocketed capitals and clasping rings, set in wide chamfered segmental arch; ground-floor cornice on gabled fascia brackets. First floor oriel, the lower part boarded, has pierced trefoil parapet in front of top-floor paired sashes with chamfered brick and stone jambs and flat stone lintel and sill. Quatrefoil-decorated blocks support coped gable over window and terminate roof balustrade of scrolled foliage. Iron gable finial. End chimney square with ashlar sloped coping and square yellow pots.

**46, CLAYPATH**

List entry Number: 1323235

**Grade: II**

House. Early C19. Rendered with plinth; painted ashlar dressings; graduated Lakeland slate roof with stone gable copings and brick and ashlar chimney. 3 storeys, 2 bays. 2-panelled door and overlight at left in deep reveal of Tuscan doorcase. Shouldered raised surrounds and projecting stone sills to late C19 sashes. Foot-scraper recess. Right return gable rests on curved stone kneeler

**47, CLAYPATH**

List entry Number: 1159436

**Grade: II**

House. Early C18. Painted incised stucco; Welsh slate roof. 2 storeys, 2 windows. 5-panelled door and overlight at right in wide architrave; plain sashes with projecting painted sills and stop-chamfered reveals. Swept eaves to steeply-pitched roof; truncated right rendered chimney. Foot-scraper inset beside door. Interior shows grip handrail to renewed stair balustrade; 2-panelled doors in architraves; first-floor principal room has tall cupboard with double doors in keyed arch surround; thick shaped shelves. Included for group value.

**51, CLAYPATH**

List entry Number: 1120683

**Grade: II**

Incorporating No. 49. 3 houses, now flats. Former No. 49 at left late C18; No. 51 at right mid C18. Painted incised stucco, with painted ashlar dressings and quoins to right build; Welsh slate roofs with gable coping and brick chimneys. 2 and 3 storeys, 2 and 4 bays. At right of first house 6-panelled door and overlight with glazing bars in panelled surround with prominent cornice; painted projecting sills to renewed sashes with late C19 glazing. Foot-scraper recess. Roof has swept eaves and renewed left end chimney. Second house has 6-panelled doors and overlights in wide architraves at left and in third bay, the latter with bracketed hood. Late C19 sashes flanking main door and on top floor have plain reveals and projecting painted stone sills; 2 first floor oriels have slate roofs. Curved kneelers support gable copings; 2 rear end chimneys. Interior shows open-string stair with vase balusters and wide grip handrail; interior of flat No. 5, rear of first floor, has chimney piece with bracketed diagonal pilasters supporting cornice; fluted pilasters flank high window; broad ceiling frieze has stucco floral design; 6-panelled door in architrave.

**52, CLAYPATH**

List entry Number: 1311046

**Grade: II**

House. Circa 1820. Incised stucco with rendered plinth; Welsh slate roof with brick chimneys. 2 storeys, 3 bays. Central 6-

panelled door and overlight in pilasters under cornice. 2 windows on each floor are late C19 sashes with painted projecting stone sills. First floor band. Steeply-pitched roof has 2 rear chimneys.

### 53, CLAYPATH

List entry Number: 1323236

#### Grade: II

House. Mid C18. Rendered with plinth; Welsh slate roof with flat stone gable coping. T-plan. 2 storeys, 3 bays. Central 4-panelled door in panelled surround has wrought-iron brackets supporting hood. Renewed sashes in flanking bays have painted projecting stone sills. Left gable coping with curved kneeler. Rear wing ridge rises above front ridge. Foot-scraper in recess.

### 56, CLAYPATH

List entry Number: 1159445

#### Grade: II

House. Early C19. Incised stucco with painted ashlar plinth and ashlar dressings; Welsh slate roof; brick chimney. 3 storeys, 2 bays. 4-panelled door and overlight at left in plain wood surround with hood. Sashes above door have glazing bars, those in right bay have late C19 glazing, all with projecting stone sills. Low-pitched roof has one end chimney.

### 64, CLAYPATH

List entry Number: 1120684

#### Grade: II

House. Late C18. Flemish bond brick with ashlar plinth and dressings. Welsh slate roof. 3 storeys and basement, one bay. 2 steps up to partly-glazed 6-panelled door at right in deeply-fluted pilasters under cornice. Painted wedge stone lintels and projecting stone sills to sashes with glazing bars. Roof hipped to street; left chimney. Cellar shute beside door has iron grille.

### 66, CLAYPATH

List entry Number: 1120685

#### Grade: II

House. Late C18. English garden wall bond brick (mostly 5 and one) with painted ashlar dressings on rubble plinth. Stone side steps on brick base. Welsh slate roof. 2 storeys and attics; 3 bays. Side steps up to 6-panelled door in wide architrave under cornice. Header-course lintels and painted projecting stone sills to tripartite sashes with late C19 glazing bars in outer bays; central bay has small horizontal sliding sash of 2 lights under eaves. 2-light attic windows in bargeboarded dormers with finials. Ridge chimney at right end.

**69, CLAYPATH**

List entry Number: 1159448

**Grade: II**

Mechanics' Institute, now saleroom. 1841 by Ignatius Bonomi and J.A. Cory. Sandstone ashlar with Welsh slate roof. 2 storeys, 3 bays defined by pilasters with flat rustications on first floor: ground floor completely rusticated but for cellar plinth. Panelled double door and overlight in right bay, flanking boot-scraper niches in plinth (scrapers missing). Sash windows with glazing bars in plain reveals, breaking band on ground floor and architrave at top entablature. First-floor sill band and prominent eaves cornice. Stone gable copings and gable end chimneys.

Interior has main first floor hall with moulded egg-and-dart cornice, moulded cases to ceiling beams on triglyph bracketed pilasters, ornamented roses and small gallery at street end.

**70, CLAYPATH**

List entry Number: 1323237

**Grade: II**

House and shop, now restaurant. Late C18. Incised stucco with felt-covered roof and brick chimney. 2 storeys, 2 bays. Shop has early C19 slender pilasters flanking door and window; sashes with glazing bars on first floor have plain reveals. Small ventilator in roof.

**71, CLAYPATH**

List entry Number: 1159454

**Grade: II**

House, now offices. Late C18. Painted brick and ashlar dressings; Welsh slate roof with brick chimney. 3 storeys, one wide bay. Partly glazed door and overlight at left in architrave; late C19 sashes in moulded frames have projecting stone sills; flat stone lintels on ground and first floor; header-course brick lintel at eaves to top window. End chimney.

**THE TRAVELLER'S REST PUBLIC HOUSE, 72 AND 73, CLAYPATH**

List entry Number: 1120686

**Grade: II**

House and public house, now public house. 2 builds, that at right incorporating earlier building. Render; upper floor of right build has pebble-dash render in broadly-spaced timber frame. Welsh slate roofs with brick chimneys. 2 storeys, 2 bays each build. House at left has yard entry and 6-panelled door at left flanked by pilasters under cornice; late C19 sashes in right bay, and narrow sash over paired openings, have projecting stone sills; steeply-pitched roof has end chimneys. No. 73 at right has lower storeys. Half-glazed double door at left and blind door at right framed on slender pilasters which support fascia end cornice. Oriel and C19 sash above. Included for group value.

**THE BIG JUG PUBLIC HOUSE, 83, CLAYPATH**

List entry Number: 1159462

**Grade: II**

House, now public house. Mid C18. Painted brick; rear wing C17 timber-framed. Welsh slate roofs. L-plan. 3 storeys, 5 bays. Late C19 ground-floor public-house front; wide vehicle entrance at right. Upper floors have double-keyed flat brick arches and painted projecting stone sills to late C19 sashes. Floor bands. Roof has swept eaves; 3 ridge brick chimneys. Large gilded jug sign early C19. Rear wing of 2 storeys and one bay has timber framing visible on left return.

**91 AND 91A, CLAYPATH**

List entry Number: 1323238

**Grade: II**

2 houses, now with shop and restaurant. Late C18. Flemish bond brick with painted ashlar dressings; cast iron shop columns; roof concrete tiles and Welsh slate. 3 storeys, 2 bays each house. Left house has C19 shop with central recessed door, with overlight and sidelights, between round-cornered windows; slender columns support upper floor; altered door at right. Wedge stone lintels and projecting stone sills to sashes with glazing bars. Stone gutter brackets. Low-pitched roof with end chimney.

No. 91A at right has altered ground floor; windows and gutter brackets similar to those of first house; Welsh slate roof. Included for group value.

**1-6, LEAZES PLACE**

List entry Number: 1120622

**Grade: II**

Terrace of houses. Circa 1840. English garden wall bond brick with ashlar basement, quoins and dressings; Welsh slate roof. Cast and wrought iron gas lamp, area railings and foot scraper. Basements and 2 storeys; 3 bays to No. 1 with left return to Claypath, 2 bays to remaining houses; 13 bays in all. 6-panelled doors and overlights, those of Nos. 3 and 4 with glazing bars. Tuscan doorcases to Nos. 3 and 4, fluted pilasters with Greek key frieze and cornice to remaining houses. Wedge stone lintels and projecting stone sills to sashes with glazing bars; large first-floor oriel to No. 4. Roof, hipped at left end, has ridge brick chimneys. Wrought-iron foot scraper shaped '2' set in step of No. 3. Incised ashlar block with street name at left end. Gas lamp attached between Nos. 4 and 5: mid C19, cast and wrought iron; square, with high acorn-shaped finial, and resting on iron bracket. Area railings to Nos. 5 and 6 are spear-headed with rear stays and set in chamfered dwarf walls.

**7-12, LEAZES PLACE**

List entry Number: 1310729

**Grade: II**

Terrace of houses. Circa 1840. English garden wall bond brick with painted ashlar basement plinth, ashlar quoins and dressings. Welsh slate roof; cast iron area railings. Basements to Nos. 7 to 11, 2 storeys to each house; 2 bays each except No. 12 with right return to Claypath, which has 3 bays; 13 bays in all. 6-panelled doors and overlights, those to Nos. 8, 10, and 12

with glazing bars, in Tuscan doorcases (except No. 12 which has fluted pilasters with Greek key frieze and cornice). Wedge stone lintels and projecting stone sills to sashes with glazing bars; No. 8 has large first-floor oriel. Roof, hipped at right, has ridge brick chimneys. Spear-headed area railings set in chamfered dwarf walls to Nos. 6, 7, 8, 9 and 11, all with rear stays and some with gate-post panels.

### **LEAZES HOUSE, LEAZES PLACE**

List entry Number: 1323243

#### **Grade: II**

Villa, later school. Circa 1848 for John Henderson, carpet manufacturer. Sandstone ashlar; roof of large graduated slates. 2 storeys, 3 bays. Central Tuscan porch with square columns contains recessed half-glazed double door with side and overlights; inner door has fanlight with glazing bars. Giant Tuscan pilasters define bays, the central bay recessed, containing sashes with glazing bars, flat stone lintels and projecting stone sills. Eaves band with paired brackets supporting wide eaves of hipped roof; tall stone chimneys. South garden front on right return has 2 canted bays of 2 storeys. Interior shows oval light over stair well; renewed stair balustrade. Elliptical landing arches and similarly-shaped landing windows, obscured by inserted partition wall. Window shutters, some obscured by work benches. Servants' stair has plain balustrade and handrail. Empty at time of survey.

### **LEAZES COTTAGE AND PART OF STABLES AND COACH HOUSE ATTACHED, LEAZES PLACE**

List entry Number: 1160120

#### **Grade: II**

Coachman's house, stable and coach-house. Mid C19. House: rock-faced sandstone with ashlar dressings; roofs of Welsh slate. 2 storeys, 3 bays. The right bay, set back, contains steps up to 4-panelled door and overlight recessed in raised stone surround. Similar surrounds and bracketed sills to 2 plain sashes on ground floor and one on first. Paired brackets support deep eaves interrupted by central bargeboarded gable in main left part. Delicate wrought-iron leaf finial on gable. Panelled square chimneys have plinth, band and wide cornice. 2 bays of squared sandstone rear stable wing retain original openings and chimney. Beyond this chimney, the building is much altered and not of special interest. Included for group value.

### **11, PROVIDENCE ROW**

List entry Number: 1161150

#### **Grade: II**

House. Circa 1810. Painted incised stucco with ashlar plinth and dressings. Brick rear. Lakeland slate roof; brick chimney. Double span. 2 storeys, 3 bays. Central 6-panelled door and fanlight in doorcase of panelled pilasters and open pediment. Projecting stone sills to blind window over door and to sashes with glazing bars in outer bays, the upper ones tripartite. 2 foot scraper recesses flank door. 4 end brick chimneys.



## 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 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. 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.

### Area 1

#### Garden House Public House

Landmark building that dates back to the early 19th century, Formerly the Woodman's public house, it is a busy Inn and hotel, much altered in recent years and now called The Garden House. Long linear frontage in white painted pebble dash and a series of slate roofs with prominent tall rendered chimneys. The series of first floor sliding sash windows and the symmetrical pattern of bay and arched entrance is attractive. On the ground floor there is a symmetrical pattern of bays and an arched entrance, with panel and half panelled glazed doors. At the rear there is a large extended painted modern

timber conservatory but the roofline and scale has been carefully broken up.

#### DLI Museum

Durham Light Infantry Museum built in 1964-8 by Tarren and Caller designed as a dark glass box on a slender concrete frame with the top storey art gallery, offices and round ended stair tower, all in white aggregate cladding. The museum was originally a sophisticated cuboid design, but despite more recent art gallery extensions it still retains a simple attractive simplicity. The circular ground floor refectory addition resulted in a slight deterioration in the overall massing and the simple built form and choice of materials. The original dark glass has been replaced by solid walls in stone aggregate cladding. The DLI building is positioned sensitively within the centre of the site overlooking the ponds and enveloped to the rear and partially to both sides by woodland.

#### Amphitheatre and walls, Wharton Park

Stone walls of Wharton Park dated 1857, part of the original grounds to Mount Beulah (now St Leonards School), summer gardens and terrace on the knoll on Windy Hill, which exploited not only the spectacular views of Durham Castle and Cathedral. William Wharton bequested the use of Windy Hill to the City in July 1858, and Wharton Park became one of the first public parks in the region.

The high stone walls to Wharton Park along North Road are a key feature in the streetscene and provide a sense of enclosure to this busy route into the city. There are visual breaks at the entrances into the park such as the vehicular entrance and stone steps with stone piers and wrought iron locked gates. Within the park itself there are a series of important interconnected stone walls that support the terraces, separate the spaces and provide enclosed boundaries. The amphitheatre links effectively with these walls creating an intimate semi-circular space.

Repairs to the walls are being undertaken currently as part of a Heritage Lottery Funded project.

### **Stone walls / piers, St Cuthbert's Church**

St Cuthbert Church and its large churchyard and walls have significant presence within the streetscene. The Parish Church itself is listed and dates from 1858-63 by E.R Robson. The listed lychgate west of the church and stone walls attached to the frontage of the lychgate along North Road and to the rear of the church facing Framwellgate Peth are significant features extending southwards from the church where it adjoins Wharton Park.

## **Area 2**

### **War memorial to 1st World War**

Enclosed elevated churchyard surrounded by high stone walls and metal railings leading up to church entrance. Stone War

Memorial commemorating the First World War located adjacent to the Church frontage. Stone Cross on stone plinth with carved motifs and lettering.

### **The Presbytery, Tenter Terrace**

Prominent detached large Presbytery, this building has been much altered, and the original (possibly Georgian) building has been refurbished to add a post WWII frontage facing the road. The walls are in pebbledashed white render, there are brick surrounds to timber casement windows, timber boarded painted doors. The roof is prominent, a large hipped slate roof with tall matching brick chimneys. The front of the building retains some of its original appearance.

### **The School buildings, St Godric's and St Anne's Court, Castle Chare**

Attached to the frontage of St Godric's and St Anne's former convent is the former brick school building that has a strong presence in the streetscene. The former school has been converted to flats with parking in the forecourt. The contrasting red brick provides a rather lively addition with the attractive fenestration pattern, a series of sash windows, half gabled dormers, stone sills and heads. The slate roof above sits independently from the former convent roof.

### **Stone boundary walls to St Godric's and St Anne's Court, Castle Chare**

Relatively steeply sloping site surrounded by coursed, random stone walls with triangular coping along the boundary to Castle Chare and Milburngate, 18th and 19th century. Enclosed car park at the front surrounded by high stone walls, railings and metal gates, recently repointed. Terraced landscaped gardens at the rear are hidden by tall stone walls and vegetation.

### **Railway walls leading to Station Approach**

Sandstone random coursed walls approximately 1.5 to 2 metres high with copings supporting the embankment, running parallel to the pavement on the north side to Station Approach, winding up to the south platform that links in with the steep stairwell that cuts into the embankment. To the south of the Station adjacent to Station Approach is an attractive viewing platform surrounded by high stone walls and an ornate railing. Directly below this area in a well concealed wild area of open space, the station walls loom high above.

The walls extend to the underpass providing vehicular and pedestrian access to the north platform. To the rear of the north platform there are stone walls and overhanging trees to Wharton Park.

### **Tenter Cottage, No 25 Tenter Terrace**

No 25 Tenter Terrace is a curious building that reputedly housed the wages office of a factory, now a residential property. This building is a compact, tall, and perfectly symmetrical cottage with a very steep impressive roof and

delicate ridge tiles framed by two tall chimneys. The red brick walls are broken up by stone string courses, stone surrounds and stone mullions. Windows are casement openings and stain glass over lights, a panelled door and fanlight sits centrally.

### **Shakespeare Hall, No 71, 72 and 73 North Road**

Modest Shakespeare Hall, with its painted rendered frontage, well ordered fenestration with top hung casements and ornate surrounds. Welsh slate roof with dentiles, simple roof form. Three shopfronts, simple Victorian shopfronts with attractive fascias, cornice, corbels and stone carved pilasters.

### **No 65 North Road, (Weatherspoons)**

Former bank building at 65 North Road, particularly grand frontage, two and half storeys. Attractive red brick frontage enhanced with stone detailing; stone surrounds, string courses, stone quoins, stone arched heads, lintels, stone porch canopy and supporting columns. Fenestration pattern is regular and symmetrical on first and second floor with arched heads to dormers, large opening to grand ground floor window and carriage opening. Sliding sash windows 6 over 6, new glazing to large arched ground floor opening. Slate roof, ornate stone dentiles, dormers and brick chimneys.

### **No 64B North Road.**

Dutch gable distinctive red brick frontage, attractive stone parapet. Distinctive fenestration, sash window second floor with ornate terracotta surround, first floor bay with sash

openings and ground floor stone original pilasters and new modern shopfront, painted timber but in the traditional style. Notable as this appears to have been a group of buildings in the street constructed mid/late Victorian.

#### **Reform Place. No 74, 75 and 76 North Road.**

Reform Place is part of North Road with an esoteric range of architectural styles, indicative of the rapid expansion of the City in late 19th century. Reform Place consists of the remains of warehouses and storage buildings served by an archway from North Road with Victorian shopfronts, ornate timber pilasters, fascias, cornice and consoles facing the road frontage. Two storey building with simple fenestration sash and more modern casement replacements and stone frontage, in sandstone coursed and random, stone quoins, heads and sills and simple slate roof.

#### **No 5 to 12 North Road**

No's 5 to 12 North Road are narrow tall Victorian commercial buildings, two and three storeys in height with attractive shopfronts. These are notable as they appear to have been the earliest in the street constructed with the road in the 1830s. They are of an attractive mellow stone construction with simple yet ordered facades of one or two stories above a ground floor shop unit. Timber shopfronts survive, in part, in a number of properties as do some sash windows. The windows are set within plain openings with flat ashlar lintels. Slate roofs are stepped down and staggered along the gently sloping

street, with prominent chimneys. Later phases of development are characterised by modifications to these properties or complete rebuilding. The former introduces rendering and later window styles, such as projecting bay windows whilst redevelopment takes the form of grander more stylised buildings and the use of non-local building materials bricks and tiling.

#### **The Cinema, North Road**

The stone fronted former cinema noteworthy prominent frontage; constructed from ashlar stone with attractive string courses, pediments and a central molded archway. There are attractive round arched windows above the recessed frontage and modern entrance doors. Flat roofs directly behind parapet and large slate pitch roof. Building not fully utilised, restaurant on ground floor.

#### **No 31, 32, 34 and 35 Milburngate**

In front of The Gates Shopping Centre adjacent Framwellgate Bridge is a cluster of tall narrow possibly early 19th century frontage properties. The dark brick and rendered buildings have attractive fenestration patterns, black painted sash windows (8 over 8 and 6 over 6), oriels/double bays protruding out into the streetscene and simple fairly plain good quality contemporary shopfronts, the roof forms are broken up to provide an interesting mix of pitched slate roofs. No 33 is listed dating back to 17th century.

### Area 3

#### **Pennyferry Bridge**

Pennyferry Bridge is the most recent addition to the river crossings around the City built in 2003 as part of the Millennium Place development. The bridge takes the form of a horizontal deck with a graceful span supported by three cables running from the top of a single 'A' frame set into the riverbed close to the eastern bank. There was a specific parapet detail designed using splayed horizontal rail to lighten the visual weight of balustrading structure. It is a key focal point along the riverside.

#### **Crook Hall Farmhouse (south west of Crook Hall)**

Crook Hall Farmhouse an L-shaped building of coursed random rubble with roughly shaped quoins, all openings are modern casements but there are various traces of older openings. The basic fabric of the east /west block is 17th century with an uncompromising 1980's extension. Steep Welsh slate roof with an 1980s extension of unsympathetic concrete tiles. The Farmhouse associated with the precious Medieval relic of Crook Hall (a 14th century stone and brick hall with the 17th and 18th century wing and a fine Georgian town) and various 18th century buildings consisting of two barns, a coach house, granary and farm house clustered around a central courtyard.

#### **The Barn/Old Granary House (north of Crook Hall)**

Two storey old granary, located just to rear off Crook Hall, two storey. Constructed in brown/red handmade bricks at first floor

and sandstone random laid on the ground floor, brick string courses above front entrance. First floor has four slit openings and brick arched heads, new window insertion, new timber boarded door and over light, sash windows on either side. Red clay pantiled roof and metal flue.

#### **Crook Hall Walls**

Within Crook Hall the Medieval buildings and barns are enclosed in part by Medieval walls which have been altered and added to over the centuries. The gardens are subdivided by large stone walls up to 1.5 to 2m in height, varying condition. Stone random laid and also coursed stone, some quoins and also handmade bricks. One wall near the Medieval hall displays a bee oven. The vehicular driveway up to Crook Hall features important random stone coursed walls.

### Area 4

#### **Remnants of the Mill and Mill Race**

Milling existed in Bishop Mill (Corn Mill) since early Medieval times, and the Corn Mill stood on the weir downstream from Framwellgate Bridge (at Walkergate) until 1960's, with only remnants remaining. By the 1939 map the mill race had been filled in and Freeman's cottages and gardens removed for the construction of the ice rink. The former ice rink has been recently demolished to provide new office accommodation, phase 2 of which is currently being constructed (Dec 2015). The Mill Race and remnants of the mill has been retained in front

and there has been an ongoing archaeological dig to record any previous industrial developments.

### **The former Durham School/Sixth Form College Buildings**

The Sixth Form College was originally Durham County School built in 1913, a mix of school buildings fronting onto the original Mill Race. In recent years the school buildings have been converted to Sixth Form College and enclosed by a series of modern school classroom extensions and art centres.

The Sixth Form College consists of a number of Edwardian buildings. The main school building has a characterful frontage with a central rounded bell tower in lead with finials above and adjacent towers on the wings projecting forward. The roofs are set back behind ornate brick parapets and are in natural slate with ridge tiles. The frontages are in red brick with brick and stone string courses, pediments and window surrounds and clay tiles. The windows vary on the main building, there are rounded first floor openings, curved bay windows, sliding sash windows, and top hung casement openings. The front door is timber painted.

The rear projecting wings attached display similar quality in walling and roofing materials but the details and the fenestration patterns are generally less grand, although there are tall 15-pane sashes to the rear. The classroom buildings have prominent frontages stepped down Providence Row.

The Lodge Building within the grounds is a squat lodge house fronting Freeman Place. Of the ancillary structures within the site, the building fronting The Sands car park is the most noteworthy. Map evidence indicates that this was originally built sometime between 1899 and 1923 and it is of interest because of its age and simple design and character, architecturally it is in keeping with the style of the rest of the College. The modest lodge building at the front has a delightful simplicity, the large sash windows have been recently replaced but the profile and style has been fairly faithfully replicated. Its original use remains as a lodge/caretakers house illustrated, and that it exhibits a certain character.

### **Coach houses and outhouses**

Possibly outbuildings to the former Victorian laundry on the site, demolished in recent sites, now a car park. Used for storage, part of Sixth Form College. Outbuildings have few window openings some have been boarded up facing the car park but the large cart-door type openings and timber doors have been retained. Built from dark red brick and includes flat-arched brick heads to the windows, buildings have stepped roofs, steeply pitched of natural slate the taller building featuring a small brick built chimney.

### **The former Durham County School/Sixth Form College walls/railings**

Low brick walls dated circa 1913 with red brick piers with stone string courses and ornate stone copings and black painted

metal railings and gates to the Sixth Form College at the south end along Providence Row. In addition to railings and walls, trees, hedges and fencing provide means of enclosure throughout the site, important components within the streetscene.

### **St Nicholas cemetery, Gravestones and Stone walls**

The ancient parish of St Nicholas comprised of the central portion of the city, St Nicholas had a small graveyard in front of the Medieval church in the Market Place, but there was an additional graveyard close to the south of Claypath, adjacent to the former Chapel of Thomas the Martyr. This has been demolished, yet the approximate location of the churchyard and graves remains where St Nicholas cemetery is today. The site was formalised by the end of the Victorian era scattered with stone gravestones, enclosed by fine stone walls and a mortuary chapel was built in the centre perched on the steep slope.

Random Victorian stone walls with copings along boundaries to St Nicholas cemetery, particularly visible down Providence Row directly in front of the entrance and to the rear of the Youth Centre. The stone walls continue around the whole of the cemetery, which also includes mature trees around its boundaries.

### **The mortuary/chapel St Nicholas cemetery**

Chapel of St Nicholas, a simple Victorian Building that was a former mortuary. Constructed in coursed sandstone with a steeply pitched natural slate roof. Built in the Victorian Gothic style with fine arched stone surrounds to the solid timber painted doors, arched surrounds to the tripartite windows, but unfortunately the original stained glass has been infilled by bricks.

## **Area 5**

### **No 1 to 5 Blue Coat Buildings**

No's 1 to 5 Blue Coat Buildings are distinctive in the streetscene as a result of their lower scale. They are modest two storey properties wedged between the taller buildings. The properties dates from the 19th century, built in brick in English Garden Wall bond and include sliding sash windows above late 19th century shop frontages with traces of older openings above. Archway to the Blue Coat courtyard to the rear is important.

### **St Anthony's Vicarage**

A substantial Victorian villa with various offshoot extensions. The Priory of the Sacred Mission is an attractive stone house of 1850 in the neo Tudor style. It has rubble masonry in the small rear west wing, part of an earlier house, and has prominent steep pitch roofs, gables and attractive bargeboards, chimneys and ridge tiles. There are a number of traditional timber sash openings and modern windows in the ground floor, an ornate



porch and attractive front door provides an interesting entrance.

The Priory is an attractive tall faceted stone tower with a sloping mono-pitch roof rising to a significant point with glass panels inset below, the tower is connected by a long linear link to the main house.

### **St Anthony's Cottage**

Small detached cottage in St Anthony Priory's ground, late Victorian. Handmade dark brown bricks, slate hipped roof. Symmetrical frontage, well-proportioned with casement windows and leaded lights. Attractive porch (later addition), gable fronted with 1930s front door and stain glass glazing panels.

### **Quakers Burial Ground**

In one of these courtyards to the south, The Quakers meeting house was built in 1679, sadly this disappeared last century but the forlorn graves in part survive at the burial ground close to St Anthony Vicarage. A small space of significance historic value

### **No18 Claypath (presently Oldfield's Restaurant)**

Late 19th century building of brick with ashlar dressings and an impressive frontage including neo-Tudor windows, a polygonal oriel, "DCC" monogram in stained glass and also pierced by a

weather vane. Regrettably, the original ground floor has been lost to a 20th century shopfront but this has some quality.

### **No 25 Claypath**

Three storey Victorian property attached to the former Palladium Cinema. Brick frontage, painted frontage, slate roof and brick chimney. Sliding sash, six over six pattern at first and second floor, stone sills and heads. Shopfront, modern fascia and some alteration, shopfront frame/layout likely to be as original, timber panelled door and fanlight above.

### **No 26, former Palladium Cinema**

The next noteworthy building in this part of the street is the former Palladium Cinema which opened in 1924 but sadly has been vacant for many years. The building has a one bay street frontage of painted ashlar in the Art Deco style, its main feature being the large moulded arch with keystone and carrying a cornice with details at the ends.

### **No 29 Claypath**

Two storey late Victorian/ early 20th century building, brick frontage with parapet and flat roof. Extensive warehouses to the rear. Brick string courses, brick heads and stone sills, chamfered side frontage. Side elevation, visible brick elevation. Rendered at ground floor and painted shopfront, simple shopfront, slender glazing bars and shopframe, extended fascia.

### **No 33, former Post Office headquarters**

A key landmark building now converted into flats, it is a fine building with a well balance symmetrical frontage. The red brick elevations with stone string courses and plinth are prominent at the front and at the side. The roof has a prominent parapet in stone and brick and hidden sloping roof structure to the rear. The fenestration is attractively balanced with two prominent arched windows surrounding the grand entrance and a stone door surround on the ground floor, imitation sash windows can be seen at first and second floor level diminishing in size with stone surrounds. On the side elevation there are similar style openings but less grand in size.

### **No 41 Claypath**

A small unlisted two storey cottage that is dwarfed by the taller properties to either side, the roof is low and wide, and the frontage is rendered and colour-washed and although it may date from the 18th century it appears to have been heavily remodelled in the 20th century, but nevertheless it has a degree of character .

### **No 43, 44 and 48 Claypath**

Good examples No 43, 44 and 48, demonstrate a broad variation of architectural styling with frontages a mixture of brick in English Garden Wall bond, or subtle tones painted render and painted incised stucco; window and door types mainly have a symmetrical fenestration pattern with diminishing sized sash windows and central panelled doors of four and six panels with over light, wide surrounds, architrave

and canopy. There are, paired sash windows, 12, 4 and 2 paned sash windows, mullion windows, stone surrounds, headed course lintels and sills.

### **No 55/54 Claypath**

Tall rendered three storey Victorian property, wide frontage with slate roof and metal downpipes. A regular fairly regimented fenestration of sash windows of diminishing sizes. Second floor level and left hand side 6 over 6 squat windows, first floor and ground floor 6 over 6, elongated. Timber sashes but on ground floor replacement in uPVC, stone sills throughout.

### **No 59 and 58 Claypath**

Two storey pair of Victorian cottage, No 59 double fronted, pebbledashed first floor, smooth rendered ground floor, painted pale blue. No 58 has a slate roof and brick chimneys and painted metal downpipes. No 59 has symmetrical fenestration, sash timber windows in a 3 over 3 pattern, stone sills. Modern timber painted door, simple architrave. No 58 first floor sash, 3 over 3 and timber mullion and pair of sash. Modern timber painted door and hood dated above.

### **No 6o, 6oa, 6ob and 6oc Claypath**

Group of three storey properties, Victorian, set behind in a small enclosed courtyard.

Rendered property, tiled roof with brick chimneys, two storey off shoot. Sliding sash openings, three over three, on all levels,

small top hung timber casements, stone sills painted, panelled and modern timber painted doors, overlight above. Front gardens enclosed by timber fencing, yard surfacing a mix of gravel, tarmac and river cobbles.

### **No 65 Claypath**

Distinctive double fronted building, two and half storey Victorian property. Rendered frontage painted pale yellow, slate roof, brick chimneys. Half dormers, mullion/casement windows. First floor and ground floor large mullion windows, sash opening (one over one) sliding sash openings, sliding sash glazing side panels 2 over 2, Central panelled door, overlight and attractive fluted architrave.

### **No 79 Claypath**

Distinctive double fronted building, three storey Victorian property. Symmetrical frontage, sliding sash openings two over two second floor, blind middle window, stone head and lintel. Large first floor flat bay and timber panelling below, sliding sash 2 over 2, and side sash panels. New shopfront with extended fascia, timber cornice, consoles and fluted pilaster, stone stall riser. Timber panelled side door and half glazed door in recessed opening. Slate roof and central brick chimney.

### **No 80 Claypath, former Police HQ,**

Also of interest is No 80 an imposing building formerly a library and Police Station. It is a three storey building of red brick with

painted ashlar dressings, a tall slate roof with overhanging eaves, and with attractive doors surrounds, pointed arched sash windows, string courses and plinths that add interest into the streetscene.

### **No 81, Blue Coat Cottage**

Blue Coat Cottage is a charming Georgian cottage with a white rendered frontage, slate roof and sliding sash windows.

### **No 84a and b, 85, 86, 87, 88, 88a, 89, 90, 92 and 92a Claypath**

On the south side of Claypath at the lower end of the street near to the Market Place the historic buildings are mainly Victorian commercial properties, of three storeys and two bays with narrow frontages. The properties are predominantly constructed from multi-red/brown brickwork in English Garden and Flemish bonding patterns below steeply pitched slate roofs of varying heights with attractive ridge tiles, the ridge lines punctured by prominent brick chimneys with multiple chimney pots.

Some of the grander properties feature painted ashlar dressings, stone string courses and stone plinths and windows are typically well proportioned sliding sashes either 6-over-6 or 2-over-2. There are also examples of oriel windows or most have brick sills and chamfered heads. A significant feature of many of these buildings are the surviving Victorian shop

frontages which are well proportioned and traditionally designed incorporating stallrisers, pilasters, corbels, cornices, and recessed doorways etc. This historic built form is so successful that new development at No 92 and 92a has tried to create the same style, late twentieth century pastiche that has picked up elements of scale, broken up roof form, with slate roofs and tall chimneys etc.

### **Kepier Court, Victorian Penitentiary**

Rambling Victorian Penitentiary still remaining. This is a striking solid three storey building of sandstone with a steep slate roof and tall prominent sandstone chimneys and strong gables. The windows sit in an orderly fashion and are small casement openings which have been replaced in recent years. The grounds were developed in the 1970's with new blocks staggered at different levels down the steep sloping terrain in a north /south direction, not following the existing street pattern.





**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 streetscenes 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:

### **The Former Miners Hall, 15-17 North Road**

English Heritage Building at Risk List entry Number: 1121435

#### **Grade: II**

Miners' Hall. Dated 1875. Sandstone ashlar; roof not visible. 2 storeys, 4 bays; tower over fourth. Ground floor C20 shops. First floor has bays defined by pilasters; round-headed

windows in recessed arches, the right end window smaller and pedimented in architrave with pediment. Rusticated pilasters have paterae on necking. Top entablature inscribed.

Balustraded parapet has globe and square finials. 2-stage octagonal tower has round-headed slits; angle pilasters; high octagonal dome has 2 ball-and-spike finials. Evidence of damp and water egress on roof and front elevation, Roof repairs required and rainwater goods, some stone repairs. Vegetation removal on the parapet. Building not in full use, some empty ground floor and first floor accommodation.

### **The United Bus Company Canteen, North Road**

English Heritage List entry Number: 1160392

#### **Grade: II**

House, now canteen. 1842 by J.L. Pearson. Coursed squared sandstone with chamfered quoins and ashlar plinth and dressings; Welsh slate roof with rendered chimney. 2 storeys, 3 bays. Renewed steps up to central 6-panelled double door in wide architrave. Painted flat stone lintels and projecting stone sills to sashes with glazing bars. Low-pitched hipped roof has chimney on front slope. Isolated location, set back from North Road, to the rear of bus station potential development site. In use as a nursery, general repairs required. Original wall at front needs some repointing and odd stone replacement at entrance near vehicular access way.



### **The Former Cinema, North Road**

The stone fronted former cinema noteworthy prominent frontage; constructed from ashlar stone with attractive string courses, pediments and a central molded archway. There are attractive round arched windows above the recessed frontage and modern entrance doors. Flat roofs directly behind parapet and large slate pitch roof. Building not fully utilised, restaurant on ground floor. Some evidence of damp and water egress, possible roof repairs and rainwater goods replacement required. Building not in full use, empty ground floor and first floor accommodation.

### **Railway walls leading to Station Approach**

Sandstone random stone walls approximately 1.5 to 2 meters high with copings supporting the embankment, running parallel to the pavement on the north side to Station Approach, winding up to the South Platform that link in with the steep stairwell that cuts into the embankment. To the south of the Station adjacent Station Approach the attractive viewing platform is surrounded by high stone walls and an ornate railing. Directly below this area in a well concealed wild area of open space, the station walls loom high above here. Original walls need some repointing and odd stone replacement.

The walls extend to the underpass providing vehicular and pedestrian access to the North Platform. To the rear of the North platform there are stone walls and overhanging trees to

Wharton Park. Original walls needs some repointing and odd stone replacement.

### **St Nicholas cemetery, Gravestones and Stone walls**

The ancient parish of St Nicholas comprised of the central portion of the city, St Nicholas had a small graveyard in front of the Medieval church in the Market Place, but there was an additional graveyard close to the south of Claypath, adjacent to the former Chapel of Thomas the Martyr. This has been demolished, yet the approximate location of the churchyard and graves remains where St Nicholas cemetery is today. The site was formalised by the end of the Victorian era scattered with overgrown stone gravestones, enclosed by fine stone walls and a mortuary chapel was built in the centre perched on the steep slope. Within the graveyard a number of forlorn leaning gravestones, poor condition as a result of natural deterioration of the fabric, unchecked growth of encroaching vegetation and some vandalism. Needs a management regime, repair work, vegetation clearance etc.

Random Victorian stone walls with copings along boundaries to St Nicholas cemetery, particularly visible down Providence Row directly in front of the cemetery entrance and to the rear of the Youth Centre. The stone walls continue around the whole of the cemetery, which also includes mature trees around its boundaries. Stone repairs, some replacement stone and repointing required.

### **The mortuary/chapel St Nicholas cemetery**

Chapel of St Nicholas, a simple Victorian Building that was a former morgue. Constructed in coursed sandstone with a steeply pitched natural slate roof. Built in the Victorian Gothic style with fine arched stone surrounds to the solid timber painted doors, arched surrounds to the tripartite windows, but unfortunately the original stained glass has been replaced by infill bricks. Building in poor condition, noted that the roof and stonework requires attention, possible reroofing and selective repointing and the odd stone replacement. Replacement leaded light windows and repairs to original arch door essential, potential theft and security issues.

### **Quakers Burial Ground, Bellevue Court, Claypath**

In Bellevue courtyard to the south, The Quakers meeting house was built at no 80 Claypath in 1679 (sadly this disappeared in the 20th century) and the burial ground instated in 1851. Within Bellevue Bungalow there are grave markers within the western extent of the present site boundary that are not in situ, some rest upon a possible air raid shelter. It is thought that the potential for remains dating to post Medieval and modern periods subsurface is high. A small space of significance historic value. Needs an archaeological evaluation and possible management regime, repair work, vegetation clearance etc. Public access should be a provision on an occasional basis.

### **No18 Claypath**

(presently Oldfield's Restaurant), is a late 19th century building of brick with ashlar dressings and an impressive frontage including Neo-Tudor windows, a polygonal oriel, "DCC" monogram in stained glass and also pierced by a weather vane. Regrettably, the original ground floor has been destroyed by a 20th century shop front but this is of some quality. Good condition, attractive frontage, important contribution to streetscene. Planning Permission recently granted for redevelopment.

### **No 25 Claypath**

Attached to the former Palladium Cinema, three storey Victorian property. Brick, painted frontage, slate roof and brick chimney. Sliding sash, six over six at first and second floor, stone sills and heads. Shopfront, modern fascia and some alteration, shopfront frame /layout likely to be as original, recessed opening. Timber panelled door and fanlight above at the side. Fair condition but rather neglected, various elements require attention for example the paintwork to frontage, windows and doors, defective rainwater goods, tired poor shopfront needs refurbishing. Adds to streetscene, attached to the Palladium. Planning Permission recently granted for redevelopment.

**No26 the former Palladium Cinema**

The next noteworthy building in this part of the street is No26 the former Palladium Cinema which opened in 1924 but sadly has been vacant for many years. The building has a one bay street frontage of painted ashlar in the Art Deco style, its main feature being the large moulded arch with keystone and carrying a cornice with fasciculae at the ends. Poor/fair state of repair, neglected property, empty for some time. May require some major repairs externally, possible major roof repairs, (need further investigation), repair to Art Deco frontage paintwork to frontage, reinstatement of the entrance, repair and repainting of windows and doors, defective rainwater goods needs refurbishing. Full internal refurbishment required. Adds to the streetscene, positive contribution. Planning Permission recently granted for redevelopment.

**No 29 Claypath**

Two storey late Victorian/ early 20th century building, brick frontage with parapet and flat roof. Extensive warehouses to the rear. Brick string courses, brick heads and stone sills, chamfered side frontage. Side elevation, visible brick elevation. Rendered at ground floor and painted shopfront, simple shopfront, slender glazing bars and shopframe, extended fascia. Good to fair condition, adds to the character of the streetscene. Planning Permission recently granted for redevelopment.



**Appendix 4**  
**Public Comments**



## APPENDIX 4 - SUMMARY OF CHARACTER ASSESSMENT TOOLKIT (CAT) COMMENTS

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:

### Sub Character Area 1: Aykley Heads

#### Positive Aspects

- Attractive quiet wooded area;
- Attractive open spaces;
- Area has rural feel;
- DLI car park not intrusive;
- Attractive Views, Station Car Park has good views of the Cathedral/from mound;
- Attractive setting to DLI;
- Good access to Station;
- Framwellgate Peth has open aspect sunny attractive entrance into town and park;
- Well-kept verges;
- Off street parking and clearly defined access to St Cuthbert's Church;
- Good efficient lighting;
- Wharton Park is a historic Victorian park, wonderful asset for local people in the Town Centre;
- Outstanding views from battlements of the Cathedral, Castle and Viaduct;
- Variety of spaces and uses within the park, clearly defined;
- Good variety of trees, shrubs and habitats;
- Established seating areas lots of benches;
- Flower beds used to be attractive – informal bulbs and planting;
- Near town centre and good position, open space in close proximity available for residents;
- Next to station, viewing area for trains;
- Play area very popular with children – few other play areas in city centre/county;
- Disabled parking on top;

- Community involvement, over 220 Friends of Wharton Park;
- Active area for walking and improving health – great potential to be improved;
- Upper North Road- attractive green and leafy entrance into the town;
- Stone walls an important feature;
- Boundary walls define edge.

#### Negative Aspects

- Cigarette butts in seating area;
- Some traffic noise;
- Himalayan Balsam invasive in some areas;
- Pond has a neglected feel;
- Dogs running loose;
- Safety issue old pits;
- Signage to DLI clutter and clutter in station car park, masts, CCTV;
- Condition of road;
- Vehicular access to DLI not easy – speed and surface (not planted);
- Looks like ex-mining area;

- (Framwellgate Peth)-busy road with issues of traffic speed and noise (race track), poor links to the DLI difficult to cross road, traffic corridor to Milburngate Roundabout. Better pedestrian access required across Peth, perhaps Pelican/Bridge;
- Entrance to Wharton Park/Church poorly signed;
- Wharton Park in poor condition, lack of maintenance of Keepers House, paths, flower beds, street furniture (mixture of benches and seats), general neglect;
- Park Keeper House open to young vandals;
- Lack of investment over the last decade, health and safety issues;
- Play equipment tired, needs replacing;
- Poor signage and connectivity;
- Entrance by car poorly signed and in poor condition – not welcoming;
- Parking limited, access steep and steep verges and also near play area, traffic hazard;
- Poor lighting in park;
- (North Road) busy road with cars and buses, noise and fumes close to pedestrians;
- Some litter and gas leaks;
- Toilets at the bottom are very unattractive and uninviting.

### General Comments

- Very pleasant area, well used by local people. A valuable local asset;
- Wonderful green and leafy park in the town centre;
- Particularly good location, next to the station, Aykley Heads, DLI and town centre;
- Need to link with DLI and Aykley Heads;
- Historic Victorian park is an important asset;
- Important children's play area, there are very few other areas for play;
- Set on terraces up Windy Hill with sweeping paths;
- Cathedral bus could link Wharton Park with Station/DLI;
- Link in as a learning resource;
- Churchyard has great potential to be a wildlife haven and link to park;
- Churchyard important for residents to visit, area of reflection;
- Great potential to improve, the park is looking tired, very neglected and is badly in need of a makeover.

### Suggestions

- Keep it as it is;
- Keep it well maintained;
- Avoid too much public art and instead perhaps introduce temporary open air exhibitions;
- Avoid closing the access road after 7.30 at night, the public need more access in evening before dusk/dark;
- Better coordinated signage of DLI;
- Make more of Cathedral view;
- Improve signage, access and the entrance to the park;
- Improve paths in Churchyard and provide some seating;
- Improve the condition of the paths, steps and ensure that there is connectivity with the town centre and other areas e.g. DLI, Aykley Heads, Flass Vale, North Road, Station;
- Repair the stone boundary walls and walls and battlements within the park;
- Improve and provide more variety of play in the park;
- Provide new catering facilities, meeting room. Provide a Visitor Centre;
- Improve amphitheatre;
- Advertise views of the town, Cathedral and Viaduct, provide info and history boards;



- Trim trees to keep views;
  - Improve habitats for more wildlife;
  - More events and activities in the Park, little walks, trails/nature spotting;
  - Park Keeper required, young apprentices could be trained to help out with maintenance;
  - Park maintenance needs to be brought up to Green Flag Standard;
  - Clean up and provide better maintenance;
  - Improve lighting (in places);
  - Limit dogs' keep away from play areas;
  - Clean up litter regularly in park and North Road;
  - Improve signage to park from North Road;
  - Speed of traffic to road should be explored (speed/signage)
- Sub Character Area 2: North Road**
- Positive Aspects**
- The site of the station provides a dramatic entrance to the city;
  - Restoration of the station has been carried out with care. Good new extension. Planting good;
  - Good quality access routes in area – much improved paths, steps, two bridges leading to station and Highgate;
  - Housing in Highgate has improved area/townscape;
  - Good quality floorscape/public realm in Highgate;
  - Attention paid to detail, bricks, chimneys, window design, railings in Highgate– excellent;
  - View point at station attractive and impressive;
  - Impressive existing planting and stone walls to railway complex;
  - Outstanding views of the Castle, Viaduct, Cathedral and townscape;
  - Very attractive views of the Miners Hall, St Godric's, Methodist Church;
  - Still retains an air as an important sweeping gateway into town as it descends the hill;
  - Good links with the railway station, bus station and town. Close to lots of facilities, walkable;
  - Is a vibrant, busy street, buses, taxis and pedestrians bring it to life, bustling;
  - There are some very attractive buildings in the street eg. Miners Hall, Methodist Church, House to the rear of Bus Station, Wetherspoons, many Victorian frontages and shops;

- There are several attractive shopfronts/frontages e.g. Parkins, Furniture Store, Wetherspoons, Print shop etc.
- Some of the natural stone paving is very attractive, appropriate to the street, needs better maintenance;
- Some of the street furniture is also attractive, e.g. bollards, bins;
- The lighting is attractive, good quality and elegant;
- Shared traffic and pedestrian space works well on North Road;
- Roundabout provides attractive foreground to Viaduct;
- Traditional attractive stone, stucco and red brick Victorian and Georgian buildings – especially St. Anne’s Court and St. Godrics Court;
- Traditional timber sliding sash windows of different styles, especially at St. Anne’s Court & St. Godrics Court;
- Magnificent setting of St. Godrics Church set up high on mound and magnificent Gothic Revival Church;
- Fabulous views to Cathedral and Castle and views to townscape and Viaduct;
- High quality floorscape to part of Castle Chare and Tenter Terrace, including cobbles;
- Interesting and varied roofscapes to North Road and wider city, as seen from Tenter Terrace;
- Predominance of Welsh slate and some Lakeland slate for roofs to St. Anne Court, St. Godrics Court, St. Godrics Church & Tenter Terrace;
- Attractive green space, trees and shrubs to A690 and to rear of North Road (gardens of the Courts & the Presbytery) and in front of Tenter Terrace add interest and increase attractiveness of area;
- Tenter Terrace has a very tranquil atmosphere;
- Successful conversions from convent and former school – has successfully preserved exterior character and appearance of buildings.

### Negative Aspects

- Station bit scruffy at bus turning area – car park and also at top of approach Southside near bend – poor surfacing, fencing, railing, planting;
- Litter/rubbish in shrubs/over walls at station also issue (from sheer volume of people using station – may be a lack of bins therefore needs to be properly cleaned);
- Noise/traffic fumes in Framwellgate Peth/North Road;
- Pastiche/new homes can be dull to some people;
- Lighting to entrances/pathways to station needs to be reviewed;
- Very large modern buildings, that have paid little respect to the distinctive character of the Victorian frontages and

- Medieval street, inappropriate in scale, roofscape, massing. Very poor in terms of design, detailing and materials e.g. bus station, former Argos building, Iceland etc.
- Roofscape poor and visible from the railway of unattractive flat roofs and bus station turning area;
  - Despite being revamped fairly recently, the floorscape is in poor condition and looks rather scruffy, broken flags, unstable flags, tarmac replacement of flags, anti-skid surfaces and setts need to be maintained;
  - Despite the shop front improvement grant in recent years, the shopfronts need some attention, repair work, repainting etc.
  - New signage and some new shopfronts a bit garish and poor, not really suitable for a major route into town centre and conservation area;
  - Some of the new windows installed at first floor level need attention;
  - Canopies and walkways detract from the streetscene, impact on building line and from providing a lively continuous frontage. Recessed shops, dark and less welcoming;
  - Unoccupied shops, charity shops etc. Need more variety and traditional shops i.e. butchers, DIY, bakers, delis, etc.
  - Some paving and public realm very poor at bus stops, large red square flags completely unsuitable;
  - British telecom boxes in prominent position on footpaths – poor;
  - Bins outside of Bus Station are in disgusting condition with cigarette ends all around;
  - Traffic noise and fumes from A690;
  - Alterations to frontages of Tenter Terrace – uPVC windows and doors, pebble dash and cement render;
  - Some graffiti to back of Tenter Terrace;
  - Unsightly bins to rear of St. Godric’s & some litter by bus stops;
  - Shrubs beside A690 seem to collect litter;
  - Some cracked and concrete pavements and tarmacadam roads/pavements and modern rubber bollards;
  - Some unsightly service yards to rear of North Road;
  - Boundary fencing in St Godric’s areas and railings in Castle Chare.
- General Comments**
- Station provides an extraordinary entrance into Durham and important for visitors. Good to see retention of a number of good quality railway buildings structures intact and in good condition;

- A little disjointed with old/new;
- Fairly green area when looking at area in detail;
- Station would benefit by more improvement work near bus turning area – planting/street furniture etc.
- This is a very important street and gateway into the town centre from the residential areas in north part of town, the railway and bus station. At present rather drab, poorly maintained and unwelcoming but has huge potential. Excellent route and linkages to existing uses, transport connections and areas, outstanding outlook to the Castle, Viaduct, Cathedral, street, important group of historic and landmark buildings, attractive floorscape (in part) lighting and street furniture;
- Great opportunities to redevelop the very poor modern 1960's, 1970's and 1990's buildings that jar and provide such a poor and unwelcoming image. Important to provide a good mixture of uses, may be small shops and major hub, supermarket, department store or arts centre;
- Necessary to also look at the floorscape, street furniture and bus station complex. Proper master planning is required to ensure it is all joined up and to ensure a successful robust and sustainable scheme;
- Area of very high quality townscape with the listed buildings of St. Anne's and St. Godrics Court as well as St. Godric's Church. Tenter Terrace is an oasis of calm with little gems of front gardens in the heart of the city;

- Traffic noise from A690 to St. Godrics Church and feeling of being 'cut off' by the main road;
- Fantastic views of Cathedral, Castle, Viaduct and roofscapes of the city.

### Suggestions

- Better cleaning of the Station Approach and station – litter and rubbish must be relentless and thorough;
- Lack of taxis at entrance to station – need queuing area;
- Coordinated treatment of railings/fences at the station;
- uPVC windows should ideally be replaced at No 43;
- Review parking arrangement/short stay;
- Attention required to improve bus turning area;
- Maintain the good quality paving appropriately, replace broken flags and reinstate flags that have been replaced by tarmac. Maintain the setts in road and anti-skid;
- Improve the paving to the top end of street, replace concrete red flags etc. with Yorkstone and granite sett edging;
- Replace and reinstate walls and railings at top end of street;
- Replace very unattractive modern buildings with good quality distinctive development that pays some reference to the streetscene and townscape. Avoid large areas of flat

- roof, break up the scale and massing, avoid heavy canopies, walkways and recessed shop frontages;
- Gates development entrance may need to be redesigned to improve it as a focal point and as a more welcoming frontage;
- Possibly redevelopment and redesign bus station, so it is not so visible from railway above and from roundabout. Entrance needs to be more welcoming;
- Convert the Miners Hall back to a Cinema and Art centre and restore the building;
- Need a greater mixture of smaller shops, restaurants, cafes, bring back life night and day, rates may need to be reduced to avoid empty shop frontages;
- May also need a major hub, i.e. department store, supermarket;
- Café life introduced in Street and outside PH's possibly;
- Resurface Reform Place in attractive natural paving and attract little art shops and cafes;
- Bring back the Cinema and convert the Miners Hall into an Art Centre;
- Have more greenery, more attractive planters, mature trees in grilles, hanging baskets;
- Improve signage to the rest of the town centre;

- Reduce some of the buses, re-route to the roundabout although retain some of them to ensure it is still lively;
- Better maintenance of area on regular basis;
- Replace solid canopies with glazed ones;
- Road and footpath repairs in Tenter Terrace and Castle Chare and use of natural materials would significantly improve the character and appearance of the area;
- Introduce Article 4 direction to Tenter Terrace to prevent loss of any further traditional windows and doors.

### **Sub Character Area 3: Milburngate/Sidegate/Crook Hall**

#### **Positive Aspects**

- Outstanding views of the River Wear, the Castle, Cathedral and townscape;
- Very attractive views of The Sands, river banks and countryside - rural feel;
- Attractive riverside frontage, light, airy and open;
- Excellent flat river paths along frontage, good seating area, links with the riverside walks;
- Pennyferry Bridge - high quality simple bridge design, attractive and elegant with good links to The Sands by the Bridge;

- Radisson – good quality contemporary building. Appropriate scale and massing;
- Passport/Tax office in particular - good quality interesting architecture and contemporary design of its time. Good example of 1960s brutalist architecture;
- Good tree and shrub planting scheme outside the Radisson;
- Attractive historic floorscape in Sidegate;
- Excellent tree screen on Framwellgate Peth;
- Crook Hall absolutely delightful grounds and historic house;
- Green and leafy setting of Crook Hall and other buildings in cluster, very informal farmland backdrop, its green belt setting;
- The surrounding farmland and lower very attractive and informal, wildlife habitat, protected by green belt designation;
- Out-of-the-way close-knit community of Diamond Terrace and Sidegate;
- The gardens of Diamond Terrace and to a lesser extent Sidegate;
- Attractive intimate granite sett historic lane to Sidegate;
- Framwellgate Well is an important historic feature, a nice surprise;

- Neat, well laid out car parks;
- Riverside frontage attractive along Frankland Rd, good trees and hedgerow cover;
- Outstanding views of the Cathedral, Castle, and townscape from various points;
- Views of the river through the trees provide interest;
- Flooding is a common occurrence in this area, building set on floodplain;
- Buildings with a variety of uses beyond the Riverside Centre site provide a scruffy and unwelcoming environment.

### Negative Aspects

- Some view the complex of buildings as rather overpowering and dominant on the waterside;
- The Gates service yard very dark, dingy and unwelcoming;
- Litter and cigarette ends provide a poor impression on steps and ramp leading to Leazes Bridge and Passport Office entrance;
- Unattractive steps/ramp, dark and damp. Does not feel safe at night – poorly lit;
- Traffic noise and fumes in Framwellgate Peth, roundabout and Leazes Road Bridge;
- Litter along the river and riverbanks;

- Flooding an issue;
- Poor signage;
- Substation unattractive and underdeveloped car park;
- Upper area shabby, semi-derelict storage/industrial/offices/farm buildings;
- Rear of Diamond Terrace wheelie bins problem;
- Poor walls to the rear of Diamond terrace;
- Car parks to Framwellgate House rather scruffy;
- Very busy road, Framwellgate Peth, noisy, fumes and dangerous access;
- The electricity sub-station at the end of Sidegate;
- uPVC in Sidegate Victorian terraces;
- Car park surface near Crook Hall poor in places;
- Public car park may be underused;
- Graffiti on railway buildings.

#### General Comments

- Attractive flat riverside frontage, light and airy, with an outstanding outlook to the Cathedral, Castle, townscape and to more semi-rural areas - The Sands, and riverbanks;
- Great opportunities to redevelop the Passport/Savings office complex - good location adjacent to town centre, shops, car parks, traffic routes;

- Necessary to also look at The Gates complex and the very poor service entrance and pedestrian access/steps and ramp;
- A magic little area (apart from the shabby upper bit at Framwellgate House), full of surprises, from the historic Well/Pant on Framwellgate Peth, to the former converted cinema there, to historic floorscape and route of Sidegate enclosed by attractive Victorian houses at different levels, leading down to the river, riverbanks and vegetation along there, to Historic Crook Hall, North Barn and Granary and very attractive informal ornamental gardens, to the informal attractive farmland and scrub that looms above on the slopes to the north.

#### Suggestions

- Improve the pedestrian access into The Gates, passport office lighting, new bins and surfacing;
- Gates development may need to be redesigned at the service bay level and pedestrian entrance;
- Improve signage to waterside and other areas and uses;
- Possibly redevelop the Passport/Savings office site, great opportunities to provide development that may be more sympathetic in massing and scale and that are more distinctive;
- Improve litter clearance on the Peth and along the river;

- Important to improve and consider flooding – i.e. suitable drainage in car parks;
  - Redevelop or clear the upper shabby area to Framwellgate House;
  - Maximum protection of the green areas, farmland, scrub from development, important to the setting of the city centre, river corridor and Crook Hall, important historic cluster;
  - Storyboard about this area, Sidegate and Crook Hall;
  - More signage to Crook Hall and Pennyferry Bridge;
  - More public footpaths to the farmland;
  - Screen substation or relocate;
  - Re-surface Diamond Terrace with a more appropriate and attractive material. E.g. York stone flags;
  - Protect granite setts up Sidegate;
  - Possible Article 4 along Sidegate/Diamond Terrace, to promote more tasteful alterations.
- Sub Character Area 4: The Sands/Riverside**
- Positive Aspects
- The coach/car park is pleasantly laid out with grass and mature trees. New setts laid in the pedestrian routes and attractive bollards, railings street signage and fingerposts are attractive recent addition;
  - The coach park and car park are very well screened from The Sands and the river banks. Street trees provide effective and attractive landscaping along Freemans Place;
  - It is good that the Cathedral bus runs along Freeman's Place, although it could be given more prominence;
  - Excellent views of the river, the weir, Framwellgate Bridge, Crook Hall and St Nicholas Church, The Cathedral and r/o the covered market;
  - Wonderful location adjacent the river and near town centre with great opportunities for improving the river side frontage, to embrace the river and provide footpath links;
  - Good central location for a short stay car park;
  - The swimming pool is a significant contemporary building, award winning design that provides excellent facilities and is well located, it appears popular and well used;
  - There is a number of attractive pieces of artwork within this area, the etched glass window at the swimming pool, the attractive coloured railing, and the archway and seating area within the College grounds;
  - The 1913's original College buildings are an attractive mix of Edwardian school buildings with pinnacles/towers at the entrance. Good frontage to Providence Row;
  - The new arts centre building at the front of the college is an interesting /well designed contemporary building;



- Sixth Form College grounds particularly surprising mix of landscaping/planting and woodland glade to the rear is lovely and has a rural feel. The trees along the boundary to the tennis courts are important in the townscape. Outhouse buildings and art work are of good quality;
- The avenue of trees and vegetation along Freemans Place provides a sense of enclosure, good screening and a green and leafy feel;
- Very attractive views across The Sands looking towards the river and to the town;
- Attractive view of the key focal points of the church steeple to the United Reform Church, Crook Hall and Radisson;
- Very attractive river frontage with wild flowers and grasses;
- The Sands is a wonderful open expanse of common land and open cut grassland;
- The Sands provides free access and open space for local people and the whole of the community, used particularly by dog walkers, residents walking/shortcut, children's informal play and activities such as the circus, funfair, events;
- The cemetery is a very attractive semi wild space, full of mature trees, hedges, shrubs and wildflowers;
- The cemetery is a wildlife haven, full of birds, bats, rabbits, foxes and small mammals;
- The former chapel is a modest pleasant building of architectural worth, a heritage asset, it sits well in the slightly overgrown sloping site;
- The gravestones and the stone walls and piers at the front of the site are attractive and of historic merit.

#### Negative Aspects

- The demolition on the old mill, mill race and the removal of equipment is disappointing – possibly of historic and archaeological interest. Below ground especially may be of importance;
- Although the ice rink was not very aesthetic, it was an honest, functional building that has become 'part of Durham' – The Durham Wasps played here. This building will be a loss to Durham City;
- Is its replacement likely to be an improvement? Does it embrace the river? Is the scale appropriate? Does it link in with the Walkergate development?;
- Walkergate rear wall is excessive in height and is rather unattractive and unwelcoming;
- The existence of the lift opposite the coach drop off is poorly signed. (There are no signs in Millennium Place). Access to the lift nearer the coach/car park means walking among the cars in the Walkergate multi-storey car park.

Inclusive design is important to maximise the independence of users;

- The riverbanks sometimes suffer from litter and can be unsightly;
- Flooding can be an issue, land within floodplain;
- Milburngate Bridge is rather oppressive, with noise and fumes from traffic. Standing under the bridge it is quite a shady and unwelcoming environment;
- Pathway desire line from the car park through the trees to the sports centre is just a rough track;
- There appears to be no pedestrian access to the school from Providence Row;
- The car park area on the corner is unattractive, scruffy, poor surface, mixture of signs, and boundary treatments especially the board fence;
- There is no pavement from Providence Row along Freemans Place to the sports centre, can be a little dangerous to cross;
- Mixture of Sixth Form College buildings, original attractive 1913 School Building is rather swamped at the front by new buildings, mixture of styles and scale;
- A little open in the central section of the Sixth form College, lots of hard surfacing and grass a little windswept;
- Large service lorries using roads to the rear of Walkergate, conflict with pedestrians;
- The tennis courts don't appear to be used very much, shame they are not accessible to the public;
- The flats at The Sands are a rather plain and unattractive group of buildings, overlarge in scale and poor in massing, poor materials, not particularly distinctive;
- The life buoy along the river has been removed and there is the odd piece of litter along the river bank;
- The car park surfacing is in poor condition, rough aggregate, broken tarmac. Uneven to walk on;
- There is a considerable amount of car parking along the frontage to the flats/car park. Slightly detracts from the ambience of the area;
- There is a considerable amount of traffic within this area, especially at the junction. Very busy with cars and coaches heading from and to the car parks and coach park;
- There is bit of vandalism at the chapel, odd bit of graffiti and door lock has been damaged;
- The cemetery is a little too wild in places and may be a little unwelcoming especially at night but this is good for wildlife.

### General Comments

- Attractive flat riverside frontage, light and airy, with an outstanding outlook. This is an interesting riverside site which would seem to be underused, the existing ice rink does not embrace the river. The car and coach park, sit quietly, but do not make the most of this attractive setting. Pedestrian routes along the river banks are limited and there are great opportunities to improve linkages with other footpath routes, creating circular walks for visitors, tourists and residents. Pennyferry Bridge is a particularly attractive piece of engineering/architecture and a focal point which provides a fabulous link with the north side of the river;
- The first experience of Durham for many tourists is disembarking their coach. Many visitors are elderly and are greeted by the daunting sight of steep steps up to Millennium Place, and probably don't spot the discreet notice about the lift. The area is also drab. The car and coach park area well designed and extremely well landscaped within and around the site, a good example of best practice;
- This is an important central block of public facilities in the heart of the city centre well connected by footpaths/car parks and close to bus routes and car parks. The new Swimming Pool/Sports Centre is a well thought out and designed piece of architecture that includes a strong sculptural element at the front with impressive etched glass window and pleasing curving railing boundary. A wonderful facility for all members of the public. The Sixth Form College grounds provide an attractive setting for the Pool and the mix of College buildings. There are a fine group of trees to the rear that form a particularly impressive backdrop and skyline effect. The trees around the Tennis courts are also important and along Freemans Place. The College buildings is an eclectic mix of buildings, sadly the attractive original 1913 impressive frontage has been swamped by new additions;
- The car park on the corner although sits quietly is an unattractive space, cluttered with signs, barriers and different fencing. There are good development opportunities to provide an attractive corner building that fronts onto The Sands and has commanding views of the river;
- The Sands is a very attractive unique area of open space, consisting of well-maintained mowed grassland adjacent to the banks of the river Wear. The common land is managed by the Freeman to the City of Durham and is used at present for informal activities such as dog walking, access to the river and informal play. The Freeman grant permission for more organised activities such as funfairs, circuses and educational events. The river frontage to the River Wear is particularly attractive with the wildflowers and grasses and open views. Views down the river, across the river to Crook Hall and across The Sands in all

directions are superb. St Nicholas cemetery is a charming semi wild graveyard which surprises and delights with the former morgue/chapel perched half way up the slope, it has a fairly eerie appearance and is dark and a little unwelcoming but is generally good for wildlife;

- The Sands flat development and the uneven surfaced car park at the front slightly lets the area down but fortunately this is a small part of a vast expanse.

### Suggestions

- A riverside walk and linked open spaces from the coach/car park to join the existing path just upstream of Framwellgate Bridge and towards The Sands should be part of the new development;
- The replacement to the ice rink, should embrace the river, be appropriate in scale, and link in with the Walkergate development;
- A more prominent sign indicating the lift is needed within the Walkergate Development;
- Seating required along river frontage facing west for evening light;
- Information boards on the history of the site linked with circular walks;
- There is what appears to be a generator, presumably driven from the mill race, visible on the mill site – could it, or a modern one, not be used to generate electricity?;
- Car spaces should be removed to improve accessibility and visibility of Pennyferry bridge;
- The tennis courts could be opened to the general public out of school hours. There could be a putting green in part of the grounds. Both could be managed from the swimming pool;
- Open the gate to provide pedestrian access to the school from Providence Row;
- There are good development opportunities of the car park site to provide an attractive corner building that fronts onto The Sands and has commanding views of the river;
- More planting within the Sixth Form College site a) to screen back of the Sports Centre and b) to reduce the impact of the windswept frontage to the Sixth Form College;
- Removal if possible of the 1960's addition next to the main building School frontage, open up the original 1913 attractive entrance;
- Create a raised pathway between the car park and Swimming Pool following the desire line;
- Green space in front of the Sports Centre should ideally be open to the public, picnic areas etc.
- Resurface the car park at the front with a tarmac with an aggregate mix;

- Replace the lifebuoy near the river frontage, coach park end;
- An additional bin may help along river frontage especially with fishermen;
- Grow climbers at the flat development or better screening at the frontage;
- Keep on top of any vandalism to the chapel to discourage further problems;
- Odd appropriate light within the cemetery may help to make the place seem less eerie.

### Sub Character Area 5: Claypath

#### Positive Aspects

- The topography of the area, very hilly with Claypath on a ridge adds to the townscape, providing an interesting curving and sloping streetscape;
- There are excellent views of the townscape; roofscape, church spires, Crook Hall and Viaduct;
- Claypath is an attractive street of Georgian, Victorian cottages and houses, providing a charming and interesting streetscene;
- Simple modest Victorian terraced houses in Wanless Terrace and Finney Terrace provides attractive industrial history of 19th century Durham;
- This is a residential area and provides a 'Living Lung' to the city centre where local people live, shop, work and spend their time;
- Modern architecture in Finney Court works well and fits in with the urban grain, maybe less successful at Providence Row due to height/scale on top embankment;
- Interesting back yards and vennels within Claypath, great opportunities;
- The Copper Beech and the rear gardens to Finney Terrace are delightful, add to the streetscene. Modest gardens to artisan houses;
- Providence House dates back to 1810 and is a lovely Georgian property with impressive garden;
- The Gala Theatre has a uniformed, coherent, dramatic design. Its dramatic front façade and entrance is very pleasing;
- The Library Building is synonymous with a solid city wall from some elevations and has an attractive simplicity;
- Some good quality contemporary design to mark the Millennium;
- Millennium Place and Walkergate are located on strong desire lines and routes from the car park, coach park, riverside, sports centre and hotel, this provides good links to Claypath and the Market Place, but could be strengthened;

- Some good mixed uses between complexes, theatre, library, offices, apartments, bars and restaurants;
  - The Library, Theatre and Cinema provide excellent facilities;
  - Good views of the river and townscape are available, but need to be exploited;
  - The re-opening of the United Reformed Church as a church/community facility is good;
  - The Premier Inn seems popular and a key focal point even though some guests have disturbed night sleeps, due to noise from Walkergate;
  - Claypath is one of the oldest routes into the city, with some fascinating historic buildings;
  - The new bus shelter on Claypath provides seats and is a good facility;
  - Cycle stand facilities within Millennium Place and slip road are fairly well used;
  - Good signage with finger points, map and information boards;
  - Very attractive and varied topography with hidden snickets leading to the bottom of Hillcrest and Wear View;
  - Kepier Terrace, north and south, are attractive Victorian rendered and stone terrace houses of townscape merit.
- Old brick walls of some historic merit and townscape value;
- The area is very convenient for the City and is popular with residents;
  - The area feels safe and friendly area (apart from the semi derelict site of Kepier Court);
  - Some desirable residential properties for families;
  - Many of the houses have splendid views across the River Wear valley towards Aykley Heads, the Viaduct, the Station;
  - Potentially a delightful green, important open space and green lung;
  - Good pathways and route linkages through the site to other areas;
  - Outstanding views in the streetscape down and up Claypath, especially towards the Market Place and St Nicholas Church. Superb elevated townscape views on the ridge overlooking the town, Castle, Cathedral, although most are from private property;
  - Very attractive Georgian style street in Leazes Place, original frontages have elegance and are quite uplifting. Architectural details, railings, river cobbles left intact;

- The curving townscape in Claypath with the tall three storey buildings and strong building line is an attractive entrance and route into the Market Place;
- Some of the shop fronts in Claypath are quite attractive and understated;
- The floorscape surfacing in Claypath, Leazes Place, Moody's Yard consist of natural materials, Yorkstone flags, river cobbles, stone kerbs and granite setts. Historic floorscape of some importance that adds to the overall character;
- The roofs of the variety of buildings in Claypath and yards behind provides interesting mixed roofscape of different height buildings, materials and chimneys, the topography adds to this;
- The backyards, courts, cul-de-sacs are historic spaces of some significance and add to the overall townscape and urban grain;
- Tinkler's Lane to the rear boundary of the area is an intimate attractive historic route, the floorscape is particularly noteworthy;
- Trees within and on the edge of Leazes House are quite delightful and enclose Leazes Court at the entrance and provide a fine boundary to Leazes Road;
- Leazes Court development is quite surprising and somehow fits into the townscape, the layout, in a terrace,

the proximity of the garage courts and the surfacing add to the experience;

- Very interesting topography throughout;
- Significant historical route into the city, Medieval route to Claypath entrance;
- Buildings of historic value, for example Quaker meeting room and graveyard, Library, Blue Coat School;

#### Negative Aspects

- Good Years Yard in Claypath is poorly maintained and in bad condition;
- Claypath has a considerable amount of traffic, cars speed especially at night, difficult to cross, possibly it should be one way;
- Takes time to cross at busy junction for pedestrians;
- Too many properties occupied by students;
- uPVC, modern casement windows and doors are increasingly common, encroaching on areas original character;
- Road and pavement surfacing needs attention in Wanless Terrace;
- Ruth First House, fascia boards and advertisements a little excessive;
- Bins and rubbish in Wanless Terrace are an eyesore;

- Limited cycle routes within the area;
- Coaches and lorries having an impact on the historic properties in Claypath from vibrations;
- Millennium Place is unwelcoming- it is a draughty, barren, colourless area, somewhere you would pass through quickly. Lacks activity within the square;
- Unimaginative floorscape, street furniture and public realm are poor;
- It has an attractive, high quality, library and theatre, but inactive frontages deaden the environment. At weekends the square still manages to feel like an area devoted to drinking and nightlife rather than culture;
- A great deal of chewing gum on the pavement;
- The Millennium Place notice board is never up to date;
- Broken flags have been replaced by tarmac, looks poor;
- No tourist information office (recently closed), it was a very popular and key focal point;
- Walkergate is of the same contemporary design and is successful to a point, but some of the spaces around are poorly located, underused and wasted;
- Changes in levels add interest, but can be a hazard for pedestrians;
- Too many unimaginative chain outlets/ bars and restaurants congregated together, dead during day but rowdy at night;
- Premier Inn guests and apartment owners are frequently disturbed by noise from Millennium Place bars;
- Traffic and taxis in slip road and Claypath at weekend evenings can be quite dangerous;
- Walkergate paving has an anywhere environment feel;
- Buildings and west wall ends abruptly – large wall not integrated well into the town or stepped down. Views of river not exploited, although ice rink is partly in the way;
- Difficulty to spot lifts, not well signposted;
- Claypath was once a thriving area with individual shops. It was cut off from the city by the through road in the 1960s; this and the creation of The Gates Shopping Centre and High Street shopping centre along with draconian parking restrictions have forced them out of business;
- The unoccupied shops, cinema and offices, along with the extensively patched footpath give Claypath an uncared for appearance;
- Traffic and taxis at weekend evenings is a hazard;
- Dilapidated buildings e.g. theatre and cinema, are in a poor state and provide a poor image. In need of restoration;



- Keping Court is an unattractive group of incongruous buildings, very poor in the townscape. The Court was once a thriving multi-cultural community of post graduate students and their families before the site was sold and allowed to deteriorate;
- Boarded up site looks uninviting and unwelcoming, a blot in the streetscene;
- Squatters are possibly living in Keping Court, possibility of it being vandalised;
- The style of the new L-shaped contemporary house, No 3 Wear View does not fit with the rest of the area, neither does it pick up any distinctive features, materials etc. in the local context;
- Rear elevation and space to the r/o The Chains is large, oppressive in scale and design and very open. No boundary treatment to soft the sheer size and plain elevation;
- Garage courts in Bakehouse Lane a little unattractive in the streetscene;
- The open space and play equipment is a little plain and utilitarian;
- Terrace and older housing has sometimes a mix of poor extensions and a window and door alteration, UPVC has been introduced;
- Pavements a mixture of tarmac and concrete flags, mixed;
- Traffic noise and fumes in Claypath, especially at the busy T junction with Providence Row;
- Taxis in Claypath at the weekends in the evening, queues and noise and speed;
- Drunken revellers at weekend walking down Claypath, noise /litter etc.
- Condition of some of the properties in Claypath, needing repainting, repairs, new fascias;
- Some of the backland new development is poor quality and not locally distinctive e.g. Blue Coat, Bellevue Court;
- Surfacing of some of the yards i.e. Blue Coat Court, consists of large areas of tarmac, not locally distinctive or particularly attractive;
- New development/housing fronting No 75-79 Claypath not particularly high quality or attractive brick/detail, lost opportunity;
- Student accommodation proliferating in, noise and disturbance;
- Loss of some key features in some of the properties, fragmenting the townscape;
- Poor signage is poor to city centre;
- Moody's Yard has unattractive bins and poor surfacing;

- View of the opposite side of Claypath lets down the streetscene e.g. Kwik-Fit and the Snooker Club.

### General Comments

- This is a very historic route into Durham City with interesting Georgian/Victorian buildings and historic references that are sadly lost on visitors. Claypath is a delightful curving street that slopes fairly steeply down to the Market Place;
- It is a vibrant, lively and bustling place, although parked cars and traffic do impact on noise and fumes levels;
- Providence Row is an interesting varied street that winds steeply and has a number of surprises, mainly The Sands, cemetery at the end.
- The attractive Sixth Form College former school buildings and the elevated apartments of Finney Court noted;
- Wanless Terrace provides tight, uniform Victorian housing, quite intimate and inviting, while Finney Terrace provides interesting modern architecture, a key tree (Copper Beech) in the townscape and some delightful rear gardens;
- Views throughout are interesting of streetscape, roofscape and town/country beyond;
- Despite the quality of some of the buildings, this is a very significant centre in Durham and does not provide the best impression or atmosphere for visitors arriving by coach or car who have come to see a historic cathedral city. The

combination of a sterile day time development Walkergate and the bleak environment of Millennium Place is not welcoming;

- The night time economy attracts hoards of drinkers/revellers generated in Walkergate leaking into Millennium Place and Claypath, with lines of taxis and excessive noise is quite intimidating for visitors, families visiting the theatre, staying in Durham. It is also difficult for residents to cope with disturbed sleep;
- Claypath is a vibrant street despite some of the uncared for and dilapidated buildings. There are great opportunities here for restoration or redevelopment with appropriate schemes of mixed uses;
- This is a very pleasant residential area, near to the city centre with particularly interesting topography and superb views out across the town to the countryside beyond. The residential area has a quiet, safe feel and the variation in housing provides a mixed community with family detached homes, terrace cottages and bungalows. The area is ideal for residents, but there is a slow encroachment of student rentals into the area. It is important that every effort should be made to protect this area from more buys to lets. The mixture of buildings within the area provides at times a rather eclectic, confusing and disorderly townscape/streetscene, due to the different house types, designs, style and scale of architecture. Bakehouse Lane is a good example of this, as

the incongruous back to 'The Chains' is located opposite the attractive frontage of Kepier Heights and the garage blocks opposite Kepier Terrace. It is important in the future that attention is paid to the local context, urban grain and principles of urban design and conservation;

- This is a very historic route into Durham City with interesting Georgian/Victorian buildings and historic references that are sadly lost on visitors. Claypath is a delightful curving street that slopes fairly steeply down to the Market Place. It is a vibrant, lively and bustling place, with many interesting and varied commercial premises. Sadly parked cars and traffic do impact on the experience, noise and fumes levels are high especially at the busy T junction. The rear yards, courtyards and vennels off Claypath provide an interesting varied townscape providing a number of surprises, intimate courtyards, delightful elevated gardens, landmark chapels and the Quakers burial ground, a rich tapestry of historic assets. Leazes Place provides an attractive elegant street with uniform Georgian housing, frontages, railings, quite intimate and inviting, while Leazes Court provides interesting modern architecture, with key trees overhanging the street and some attractive rear and front gardens. Views throughout are interesting of streetscape, elevated views of the roofscape, castle, cathedral and town/country beyond. In recent years the proliferation of student accommodation has threatened the character of the area. Current concerns are that the views of local

residents will become marginalized and their opinions undermined by the demands of landlords. Local residents view their role as guardians for the area, ensuring the area continues to be a vibrant 'living' part of the city.

### Suggestions

- Improve Good Years Yard, surfacing, improvements to the fabric, fenestration, small extension at rear;
- Explore opportunities of introducing cycle paths and a one way system;
- Improve the surfacing of roads and pavements in Wanless Terrace;
- Reduce or remove the advertisements/commercial signage to Ruth First House;
- Article 4 Direction on some of the streets to protect the townscape/features i.e. original doors and windows;
- Control and collect bins/rubbish at the end of term, more collections;
- Best kept street award, encourage landlords. Plaque/mural more prominent on the Ruth First House;
- Extend the time for the green man at the pedestrian crossing;
- Provide leaflet illustrating walking routes within this area etc.

- Some greenery /shrubs/flowers in Millennium Place and Walkergate. Ivy or alternative climbers could be used on rear walls especially large walls to Freemans Place, to soften the environment and introduce colour;
- The primary importance of this site is to provide a good first impression for visitors;
- More active frontages onto Millennium Place, not just offices and workspace to let, mixed vibrant uses;
- Very important introduce either trees or a building to reduce the wind in Millennium Place, currently windswept and inhospitable;
- Leak out uses into space i.e. more cafés, restaurants and a flower kiosk;
- Please return the tourist information centre to this site, this is an important service and stimulates the tourist economy;
- Need to lower rents to encourage more independent businesses etc.
- Provide more colour and vibrancy, e.g. good quality coloured umbrellas and awnings;
- Possible fountain or focal point;
- Design brief on public realm and paving, remove bland and excessive areas of harvest coloured Tegula;
- Clean up the chewing gum;
- Ensure Millennium Place (Gala Theatre) notices are up to date;
- Make the existence of lifts from Walkergate to Millennium Place more obvious;
- More controls on opening hours on bars and night clubs;
- Relay the footpaths on Claypath;
- Restore the old cinema in Claypath, perhaps two or more screens – it would create more cinema seats than the ones in the Gala cinemas;
- Redevelop poor 1960's building MOT garage, provide mixed uses and develop poor unattractive back Service Yards;
- Permit short stay parking (free disc parking) on south side Claypath and business rate holiday and or reduced rent to encourage businesses back to Claypath;
- Lighting could be improved, currently very poor at night and does no favours for the space;
- To create more vibrancy in Millennium Place invite contemporary art sculptures to exhibit;
- Re-join Claypath to Market Place by building premises on the bridge;
- Create a second way out from Walkergate by making road from car park to Milburngate Bridge two- way – would

- involve re-engineering junction onto bridge and probably traffic lights;
- Kepier Court site should be developed with family housing – not large and high blocks of apartments;
- The owners of Kepier Court should be encouraged to evict the squatters. Important that is locally distinctive, follows the urban grain and embraces the topography and retains the mature trees;
- There is not a great deal of student housing in the area, and steps could be taken to prevent any increase;
- Explore opportunities to improve the open green space and children’s play area;
- Explore landscape planting scheme to the rear of Bakehouse Lane, alleviating the intrusive view;
- Introduce an improvement scheme for pavements in this area;
- Improve Blue Coat and Bellevue Yard, surfacing, improvements to the fabric, fenestration, Break up the large areas of tarmacadam;
- Improve the surfacing of car park in Moody's Yard, but keep granite setts;
- Remove some graffiti on the walls to Tinkler’s Lane;
- Explore opportunities of introducing cycle paths and a one way system;
- Extend the time for the green man at the pedestrian crossing;
- Control and collect bins/rubbish at the end of term, more collections;
- Best kept street award, encourage landlords;
- Reduce or remove the some inappropriate fascias and commercial signage to some of the properties in Claypath;
- Any new development in important back yards or on Claypath in future should ideally have a design brief or design code to ensure they are more distinctive;
- Provide leaflet illustrating walking routes within this area etc.
- Investigate high rents mitigating against local traders;
- Reduce coaches in this area, relocate coach park;
- Highlight historic association with the Medieval route to the city and the Quaker graveyard, encourage landlords to take notice of historic setting.



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