

Durham City Conservation Area



**Character Area 4:
Elvet**

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 4 Elvet

CHARACTER AREA 4 ELVET

1 Introduction

The Elvet Character Area forms the south western part of the Durham (City Centre) Conservation Area. Historically it grew up from 2 small Medieval settlements one centred on Old Elvet and the other around the Church of St Oswald's. These were owned and administrated by the Bishop of Durham but were essentially independent, single street communities, connected back to the peninsula by Old Elvet Bridge.

Elvet today is a distinctive part of the city; it is a relatively complex environment with a historic core consisting of the still distinguishable original Medieval street layout and later areas of 19th and 20th century expansion. Within its boundaries are some of the oldest buildings outside of the peninsula including St Oswald's Church and the Medieval Durham Cathedral Priory farm group of 'Elvethall Manor' used today as Durham Prison Officer's Club.

The area includes many buildings of both historic and architectural significance that help to create diverse streetscapes of high quality. Whilst there are numerous commercial buildings within Elvet they typically have secondary commercial uses. Notwithstanding the continued growth of Durham University, which occupies many of the

properties, the character area still maintains a strong residential identity and character.

One of the area's defining characteristics is the juxtaposition of the built form with the surrounding landscape deriving from the area's western edge being formed by the gorge of the River Wear; and to the East the flatter, open aspect around the racecourse and Green Lane providing an important transition between the open countryside and the urban environment. The character area has an impressive backdrop of Durham Cathedral and Castle World Heritage Site. It is essentially the combination of these elements which creates Elvet's special qualities and distinctive character.



Image 1 View from Elvet Bridge



Image 2 From unbroken frontage to tranquil riverbank

2 Summary of Special Interest

It is considered that the special character and significance of Elvet Character Area is derived from the following:

- The local topography with the River Wear and its steep gorge forming a natural boundary of high landscape and its physical and visual relationship with the urban form creating changing views;
- The historic significance of Elvet as a result of the written and physical evidence that the area was occupied and settled on prior to the arrival of the community of St Cuthbert on the peninsula in 995AD;
- The surviving Medieval street pattern which has remained largely unaltered and which is clearly distinguishable against the modern day town plan;
- The physical and visual enclosure experienced within the Medieval streets and the intimate atmosphere that this creates;
- The form of the historic buildings pressed tightly together directly onto the back of the pavements with surviving evidence of Medieval tenement plots;
- The great variety in age, form, function, scale and character of the historic buildings which creates varied and rich historic street scenes and changing roofscapes;
- The exceptional value of the Medieval Durham Cathedral Priory farm group which is a rare survival in the centre of the city of great historical significance;
- The high number of Grade I, II and Grade II* Listed Buildings and other buildings considered to be non-designated heritage assets,



Image 3 View across Elvet

- The prevailing use of traditional building materials and the extensive survival of original architectural detailing and decorative features;

- The high visual and recreational value of the green open space of the racecourse area and the more incidental green spaces along Green Lane;
- The abundance of street greenery including grassed verges, embankments, corner plots, trees and hedgerows, and private frontage gardens etc. creating a semi-rural character and green corridors along the principle approaches;
- The landscape and wildlife value of the larger public open spaces;
- The high number of significant local and channelled views of historic streetscapes, roofscapes, landmark buildings and wider panoramic views which can be experienced towards Durham Cathedral and Durham Castle.

3 Location and Boundary Description

The Elvet Character Area equates to approximately 96.5 hectares and is located across the River Wear to the south and western sides of the Durham Peninsula. It comprises of the boundaries of the 2 former Medieval sub-settlements of the city; these being the Borough of Elvet (Today Old Elvet and New Elvet) and the Barony of Elvet which was centred on St Oswald's Church. Today including Hallgarth Street, Church Street, Whinney Hill and part of Quarryheads Lane.

On its western, northern and eastern sides the character area is bounded by the outer banks of the River Wear, essentially following the stretch of the river between Count's Corner and Maiden Castle footbridge.

Its southern edge is tightly defined by the rear of the residential properties fronting Quarryhead's Lane continuing along Stockton Road where it passes Durham University's Science Park. It then extends southwards to incorporate the important wedge of green space around Mountjoy Farm, and follows Maiden Castle Wood back to the River Wear.

4 Geology, Topography and Setting

The 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 meltwaters dammed by the receding ice flow to the north. The glacial deposits choked the old river valleys at the junction of the Browney and Wear, where the Wear was forced to rework its old, drift-filled channels. This created wide flood plains but where the river cut through the solid rock to avoid the buried valley narrow steep-sided gorges were formed such as that in the meander around the peninsula at Durham.

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

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

location, topography and iconic buildings have created a visually dramatic and internationally recognisable skyline.



Image 4 Mature landscape of the bowl

In Elvet the mature landscape of the bowl generates a scenic green backdrop providing visual containment to the dense urban area (Image 4). These can be best appreciated in long-ranging views across the character area which can be gained from the higher ground in Claypath and Gilesgate which show Elvet nestled into the surrounding landscape. To the south the landscape character is more open and rural fragmented by pockets of denser areas of mature woodland which encroach into the built form around the edges city.

Elvet's setting is created by the outer bank of the steep narrow River Wear gorge which forms the western edge of the character area. Here the juxtaposition of the rich densely wooded landscape with Durham Cathedral and Durham Castle rising majestically above achieves dramatic high quality views throughout Elvet.



Image 5 View from the river Wear across Elvet toward the Cathedral

This woodland also penetrates inwardly greatly enhancing the setting of the buildings it envelopes. In contrast, the north and eastern parts are very flat and open located on the wide flood plain of the River Wear which snakes around Elvet's edges. To the south the land gently rises up towards the urban edge then steadily descends northwards into the main inner-city core which is compact and multi-layered.

The surrounding landscape and river-scape both contains, and has formed, constraints to development. Green fringes of undeveloped open countryside (the Racecourse, Mount Joy and Maiden Castle) play a vital role in preventing urban coalescence, and present visually rich contrasts within the dense urban form and have high landscape value. The river has also shaped the street pattern subordinating Green Lane.

Although not contained within the character area Pelaw Woods is an important landscape feature as it provides green

scenery to the area that climbs up towards the houses lining the south-side of Gilesgate. Elvet emphasises the typical topographical features of the city more acutely than anywhere else in Durham.

The more incidental pockets of smaller areas of woodland, green open space, grassed embankments, and roadside verges etc. supplemented by street trees in avenues and small groups and hedgerows provide additional softening of the urban area and create green corridors along the main approaches into the character area from the west and south. Maiden Castle Wood, and further out, Little High Wood and Great High Wood provide the wider green context and generate a scenic backdrop to the urban area. The interplay of the natural and built environment, with the varied surroundings that this creates, is a significant attribute to the character of this part of Durham City.



Image 6 View along the Wear and across the Racecourse

5 Historical Summary and Development

Pre Historic-Early Medieval-up to 1066

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

The earliest signs of history in this area are evidence by the presence of Maiden Castle Iron Age Fort and Earth Works, which is a Scheduled Monument and dates from approximately 800BC –AD43. It occupies an elevated position overlooking the peninsula on steeply rising land. It was once moated by the River Wear on 3 sides, needing only a deep ditch on its western flank to complete its defences.

The Anglo Saxon Chronicle also records the consecration of a Bishop at 'Aelfet' (meaning Swan Island, probably the origin of the name Elvet in Durham) in 762 AD. This suggests that the area surrounding the peninsula was cultivated and inhabited in much earlier times and there were fords at the present locations of Framwellgate Bridge and possibly Prebends Bridge linking parts of Pre-Cuthbertain Durham.

It is also worth noting that Simeon of Durham, an 11th century historian with access to ancient documents, and who wrote *Historia ecclesiae Dunelmensis*, (a history of the see of Durham

from its establishment in 635 at Lindisfarne (Holy Island) to 1096), also suggested the existence of an earlier settlement in the vicinity of Durham. He describes the Durham peninsula as being densely wooded and practically uninhabitable with the exception of a small level cultivated plain which was regularly ploughed and sown by farmers.

Before moving onto the peninsula there is further evidence indicating earlier occupation as the Community of St Cuthbert may have stayed in the Church of St Oswald in Church Street before settling on the peninsula. The discovery of a fine Anglo-Saxon cross with somewhat archaic decoration, buried in the church walls, has led to the suggestion that it was erected by the monks to mark the Saint's rest here, and executed in style deliberately evocative on their Lindisfarne origins. The fact that the church is dedicated to St Oswald may also be of significance as this is the only ancient church in Northumberland or Durham dedicated to him. St Oswald was in fact a king of Northumbria (634-641 A.D) who converted the people of his kingdom to Christianity with the assistance of St Aidan, a predecessor of St Cuthbert. It does seem possible that Elvet may have been a place of importance in King Oswald's time.

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 4 separate parts known as 'boroughs'. The Medieval city boroughs were independent urban communities with their own churches, courts and mills and maintained their separate identities to the end of the Medieval period. There was the fortified peninsula encompassing Durham 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). There was a further somewhat independent part within Elvet this being the Barony of Elvet.

This boroughs main streets were Old Elvet (which at the time also included the street know today as New Elvet), and it later expanded to include Church Street, to link up with settlement around St Oswald's Church, and Hallgarth Street, where stood the Priory farm of Elvethall Manor.

In 1083, Bishop Carileph gave the earlier Barony of Elvet to the cathedral monastery and here was the site of Elvethall Manor or the Hall Garth, from which the street takes its name. Elvet Manor was the 'home farm' for the Priory of Durham Cathedral, the centre of a large agricultural estate that spread to the south and east of the city. The farm provided food and produce for the monastery guests. The present site is a rare group of Medieval farm buildings that form the largest such group in the North of England. During the Middle Ages the estate was administered by the Hostiller of Durham Cathedral

Priory and had lands extending to about 240 acres. Up until the 15th century, after the dominance of the peninsula buildings, the great barn roofs of the manor farm rising above the surrounding smaller scaled buildings would have prevailed.

The 'back land' to these 2 Medieval streets was a mixture of scattered open fields and a diagonal arrangement of predominantly long narrow fields. These had various uses including private gardens, allotments, orchards and plantations etc. which was either in the priors hands or, freehold divided into a great number of small proprietors. This involved paying the priory a form of ground rent (tithe) a system whereby each person was expected to give 1/10th of their earnings to support the church. There are records of this before 1541, when the Dean and Chapter succeeded to the property rights. 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 tithe apportionment map drawn up in 1838 indicates the land uses, plot breakdown, field names and occupiers name. These maps provided interesting historical records up to 1938 when the Tithe Act extinguishes tithe rental charge completely.

As a result of this expansion and the growth of the town Bishop Flambard constructed the first 'Old Bridge' in 1120, now Framwellgate Bridge, to connect the peninsula with the Old Borough. Similarly, Elvet Bridge was constructed in 1228 due

to the increased east-west traffic and to link the peninsula with Elvet, it also acted as a focus for commercial activity.

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

The earliest map on which Durham is depicted is the 1576 map by Saxton, which gives an approximate location of the city in relation to other settlements in the county. However, the map is drawn at a small scale, and so lacks any detail regarding the layout of the city. Schwytzer's map of 1595 and Speed's map of 1611 are the first large-scale plans of the city. They show the buildings in a pictorial rather than a plan view and are almost identical, indicating that they are derived from the same source. There are a few slight differences however, they show

the layout of the post-Medieval town on which Old and New Elvet, Hallgarth Street and Church Street are displayed following the same plan form as seen today and the map conveys the impression of tightly packed streets.

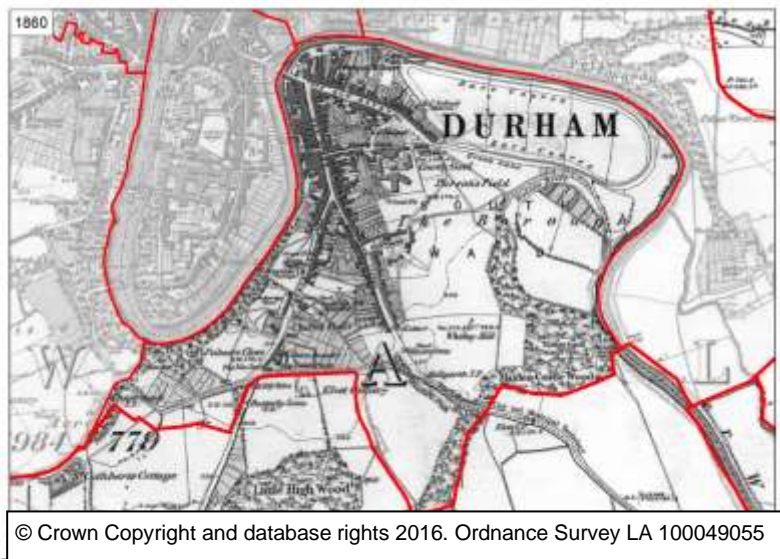
The racecourse also dates from Medieval times when it belonged to the Hostellier of Durham Priory and it was here that the horses of the countless pilgrims and visitors who flocked to Durham were tethered. It was part of the flood meadow pasturage known as "Smythalgh" or "Smiddyhaughs" and was saved from built development due to its propensity for flooding. At the time of the Reformation ownership passed to the Dean and Chapter of Durham Cathedral. Horse racing is first documented here in 1733 and continued until about 1887 when a new racecourse was opened at Shincliffe.

Post Medieval to early Victorian 1540-1901

During the 18th and 19th centuries significant development occurred which has shaped the built form and character of Elvet. In the wider county beyond the city boundaries the continued expansions of the Durham coalfield altered the landscape and Elvet did not escape. In 1815 and 1828 coal pits were established to the south near to the area occupied today by Durham University Science Park (the colliery is identified on the historic ordnance survey maps from the first edition c.1856 up until c.1919).

In 1893, as part of the great industrial expansion, Elvet railway station was opened by the North Eastern Railway Company.

The line ran through this part of the conservation area directly to the south of Green Lane and crossed the river just north of the rugby football ground. Small portions of brick piers to either side of the riverside footpath in this area is evidence of the existence of this railway, as is the random rubble stone walls which runs along the northern boundary of the lane to the rear of Green Lane.

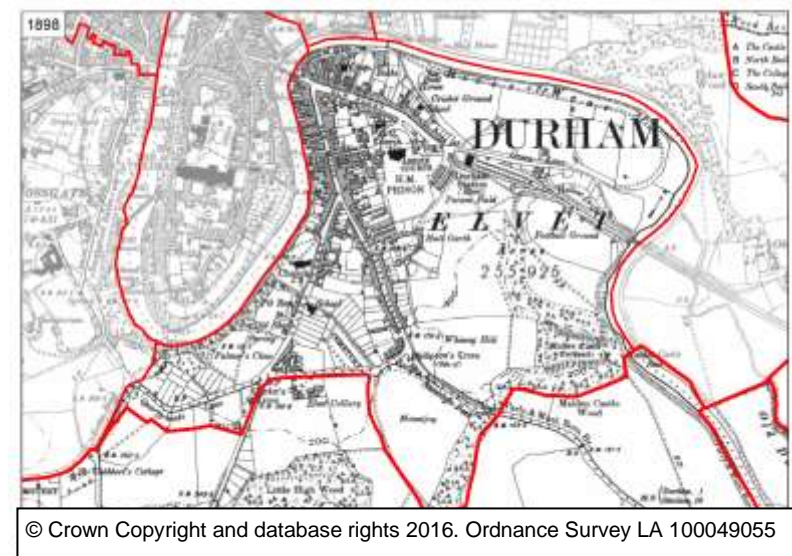


Map 1 Ordnance Survey 1860

The station was a fine single storey building of stone with a hipped Welsh slate roof with a central gabled clock tower feature and tall brick chimneys. It occupied a prominent position at the junction of Green Lane, Whinney Hill and Old Elvet and was demolished in the 1960s following the closure of

the railway in 1954, although it had previously closed to passengers in 1931.

The growth in the urban area in this part of the city was never dramatic; however the appearance of the buildings changed markedly, not just in Elvet but across the whole city, with 1860 somewhat of a watershed between the use of local materials and the gradual introduction and dominance of red factory brick and welsh slate, brought along by the new rail network.



Map 2 Ordnance Survey 1898

Development during the mid-to-late 19th /early 20th centuries principally occurred to either the road frontages where space would allow, or to rear of the main streets where historic burgage plots were amalgamated to allow adequate width for

new streets. Examples of this are Mavin Street (c.1856), Mount Joy Crescent (c.1898), Boyd Street/High Wood View/High Wood Terrace (c.1923).

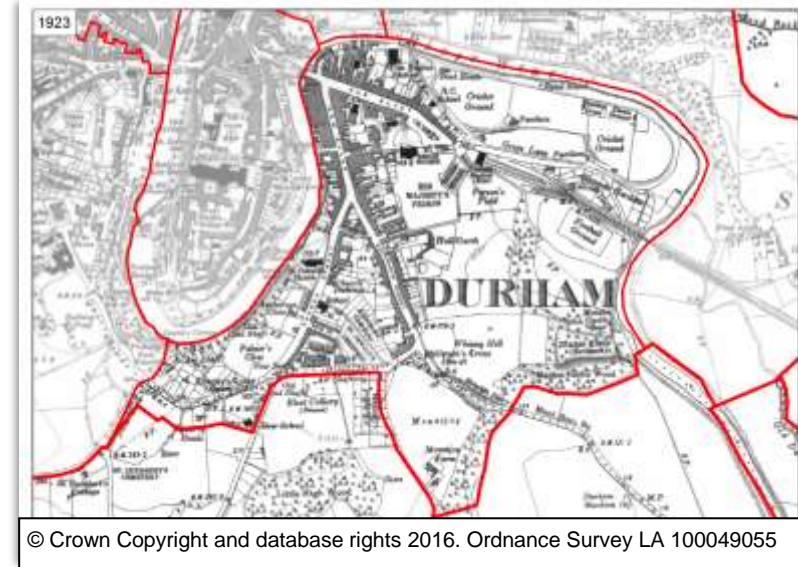
Within Elvet itself the most significant development during this period was the construction of The Courts and Durham Prison were constructed on open land situated between Green Lane and New Elvet.

The Courts date from c.1811 with the first Prisoner Accommodation Block C-Wing built at a later date circa 1850, Wings D and A then followed a year later. The site was expanded sometime in 1865-89 taking in the land forming the south part of Parsons Field, and it was extended again in the 1950's to its present extent. A number of the old terraced houses on the south side of Elvet were demolished and the building of Old Shire Hall took place later in 1896 by Durham County Council. The building is to the designs of an architectural competition winner, and it was extended to its present foot-print in 1905.

Modern mid/late 19th /20th

During this period a number of significant developments occurred, within Elvet itself adjacent to Old Shire Hall, Elvet Methodist Church was built in the 1920s on an area formerly consisting of back-land gardens. The former Durham City Swimming Baths is a prominent building along the river frontage; formerly the site of the Public Wash Houses and Baths between 1856 and 1923, it was also used as a Fire Engine

Station House, but the present building was constructed in 1932.



Map 3 Ordnance Survey 1923

Many other areas were redeveloped to accommodate the expanding requirements of Durham University. When Old Shire Hall was vacated by the county council, the University administrative and several other departments moved in; this as well as the University occupying other properties along Old Elvet resulted in Elvet becoming a second centre for the University. Consequently the University commissioned Ove Arup and Partners to design a new footbridge to link to link Bow Lane on the peninsula with Elvet; the bridge was completed in 1962-3. Alongside the bridge Dunelm House was

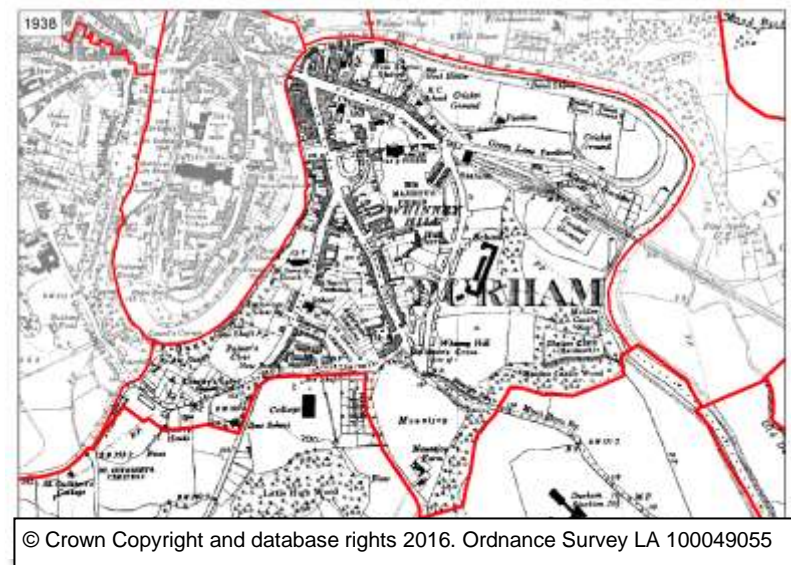
constructed in 1963-6 and remains one of the most controversial 20th century buildings in the city.

Durham University has had a significant influence on the form and character of New Elvet, this street was originally very similar to Old Elvet, however by the 1950s it consisted of a mixture of traditional buildings at its north end (many of which survive today), a factory, a cleared site, a small housing estate and some derelict buildings. This area was redeveloped by the University in the 1960s known as Elvet Riverside 1, with Elvet Riverside 2 built in 1972.

Due to the commercial aspect of Elvet concentrated at the junction of Elvet Bridge, Old Elvet and New Elvet, and the presence of HMP Durham and The University there was little scope for residential expansion within the character area. The only notable residential development occurred in the mid-20th century around Court Lane and Elvet Crescent and in the 1960s with the construction of an apartment block at Elvet Riverside.

The new through road has had a significant impact on the city Centre. It was built in 2 phases in 1967-75, first the stretch from North Road to Gilesgate, followed by the route across to Elvet via New Elvet Bridge. The construction on the road coupled with adjacent land clearance resulted in the loss of a number of historic buildings, and large areas of land being released for development.

Significant urban expansions also occurred during the 20th century with the new housing developments at Whinney Hill, the redevelopment of the land between Hallgarth and Church Streets with the residential estate of Oswald's Court and a number of smaller terraces such as High Wood View and Boyd Street. Whinney Hill is shown on the Ordnance Survey maps of the 1800s as a large area of open land bounded by Hallgarth Street to the west and the woodland of Maiden Castle to the east, which is the site of an Iron Age Hill Fort dating from around 700 BC to AD 70. The areas of greatest expansion occurred during the early parts of the 20th century and included the housing developments at Whinney Hill and the former Durham Johnston School.



Map 4 Ordnance Survey 1938

This former school, which was originally known as Durham City Boy's Senior School on the eastern side of Whinney Hill, first appears on the 1923 Ordnance Survey map, as are the beginnings of the housing development on Whinney Hill, which is shown in its completed form on the Ordnance Survey map of 1951. In the 1960s the land to the west of Whinney Hill and to the south of Durham Prison was developed for small scale housing and flats.

Although not contained within the conservation area boundary the University Science Park has a significant presence on its southern edge. The first building appeared in 1924 on the old colliery site and since then in nearly a century of growth it has become completely built over in an ad-hoc manner, however the more recent building of the Calman Centre and its landscaped apron created a focal point in the site for the first time. Similarly, adjacent to the Science Park to the west is St Marys College, the first complete college to be built by the University and the first to be sited off the peninsula, but laid out to retain a visual link to it.

Later developments occurred in the 1930s/50s in particular around Quarryhead's Lane. Here, the open flat lands perched on top of the gorge ridge were developed in the form of semi-detached housing on the north side and more characterful 'arts and crafts' individually styled detached dwellings on the south side facing the road. Originally only a small number of dwellings were constructed around the road junction with

Potters Bank, but the area was extended further in the 1960s and 70s, eastwards towards Stockton Road. Palmers Close was retained as a green buffer zone to prevent the urban coalescence.

During this period the informal lane running east off Hallgarth Street to Elvethall Manor was formalised with the construction of a new road linking to the lower end of Whinney Hill, with this came the small residential estate of The Hallgarth enveloping the surviving farmhouse. Another major development was the construction of the A177 and Stockton Road. This improved the areas linkages to the western side of the city and Shincliffe to the south and sought to remove through traffic from the Medieval streets, although the modern road layout is indicative of historic routes.

Despite the nearby developments, the racecourse remained a valuable recreational asset, encompassing a cricket ground, rugby football ground, bowling greens and tennis courts. The early 20th century cricket pavilion and bowling green buildings still remain, although the cricket pavilion has been inappropriately enlarged. The Victorian boathouse, a Grade II listed building, is also still an important part of the built environment of this area. Following this the land is shown on the 1923 Ordnance Survey map as being used as a cricket ground, bowling green, tennis courts and a rugby football ground.

Following the closure of the railway the land which it previously occupied has been systematically developed, with the eastern line of development being marked by the Victorian railway cottages at the eastern end of Green Lane, after which the land falls sharply to an area known as Hollow Drift. Hence all of the built developments on land either fronting onto Green Lane or directly to the south, (other than the Victorian cottages), date from the 1960s onwards. Indeed some are very recent and include a number of University Halls of Residence and other apartments. Allotment gardens also sprang up directly to the north of this railway line on the western banks of the river. They are first identified on the 1923 Ordnance Survey map and are still in existence today, although on a reduced scale.

The steep river gorge forming the western boundary of the character has not escaped significant change. The riverbanks, as seen today, are a complex pattern of natural recolonizations and planned planting upon the modified topography. The gorge, wrapping around Quarryhead's Lane as far as Prebend's Bridge, was heavily quarried to provide stone for the construction of Durham Cathedral and the more extensive building campaigns which required vast quantities and evidence survives of this within the scared landscape. Along this side of the gorge, extending up to just below South Street, operations were not so constrained by buildings above. Only around St Oswald's Church and Churchyard was quarrying prevented so as to preserve the original gorge cliffs and the Churches dramatic setting.

6 Archaeology

This area contains a rich archaeological resource stretching back to the earliest phases of Durham City's development in the Anglo-Saxon period. There may also be archaeological remains belonging to even earlier settlement and activity as intimated by the evidence of prehistoric and Roman occupation in neighbouring areas such as the peninsula, Mountjoy, Old Durham and Maiden Castle.

The plots behind the street frontage properties along the principal thoroughfares of Old Elvet, New Elvet and Hallgarth have high potential to include archaeological deposits containing artefacts and paleo-environmental of great importance for understanding the prosperity, lifestyle and diet of the inhabitants in the Medieval and Post-Medieval periods.

7 Form and Layout

The principle streets of the Elvet Character Area have remained largely unchanged in their plan form since the Medieval period and may be based on earlier routes. Speeds plan of Durham dated 1610 is one of the earliest representations of the city and it clearly shows the core streets of Elvet as they appear today; Old Elvet running west-east connected to the peninsula via Elvet Bridge, New Elvet running north-south to the junction where it forks into Hallgarth Street and Church Street, with St Oswald's Church predominating. Post-Medieval development in the area has maintained the Medieval layout at its core and later expansion has used the early plan form as the framework for new development.



Image 7 Old Elvet towards Saddler Street

The character area is linked to the peninsula by Old Elvet Bridge which begins at its junction with Saddler Street which is marked by Magdalene Steps (Image 7). The bridge descends steeply from the peninsula continuing to the crossroads where it adjoins the modern Leazes Road Bridge to the north, New Elvet to the south, and Old Elvet directly opposite to the east. Up until the introduction of Leazes Road in the 1970s Old Elvet was essentially a continuation from Elvet Bridge.

The street of Old Elvet is linear in form and curves gently to the south where it turns into Whinney Hill (Image 8 over). The north side has an almost unbroken solid building line with only a single interruption caused by Territorial Lane which runs north to the riverside; the street frontage also includes two narrow vennels which are important components of the townscape marked by archways and amalgamated into the building fabric. On the south side of the street Elvet Methodist Church and Old Shire Hall interrupt the general urban grain as a result of their positioning set well back from the main street frontage; however their front boundary walls assist some way in continuing the linear form.

Both sides of the street are tightly lined with buildings pressed up against the back of the pavements creating a dense urban environment; these predominantly date from, or were remodelled, in the early 18th to the late 19th Century. They are either of 2 or 3 storeys mainly of narrow frontages and many occupying the fronts of surviving historic burgage plots.



Image 8 Old Elvet

The east end of Old Elvet Green Lane runs along the outer edge of the racecourse; the land is flat and triangular shaped pinched to the west and opening out to the east. The buildings occupying this area developed from the 1960s onwards and adopt a scattered and un-cohesive arrangement. Green Lane is situated on a steep embankment which overlooks the racecourse to the north. This is an important open tract of land enclosed by the River Wear with a riverside footpath skirting around its edge connecting to Old Durham across the river to the south.

New Elvet is a short busy street where the character and form is varied. At the northern end around the cross roads is a small commercial hub consisting of independent shops, public houses, estate agents and offices etc. which follow the same form and street pattern as seen in Old Elvet.



Image 9 New Elvet

In contrast the southern part of the street is dominated by larger scaled Durham University buildings, such as Elvet Riverside and Dunelm House, which are set back from the street frontage abutting the outer bank of the River Wear in contrast to the historic grain and local vernacular (Image 9). The eastern side of New Elvet is punctured by the curving street of Elvet and the enclosed Court Lane.



Image 10 Church Street and Hallgarth Street

To the rear of New Elvet is HMP Durham, a large rectangular site bounded by stone security walls containing a wide mixture of buildings. This site has a significance presence within Elvet and also from long-distance viewpoints to the east of the city.

To the north is Durham County Court, set back from the main street frontage of Old Elvet behind a semi-circular enclosed garden, yet the main central court and its associated buildings positioned to either side conform to the linearity.

The southern part of the Elvet is centred on the 2 historic streets of Church Street, running southwest, and Hallgarth Street, running southeast, both displaying the general layout and building patterns of the Medieval city (Image 10). However within Hallgarth Street this is interrupted by 20th Century infill developments on the east side of which pay very little regard to the historic plan form.

Church Street and Hallgarth Street are linked together to the south via Stockton Road which runs westwards to Quarryheads Lane. This street pattern generates a triangular segment of land between which contains dense residential development where the layout and building pattern adopts an irregular pattern.

Elsewhere, are pockets of late 19th/early 20th century development scattered throughout the character area such as Mavin Street, Boyd Street, and High Wood View. These are short linear uniformed terraces either fronting or running parallel to the main streets or clustered around the road junctions.

Whinney Hill forms the eastern edge of the main built-up form of the character area; this street rises steeply from its northern-end where it adjoins Old Elvet and Green Lane, and then curves westward towards Stockton Road. The street is lined with 2 storey residential dwellings in blocks of 4 set within rectangular and fairly generous plots (Image 11). Running back from the west side of the street are three short straight cul-de-sacs.

The southern end of Whinney Hill slopes down to Mountjoy roundabout and Quarryhead's Lane to the western end of the character area. This sector has developed its own character as a result of its separation from the main urban area and its street pattern and house plans. The semi-detached properties are set in wide, spacious rectangular plots and behind frontage

gardens. The area has a suburban appearance with a strong building line that follows the sharp bend of the road.

The character of Elvet can be defined as being typically urban with development occurring along the historic routes. Subsequent infill development has occurred between these routes. Its boundaries are well defined either by the river or by definitive edge of settlement building line reinforced by the topography of the borough. There are large areas of public open space which contribute to the character of this part of Durham and give the eastern and southern parts of this area a semi-rural feel.



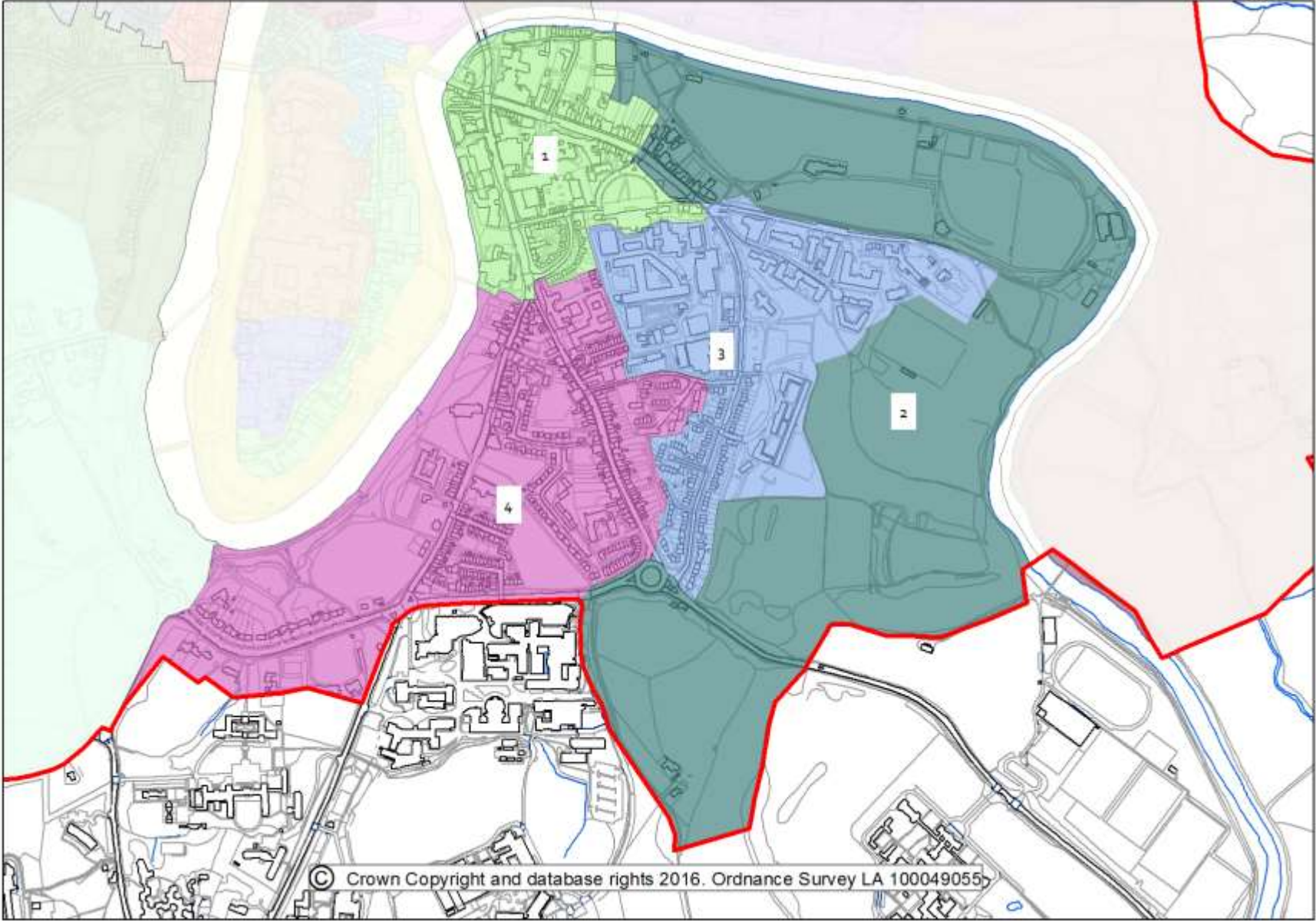
Image 11 Whinney Hill

8 Sub-area division

The Elvet Character Area has been divided into 4 sub-character areas, to assist in defining the detailed features that contribute to the wider character area's special interest and significance. These sub-character 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-character 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 New Elvet and Old Elvet;
- 2 Riverside area;
- 3 Whinney Hill Area;
- 4 Hallgarth Street and Church Street

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



Map 5 Sub area division

2 SUB-AREA CHARACTER ASSESSMENTS

SUB CHARACTER AREA 1- NEW ELVET AND OLD ELVET

1 Location and Boundary Description

The New Elvet/Old Elvet character area lies across the River Wear to the west of the Durham Peninsula forming part of the wider Medieval core of Elvet and is a very diverse multi-layered historic environment. The boundary of the sub-character area is essentially defined by the outer bank of the River Wear stretching between 'Baths Bridge' to the northeast and Kingsgate Bridge to the south. It is then tightly drawn around the rear of the residential properties at Elvet Crescent, following the boundary around H.M.P. Durham to Green Lane and then following the route of the public right of way behind the north site of Old Elvet to Elvet Waterside.

2 Setting

Elvet is generally set at a lower level than the peninsula with its setting formed by the densely wooded steep river gorge and the river wrapping around its western edge. As a result of this relationship the World Heritage Site of Durham Cathedral and Durham Castle provide key visual focal points. They can be viewed rising dramatically above the tree canopy and from certain vantage points above the rest of the townscape.

The eastern part has a distinctive semi-rural character resulting from the openness of the floodplain which consists of generally open space with the River Wear encasing its periphery. Across the river to the north and west areas of historic woodland, Pelaw Woods and Maiden Castle Wood to the south, ascend steeply from the river level forming important natural features of high landscape and scenic value which visually enclose this part of the character area. In long distant views Great High Wood, Little High Wood, and Mountjoy provide further layering to the green scenic backdrop of the urban area.



Image 12 View from Kingsgate Bridge



Image 13 View from Kingsgate Bridge towards Elvet Bridge, view of Pelaw Wood from the junction of Old Elvet and Whinney Hill, view of the Cathedral across the flood plain(right)

The riverside environment also provides important linkages throughout the Elvet area and connecting to the outer suburbs of the city centre, and is a valuable public recreational resource. This wide open landscape forms a contrasting scene with the dense urban environment to the west and is an important green buffer zone to the outer edge of the city vital to the areas character and setting.

The more immediate setting is formed by the close-knit dense urban form, and the enclosed nature of the Medieval streets with their historic and visual relationship to the peninsula never far from view. These historic streets have high townscape value, with landmark buildings and distinctive varied roofscape which adds to the overall quality of the city. The topography, landscape setting, buildings, street pattern and spaces combine to make a very positive contribution to the conservation area.



Image 14 Views across Elvet Bridge (top left), towards Saddler Street (bottom left) and along Old Elvet



Image 15 Elvet Bridge, Durham Castle viewed across the Elvet bridges

3 Form and Layout

This historic part of Elvet has undergone various phases of development yet it follows a relatively simple plan form emerging along 2 linear streets, with uncomplicated connections, and streets developed later either facing the main routes or running parallel to them.



Image 16 Old Elvet Bridge, Territorial Lane, Old Elvet toward Whinney Hill

Old Elvet Bridge provides the historic connection to the peninsula; to either side of the bridge there is a short run of historic buildings hard-pressed against the pavement and stepping downwards in height following the gradient of the bridge. They form a continuous straight building line creating a strong sense of enclosure. In terms of townscape Elvet Bridge is extremely important. It is one of the two main historic river crossings and as well as physically connecting two parts of the city. The openness of the bridge provides a varied combination of views, most notable is the view straight down towards Old Elvet, which is important in illustrating the original single-street layout prior the intrusion and separation caused by the modern road at the bridges east end.

Between Nos. 21 and 22 Elvet Bridge there is a wide vennel known locally as 'Jailers Yard', as it was historically the route to the House of Correction. The entrance to this vennel is between No's 21 and 22 Elvet Bridge, from here it drops very steeply down curving eastwards running behind the commercial buildings on the bridge, it then turns north passing through one of the bridge archways before it opens out at the riverside. The scale, high density and tight grouping of the surrounding buildings create complete enclosure along this route which is an important component of the historic townscape.

Old Elvet Bridge descends directly onto the street of Old Elvet (Image 16 top left), one of Durham's widest and most

impressive streets, noteworthy for its wealth of graceful Georgian façades. The street is level and follows its original Medieval route running in an easterly direction and gently curving southwards to its junction with Whinney Hill and Green Lane (Image 16 bottom).

The north side of Old Elvet has a strong building line formed by the buildings being tightly packed and hard up against the back of the pavements. This form is only disrupted at a single point between Nos. 52 and 53 Old Elvet by Territorial Lane, a 1960's intervention (Image 16 top right). This short street provides the only vehicular connection through to Elvet Waterside; it loops westwards behind Old Elvet running beneath New Elvet Road Bridge, and to the east provides access to the riverside and racecourse area.

Elvet Waterside was industrialised in the 19th century; here the buildings front the River Wear and are mixed in scale, style and use, consisting of a long and fairly narrow modern apartment block, staggered to reduce its overall massing. Two large rectangular Victorian warehouses and a large single rectangular block extension to the Royal County Hotel including a bridge link above the road running back to the main building (Image 17).

Adjacent stands the former public baths, a substantial detached inter-war style building with a rectangular foot-print presenting a municipal frontage of some architectural quality to the river. Immediately to the east is the informal

arrangement of the open green spaces, footways, and recreational facilities and lands flowing into the racecourse which mark the transition from the compact urbanised townscape to more open landscape.



Image 17 Royal County Hotel and backland development

Within Old Elvet narrow building frontages predominant both sides of the street; but there are examples of wider buildings and where a number of properties and plots have been amalgamated into one. The buildings are mainly set to the fronts of narrow rectangular plots which run back from the street frontage, some of which are important survivals of the Medieval burgage plots which were the chief determinants of the house plans within the city centre.

Ad-hoc development has occurred on the perceived 'back-land' to Old Elvet in the form of detached buildings of various forms many of which go against the historic grain of the locality, but overall these are respectful of the orientation of the plots within which they are set and are well concealed to ensure that they do not impinge upon the qualities of the street frontage.



Image 18 Narrow vennels

On the south side of Old Elvet the western end of the street begins in similar fashion to the traditional form seen on the north-side, but the prevailing historic model is interrupted by Elvet Methodist Church and Old Shire Hall, which are distinctive landmark buildings stepped back from the building line set in their own space. Between these 2 buildings exists an important pedestrian route linking through to Court Lane and New Elvet beyond. This winding route is tightly enclosed by the surrounding buildings, planting and boundary treatments, and there are other incidental small enclosed and intimate spaces dispersed throughout the area including service yards and private courtyards etc. all of which add to the diversity of the townscape.

The north side of the street features 2 narrow straight vennels, between No's 49 and 50 and between The Dunn Cow Public House and No 38. These have been absorbed into the street frontage and as such go almost unnoticed but are a significant historic characteristic of the whole city and contribute greatly to the pedestrian permeability of the area.

At the western end of the street on the south side the built form and layout changes significantly as a result of Durham Crown Court. Although set well back from the main street frontage with a differing orientation to the surrounding urban grain, the Courts and its associated domestically scaled buildings to either side form a long undeviating group of historic buildings of fairly high density. The Court buildings

front a semi-circular green space enclosed by low sandstone walls which enhance the setting of the listed buildings. This space along with the wide roadside verge and line of trees enhance the streetscene and assist with the transition from the dense urban streets to the countryside character which opens up at Green Lane and the Riverside environment.

The Crown Court together with H.M.P Durham to the rear occupy a large section in the centre of Elvet where its security and high perimeter walls create an impenetrable and hard boundary which goes against the generally feeling of openness of the main streets. It is somewhat of an isolated area within Elvet yet it has significance presence in the city as a number of the main prison accommodation blocks project above the surrounding walls and the large mass can be seen from a number of different locations. The Crown Court buildings to the north themselves make an impressive and elegant contribution to the historic streetscene. Essentially the prison and courts represent a large 19th century infill but are very distinguished due to their unique character.

The historic buildings of Old Elvet are of different shapes, sizes and character yet they co-exist harmoniously to create a varied streetscene of high significance historic and architectural diversity. There are examples of modern infill but these do not harm the overall special or aesthetic qualities of the area. Old Elvet has high density throughout combined with the differing

functions of the buildings, and is a busy vehicular and pedestrian route, producing a feeling of high activity.



The street of New Elvet joins Old Elvet from the west; it runs in a north-south direction, rising steadily, and ending approximately 310 metres to the south where the road splits into Church Street and Hallgarth Street. The street is relatively level however the western end drops down steeply to the riverside and this land form assists in hiding the rear modern block developments from immediate view. There are also a number of 'gaps' between the buildings which present channelled views to Durham Cathedral. Prior to 1930s infill development the area had a similar appearance to Old Elvet.



Image 19 View along Old Elvet (left) and New Elvet

This is evident in the historic core that survives at its junction with Old Elvet Bridge and on the opposite site where it wraps around to Old Elvet. The surviving historic properties are almost all in commercial use and follow the traditional pattern

of the city; narrow buildings set in long rectangular plots, with a strong building line, of a high density, with balanced frontages.

The remainder of the street is of a much lower density and is dominated by large modern block developments which vary in size, foot-print, and design quality. The buildings front the highway which is appropriate as this assists in maintaining the linearity of the area, but there are notable exceptions. The end-block of the Elvet Riverside building is angled away from the street frontage, and Dunelm House is a stand-alone landmark building next Kingsgate Bridge. It is intrinsic to the setting of the bridge; providing a context and understanding to the development of this section of the conservation area. The group value of both Dunelm House and Kingsgate Bridge is acknowledged as a Modernist intervention which responds to the river landscape and acts as a successful contrast to the historic architecture of the Peninsula.

Opposite Dunelm House to the east is Elvet Crescent. This is a small compact residential area comprising of a curved street of properties grouped in blocks of 4 on either side of the road and set back in long rectangular plots behind front gardens. The street adjoins Court Lane to the north which runs eastward in a straight line to the Crown Courts, there are few buildings here and it opens up to an well used pedestrian area which links Old Elvet via a zigzag of narrow footways.

4 Architectural Character

This area has a rich variety of architectural character, ranging from the close knit domestically scaled Georgian buildings fronting Old Elvet, to larger scaled historic buildings of individual quality such as Old Shire Hall and the Crown Court, and the churches of Elvet Methodist Church and St Cuthbert's Royal Catholic Church, all with significance presence within the relevant streets. In the small commercial core concentrated along Old Elvet Bridge and around the crossroads, business operate out of a diverse range of historic buildings dating from the Medieval period to the late 18th and early 19th centuries.

In the main street of New Elvet there are a limited number of historic buildings but the predominant modern buildings have failed to give the street a satisfactory new character.

At the west end of Old Elvet Bridge the street frontages fail to tell the whole story. One of the most important buildings in this small group is No. 18 (Image 21 top right), positioned on the north-side; the building consists of 3 storeys and 4 bays to the street, but it extends to 6 storeys to the rear. It is essentially a former house of the mid-19th century, now in use as a shop with a later 19th century shop frontage; it is built from yellow brick in a Flemish bonding pattern with ashlar dressings. The upper floors are punctured by small-paned timber sliding sash windows with the east gable looking out over the river including a late 19th century oriel window. As well as its architectural merit it is of significant historic interest

as it incorporates the House of Correction (1632) with the cellar extending into a land arch of Elvet Bridge. Remnants are visible from the riverside level; as a result it is Grade I Listed.



Image 20 Elvet Bridge to the rear of the eastern end

The other buildings in this group are an assortment of 2 and 3 storey former houses built mainly in historic brickwork, some painted, with natural blue/grey Welsh slate roofs and surviving historic windows. A number have 19th and early 20th century ground floor shop front's with traditional details such as pilasters, panelled stallrisers, glazing bars to windows and cornices etc. The most dissimilar of the group is that of No17 which is of black glass and chrome in an Art Deco style.



Image 21 West end of Elvet Bridge (top) east end of Elvet Bridge (bottom)

The east end of Old Elvet Bridge (Image 20) is again lined with former houses now a variety shops, cafes, and restaurants etc. which are consecutively listed Grade II (Nos. 87 to 96). These buildings are of 2 and 3 storeys in a simple yet interesting

character. They are predominantly of painted brickwork with some examples of painted incised stucco and render, almost all of the roofs are of Welsh slate, the exception being Nos. 96-97 which has a French tiled roof. All of the ridgelines are punctured by an interesting assortment of chimneys and pots.

Many of the properties have timber sliding sash windows with slender glazing bars in various patterns ranging from 16-panes to 2-panes; canted bays and oriels windows are also common place. The ground floors comprise of shop frontages of various ages, the most noteworthy being that of No. 87 which is in the Jacobean style with pilasters and a bracketed fascia with prominent cornice and No. 90-91 dates from the late 19th century and is highly decorative. The remainder of the shop fronts are traditionally designed yet much plainer.

As well as being of architectural merit a number are of special historic interest in particular No 96 which includes historic masonry of the former Chapel of St Andrew known to have been in existence since the 13th century. In addition Nos. 87, 87a and 87b have surviving Medieval roof trusses and are timber framed buildings remodelled in the 19th century. No 89 is a remodelled 17th century house and has massive masonry in the basement which may be remnants of a Medieval tower or gatehouse which once stood at the outer end of the bridge.

Opposite this group the Swan and Three Signets Public House (Image 22) is an interesting detached building with a significant presence in the street. It is of a mid-19th century construction built to an irregular plan, partly brick, partly rendered with Gothic detailing and a large traditional shop frontage, it may also incorporate part of Old Elvet Bridge in the cellars.

At the corner of Old Elvet is The Royal County Hotel (Image 23) a rather grand and arresting building which dominates the road junction. Created out of 4 former dwellings, No 60 is the corner part at the road junction and dates from the late 17th century, Nos. 59-56 are 18th and early 19th century; all of which were three storey and run parallel to the street.

The main Hotel block (No. 60) is the most notable architecturally, it comprises of 3 storeys and 7 bays (2:3:2) with external walls of incised stucco above a stone plinth. The bays are defined by giant fluted ionic pilasters with a central late Georgian doorway and above it a cast iron balcony. The windows are a fine mixture of tripartite sashes, 19th century sashes with fine glazing bars, 3 long casement openings to the balcony and smaller 9-pane sashes at third floor level.

The northern side of Old Elvet continues with predominantly mid to late 18th and early 19th century buildings intermingled with a small number of earlier properties. The buildings are almost exclusively 3 storeys but there is great variation in the heights and the widths of the frontages.



Image 22 The Swan and Three Cygnets



Image 23 The Royal County Hotel



Image 24 The Reserve Forces Building and The Royal County Hotel



Image 25 Riverside warehouse and apartment block

They generally exhibit the classic characteristics of Georgian townhouses, square symmetrical shapes, carefully proportioned and well balanced façades; yet there is variation in the external appearance of the properties as a result of architectural styling. These elements combine to create an impressive street of grandeur and a rich historic townscape.

At the road junction of Old Elvet and Territorial Lane is the impressive Reserve Forces Building Nos. 53 to 55 (Image 24); it was formerly a terrace of three houses dating from the early to mid-19th century amalgamated into a single office building. As a result it is a much longer than its neighbours consisting of 9 bays with the central bay projecting slightly forwards with a pediment. The external walls are of incised stucco and it has stone plinth, first-floor bands and other dressings, and distinctive within the street are the ground floor openings of deep round-arched recesses with sash window in plain reveals above. The 3 panelled doors are of particular note set in deep arched recesses with patterned over-lights and accessed by stone steps. Although today a single building its historic division as 3 properties remains illustrated in its façade.

Territorial Lane leads onto Elvet Waterside and here the most notable buildings are the former Public Swimming Baths and Elvet Riverside Apartments (A to D)(Image 25 right); the former swimming pool was erected on the site of the earlier public baths in the 1920s. It is a large structure of a traditional brick construction with stone dressings and a Westmorland

green slate roof and although very much of an inter-war style it is a building of some architectural merit. Its presence is accentuated by its setting and its impact in longer views.

To the west, the riverside apartment block comprises of a substantial 2 storey gabled Victorian warehouse (Image 25 left). It is a red brick building sensitively converted to residential use preserving its overall form and the original multi-paned windows, cart door openings, cast iron rain water goods etc. and thus its original character.

The continuous run of properties from No. 52 eastwards to the Dun Cow Public House are a mixture of red brickwork in various tones and in either English Garden Wall or Flemish bonding patterns and various coloured rendered beneath Welsh slate roofs and with stone dressings; all of which add to the rich townscape of this part of the conservation area. These buildings are somewhat unified by their well-balanced frontages but a number exhibit individual qualities that distinguish them within the street.

Nos. 46, 48 and 49, the University Politics Department, comprises of a well preserved terrace of 3 18th century houses (Image 26 bottom). Due to the building being larger than its neighbours, the dark red brickwork, and architectural styling with paired doorways in timber Doric door cases, tall and elegant with hoods, the vast array of windows with segmental heads and keystones etc. it is very distinctive and as a result of its interest and quality is Grade II* Listed.



Image 26 No 52 and No 50 and below Nos. 46, 48, 49



Adjoining to the left is No. 50 (Image 26 top right) a mid to late 18th century house, it has a distinctive 2 storey bow window (the only one in the street) and also incorporates an arched passage entrance at far right of the second bay. It is more irregular than the other properties on this side of Old Elvet.



No. 43 is a substantial 18th century house with a late 19th or 20th century pastiche frontage of good quality. The building consists of 3 storeys and 4 bays built from red/orange bricks in a Flemish bonding pattern with stone dressing and detailing such as the plinth, alternating quoins, sill bands and classically styled door surround. The entrance is accessed by stone steps flanked by wrought iron spearhead railings, and architraves to the slender sash windows.



Nos. 38, 39 and 40 (Image 27 top left) form a notable group of similar age and character. The properties were originally built in the mid-18th century, although the taller of the three No 38 was extended upwards in the early 19th century. They are constructed from mottled pinkish/reddish brick in English Garden Wall bonds beneath steeply pitched roofs of Welsh slate. Common attributes include 6-panelled front doors, in architraves and under bracketed hoods, timber sliding sash windows predominantly of 12-panes under brick soldier heads, tripartite sashes and brick floor banding. No 40 also has a fine early 20th century square bay and No.39 has a first floor oriel window.

Image 27 from top Nos. 38-40, Dun Cow PH, Masonic Hall, Nos. 30 and 28, View from No 25 along Old Elvet, No 24 and Nos 25 and 26

The Dun Cow Public House and the Masonic Hall (Image 27 top right and middle left) go completely against the typical Georgian character of this part of Elvet, but these 2 unique buildings have significant individual quality. The Grade II Listed public house is probably of a late 17th or early 18th century date the building is unusual in preserving an entry from a passageway rather than directly off the street. It is a much smaller building than its neighbours and has a cottage like charm. The frontage is white rendered with black painted mock timbering on the first floor and the roof is of Welsh queen style slates and despite some obvious alterations these do not harm its overall quality or interest.

The Masonic Hall is unlike any building in the whole of Elvet it dates from the late 19th century and is built from ashlar with very elaborate free Gothic detailing, the building is considered to be a non-designated heritage asset (Image 27 middle left).

The next stretch of the street is characterised by 3 storey stucco houses in subtle contrasting tones, with thin classical doors cases, timber sliding sash windows in a mixture of 16, 12, 9, and 4-panes of interest is No. 30 which has a Grecian cast-iron balcony (Image 27 middle right), built as a viewing place for public executions outside of the prison, and a small bowed doorway. No. 28 has late 19th century tripartite sash windows throughout and late 19th century eaves corbels.

Last on this side of Old Elvet are Nos. 23 and 24 are an impressive pair of early 19th century Grade II Listed villas

(Image 27 top right) built from mottled reddish brick in English Garden Wall bond dressed with alternating raised quoins. The buildings attributes include delicately panelled arched doorways, tall and elegant 12-pane sash windows with fine glazing bars demarcated by wedge stone head and projecting stone sills.



Image 28 Nos. 23 and 24 and 25 to 28

The first building of note on the south side of the street is No.1 Old Elvet. This property occupies a significant corner plot and along with the Royal County Hotel opposite are important gateway buildings marking the entrance into Old Elvet. The building was originally constructed in the early to mid-19th century as a house and shop and is of distinctive pinkish-red brick in an English Garden Wall bond with sash windows within fine glazing bars and with a central blank window on each elevation. The ground floor corner shop is traditional in form, this is a later 20th century addition yet it is well designed and integrated into the building.



Image 29 Nos. 2 to 3a, Nos. 4 to 7, Old Shire Hall, Nos. 14 to 19 and 19a

Although not listed and of a later age than the neighbouring buildings Nos. 2, 2a, 3 and 3a form a significant rectangular block of a different architectural composition and character (Image 29 top left). It consists of 2 storeys, although set lower than most of the surrounding buildings, and 4 wide bays with rendered and colour washed upper floors. The 4 bays each contain an individual shop front with matching traditional qualities above which are large 4-light windows and steeply pitched half-dormers with bargeboards and finials.

The lower-end of this part of the street consists of 8 properties Nos. 14 to 19a (Image 29 bottom row); these are all individually Grade II Listed mainly dating from the 18th century, but with 19th century alterations, and are of interest and definite quality. The variation in form and heights ranging from 2 and 3 storeys, and the fairly narrow and wider frontage creates a fine terrace with a staggered roofscape. All have timber panelled front doors with door cases and hoods, some more elaborate than others; timber sliding sash windows varying from simple 19th century 4-pane, to larger 12 and 16-panes, with No. 19a including tripartite sashes. Other architectural details include first floor 'bow' windows and traditionally proportioned and styled dormer windows. The end-part of No. 19a is particularly notable in this group for its mottled light-red brick work, free Gothic style, and semi-circular hipped roof (Image 29 bottom left).

There are a number of historic buildings which have interrupted the unity of the street but nevertheless have individual qualities and add to the character, appearance and special interest of this part of the conservation area. These include Old Shire Hall (Image 29 middle) which is a very unique building in Old Elvet constructed between 1896-8 by Rankin of Sunderland as the County Council office and extended in 1905. It consists of 2 storeys and 9 bays with those at the ends and to the centre projecting, and is built from bright red engineering brick in the Baroque style. It is copiously decorated in terracotta dressings beneath a roof of graduated Lakeland slate and features steps up to a central entrance with a wrought-iron screen in a keyed architrave, round windows, and at roof-level a copper dome and irregularly placed corniced chimneys.

The building is an example of technical proficiency and although it has an overwhelming scale in the street and it is out of keeping with the prevailing Georgian character, today it is hard to imagine the Old Elvet without it. After its initial construction it was considered to be a grotesque building and thought to destroy the pleasing appearance of Old Elvet, however its architectural significance is recognised in its Grade II listing.



Image 30 Elvet Methodist Church



Image 31 Church of St Cuthbert, No 7, Crown Court main building

Immediately adjacent to Old Shire Hall stands Elvet Methodist Church built in 1902; it is well detailed in the Victoria Gothic Revival style with a spire on an octagonal tower, pinnacles, finials, 2 and 5-light pointed arched windows with ornate

tracery and stained glass, 2 wide timber entrance doors with arched mouldings. Despite being set back from the street frontage in its own space it has considerable presence within the street and adds to the architectural diversity.

At the south end of this side of the street, tucked behind the buildings, lies the Grade II Listed Church of St Cuthbert and the presbytery attached, although not visible from the public realm along the main street it is an important building visible along the main approach to the Crown Courts.

The Church consists of nave, tower, short sanctuary and the northern Lady Chapel; it dates from 1826-7 with the Lady Chapel added later in 1868. It was designed by the architect Ignatius Bonomi and constructed from coursed sandstone with slate roofs and rubble rear walls. Its tower is of 3 stepped stages and it has tracery windows, slit windows, a fine Tudor arched western door and pyramidal roof. The presbytery bay projects outwards at its south end this is of similar stonework with a parapet roof and has chamfered cross casement windows and projecting two storey canted bay windows on the south front. The whole site is enclosed by high brick built walls with triangular stone copings following the route of the highway as it curves towards the Courts; these are important elements within the streetscene.

The Crown Court's site comprises of a linear group of 6 distinct historic buildings No 7, The Crown Court, No 20a, No 20, No 21 and No 22 which are of considerable historic interest and

architectural quality. The Crown Court building is the centre piece of the group reflected in its Grade II* listing.

It was built in 1811 by architects George Money Penny and Ignatius Bonomi altered later in 1870. It comprises of a central block with flanking slightly lower wings all built from coursed sandstone with the roof of the main block covered by Lakeland slate and the wings of Welsh slate. The main characteristics are the imposing pedimented projecting 3 bayed centre with its four giant Tuscan columns, the studded 6-panelled double entrance doors in architrave and tall first floor windows, and at roof level the square clock tower and very tall chimneys etc. The 3 bayed wings have tall carriageway arches and small casement windows.

Attached to the west side No. 7 is a house of the mid-19th century today used as the staff locker rooms; this building is Grade II Listed more for its group value than its individual merit. Similarly, the building attached to the east side No. 20a is Grade II listed for its group value however this building is more elaborately styled presumably as it was originally built as the Governors House. It comprises of 2 storeys and 4 wide bays built from sandstone ashlar with a Mansard roof covering in Welsh slate, it has a fine entrance formed by a wide timber door with shaped panels in a classical stone door case flanked by stone square bays with original sash windows above and a stone moulded eaves cornice.



Image 32 Nos 20, 21 and 22

The final 3 properties in this group (Image 32) are of the Georgian style which dominates Elvet, these are in use as office accommodation associated with the Courts and Prison. No 20 and 21 are very similar being tall and elegant properties built from mottled pinkish/red brick in English Garden Wall bond and with similar fenestration. No 22 is a larger building which stands out at this end of the street as a result of its white rendered walls and large tripartite sashes contained within the other bays, it also has a fine 6-panelled door with a radial fanlight in an open-pedimented timber doorcase.



Image 33 The Half Moon and view along New Elvet

Within New Elvet there are 4 properties listed as being of historic and architectural interest these are No. 84, The City Hotel, No. 86, The Half Moon Public House (Image 33), The Three Tuns Hotel, and No. 20. The two public houses are very characterful and enhance the streetscene, they are similar in form both being 3 storeys with fairly wide frontages to the street however in terms of age. The City Hotel is older as the fabric of the main block is of c.1700 whereas the Half Moon is mainly 18th and 19th century.

The City is rather plain in appearance but the fine tripartite sashes and bays add interest to the front elevation. The Half Moon on the other hand has a much more elaborately decorated pub front with panelled ionic pilasters, wider panelled doors with over-lights all in rich colours, above which is a central sash window flanked by fine oriel windows with pilasters and brackets.

The end building attached to the City Hotel, No 83, is not listed but is of historic interest and townscape merit. Although the ground floor was entirely replaced in the late 20th century and the present shop fronts are contemporary styled, the upper floors are built from rich red brick in an English Garden Wall bond. The stepped and moulded floor band, 12-panes sashes and the brick built north-part with ashlar dressings and 2-light windows with segmental arches are evidence of its late 17th or early 18th century construction and the north part is an obvious 19th century addition.

Directly opposite the Three Tuns Hotel occupies a large extent of the street frontage as a result of it being formed by a unification of 3 former houses in the later part of the 18th century. The present building consists of 3 storeys and 5 bays with additional rear wings and extensions added in the 20th century. The street exterior is rendered and colour-washed and there are visible signs of irregularities with changes in alignment. The south bay is higher than the others illustrating the earlier buildings being incorporated which adds to its interest. Its main traits are the fine door cases, oriel windows with cornices, the two storey canted bay window and the 19th century sashes. The ground floor shop fronts are clearly later additions yet they do not impinge on its overall character.

Further up the street the Police Station is a particularly prominent and handsome building which displays all the characteristics of a grand Georgian house resulting in its Grade

II listing. It consists of 3 storeys and 5 bays with painted rendered walls framed by an ashlar plinth, chamfered quoins, and a timber dentilled eaves cornice. Its symmetry is achieved by the central door in an architrave under a pediment and the balanced arrangement of the 12-paned sash windows in architraves to either side or the floors above, with those on the top-floor significantly smaller.

The character and contribution that this part of Elvet makes to the whole conservation area has been greatly eroded by the form and limited design quality of the modern developments which are out of keeping with the general street pattern, feel and historic character which predominates. These include the University's Elvet Riverside 1 and 2 developments which present bland elevations to the street although their overall massing has been broken up by lower links between the main blocks and the tower structure next to the main entrance.

Orchard House is a large 1990s apartment block which is somewhat less intrusive as a result of its scale and form, dropping down with the gradient of the street, and certain design elements such as its visual balance; yet it could have been much more sympathetic in this key location. It is vitally important that any such future development should be of a high quality design to enrich the aesthetic qualities of the area and be respectful to the local context and character.

Located adjacent to New Elvet's junction with Church Street stands Dunelm House; this is unlike all other buildings in the city and divides opinion. It was built in the brutalist style of the 1960's as a clear break from tradition in terms of its style and materials. Although controversial it is a typical piece of architecture of its time that works well within the landscape and its river level as the buildings form cascades down towards the river breaking its mass. It successfully achieves a level of interaction with New Elvet with tall narrow windows looking out over the street and is intrinsic to the setting of the Grade I listed Kingsgate Bridge.

Elvet Crescent is mixed in both use and character; the frontage comprises of six commercial properties dating from the early to mid-20th century, they are all of 2 storeys built from red brick with hipped roofs with imitation timberwork to the upper floors, despite very modern shop fronts and advertisements they sit quietly at the top end of the street making a neutral impact. The remainder of Elvet Crescent is in residential use; these are mid-20th century dwellings arranged in short blocks with red brick ground floors and rendered upper floors with uPVC windows which again make a neutral contribution upon the character and appearance of the locality.

Directly across to the north east is The Cathedrals a stand-alone building of significant merit. It was originally a public house/restaurant dating from the mid to late 19th century which was converted in 2005 to 14 residential apartments.

The conversion has been carried out sympathetically preserving its original character, although internally much fabric has been lost. It consists of 2 storeys constructed from red brick with Dutch gables to the central and end bays and includes fine sandstone detailing around the doors and the large windows and central first floor bay. It has a strong sense of balance and proportion and is considered to be a non-designated heritage asset.

Although the historic buildings that lie within the HM Prison complex are largely hidden from public view there are a number which are of historic and architectural significance designed by the architect Bonomi and hence are Grade II Listed. These include the Prison Chapel which dates from 1840, it is single-storey built from coursed squared sandstone with a rendered plinth and stone dressings beneath a Welsh slate roof with gable copings; it's most notable elements being the fine round-arched windows and the Venetian west window with painted glass. Two of the main Prison Accommodation Blocks (A, C and D-wings) are also listed; these are later than the chapel being built in the early 1850's. They are substantial structures with a long and narrow footprint, built from coursed squared sandstone with Welsh slate roofs broken by large ventilation shafts, the ground floor including doors in elliptical arches. The group encloses an exercise yard with A-wing a curved linking section. The later 20th century additions are of no interest.

5 Important Buildings

Listed Buildings

Listed buildings 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 being 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 on land within its curtilage. Listed building consent is required for any demolition, extension or alteration which may affect its character. There are 79 statutory listings in this section of the conservation area.

| <i>Building Name</i> | <i>Grade</i> |
|----------------------|--------------|
| <i>Elvet Bridge</i> | |
| No.8 Elvet Bridge | II |
| No.9 Elvet Bridge | II |
| No. 10 Elvet Bridge | II |
| No. 11 Elvet Bridge | II |
| No. 11A Elvet Bridge | II |
| No. 12 Elvet Bridge | II |
| No. 16 Elvet Bridge | II |
| No. 17 Elvet Bridge | II |
| No. 18 Elvet Bridge | I |
| No. 21 Elvet Bridge | II |
| No. 24 Elvet Bridge | II |
| No. 25 Elvet Bridge | II |

| | |
|--|----|
| No. 26 Elvet Bridge | II |
| No. 87 Elvet Bridge | II |
| No.87 A Elvet Bridge | II |
| No.87 B Elvet Bridge | II |
| No. 88 Elvet Bridge | II |
| No. 90 Elvet Bridge | II |
| No. 91 Elvet Bridge | II |
| No. 93 Elvet Bridge (formerly listed as no.92) | II |
| No. 94 Elvet Bridge | II |
| No. 95 Elvet Bridge | II |
| No. 96 Elvet Bridge | II |
| No. 97 Elvet Bridge | II |
| | |
| <i>New Elvet</i> | |
| No. 84 New Elvet (The City Hotel) | II |
| No. 86 New Elvet (Half Moon Public House) | II |
| Three Tuns Hotel | II |
| No. 20 New Elvet | II |
| <i>Old Elvet</i> | |
| No. 1 Old Elvet | II |
| No. 5 Old Elvet | II |
| No. 6 Old Elvet | II |
| Old Shire Hall | II |
| No. 14 Old Elvet | II |
| No. 15 Old Elvet | II |
| No. 15A Old Elvet | II |
| No. 16 Old Elvet | II |
| No. 17 Old Elvet | II |
| No. 18 Old Elvet | II |
| No. 19 Old Elvet | II |

| | |
|--|-----|
| No. 19 1/2 Old Elvet | II |
| Church of St. Cuthbert (R.C) and presbytery attached | II |
| Crown Court | II* |
| Staff locker rooms at west of Crown Court | II |
| Governors house to east of Crown Court | II |
| Forecourt walls, piers, gates and overthrow to Crown Court | II |
| No. 20 Old Elvet | II |
| Durham Prison D and A wings | II |
| Durham Prison C wing | II |
| Durham Prison Chapel | II |
| No. 21 Old Elvet (Training Office) | II |
| No. 22 Old Elvet (Deputy Governors House) | II |
| No. 23 Old Elvet | II |
| No. 24 Old Elvet | II |
| No. 25 Old Elvet | II |
| No. 26 Old Elvet | II |
| No. 26A Old Elvet | II |
| No. 27 Old Elvet | II |
| No. 28 Old Elvet | II |
| No. 29 Old Elvet | II |
| No. 30 Old Elvet | II |
| No. 31 Old Elvet | II |
| No. 32 Old Elvet (Adult Education Centre) | II |
| No. 34 Old Elvet (Graduate Society Offices) | II |
| No. 34 Old Elvet (left part) | II |
| No. 37 Old Elvet (Dun Cow Public House) | II |
| No. 38 Old Elvet | II |
| No. 39 Old Elvet | II |
| No. 40 Old Elvet | II |

| | |
|--|-----|
| No. 41 Old Elvet | II |
| No. 42 Old Elvet | II |
| No. 43 Old Elvet | II |
| Nos. 44 and 45 Old Elvet (incorporating no.46) | II |
| Nos. 47 and 48 Old Elvet (incorporating no.49) | II* |
| No. 50 Old Elvet | II |
| No.51 Old Elvet (University of Durham Department of Philosophy) | II |
| No. 52 Old Elvet | II |
| Nos. 53 and 55 Old Elvet (incorporating no.54) | II |
| Nos. 56, 57, 58 and 59 Old Elvet (The Royal County Hotel) | II |
| The Royal County Hotel | 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

The Cathedrals, Court Lane
The Masonic Hall, Old Elvet
Dunelm House, New Elvet

6 Building Materials, Detailing and Features

Within Old Elvet and New Elvet there is a wide mixture of historic building of various ages and styles including symmetrical Georgian buildings of handmade bricks in pinkish and light reds, light painted stucco and render, to buff coloured stone built public buildings, and darker red bricked Victorian buildings; all with natural roof coverings of either Welsh or Lakeland slate and wooden windows and doors. 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/Façades

The most common building material that can be found in this sector of the conservation area is brick including English Garden Wall, Flemish and very occasionally stretched bonding patterns; the colours of the brickwork vary from dark reds, light

reds and pinkish reds but the bright engineered red brick of Old Shire Hall and its terracotta dressings stand out significantly. These tones in combination with the frequent use of incised stucco and render in whites, creams and ivory create colourful streetscene of high quality. The modern developments and infill housing utilise modern brickwork, in either browns or multi-reds, with Dunelm House and Kingsgate Bridge entirely constructed from grey concrete.

There are a number of examples of buff coloured sandstone, principally around the Court's, which is squared and coursed. The high prison accommodation blocks which are partially visible are also of coursed sandstone with ashlar dressings; there are some variations with the Church of St Cuthbert built from snecked sandstone and Elvet Methodist Church a darker Victorian stone building.

Strong stone detailing prevails as it is used throughout the area for plinths (generally painted) and quoins, window cills (both projecting and flat) wedge lintels, elegant door and windows surrounds, coping details, and in wall construction. Brick is used less frequently for decorative purposes but it can be seen in the form of floor bands, eaves cornices, window heads and notably chimney stacks.

The buildings in this historic area also display a variety of architectural details and feature which help to enrich and add to their character to the area and which should be preserved and enhanced. For example stone encased cellar chutes, boot

scrapers recessed beside the doors, date stones/inscriptions including the large 'city' shield to the front of Nos. 2/3.



Image 34 Common building materials



Image 35 Examples of detailing

Roofs

The form, materials and detailing of the roofs make a substantial contribution to the character and appearance of the individual buildings. This along with the variation in heights and styles of the neighbouring properties creates distinctive and changing roofscapes within the streets which contribute significantly to that of the wider townscape of the city. Due to the local topography and land form this is even more apparent in Elvet as the roofs of the buildings cascading down Old Elvet Bridge are visible from numerous vantage points and those within the main street of Old Elvet can be seen in far reaching views from along the Riverside, and from Gilesgate and Claypath.

The traditional roofscape of this historic area comprises predominantly of pitched gabled roofs with the degree of pitches ranging from shallow to very steep, mainly covered in grey Welsh slate, but there are one or two examples of Lakeland slate visible. This material usual signifies buildings of greater importance which is the case in Elvet where it is found on Durham Crown Court and Old Shire Hall. Ridges are defined tiles some in a different colour form the main roofing material.



Image 36 Welsh slate is the predominant roofing material

There are a number of differing roof types visible which add interest such as the semi-circular hipped roof at No. 19a, the pedimented roof at Nos. 53-55, and the prominent Mansard roofs to No. 20a and the former public swimming baths. Many of the roofs include features for stylistic purposes such as stone eaves cornices, timber dentilled eaves courses, gabled dormers with timber bargeboards and finials. The roofscape of the character area is enhanced further by the stand-out individuality of Old Shire Hall with its tall square red-tower and copper dome, the spire of Elvet Methodist Church, the very tall chimneys of Durham Crown Court, the roofs of the prison accommodation blocks which tower above the walls, and the angulated roofs of pre-cast concrete at Dunelm House.



Image 37 Typical chimneys

Chimneys are common and important features both integral to the structure of the building and its aesthetic appearance and are all brick built but a number have been partially rendered around their bases. The chimneys visible vary considerably in terms of their heights, depths, and detailing some are simple others are more ornate. They are mainly either square or

rectangular in form and their sizes are generally proportionate to the buildings themselves; there are some single pots visible but most are of multi-pots in terracotta buffs and reds and in standard rounded, squared, beaded and louvered terminals. Ridge tiles vary from standard half-round, hogback ridge and rolled-topped to more decorated two-hole crested designs adding further decoration at roof level.

Rainwater goods

Guttering and downpipes are predominantly of traditional cast iron with a black painted finish, mainly round but occasionally square. These are fixed to the external walls with simple straps and at roof level mainly by spiked brackets with detailing such as corbelling and cornicing beneath the eaves, which add to the architectural character of the historic buildings. There are also a wide variety of hopper heads including box, corner and funnel-shaped receptacles mainly simple but there are some more decorative examples visible. Grey uPVC is prevalent at the modern properties such as those in Elvet Crescent and the University Buildings on the west side of New Elvet.



Image 38 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. When these are preserved and repeated across whole streets they add significantly to the historic townscape of the city, and this is the case within the Elvet character area. The predominant traditional windows which can be found in the area are timber sliding sash windows, which are mainly recessed from the front face of the wall into the openings to give protection for the weather and relief to the elevations, and usually have slender glazing bars. A number of the properties within Elvet display the regularity of house fronts typical of Georgian townhouses with shorter ground floor windows, taller and more elegant first floor windows and smaller top-floor windows.

There are a number of oriels, canted, round and square bays, from single to double-height, which are distinctive Victorian characteristics and add interest to the upper stories. These are also one or two examples of 1920's/30s bays with casement windows the most prominent being those at the Royal County Hotel which feature lead work and stained glass. Sash windows are generally of 4, 12 or 16-panes but variety is provided by numerous larger tripartite sashes and some smaller single paned openings. These windows are predominantly painted white, but some are painted to contrast with the colour or the external walls. Other style of historic windows include Perpendicular Gothic styled windows at St Cuthbert's Church

(most notable the large 4-light tracery and transomed window within the south-bay), the tall round arched windows in the ground floor across Nos.53 to 56; and the Baroque style windows at Old Shire Hall.

The windows are defined by a mixture of simple flat and projecting stone lintels, wedge lintels, timber lintels and brick soldier heads; and below by either flush or projecting stone sills. More decorative features include moulded stone surrounds, key stones, and architraves which enhance the prominence and visual quality of the windows.

There are a number of different styles of dormer windows within Old Elvet of particular interest are the traditionally proportioned and design dormers with steeply pitched slate roofs, timber bargeboards and finials which add interest at roof level. But there are some lesser examples of modern 'box' styled dormers which are out of keeping.

Within New Elvet the modern University buildings feature long and narrow vertical windows constructed from aluminium and those at Dunelm House have a mixture of narrow slit windows and rows of wider vertical windows in straight lines which complement the angular concrete building and are one of its many quirks.



Image 39 Typical Elvet area windows

Similarly to the windows, historic doors are one of the most important architectural components of the buildings façades and are typical examples of common domestic designs seen in the 18th and 19th centuries. They are predominantly of a solid timber construction in a mixture of 4 and 6 panels, incorporating a raised pattern or fielding to give additional modelling, and are set back into the openings. The doors are always painted in whites, creams, blues and reds. There are one or two examples where historic doors have been modified with glass as a result of the commercial change of use of the ground floor, but this is not a common occurrence.

In Elvet pediments, pilasters and simple flat hoods are very often used as part of the design of the main front doors; and fanlights, either in rectangular frames or semi-circular with slender glazing bars add further decoration. There are also fine examples of timber door cases, moulded door architraves and stone surrounds which contribute significantly to the character and appearance of the building.

There are a number of standout examples such as the main doors to Old Shire Hall which are particularly impressive, consisting of double-timber doors behind a decorate wrought-iron screen and set within a keyed and rusticated architrave.



Image 40 Doors

The entrance into Durham Crown Court is very imposing gained through a 6-panel solid timber studded doors in an architrave with giant Tuscan columns framing the entrance to either side. The Masonic Hall has a 6-paneled door set deep within an elaborately designed stone porch which is a distinctive feature within the streetscene. In contrast along Elvet Waterside the large industrial scaled and styled doors to the Victorian warehouse (Elvet Riverside Apartments A to D) have been preserved and is important reminder of the building original use.

Elvet has a small commercial core situated along Elvet Bridge, at the northern end of New Elvet and at the western end of Old Elvet. Here there are a number of fine historic 18th, 19th century and early 20th century shop frontages and public house frontages which add greatly to the architectural diversity and character of the character area.

The historic shop fronts which survive have their own unique identity but generally follow a traditional form with recessed part-glazed entrances either positioned centrally or off-set to one side; shop windows well-proportioned and divided by timber glazing bars, mullions or transoms and flanking the doors; a stall riser either in the form of timber panelling or a simple plinth; and slender pilasters framing the windows and corbels running into a flat and framed fascia. Other decorative elements include coricing and brass door furniture.

Notable stand-out examples can be found at No 17 Elvet Bridge which has an Art Deco styled shop frontage in chrome and granite with black glass; that at No 18 features round arches over the shop windows and entrance. No 84 The City Hotel has a simple public house frontage which has been recently restored, and the public house frontage to No 86 The Half Moon has a façade of 1894 with iconic pilasters and colourfully painted ceramics.

There is one noteworthy contemporary designed commercial frontage in Elvet, this can be found at Zen-Bar attached to The Cathedrals in Court Lane. It is highly glazed and incorporates



Image 4.1 Traditional shop frontages are common

timber cladding and its good quality design gives it an individual identity yet it still relates well to the historic building to which it is attached.

There are a number of former houses in Old Elvet which have been very sensitively converted to office/business uses within the ground floor and upper levels via the use of simple wall mounted stand-off lettering and simply styled projecting signs with advertisements displayed by being set back in the main windows.

7 Boundaries and Means of Enclosure

Walls, fences and other forms of boundary treatments can form important elements in defining and enhancing the character of historic buildings and can contribute significantly to wider character and appearance of the area. Due to the urban nature and built form of the character area, the predominant characteristics of the properties are tightly compressed and hard up against the back of the pavement.

The first impression is that there are no significant means of enclosure, however on closer inspection this is not the case as there are a number of important boundaries which should be maintained and protected. The walls to the front of Elvet Methodist Church consist of two sections of coursed sandstone walls with chamfered copings divided by wrought iron gates and those to the front of Old Shire Hall of bright red brick with heavy balustrades and rich decoration sweeping up to the

central entrance provide two functions in enhancing the setting of the buildings and reinforcing the linear form of the street.

On the north side of the street there is evidence that many of the properties once had enclosure to the frontages in the form of wrought-iron railings and there is historic photographic evidence to support this.

The forecourts to Nos. 20 to 22 are defined by stone plinths above which are a plain wrought iron railings with trellis piers and small matching gates; typical designs of the Georgian period. The most notable means of enclosure exists to the front of the Crown Courts; here the semi-circular green space is surrounded by low, coursed sandstone walls with gently rounded copings and incorporating tall round piers and a wrought iron lamp holder overthrow to the main entrance gates.

These are significant components of the townscape and are Grade II Listed; those to side entrances to the road have recently been reinstated with gates in a sympathetic style. Similarly, the boundary treatments to the front of Nos. 20a, 20, 21 and 22 are important elements within the street and enhance the setting of the listed buildings; these comprise of plain wrought iron railings with a mixture of latticed piers and trellis piers with palmette finials above a stone plinth.



Image 42 Railings are common but vary greatly

At the western end of Old Elvet boundary treatments begin to soften approaching the riverside environment where turning the corner there are significant hedgerows to the front and wrapping around the side of Nos. 23 to 26. The walls with the greatest presence within Elvet are those surrounding HM Prison Durham; these vast coursed sandstone walls visually dominate the surrounding buildings and are visible from many long-ranging vantage points.

There are a number of important brick walls in this character area, including those which gently curve around No 19a Old Elvet and the front of St Cuthbert's RC Church which form a continuous run to Court Lane. These walls are a mixture of hand-made red brick and more modern brickwork with simple flat stone copings, and include a notable gated entrance with a stone surround leading into the church. To the front of Cathedrals in Court Lane the brick walls change to low dwarf walls with substantial piers with stone carved copings and spear-headed railings.

There are also a number of important brick walls to the rear of the street along the riverside which form the boundaries to the rear of the properties and create a strong sense of enclosure, including high handmade brick walls with brick on edge copings and substantial brick piers, the simpler walls enclosing the former Victorian service yard, and low buff coloured brick walls with railings on top. These also assist in screening

roughly-surfaced car parks associated with the various business uses operating in the vicinity.

Of note in this area are the high random rubble stone walls and the coursed stone walls which surround both sides of the former public swimming baths, these are important features within the streetscene. The riverside public footpath is enclosed by a mixture of hedgerows, vertical timber and post fencing, closed boarded timber fencing, low random rubble stone walls and high brick walls enclosing the rear plots along the north side of Old Elvet. These are appropriate to the semi-rural character of the rear street environment.

In New Elvet the modern developments feature walls to the frontages and although of no historic merit these are important elements in streetscene as they assist in reinforcing the predominant linear historic form of the street which has been interrupted by the buildings set-back position. For example the brick walls and railings to the front of Orchard House, the low brick walls to the front of the Elvet Waterside Development and those around Dunelm House. Within Elvet Crescent the standard timber fencing surrounding the front gardens gives this small area a more suburban character.



Image 43 High brick walls enclose and screen service areas

8 Open Spaces and Trees

Open spaces, trees and other forms of greenery significantly enhance the setting of the historic buildings, add to the street scenes and contribute to the overall character and appearance of the locality; but given the dense urban nature of the area the opportunity for vegetation within the streets is limited.

However, at the ends of the streets, the road junction and to the rear of the properties there is important greenery which makes a positive contribution to the appearance of the area and assists in softening the hard urban form.

The Churchyard around Elvet Methodist Church is a small formal space comprising of lawns, shrub planting and flower beds to the footpath and roadside edges and includes a number of loosely grouped tall mature trees (Image 43). This green space wraps around the sides of church and continues to the rear around the Sunday School where there is a dense avenue of trees appear following the line of the path.

Further to the east of this is a less formal wide verge of long grass, shrubs and densely treed contained behind low stone walling and forming an important natural feature within the streetscene. Behind is the planned space in front of Durham Crown Courts which consists of a large semi-circular well maintained lawn, dissected by informal footpaths, surrounding by low stone walls and with trees inside following the curvature of the walls and the line of the paths (Image 44 bottom right).

Adjacent to this space to the west there is an important line of mature trees and although they are set behind the various boundary walls they are significant within the streetscene and enhance the setting of the nearby historic buildings. At the end of Old Elvet, on the north side as it turns the corner onto Green Lane, hedgerows and informal grassed verges appear which importantly creates the beginning of the transition from the urban to the riverside environment.



Image 44 Greenspace peppers the urban environment



Image 45 Urban gives way to riverside environment

To the rear of the street there are a number of gardens forming outside formal spaces which are important in demonstrating the historic narrow burgage plots which have been preserved and adding to the more rural character, while screening back-land development and assisting in softening the urban form.



Image 46 Dunelm House, rear of New Elvet, public realm, riverbanks

The gardens include a number of trees and hedgerows of high visual amenity value. These natural features are of particular significance as they are visible from the public realm of the riverside, racecourse and their associated footpath network.

There are other more incidental green spaces which have visually amenity value for example the narrow strip of grass land located between the new road bridge and the Royal

County Hotel; the steeply rising grass land surrounding the Swan and Three Signets Public House which is enhanced by the road side trees and planters (Image 46 bottom left), and the green spaces along the river frontage which have more of a wilderness quality (Image 46 bottom right).

The southern end of New Elvet has a green quality as a result of the planned landscaped spaces at the approach onto Kingsgate Bridge, and those sloping down the street along the side of Dunelm House (Image 46 top left). These comprise of fairly wide and maintained grassed verges some contained behind low brick walls, with trees and planting mainly flanking the edges of the footpaths, and shrubs hard up against the buildings. Across the road in front of the commercial properties there is a line of well-spaced trees added as part of public realm improvement works. Within Court Lane, greenery is provided by the well-stocked front gardens of Elvet Crescent.

Although not entirely contained within this sub-character area, Maiden Castle Wood plays an important role in providing a scenic setting and a natural termination to the urban area. It also possesses both historic and evidential values; although the site has been overgrown with trees for over a century there are remains of earthworks of the fort which once stood here. Only limited excavation has been carried out, but there is some evidence that the interior of the bank was strengthened with a stone wall; at least one stone bearing a stonemason's mark, which dates the work to the Middle Ages.

9 Views and Vistas

Due to the local topography and built form, the street pattern, and the open nature of the riverside many fine views and vistas can be experienced within this sub-character area. Old Elvet Bridge provides a combination of views; firstly from the western end of the bridge at its junction with Saddler Street the elevated position presents a channelled view straight down into Old Elvet. This is notable for demonstrating the historic connection between the 2 which has been physically lost but where they appear as an almost unbroken street.

From the bridge itself there are fine views south towards Kingsgate Bridge nestled into the woodland, and also from here there is a fine panoramic view giving a sense of the outer bowl of green hills which enclosed the city (Image 47 top).

Looking west to east into Old Elvet from the road junction the channelled view is of the one of the finest streetscene in the city displaying the elegance of the impressive Georgian and Victorian townhouses and where the spire of Elvet Methodist Church and the copper dome of Old Shire Hall are key features in the skyline (Image 47 bottom). Here the view of the rich and varied roofscape as it sweeps around the street towards Green Lane is of particular interest. Old Shire Hall provides an impressive and unique focal point as a result of its form and scale, baroque style and fire red brickwork, interrupting the unity of the street and up close it is even more dominant and imposing.



Image 47 Across Elvet Bridge towards Kingsgate Bridge, roofscape and streetscape (facing)



Durham Cathedral is visible from a number of vantage points in the area but the most dramatic view is from the front of Durham Crown Court where the monuments sheer scale and mass dominates above all else and the rose window is clearly visible. The drama of this view is exaggerated even further from Court Lane where the enclosed street channels the eye to the cathedral majestically rising high above the trees canopy (Image 48). From baths bridge there is an impressive view of the cathedral where the central tower and west end are framed by the surrounding buildings.

The Courts themselves have an impressive frontage and in combination with the associated buildings and green space, present striking open short views of historic interest and significant quality.

From Elvet Waterside looking eastwards there is a scenic open vista where the hard urban form gives way and opens up to the River Wear and the green spaces of the racecourse and sports pitches, with the dense woodland of Pelaw Woods and Maiden Castle wood in the background.



Image 48 Views of Durham Cathedral from the Courts and Court Lane



Image 49 View across the area



Image 50 Durham Castle Keep from Elvet

Outwardly, although not contained within this sub-character area, there are a number of notable viewpoints which are important to the character and setting of Elvet such as from lower Gilesgate where the break in the street frontage at Ravensworth Terrace gives rise to an elevated, wide open view across almost all of Elvet. From here the eye is drawn due to the channelling of the street to Durham Crown Court and its clock tower in the foreground, surrounding by a wide dense mixture of roof forms, those of the prison dominating, with the climbing roofscape of Whinney Hill forming the background.

From New Elvet Road Bridge and the riverside environs below, outstanding views can be gained where Durham Cathedral and Castle dominate high above the city with the backs of the buildings along the Bailey and Sadler Street seen cascading down to Old Elvet Bridge. From the riverside footpath the built form of Elvet Bridge continues down to the water level, the arches of the bridge framing views along the river. These are also important in demonstrating the land form and multi-layered historic development of the city.

The Prince Bishops Shopping Centre is outside the boundary of this sub-character area but from the tower feature to the rear one of the most impressive views of Elvet can be gained which illustrates the context of Elvet. From here the river forms striking natural boundary with the development pattern of Elvet Bridge, Old Elvet, New Elvet and the outer streets around

Whinney Hill appreciable, the green rolling woodland of the outer-bowl forming and enclosing backdrop.

To the east of baths bridge from the riverside footpath running along the front of the College of St Hild and Bede and continuing along the edge of Pelaw Woods there are stunning panoramic view out across the River Wear and the racecourse area and from here looking south the view of Durham Cathedral and Castle dominating above all else is outstanding, nestled between them you can also see the copper dome of Old Shire Hall and spire of Elvet Methodist Church. From here the World Heritage Site monuments are seen in more natural surrounding rather than in a dense urban context.

10 Activity

The area has a very wide mixture of activity; the western and eastern ends of Old Elvet Bridge, (Nos. 8 to 26 and Nos. 87 to 96 respectively) and the properties around the crossroads of the Medieval streets of Old Elvet (Nos. 1 to 7 on the south side and Nos. 56 to 56) and New Elvet (Nos. 86 to 83 and Nos. 3 to 9) form a small concentrated commercial area, secondary to the main retail offer of the city around the Market Place. The properties have various uses within the ground floors including jewellers, clothing and book stores, opticians, restaurants, food outlets and cafes etc. alongside a number of public houses.

Further along Old Elvet are a number of properties which have been sensitively converted to estate agents and office accommodation preserving the buildings Georgian character. This commercial hub, combined with the crossroads, creates a very busy route of private, public and service traffic and pedestrians; residents, shoppers, workers and students.

There are a number of private residential dwellings along Old Elvet, but a high percentage of the properties are now largely used for either teaching purposes relating to Durham University, including the School of Applied Science No. 32 or the Centre for Sport and Physical Activity No. 42, or as student accommodation. A similar situation occurs at Elvet Waterside where the residential riverside apartments sit adjacent the former Victorian warehouse converted to student accommodation.



Image 51 The junction of Old and New Elvet

Other uses within the street include a bed and breakfast, the Dun Cow Public House, the private club Masonic Hall, and the former university offices at Old Shire Hall granted planning permission for change of use to hotel and leisure; and it is important that future uses are appropriate to the character and context of the street and preserve their heritage significance. Both Elvet Methodist Church and St Cuthbert's RC Church are in active use; as well as worship they are also used for other public events including a concert and musical events venue, dance workshops and as a meeting space.

New Elvet is a mixed street which is dominated by Durham University; the large block developments of Elvet Riverside 1 and 2 house the English Language Centre and the School of Modern Languages and Culture and Dunelm House is the Durham Student Union Building hosting a variety of student and social activities. The southern end of the street is again mixed in both character and use with a run of 6 commercial properties consisting of a bank, general store and food outlet and semi-detached residential dwellings to the rear forming Elvet Crescent.

This part of the character area floods with students, particularly during term time, either accessing the various departments or the union building or as a route to the Universities primary site on the peninsula via the pedestrianised Kingsgate Bridge. It is also a very busy vehicular route being the main connection from the city centre to

Shincliffe to the south east and to the University Science Park along Stockton Road, and the western side of the city.



Image 52 Elvet at its busy junction with Saddler Street

Opposite Elvet Crescent accessed via Court Lane is the residential conversion of Cathedrals; this building has a unique character and is relatively private. In and around Court Lane and the back of Old Elvet the building arrangement and orientation gives rise to small incidental spaces, some private car parks and service yards largely hidden behind tall boundary walls, but there are some notable hard standing courtyards and pedestrian linkages which add to the overall townscape quality of the area. This is a busy area and there are frequent conflict between pedestrians and vehicles entering/exiting the car parks and yards.

Along the north side of Old Elvet there are a number of historic narrow vennels which are well used pedestrian routes linking to

the riverside around the racecourse and the opposite side of the river via Baths Bridge.

The riverside area provides a key green and recreational space within the city. It is a very scenic flat open area used for various recreational purposes including walking and jogging, with sport pitches providing opportunities for football, rugby and cricket etc. It is also used as an access point to the river for rowers, canoeists and is frequented by fishermen. The most significant use relates to annually city wide events such as the Miners Gala and the Durham Regatta.

11 Public Realm

The character of the area is determined by more than the appearance of its buildings. The public realm including the spaces between the buildings, hard landscaping (paving, kerb edging, and road surfaces), street furniture etc. all combine to affect the way in which the area is perceived. This part of the conservation area is diverse in its public realm with surviving historic floorscapes, modern and informal surfacing.

The floorscape of Old Elvet Bridge consists of Yorkstone flags pressed hard up against the buildings and the parapet of the bridge itself, with a wide area of stone setts running down the centre punctured by two wheelers of concrete, with aggregate adding texture. This variation in materials breaks up the surfacing and enhances the setting of the historic buildings at either end of the bridge. This surface treatment continues

down to the road junction, although between the Swan and Three Signets and No 91 Elvet Bridge a harder edge is introduced in the way of concrete kerbs.

Turning the corner to New Elvet the pavements are of Greenmoor Rustic paving slabs, and opposite turning onto New Elvet Bridge large unsympathetic concrete paving slabs has been laid diminishing the overall quality.



Image 53 Traditional materials are widely used



Image 54 Tarmacadam with red chippings is used on the both Elvets

At the crossroads the main road surfacing is standard, and streetscape is compromised by street clutter in the form of a high number of warning and directional traffic signs, traffic signals, the CCTV column and various service boxes etc. concentrated within a small area. In contrast Old Elvet Bridge itself is fairly clutter free other than pavement advertisements and outdoor seating/tables which adds to the overall ambience of the street; the Victorian lamps attached to the bridge itself are appropriate to its context.

The road of Old Elvet is tarmacadam with red chippings aligned by wide pavements of square concrete flags with concrete kerbs, the exception to this is to the front of Old Shire Hall where the paving is coloured in light tones of red reflective of the building.

This material can also be found along both sides of Territorial Lane. The street is relatively clutter free which adds to its character the only notable items being the occasional parking metres, lighting columns, and Durham bollards, but the cycle rack and other street items directly outside Old Shire Hall are somewhat obtrusive to the heritage assets setting.

There is an important and well used pedestrian route situated between Elvet Methodist Church and Old Shire Hall which links through to Court Lane (Image 55 over left), the footpath winds around the buildings and rises steadily; it is of a tarmac surface which is well maintained flanked by shrub planting/vegetation to either side. It opens up to a clutter free courtyard area comprising of pavers laid in a herringbone style in light tones with the car parking bays divided by wide gravel beds contained by stone blocks. The narrow vennel on the opposite side of the street linking through to the riverside is tightly enclosed by high stone and brick painted walls with a tarmac surface.

The public environment around the former swimming baths consists of concrete paving slabs and a black tarmac road with similar surfacing to the surrounding car parks. Along to the

riverside the public footpath which runs southeastwards around the back of the north side of Old Elvet has a rural quality as a result of the informal dirt surface and the sandstone walls, timber fencing, hedges and trees which enclose it.

Around Durham Crown Courts a tarmac road encircles the space to the front of the buildings with a pathway cutting through of the same material. The pavements are of concrete flags, given the historic and architectural merit of the buildings some of the surfacing to the frontage is poor in places with a rundown appearance not fitting to the overall historic setting. The setts to the front of the Courts are of a distinctive fanlight design and generally the environment around the eastern end is of a better quality, but it is blighted by parking signs and an abundance of white/yellow road and parking bay markings.

Within New Elvet, Yorkstone can be found at the northern end of the street but the remainder is entirely of modern surfacing, concrete kerbs/ paving and tarmac, some of the paving has been inappropriately repaired with tarmac square patches which blight the streetscene. The surfacing is broken up by the use of setts and red paving slabs around the traffic lights to demarcate the crossing points. The road is of tarmac with red chippings which has a better appearance than the standard black (Image 54 top right).

The modern materials found around the floorscape of Dunelm House and leading onto Kingsgate are appropriate to the modern character and context of these two structures.



Image 55 Footpath rear of Shire Hall and modern setts

There are numerous additional items of street furniture mainly concentrated around the shopping area at the northern end and the University buildings on the west side including a bus stand, a line of Durham bollards, parking signs, railings, service boxes and telephone boxes this results in a overly cluttered appearance to this part of the sub-character area (Image 56 top).

On the opposite side of the street the well planned public area comprising of concrete paving broken up by setts, and including timber and wrought iron streets, refuse bins, Durham bollards and trees with tree guards etc. which have been well considered in terms of their spacing and positioned, creates a pleasant environment which is well used.



Image 56 Designed public realm

12 General Condition

Overall the buildings in this sub-character area appear to be in a good physical condition with architectural features intact. There are no apparent signs of neglect or premature building fabric decay. The roofs which are visible appear to be in a sound condition with no visible signs of excessive natural weathering, missing, broken or slipped slates, or visible deteriorating flashings etc. There are no significant alterations to the historic properties although some of the buildings have been altered over time resulting in the loss of original windows and doors but replacements have been sympathetically designed and inserted into older openings which maintain the character of the properties.

Restoration works have recently been carried out to a number of prominent buildings, for example the Three Tuns Hotel, and The City Public House, and a number of the university properties have been redecorated and repaired where necessary which has enhanced the appearance of these buildings and improved the historic streetscapes. Other works undertaken recently which have had a positive affect relate to the tower at the Church of St Cuthbert; this has been fully restored with the stone sensitively cleaned, new matching stone work added and cement mortar replaced with lime. Elsewhere a number of properties have been granted permission for a change of use which has secured external restoration works such at Nos 14 and 15, and 44/45 addressing

the unmaintained appearance of these prominent listed buildings and their contribution to the conservation area.

There are still a number of obvious exceptions to the above in Old Elvet where some of the frontages have notable condition issues which are detrimental to their character and appearance such as patches of flaking and missing paintwork and render to the walls and dressings, localised decay of window timbers particularly the cills, defective and missing putty to the glazing bars and again flaking and missing paintwork and problems with defective rainwater goods some of which have resulted in water staining. All of which are easily solvable issues and which would enhance the appearance of the individual heritage assets and collectively the street.

The former Public Swimming Baths is another such building which continues to deteriorate due to its redundant state (Image 57). It has stood empty since 2008 and is in a severe state of disrepair with missing and broken windows, missing roof-slates, organic growth through the roofs, windows and walls, and rot to the timber work etc. it also frequently suffers from vandalism. A new use for the building would clearly be beneficial in maintaining its significance and future preservation, or an appropriate redevelopment of the site making a positive contribution to the conservation area.



Image 57 Paving around former baths, derelict public baths



Image 58 Missing railings, cable clutter and examples of peeling paintwork

The public realm around the former swimming pool is also in a poor condition with degrading road surfaces; cracked paving slabs missing pavements, missing sections of fencing and brick walls etc. creating a very unsightly and unwelcoming pedestrian environment which would greatly benefit from investment and enhancement.

The recreational land immediately to the east is also suffering; the former bowling green is overgrown, the toilet block in a poor condition, as are the boundary treatments. It should be

noted that both the former swimming pool site and the land adjacent are proposed development sites.

Although not directly affecting the structural fabric or general condition of the building, but mainly harming the external aesthetics, there are many instances of visible cabling and wiring snaking across building frontages (Image 58 top right). In some cases these are heavy interventions and more thoughtful, sensitive routing of such installations would be of great visual benefit to the character and appearance of the individual buildings and the streetscene.

Generally, the boundary treatments seem to be in a sound structural condition, but the gates and over-throws to the west end of the Courts are missing. Similarly there are missing sections of railings to properties along Old Elvet (Image 58) most notably Nos. 53 to 56, however the railings and gates to the front of Nos. 20, 21 Old Elvet have recently been restored.

Along Territorial Lane the poor condition and missing sections of timber fencing on the east side of the street results in the car park area being very open and visible to the public.

There are some notable areas of public realm utilising traditional materials including Yorkstone paving slabs, stone and granite setts and wheelers etc. which add to the overall quality of the area; but there are large areas showing signs of neglect and poor or inappropriate maintenance which would benefit from investment and upgrading in appropriate

materials. Similarly, the roads are a mixture of tarmac surface treatments many of which have been repaired over the years resulting in a poor patchwork appearance which should be avoided in the future. Other sections require maintenance to address natural deterioration as a result of normal wear and tear such as crocodile cracking a common type of distress and grade depressions etc.

An significant example of the above can be seen at Old Elvet Bridge where the floorscape is in a deteriorating condition and in need of repair to address failing paving in certain areas, cracked and loose flagstone, and where past patch repairs have been carried out with tarmac which is highly noticeable and detrimental to the character and appearance of the historic structure. At the west end of bridge restoration works have been undertaken which has greatly enhanced the appearance of the surfacing where it merges with Saddler Street.

The private green spaces visible in the public realm and the roadside grassed verges all seem to be well cared for, and the informal pathways to the rear of Old Elvet linking to the riverside are in a reasonable condition, open and accessible and are generally clear from encroaching vegetation.

The pavements and open courtyard areas are generally in good order but the concrete flags are varied in appearance, and many are cracked.

The walls to the vennels on the north side of Old Elvet appear to be in a sound physical condition although some weathering has occurred to the stonework, but the tarmac surfacing is very degrading, parts are uneven and the route is difficult to walk due to overhanging shrubs and trees. It also has a high degree of graffiti.



Image 59 Rotten timberwork, missing chimney pots and commercial bins

13 The Definition (or Summary) of Special Interest

This section of the document defines the 'special architectural or historic interest of the New and Old Elvet 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 historical terms, the area is significant as it forms a fundamental component of the city's Medieval infrastructure, and evidence indicates that it may be part of the earliest known settlement in the city, established prior to the arrival of the monastic community on the Durham Peninsula. The plan form is a key characteristic as despite great change in the area during the 18th and 19th centuries, the 2 streets still adhere to their original Medieval single-street layout, and although physically their original connection has been severed by the intrusive modern road, visually it remains illustrated.

The general historic grain of the area, with the buildings occupying original burgage plots, solid historic building lines, and the dense urban form generates a strong perception of enclosure within the main streets which is fundamental to the sense of place. Furthermore, the surviving vennels are important elements of the historic street form as well as providing key pedestrian linkages. Despite the introduction of a number modern developments, which in the main fail to respect the historic context and character, the historic core remains discernible and domineering.

Architecturally, the buildings vary greatly in terms of their age, form, scale and function, yet together they display a richness of architectural styles and character; they range from grand Georgian townhouses, prominent religious buildings, civil and industrial buildings, and a valuable concentration of commercial properties.

The special interest also derives from the wide variety, yet visually harmonious, use of traditional building materials, adding colours, textures and patterns into the streetscene, and the surviving architectural features of interest which are very well preserved. This is reflected in the fact that a high percentage of the buildings are individually listed, listed for their group value, or have been identified as being non-designated heritage assets. The setting of the historic buildings is greatly enhanced by surviving historic floorscapes, traditional forms of boundary treatments and green spaces.

These elements drawn together create evolving and characterful streetscapes of high architectural quality and significant interest, with a number of key landmark buildings, and distinctive and changing roofscapes which adds to that of the overall city.

In terms of the townscape, Old Elvet Bridge is extremely important being one of the two main historic river crossings in the city. As well as physically connecting Elvet to the peninsula, the openness of the bridge provides a varied combination of views that bring together the eastern and central parts of the city and from the bridge itself a real sense of the Medieval layout, scale and shape of Elvet can be gained.

The local topography with Elvet low-lying and the river gorge climbing above along its outer edge gives rise to a remarkable backdrop of the Durham Cathedral and Castle World Heritage Site, and from within the character area a number of

magnificent views and vistas can be obtained. In contrast, the surrounding expansive open landscape to the east along the riverside forms a contrasting scene with the dense urban environment and is an important green buffer zone to the outer edge of the city of high landscape and aesthetic worth and influence.

Old Elvet and New Elvet also have high potential for the existence of archaeology relating to the earliest phases of Durham's existence in the Anglo-Saxon period as well as the occupation of street frontage properties along these historic thoroughfares in the Medieval and Post-Medieval periods.

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, and others of historic and architectural interest, the setting and views that unite to create a historic environment of high significance that contributes to that of the whole conservation area.

SUB CHARACTER AREA 2 - RIVERSIDE

1 Location and Boundary Description

This sub-character area is an expanse of open space which is varied in character, topography and appearance. It commences at the eastern end of Old Elvet and Elvet Waterside and follows the snaking course of the River Wear southwards until reaching Maiden Castle Footbridge. From here the boundary follows the outer edge of Maiden Castle Wood until it crosses the A177 where it follows the edge of Great High Wood which envelopes Mount Joy Farm. It then heads north terminating at the eastern entrance into Durham University Science Site which fronts Stockton Road.

The sub-character area incorporates the flat formal green spaces of the Racecourse on the southern banks of the river, the well-manicured cricket pitch and bowling green, together with their associated buildings, the rowing club on the inner meander of the river, the allotments to the south of this area, as well as steep slopes of Maiden Castle woodlands and the Scheduled Monument of Maiden Castle Iron Age Fort. It also incorporates the mixed woodland and pasturelands of Whinney Hill and Mountjoy.



Image 60 View from Kingsgate Bridge towards Elvet and meander near Old Durham Gardens

2 Setting

The River Wear forms a very scenic boundary and setting to this area, running along its northern edge and then meandering south to run along its eastern boundary as far as the southern edge of Whinney Hill and Maiden Castle woodlands, which forms the southern boundary of the conservation area. It also includes the prominent Mountjoy, which forms a scenic backdrop to Hallgarth Street.

To the north of the River Wear the parkland setting and historic college buildings of St Hild and Bede, with the steep slopes of Pelaw Woods to the east, forms a very scenic setting to the Racecourse area. Similarly the historic townscape of Old Elvet appropriately frames the western edges of this area. The predominantly modern developments on Green Lane overlook the southern edges of the Racecourse.

As the river meanders south the area is overlooked by the Grade II registered Old Durham Gardens on the eastern banks of the river. To the south of Maiden Castle woodlands the setting of the area is formed by Durham University sports pitches. Whilst these present a pleasant area of level open land during the day, in the evening light pollution from the floodlit sports pitches can affect the surrounding area.

To the west this area is hidden by the built up area of Whinney Hill and Hallgarth Street, although the higher areas of Whinney Hill itself are visible from the main roads which runs through

the area. From this area, as well as from Mountjoy, the elevated wooded peninsula of the city with Durham Castle and Cathedral are clearly visible, forming an impressive longer range setting to this area.

3 Form and Layout

The largest single recreational area in the city is the former Racecourse which lies to the north of Green Lane and to the south of the River Wear, running from Old Elvet in the west and terminating at Durham University Rowing Club where the river starts curving to the south. This is a level well-manicured grassed area of sports pitches, including cricket, rugby and crown green bowling. It is on two distinct levels, the higher level running parallel to Green Lane and the lower level running parallel to the river. These two formal linear areas are orientated in an east west direction and are separated by a steep grassy embankment which runs the entire length of the pitches.

The northern edge of the lower area is bounded by a low timber picket fence, which marks the boundary between the University playing fields and the area of grassy public open space adjacent to the river through which runs a wide hard surfaced public footpath. On the northern side of this footpath lies the bandstand which was erected in 1992, together with the bronze statue of the Dun Cow and other pieces of public art work. The northern edges of the riverbank are bounded by an area of scrubland, giving the area a more wild and natural feel.



Image 61 Sports grounds and Maiden Castle Bridge



Image 62 View of Elvet from the sports grounds and view across the area

This whole area is a valuable resource in the centre of the city giving the area a feeling of openness and space so close to the densely developed urban areas and it has a distinctive character and appearance which contributes significantly to

the conservation area. It also provides an important transitional element between the open countryside to the east and the dense urban environment to the west.

The open level nature of this area continues with the allotment gardens at the far eastern end of Green Lane adjacent to the river, which are hidden away behind a high fence and then continues to the rugby football ground to the south of the line of the former railway. The level footpath, which runs from the western end of the Racecourse and hugs the banks of the river as it turns south, forms a continuous pedestrian linkage throughout this area, closely bordering the steep escarpment of Maiden Castle Wood and earthworks. This continues to the Maiden Castle footbridge where it crosses the river to Old Durham and continues south to Shincliffe, passing the university playing fields en route.

The upstanding escarpment, which is orientated in an east-west direction, slopes down gently to the east to incorporate Whinney Hill, which includes copses of trees but is predominantly rough pasture land for the grazing of horses. The land also slopes downwards to the north and south, and to the south it is separated from Mount Joy by the main A177.

This prominent area of elevated land rises steeply from the north and consists of a mixture of dense woodland and open rough grazing land. It forms an important rural backdrop and provides visual containment to the dense urban area, marking the southerly end of the built development of Elvet.

4 Architectural Character

This sub-character area has very little built development. The majority of the buildings which do exist are associated with sports and recreational facilities, including the boathouse, bowling club, cricket pavilion and club house, rugby club house, and the rowing club with its associated storage buildings.

Mount Joy is the only area which deviates from this and includes the White House which borders the southern side of the A177 and Mount Joy House and Farm which are tucked away on the southern tip of the site, away from public viewpoints.

The boathouse is a notable late Victorian recreational building dating from 1894 (Grade II Listed) (Image 63). It was built for the St Cuthbert's Society Boat Club. It is located at the north western end of the Racecourse adjacent to the cricket fields and is set back to the south of the public footpath and cycleway which runs through this area. Constructed from red brick with a chamfered plinth and Welsh slate roofs with cut brick eaves, the main building is a single storey boat shed of seven bays with brick buttress pilasters between. The second bay has a large 3 light window above a small window in a gable; the fifth bay has a single 3 light window with segment head. The western gable end has a double flank door to accommodate the storage of boats.



Image 63 The Boathouse and bowling green buildings



Image 64 Hilton Cottage, remains of Elvet railway, cricket pavilion

The 2 storey gabled roof club house to the eastern end has a cross wing with a segmental headed 3 light window and above a projecting wooden balcony with a hipped slate roof and a central, half-glazed, 4 panel door with flanking side lights. Above is a small stone plaque inscribed 1894.

To the east of this building, the cluster of buildings associated with the bowling club is screened from the riverside footpath by a high hedge and trees. There is a series of 3 quirky timber

buildings dating from 1898 painted in greens and blues with Welsh slate roofs and clay decorative ridge tiles (Image 63).

The 3 buildings are orientated in a north south direction with their gables to the river, the one closest to the riverside (the club house) being 2 storey and the others being small single storey units. Presumably as a security precaution, the windows have been boarded over which detracts from the overall appearance

A long single storey brick building with a slate roof and white fascia boarding to eaves has been built at right angles to the original buildings interrupting the attractiveness of this traditional grouping.

Durham University Cricket Club dates from 1898, as does the single storey brick pavilion with a hipped Welsh slate roof with central projecting gabled feature housing a clock and signage. The roof projects down to form a canopy to an open fronted seating area, supported by slender cast iron piers. This historic building is totally overpowered by the linked 1960's mono pitch block like 'extension' whose scale and massing, materiality and fenestration conflicts with the character and appearance of the adjacent pavilion (Image 64 bottom row).

Dating from the early 20th century, adjacent to Green Lane, is Durham City Cricket Clubhouse. This brick and cream painted building features a variety of extensions some more sympathetic in character, than others.

At the far eastern end of the Racecourse, the Durham University Rowing Club occupies a number of buildings. The buildings generally are reflective in form of function including a number of flat roofed structures. The grouping includes an older brick and slate boathouse and a modern brick and renders extension to the club house with blue/grey aluminium fenestration with nautical undertones. These are screened from the Racecourse by a belt of tall trees which run north-south along the eastern edge of the rugby football pitches.

The rugby club house and date from 1988 and is just outside of this sub area. It is dealt with more thoroughly in the Green Lane/Whinney Hill section.

At Mount Joy, an important focal point on the A177 is the late 19th Century 'White House', a rendered 2 storey detached property occupying a long narrow plot. Symmetrical in form, it is capped by a steeply pitched Welsh slate roof with clay ridge tiles and chimneys to either gable. The principal elevation includes a central doorway with gabled slate canopy over and vertically proportioned windows to both storeys. Although sympathetically extended, the loss of original windows detracts from the overall aesthetic quality and integrity.

Located on the southern tip of Mount Joy set into woodland, Mount Joy House and farm form an interesting architectural grouping. Dating from the late 19th Century the 2 storey, brick house appears to have been divided into two dwellings. The house features a steeply pitched Welsh slate roof with robust

chimneys to ridge level and two projecting gables with overhanging eaves and painted timber barge boards, and fenestration consisting of 2 over 2 and 4 over 4 vertically sliding sashes with brick on edge arched heads and painted cills. Unlike the house, the now redundant brick farm buildings are in a fairly dilapidated state, with part of their slate roofs missing.



Image 65 Bandstand and rugby club

5 Important Buildings

Listed Buildings

Listed buildings 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 being 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 on land within its curtilage. Listed Building Consent is required for any demolition, extension or alteration which may affect its character. There is one listed buildings in this area.

| <i>Building Name</i> | <i>Grade</i> |
|----------------------------|--------------|
| Boathouse, Elvet Riverside | II |

Scheduled Monuments

Maiden Castle Earthworks is a scheduled monument comprising the remains of an Iron Age Hill Fort. The site is located on top of the Maiden Castle escarpment overlooking the river within an area of designated Ancient Woodland.

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

The original Cricket Pavilion

The original Bowling Club buildings

The brick railway abutments associated with the Elvet Railway

Mount Joy farm house and associated farm buildings

6 Building Materials, Detailing and Features

Walls/Facades

The facades of the buildings are predominantly brick, of comparable in colour and type with age of construction, with some painted part and full ender in white and cream egg the cricket clubhouse and the White House the entire property is of cream render. The boathouse is of red/brown brick and has a first floor balcony to the front elevation which has a timber structure and balustrade. The historic bowling club buildings are of horizontal timber boarding with a painted finish in different shades of green and blue, although the modern addition to this grouping of buildings is a rather bland red/brown brick.

The University cricket pavilion is of red brick with cast iron columns to its front overhanging canopy which are painted white, as is the row of external seating under this canopy.

The recent extension to the Rowing Clubhouse is partly of smooth render painted white and partly of a high quality red/brown brick with horizontal timber panelling above to break up the massing of this large structure. The other rowing club buildings, dating from the 1970's, are of orange/red brick.

Mount Joy House and Mount Joy farm buildings are of a rich red/brown Victorian brick, although the farm buildings are in a dilapidated state and some of their walls are in a state of partial collapse.

Roofs

The predominant roof material is Welsh slate, although there are a number of roof pitches with modern fibre cement tiles and flat felt roofs and the new addition to the University rowing club has an aluminium roof in grey with deep overhanging eaves and fascia panels creating an interesting roofscape. In addition the Grandstand to the rugby club has a corrugated tin roof.

The roof to the boathouse is steeply pitched with gable detailing to the front elevation with deep timber barge boards painted dark green, with similar detailing to the western gable elevation.

The cricket pavilion has a heavy hipped roof in Welsh slate, as is its front projection over the open canopied area and the small central gable feature housing the clock and signage. The extension to the cricket pavilion has a mono pitch concrete roof tile and the single storey garages linking old and new have flat felted roofs.

The timber bowling club buildings have slate roofs with overhanging eaves and decorative clay ridge tiles, as well as a central ventilation stack to the ridge line of the two storey building and barge board detailing to its gables. The modern addition to this grouping has a grey fibre cement roof with white fascia boarding to eaves.

The Cricket Clubhouse has a series of roof structures as it steps down from two storey to single storey. The original roof is Welsh slate and the pitched roof additions are fibre cement slate with felt to the flat roofs, particularly the prominent large single storey function room extension.

The dwelling houses of the White House and Mount Joy House have steeply pitched Welsh slate roofs with robust squared brick chimneys to ridge level. The roof to Mount Joy farm buildings is also Welsh slate but is currently in a dilapidated state with quite a number of slates missing.

Rainwater Goods

Some of the rainwater goods are traditional cast iron, such as at Mount Joy House but the majority are plastic in black or grey, with the modern extension to the rowing club being in blue/grey aluminium to match the roofing and fenestration.

Joinery, windows and doors

The fenestration to the boathouse consists of a number of squared traditional mullioned and transomed windows which are currently boarded up, with arched brick on edge lintels and cills are clearly visible, the original cricket pavilion only has windows to its front elevation with modern roller shutters

The boathouse has a garage style entrance door to its western gable, whereas the original cricket pavilion has a central timber door to its front elevation with two glazed panes to the top half. The single storey extension to the cricket pavilion has two

garage style doors painted dark green and additional casement fenestration. The Durham City Cricket clubhouse has large 'modern' windows to its function room with squared 'modern' windows to the rest of the building.

The windows to the timber bowling club buildings are covered in timber boards and detract from the character and appearance of these buildings.

The modern extension to the rowing club has horizontally orientated fenestration and a similarly designed glazed entrance door, with aluminium frames including a circular window to one of the principle elevations. The older and more functional rowing club boat storage sheds have large garage type openings.

The White House at Mount Joy has white uPVC top hung opening windows within vertically proportioned openings which detract from the overall architectural integrity.

The predominant window style at Mount Joy House is timber sliding sashes painted white in a 2 over 2 and 4 over 4 design. The doors are also timber with a single glazed pane to the top half. It is apparent that Mount Joy Farm once had traditional openings including 'hopper' style windows with the top section being divided into three smaller panes. These windows are now in a state of disrepair and dilapidation.

7 Boundaries and Means of Enclosure

The boundary treatments and means of enclosure in this area are rural in character, in the main they consist of natural boundaries such as hedges and hedgerow trees. The riverbanks are wide and open along the Racecourse frontage but are narrower and more enclosed with trees and bushes near to the allotments. The allotments are surrounded by a high timber fence and sheets of corrugated iron, although these are screened by the trees and dense shrub land in this area. The steep sides of Maiden Castle escarpment with their dense woodland form a natural boundary.

The 2 distinct levels which make up the Racecourse are separated by a steep grassy embankment forming a natural boundary between the upper and lower levels. The boundary between the Racecourse and the riverside walkway is delineated by a 1 metre high picket timber fence (Image 68 top left) with a low post and rail fence separating Green Lane from the Racecourse to the north.

Most of the buildings located on the Racecourse are set within these open grounds and do not have individual boundaries around them. The exception being the Bowling Green site with high privet hedges, trees and a low fence. Further east there are hawthorn hedges to the boundary of the Racecourse and the riverside, giving the area a more rural feel.

A linear belt of trees running north to south along the eastern edge of the Racecourse creates a natural boundary and screening from the rowing club whilst to Durham rugby there is a low level concrete post and iron rail fence to the club pitch and low timber and metal post and rail fencing to the edge of the riverbanks.

To the perimeter of Maiden Castle Woods and the grazing land on Whinney Hill and Mount Joy there is low timber post and rail fencing with 5 bar gates (Image 67 bottom).



Image 66 Well maintained hedge boundaries



Image 67 Stone walls and simple post and rail fencing



Image 68 Picket fencing around sports ground and metal railings to modern development and around riverside walks

8 Open Spaces and Trees

The landscape and topography of this area plays a geographically constraining role in preventing outward urban spread by the presence of the river flood plain and the steep escarpment of Maiden Castle (and its continuation at Mount Joy). The Racecourse is a scenic area of expansive level grassed open space which is predominantly owned by the University as cricket, football and rugby pitches (Image 69). They are divided into two level areas, the higher and the lower, by a steep embankment which lies between them.

The bowling green has a much manicured appearance and is surrounded by privet hedges and giving it a more suburban character in contrast to the predominantly semi-rural character of this area.

The riverside footpath is wide with grassed areas to both sides leading to the riverbanks which have bushes and tall grasses bordering the river's edge being informal in character in contrast the sports pitches and bowling green (Image 69 bottom left).

As the river meanders to the south the rowing club is set amidst copses of trees which screen both the buildings associated with the club and the large tarmaced parking and manoeuvring spaces adjacent to these buildings.



Image 69 Open space around the Racecourse



Image 70 Open expanse of the Racecourse

The road which accesses this club and curves around to meet the eastern end of Green Lane is bounded by trees and hedgerows, forming a very sheltered leafy setting. To the east of this lane the allotments are well screened by natural vegetation and fences/ panels.

The level green Durham City rugby club pitches to the south of these allotments are bounded along their southern edge by the dense wooded slopes of Maiden Castle. The riverbanks to the east of here are narrower and more enclosed than those adjacent to the racecourse, with trees and shrubs to either side of the footpath and with the steep slopes of the important ancient woodlands of Maiden Castle rising up directly to the west.

Although not entirely contained within this sub-character area, Maiden Castle Wood plays an important role in providing a scenic setting and a natural termination to the urban area. It also possesses historic and evidential significance; although the entire site is overgrown with trees there are remains of earthworks of the Iron Age promontory fort which once stood here. Only limited excavation has been carried out on the site, but it was found that the hill had been fortified on three occasions in the Medieval period, then in the 15th and 16th centuries. Maiden Castle is well preserved and retains significant archaeological remained and it is a Scheduled Monument.

To the west the land falls gently and the woodland thins to become rolling pasture land on Whinney Hill, whose open aspect allows for expansive views across the city. This rolling hillside terrain continues to the south west of the A177 at Mount Joy where the wooded belt which sweeps around the southern slopes of Maiden Castle wood continues along the south eastern edge of these rolling hills, with pasture land surrounded by hedges and dense shrub land vegetation elsewhere.

9 Views and Vistas

There are a number of impressive views of the city that can be obtained from this area including long expansive views and glimpsed views through trees and woodlands that change with the seasons.

From the Racecourse and riverside footpath, as well as from the river itself, excellent views can be obtained of the cathedral, and the rear of properties on Old Elvet, as well as the Prison. Views to the northern side of the river are of the historic colleges of Hild and Bede and their landscaped setting, the buildings on the top of the ridge in Gilesgate and the steeply wooded slopes of Pelaw Woods. Views also include those of the recent developments fronting onto Green Lane, and the Victorian railway cottages at its eastern end are also clearly visible from this area.

Expansive views are also a feature of this area due to its low lying nature including various sporting pitches, areas of public open space and individual features such the bandstand, the Dunn Cow and the other works of public art adjacent to the riverside footpath.

As the river meanders south the views along the adjacent footpath and roadway become more channelled, before opening out again to the south across Durham City Rugby Club pitches and to Maiden Castle woods beyond. From here there are also views westwards to the University Halls of Residence. To the east views can be obtained across the river of Old Durham and Old Durham gardens.

From the higher slopes of Maiden Castle and Whinney Hill spectacular open vistas of the World Heritage Site, can be obtained. These can also be seen from the top of Mount Joy, together with channelled views down Hallgarth Street, across to the University science site and to Houghall College.



Image 71 Pelaw woods



Image 72 View across the Wear towards World Heritage Site

10 Activity

The Racecourse is used by Durham University for a number of sporting activities, including cricket, football, rugby and tennis. The extension to the cricket pavilion also houses squash courts. The boathouse appears to be only partially used with the eastern two storey element appearing vacant. The play equipment to the front of this building is sparse and is in poor condition. The Bowling Club does not appear to be in use at the current time.

The riverside pathway is well used by pedestrians, dog walkers and cyclists and the river is well used by the University rowing club, whose club house and boat storage buildings are to the east of the Racecourse, and for events such as the Durham Regatta, as well as by tourist boats.

The public open green space to either side of this pathway is used for picnicking and other leisure activities by the public and the bandstand is used for concerts in the summer. The Racecourse is also used as a meeting place on the day of the Durham Miners Gala.

Further south the allotments, whilst well hidden, appear to be well used and tended to, and the City Rugby Club is also well supported. This Rugby Club has large floodlights on galvanised poles and evening matches or training includes an element of light pollution to this otherwise tranquil area.

Traffic throughout this area is restricted to Green Lane and to servicing the Cricket Club, and continuing round to the Rowing Club and terminating at the Rugby Club. Ticket parking is allowed on the northern side of Green Lane. Both the cricket and rowing clubs have on-site parking areas and the rowing club has a large area for the manoeuvring of boats. The Boathouse is accessed by a lane at the eastern end of the Racecourse.

The area is served by a network of footpaths and cycle ways, including the long distance Weardale Way, which runs along part of the riverside route way. Steep footpaths climb to the top of Maiden Castle Hill, Whinney Hill and Mount Joy. The rough pasture land at these 2 latter places is used for the grazing of horses.

Apart from the White House and Mount Joy House, the buildings and structures in this area tend to be associated with sporting activities e.g. the boathouse, the cricket pavilion and clubhouse, the bowling club buildings, the rowing club buildings, the rugby clubhouse and its grandstand.

This area is also very important for nature conservation and wildlife, encompassing an area of high landscape value and ancient woodland, as well as an Iron Age Hill Fort. The river itself and the riverbanks are an important wildlife corridor.



Image 73 Informal footpaths, woodland walks and grassed areas

11 Public Realm

The public realm in this part of Elvet consists primarily of informal footpaths, grassed areas and woodland walks. The western section of the riverside pathway is surfaced in modern red concrete paviours in an offset pattern and appears unsympathetic to the overall rural character and appearance of the area at all. The rest of the pathways either have a rough tarmaced surface or are beaten earth along the southern section of the riverside footpath or just well-trodden routes up through Maiden Castle woods and across Whinney Hill. The play area outside of the boathouse has a grassy surface and the Dun Cow and the bandstand are situated on the grassy riverbanks, along with other smaller public art sculptures.

There are a number of litter bins along the riverside route way, together with a number of seats overlooking the river. There are also a number of metal seats with scrolled arm rests overlooking the bowling green and the cricket ground and some unsightly metal benches overlooking Durham's rugby ground. Throughout the area there is very little interpretation signage, although there are some public footpath signs for walkers up to Maiden Castle.

12 General Condition

In general this area is in good condition and is well managed by the University and the various custodians of the sporting clubs, as well as by the County Council. The road accessing the Rowing Club has many pot holes and should be resurfaced. The farm buildings at Mount Joy are in a dilapidated state and it would be desirable for these buildings to be restored rather than demolished as they form part of the historical character of the grouping with Mount Joy House. There are a number of other buildings which would benefit from restoration and repair.

13 The Definition (or Summary) of Special Interest

This section of the document defines the 'special architectural or historic interest of the 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 are articulated below:

The value of the Riverside sub-character area is derived from its green open nature, the varied land use, topography and its high landscape value, as well as the contribution it makes to the overall setting of the historic townscape of the Elvet area.

It is a predominantly open area with very little built development, most of which is associated with recreational and other land uses in the area. It also has important historical and social significance, Maiden Castle escarpment being the site of an Iron Age Fort dating from between 800 BC- AD43. In addition the remnants of the former Elvet railway are to be found in this area.

The riverside location itself has been instrumental in shaping the present city, as it plays a very important role in preventing the outward spread of the built development. The changing land form, from the low-level flood plain, rolling hillside terrain, to steeply wooded slopes, has high scenic value, presenting a visually rich contrast with the dense urban form. The expansive open green spaces and sports pitches, individual and groups of mature trees, dense woodland areas, hedgerows, shrubbery, grassy verges and wild overgrown areas, together create an interesting series of landscapes of immense value to the overall character and appearance of the conservation area. Together with the river itself they are also a vital wildlife resource providing a rich and diverse range of habitats.

The racecourse is an important historic area which today is a valuable recreational asset. It is a long green area, divided by a steep grassy embankment into 2 levels, consisting of a number of sports pitches, which adds interest and variety to this otherwise level floodplain.

This part of the conservation area is dominated by the river which has historically provided enjoyment for the people of the city and is used for informal and formal recreational activities, as well as a being a key space for annual city events.

The area incorporates a complex network of footpaths and cycle routes which vary from the wide pathways running along the riverbanks to informal dirt tracks through the woodland. These are important in creating a highly accessible environment which spread outwards to other areas of historic significance for example Old Durham on the opposite side of the river, and further away leading to Shincliffe Village and Sherburn House. At the same time the relatively traffic free nature of this part of the conservation area provides a tranquil atmosphere in contrast to the busy nature of the urban environment.

The topography and open nature of this area assists with the creation of a number of impressive and historic views, both throughout the area and to other parts of the city. These vary from long expansive views to more glimpsed views through the trees and woodlands and include outstanding views towards the World Heritage Site, with magnificent views of Durham Cathedral and the Castle gained from a number of key vantage points such as from the top of Whinney Hill and Maiden Castle. Another example is the view north where the buildings perched on top of the ridge forming the outer suburb of Gilesgate can be seen.

Architecturally, the built form is limited. However the impressive Victorian boathouse, the painted timber Bowling Club buildings, the original Cricket pavilion, the White House and Mount Joy farmhouse are of importance in providing quality and interest within the landscape. Additionally the art works and installations adjacent to the riverside route way, including the bronze statue of the Dun Cow and the Bandstand, provide public interest and enjoyment within this area.

The riverside area also contains a number of important archaeological sites including the scheduled monument of Maiden Castle Iron Age hillfort, and a recently discovered prehistoric occupation site of late Neolithic/early Bronze Age date in the Mountjoy area along with traces of a Romano-British field system.

It is the high visual quality of the varied landscapes and the interplay of the natural and built environment which creates the sense of place that is a significant attribute to the character of this part of Durham City and the conservation area as a whole.

SUB CHARACTER AREA 3 - GREEN LANE/WHINNEY HILL

1 Location and Boundary Description

Green Lane and Whinney Hill are located to the west and south of the main historic areas of the Elvet Character Area.

Together they form the outer limits to the built development of Elvet, after which are open countryside and recreational areas serving both the city and Durham University.

Green Lane forms the southern boundary of the racecourse lying on the south side of the River Wear and lies directly to the east of Old Elvet. Whinney Hill lies at the eastern end of Old Elvet at its junction with Green Lane; it rises steeply and travels in a southerly direction to the Mount Joy roundabout where it meets with the southern end of Hallgarth Street and with Stockton Road from the west. It encompasses the former Durham Johnson School on the eastern side of Whinney Hill and is bordered by the steeply rising open countryside of the historic Maiden Castle Ancient Woodland to the east.

To the south the boundary is defined by the open countryside of Whinney Hill and Mount Joy. The northern and north western boundaries of Whinney Hill are marked by the presence of HM Durham Prison whilst the southwestern boundary follows the narrow footpath which runs along the rear boundaries of the houses on the eastern side of Hallgarth Street.

Although physically adjoining areas Green Lane and Whinney Hill are very different in terms of character; Green Lane provides an important transitional element between the green open spaces of the racecourse sporting grounds and the historic urban environment of Elvet; whereas Whinney Hill is a relatively dense residential area.

2 Setting

Both historic and semi-rural backgrounds provide the setting for the sub-character area. To the north, the green space of the Racecourse provides a scenic setting to Green Lane. This setting is further enhanced by the backdrop of the River Wear, the landscaped setting of the college of St. Hild and Bede, the steeply sloping aspect of Pelaw Woods and the southern side of Gilesgate which runs east west along the ridge on the northern horizon.

To the west of Green Lane the immediate setting is historic Old Elvet and the more recent frontage to the Prison site. Due to the low lying nature of this terrain impressive views can also be gained of the World Heritage Site dominating the skyline above the city and forming a very impressive backdrop to this area.



Image 74 Semi rural setting

To the east of Green Lane and Whinney Hill the area is framed by a variety of green open spaces and countryside. The setting is enhanced by the variety of topography, including the low lying University sports pitches, the steeply rising Maiden Castle Woods, Whinney Hill and the River Wear wrapping around the eastern edge of the area. To the southern end of Whinney hill, the grassy knoll of Mount Joy forms a scenic 'end stop'

The elevated nature of the western side of Whinney Hill allows dramatic views westwards across to the peninsula and particularly of Durham Cathedral. This very impressive background setting is further enhanced by the foreground of the historic rooftops of Hallgarth Street.

3 Form and Layout

Green Lane is a level, linear route which runs along the southern edge of the racecourse on low lying land forming part of the floodplain of the River Wear. The buildings which front onto this lane vary considerably in respect of their scale, massing, design and materiality. As such there is no cohesive architectural form or style to the streetscape.

The land area is roughly triangular in form, coming to a point at the junction with Old Elvet and Whinney Hill in the west and widens out at its eastern end, where a two storey red brick office complex lies behind the small row of Victorian cottages and adjacent to the Rugby clubhouse.

Directly to the south of Green Lane a narrower lane runs at higher level eastwards from the Whinney Hill junction in a south easterly direction. Historically this lane formed the southern boundary of the former railway line and the stone boundary wall to the northern side of this lane reflects the legacy of the railway.

The developments on the southern side of this lane vary in architectural styles and massing. However they are well screened from prominent locations, being set into the hillside and having landscaped surroundings, with a number of mature trees along the northern edge of the lane with woodlands to the south.

The eastern edge of the built form of Elvet is defined by Whinney Hill which begins at the eastern end of Old Elvet at the junction with Green Lane. The street rises steeply up the hill to the south. The properties fronting onto the main road are interwar semi-detached houses and houses in groups of four. Suburban in nature, they are typical of designs of the social housing of their time, being 2 storeys with hipped roofs and generous gardens. There are 3 small linear cul-de-sacs leading off the eastern side of the main road. These, together with other gaps in the built form, appear to be designed features which present vistas to the west across to Durham Cathedral and the rest of the World Heritage Site.



Image 75 Green Lane, University buildings off Green Lane, Whinney Hill and Whinney Hill from A177

The southern end of Whinney Hill slopes down to Mountjoy roundabout. The housing here is from the inter war period, but was privately and incrementally developed, consisting of semi-detached and detached properties, each having a slightly different appearance.

To the west of Whinney Hill and south of the prison, the houses and flats known as The Hallgarth are 2 storeys and are built in short blocks with separate flat roofed garage blocks. Some of the houses have small private gardens and some have open frontages with green space surrounding the flats to the south east of the access road which cuts diagonally across the site.

This road was only formed in the 1960's and has no historical precedence. This development is inward looking, with rear fences to the main access road between Hallgarth Street and Whinney Hill.

On the eastern side of Whinney Hill, to the rear of the interwar housing, is located a large compact range of purpose built former school buildings dating from the early 1920's set within generous school grounds, which include grassed areas and former games areas of hard surfacing. Whilst being set back and almost hidden from the main road they have a commanding presence and dominate the principal views into, within and through the site. A semi-circular access road adds importance to this grouping and focuses on the main frontage block, which includes the headmaster's office. The buildings form a large rectangular massing, orientated on a north-south axis, with the principal elevations facing west. They are set on low terraced land; one of a series of terraced slopes and level games pitches which exist throughout the site, with steeply sloping land to the east up towards Maiden Castle former Iron Age Hill Fort.

4 Architectural Character

The buildings which front Green Lane vary considerably in terms of their scale, massing, design and materials and hence there is no cohesive architectural form or style to the streetscape.

At the western corner of the triangle that forms the sub-character area, the Magistrates Courts occupy a prominent position. Dating from the 1960's the buildings architecturally are municipal in appearance, with flat roofs constructed in buff brick with recessed windows with white aluminium frames. The green slate feature panels have minimal impact, as does the glazed entrance porch. The buildings retreat into the site with parking on the corner frontage.

The adjacent University Health Centre also dates from this period and is a linear 2 storey block with a distinctive green copper shallow pitched roof and uniform squared windows to both storeys with cream rendered panels between. The building is set back with parking and landscaping to the frontage behind a low brick wall.

The 2 modern apartment blocks to the east of the Health Centre dominate the streetscene, and appear overly large for their sites with only a small area of landscaping to the frontage.

River Court apartments are 3 storeys to frontage with a wedge shaped aluminium roof and a further 4 storey to the rear. It has a central projecting bay which has a disjointed mixture of fenestration, including archways without glazing. The windows to either side comprise deep recesses with metal railings forming balconies and windows with horizontal glazing bars, giving a 1930's feel. The frontage also includes a wide modern

garage door at basement level accessed via a wide ramp which disrupts the frontage.

The adjacent student accommodation is flat roofed and block like, constructed in brown brick, with 3 storeys to the front and four to rear. The principal elevation includes projecting cream rendered full height bays a glazed central panel of differing shades of green and green glazed Juliet balconies. The use of vertical timber panels for the 4 storey to the rear adds lightness and interest to the building and assists in break up the scale and massing.

At the western end of Green Lane, relating to the former Elvet railway line there is a short terrace of Victorian railway cottages (Image 76). They are set back from the lane with small front gardens and rear yards. These form a cohesive grouping, brick built, with 2 over 2 sliding sash windows and steeply pitched Welsh slate roofs.

To the rear of these cottages lies a large red brick office complex dating from the 1980's with grey manmade slate roofing, squared windows with tinted darkened glass and a tall gabled glazed entrance feature. These offices are well screened from Green Lane, being set back within the site with parking and mature high quality landscaping to the frontage.



Image 76 Railway cottage, rear of office block, rugby club house

To the south east of these offices a small access leads to Durham's rugby clubhouse a red brick functional building, of little architectural merit, featuring brown uPVC horizontal windows, with a small first floor balcony supported on brick piers overlooking the pitch (Image 76).

Directly to the south of Green Lane a narrower lane runs at a higher level eastward from the Whinney Hill junction. This lane formed the southern boundary of the former railway line and the stone boundary wall to the northern side of this lane is important in reflecting the legacy of the railway.

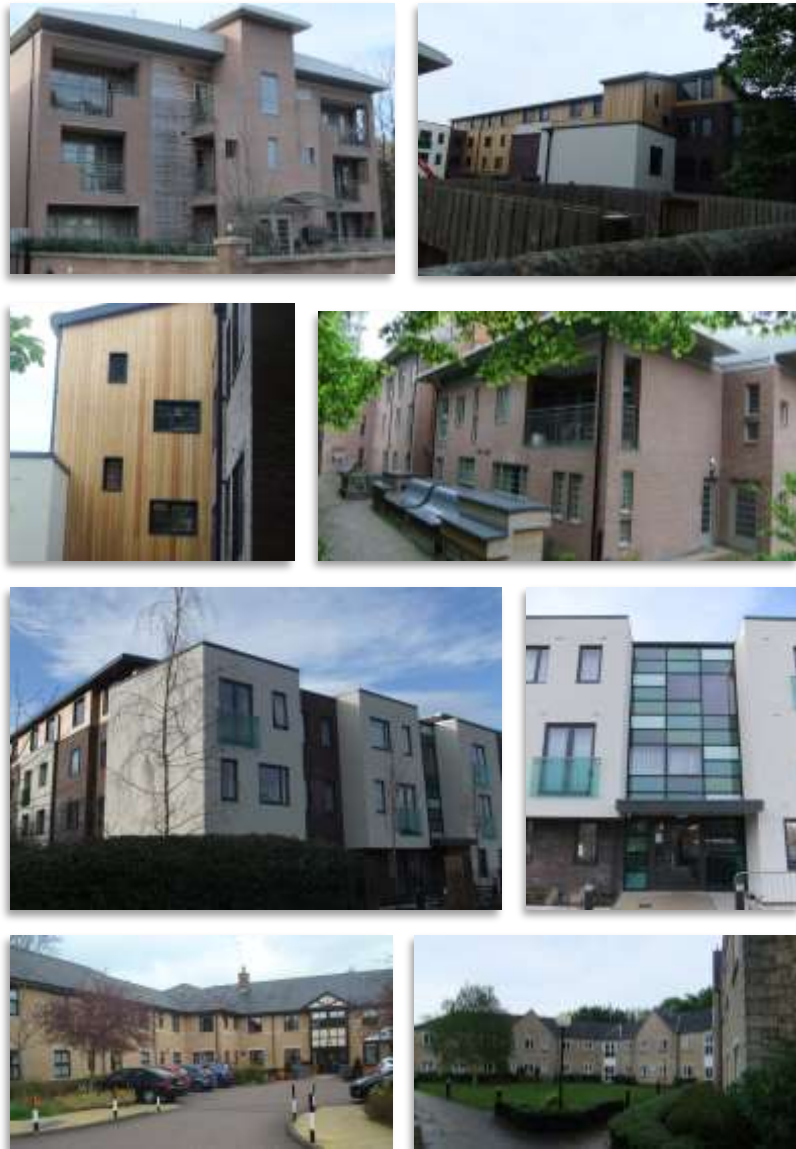


Image 77 Recent accommodation blocks have introduced more modern interest than older bland structures (bottom row)

The developments on the southern side of this lane are all University Halls of Residence and vary in architectural styles and massing and are well screened from prominent locations, being set into the hillside with landscaped surroundings and tree lined boundaries

The most easterly of these developments is Parsons Field Court, where bland 1970's mono pitched, grey/buff brick buildings form the northern section of the site. These are masked by later developments of better quality, using more considered material including light buff brick and a natural slate roof. These have detailing referencing the adjacent, original single storey original building (now used as a bike store); with its dentil detail to eaves level and stone quoins and surrounds to the arrow slit windows.

Brooks House is a 4 storey large accommodation block whose massing is broken up by the use of design features such as the use of render at higher levels. It features Artstone string courses and floor plate level, and vertical Artstone panels between well recessed windows.

To the west of Brooks House, on a more domestic scale is Refounders House. It is 3 storeys at its eastern end stepping down to 2 storeys to the west, and is constructed in a red/buff brick with 4 paned windows and a pitched tiled roof. The building is set back from the lane with trees and shrubs to the front screening the parking bays to this area.

On the western side of Whinney Hill, set in linear blocks of four houses on regular plot sizes and with small low walled gardens are, former prison officers' houses. These are in brick built at 2 storeys, with hipped projecting gables to their frontages, with slate roofs and tall brick chimneys.

Inter-war social housing fronts onto both sides of the main road but also extends to three cul-de-sacs running off this road in an east-west direction. They are predominantly arranged in linear blocks of semi-detached and 4 linked units, with reasonable sized gardens. The houses all conform to a regular pattern, size and material pallet. The facades are of brick to ground floor with painted render and pebble dash to first floor, squared windows, and a brick string course dividing the two floors, with some having a diamond terracotta motif at the upper level. They feature hipped, overhanging, pan tiled roofs and central squared chimney stacks. Some of the dwellings have bay windows inserted at ground floor level with other additions including porches, conservatories and extensions which has disrupted the original uniformity of design

At the southern end of Whinney Hill there are a number of large semi-detached and detached private houses set well back from the road in large mature gardens. Most date from the inter-war period and many follow the pattern of the social housing, being brick to ground floor with either pebble dash or painted render above and hipped tiled roofs with overhanging eaves.



Image 78 inter war social and private houses

The Hallgarth lies to the west of Whinney Hill and directly to the south of the prison complex. This development of houses and flats dates from the 1960's and 1970's. It is of little architectural merit, being of red brick 2 storeys with shallow tiled roofs and white modern uPVC windows. It is an inward facing development and has some open grassy areas to its frontages which help improve the amenity of this area.

The former Durham Johnson School occupies a large expansive site and takes full advantage of the exceptional and commanding position which it occupies. The buildings are constructed in a style consistent with quality municipal architecture of the pre-war period reflecting the high social

regard at that time of education, function and aspiration The buildings are in red brick, with Welsh slate roofs and have stone cills, heads, architraves and plinth course.

The buildings on the front elevation comprise the imposing 2 storey centre block with its grand entranceway accessed by a series of stone steps, with a stone architrave surrounding a wide timber door with stained glass windows and balcony above.



Image 79 Former Durham Johnson School

To either side of this central feature are 2 pairs of imposing vertically proportioned small paned windows to both storeys. The Welsh slate roof has a tall leaded central spire and 2 tall red brick chimneys emanating from eaves level on the rear elevation, adding a sense of grandeur to the building. To either side of this tall central building are 2 symmetrical single storey wings with roofs with overhanging eaves and tall small paned windows of the same design as the central block.

These principal elevations front onto the semi-circular access road with its ornate landscaped area within the semi-circular space created, emphasising the status of this central block. To the rear the scale, massing and design of the individual school blocks largely mirror each other, being single storey with a strong horizontal orientation.

Although not a designated heritage asset, overall the quality of detailing and construction of these school buildings is good and as is considered to make a positive contribution to the conservation area. It also has merit as a distinctive skyline feature of local cultural significance. The site has been allocated for residential development and any forthcoming redevelopment proposals should be informed by the adopted development brief.

5 Important Buildings

Listed Buildings

There are no statutory Listed Buildings within this area.

Non-Designated Heritage Assets and Buildings/Structures of local interest

A number of 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 Johnson School

Random rubble sandstone boundary wall to south of Green Lane associated with former Elvet railway

Victorian Railway cottages at eastern end of Green Lane

6 Building Materials, Detailing and Features

The built environment of this part of the conservation area comprises the developments along Green Lane and the lane to the rear of this route; the former Prison Officers houses on the western side of Whinney Hill; the main Whinney Hill inter-war housing estate and the private houses of a similar period at the southern end of Whinney Hill; the 1960's and 1970's housing at The Hallgarth; and the former Durham Johnston School. The mix of building styles and the palette of materials and features help give this area its distinctive character.

Walls/Facades

The principal building material used in this area is brick, in a range of colours and tones, ranging from buffs, browns and reds. Some of these are more successful than others. The traditional red brick to the Victorian cottages on Green Lane, the lighter buff brick to Parsons Field Court Halls of Residence, the red brick to the former Prison Officers houses and the inter war housing on Whinney Hill and the red brick to the former Durham Johnston School are all good examples which are of decent quality and appropriate to this part of the conservation area.

Some bricks, such as the pinkish brick used on the River Court apartment block and the grey/buff brick used on the older section of the Parsons Field Court student accommodation are not as successful and detract from the overall character and appearance of the area.



Image 80 Facade materials

Render is also found throughout the built environment of this part of area and is used successfully to break up the scale and massing in some instances, such as on the apartment block adjacent to River Court where the forward projecting blocks

are of cream render and on a smaller scale as panels on the Health Centre building to add interest and break up the façade. The first floors of all of the inter-war housing on Whinney Hill are rendered as part of the integral design of the buildings (Image 80 top row).

Stone and art stone is only found in this area when used as detailing such as for lintels, sills, architraves, plinth and string courses, cornice detail etc. Particularly good examples of this are at Brooks House, where art stone string courses and panels between windows help break up the massing of the building and on the former Durham Johnston School, where deep stone lintels, cills, architraves, plinths and cornices are a distinctive characteristic of this site (Image 80 bottom middle).

Other materials, such as timber, are used successfully on the new apartment blocks on Green Lane to add interest and lightness to the fourth storey. The green slate panels used on the Magistrates Court building have little impact due to the limited architectural quality.

Roofs

The form, materials and detailing of the roofs make a substantial contribution to the character and appearance of the individual buildings, This along with the variation in heights and styles of the neighbouring properties creates distinctive roofscapes within which contribute significantly to that of the wider townscape of the city. The traditional roof material in this part of the conservation area is Welsh slate. Particularly

good examples of its use are on the steeply pitched roofs of the Victorian railway cottages on Green Lane, with gabled detailing to the end properties; the original single storey building at Parsons Field Court and the modern two storey blocks here; the former prison officers accommodation on Whinney Hill and the former Durham Johnston school, which encompasses a mixture of gabled and hipped roofs with decorative terracotta ridge tiles. The green copper roof of the Health Centre building enlivens the streetscene in this location in contrast to the aluminium wedges to the roof of River Court which appears as a weaker element in the design of this building.

The roofs of the inter-war housing on Whinney Hill tend to be hipped and tiled in concrete, the terracotta colour helping to enliven the street scene. In contrast the fibre cement grey low pitched roofs of the 1960's and 70's housing on the Hallgarth detract from their important historic surroundings, as do the flat roofs of the Magistrates Court building.

The traditional roofscapes have tall red brick chimneys, including the railway cottages, the former school and the former prison officers' houses. The interwar housing to Whinney Hill has shorter squared brick chimneys to the centre of the ridge line, whilst many of the properties in The Hallgarth do not have chimneys.



Image 81 A copper roof stands out amongst more traditional tiled properties

Rainwater Goods

The rainwater goods in this part of the conservation area tend to be plastic. However in most instances they are relatively inconspicuous and do not detract from the essential characteristics of the buildings.

The new apartment blocks on Green Lane have managed to keep rainwater goods fairly low key, with no downpipes to the front elevation and have used appropriately coloured materials to blend with the elevational treatments. This approach has also been taken on the new parts of the Parsons Field Court residences.



Image 82 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. The fenestration, doors and other joinery details of the developments along Green Lane and the lane to the south of it vary in their style, size and proportions. The only traditional windows are the timber sliding sash windows to the Victorian railway cottages.

These windows have stone lintels and cills, as do some others, such as the Parsons Field Court modern development, whilst others have artificial stone or brick on edge detailing. Many of the other windows have colour coated aluminium frames or white or brown uPVC frames. Some are set well within their openings, giving depth and shadowing e.g. Brooks House, whilst many others are flush with the facades, leading to a loss in character e.g. Refounders House.

There is also a variety of window shapes ranging from long narrow horizontal openings e.g. the Rugby Club building, squared openings e.g. the Magistrates Courts building and a number of developments which have windows with a more vertical emphasis which reflects the traditional character of the area e.g. the modern part of Parsons Field Court.

Window styles range from simple casement windows to modern top opening lights. The windows and doors to the River Court apartment block have long horizontal glazing bars giving them a 1930's character. However this character is diminished by the heavy recessing of these windows.

The former prison officers housing have large squared windows of a consistent design with small top opening lights. Their front doors have been replaced recently as part of a refurbishment programme and are now brown uPVC with horizontal glazed panels to the side, leading to a loss in consistency of design approach to the windows and doors. Many of the interwar houses to Whinney Hill have had window and door replacements over the years. Consequently there is now a proliferation of modern uPVC windows and doors, although many are still at least within their original openings with brick on edge lintels and cills. There are some notable bow and bay windows to the ground floors, particularly within the privately developed housing at the southern end of Whinney Hill. The windows to the Hallgarth are white uPVC as are the doors.

The former Durham Johnston school site has large vertically proportioned windows divided up into small squared panes with painted stone window and door surrounds. The front entrance door is a wide timber panelled door with a robust stone architrave surrounding it, with a central carved stone crest. Above the main entrance door the first floor window has 4 panes with decorative stained glass windows.



Image 83 Windows

Other Structures/Details.

Within this part of the conservation area there are some interesting architectural details and features which add character and interest to the built environment. These include the dentil detail to eaves level on the original single storey building at Parsons Field Court which has been replicated on the 2 storey modern development, as has the stone quoin detailing and the arrow-slit detailing, adding immense visual interest to this building. The fire escapes to these accommodation blocks have been painted cream to blend with the light buff coloured brick.

The former Durham Johnston School has a decorative leaded spire positioned centrally on the roof of the Headmasters block and a decorative carved shield in stone above the main entrance door with stained glass windows above.

The inter-war social housing on Whinney Hill has distinctive terracotta diamonds at first floor level positioned on the painted render between windows on each block of housing.

The rugby club has an interesting terracotta replica of the Sanctuary door knocker from Durham Cathedral adjacent to its club house doorway but also has visually obtrusive yellow and blue stripes surrounding the flimsy first floor balcony overlooking the rugby pitches.

7 Boundaries and Means of Enclosure

The layout and design of boundary treatments, the materials and method of construction, and the way in which they relate to other structures are important elements of the character area, and contribute substantially to the sense of place. Green Lane is indeed a green and leafy lane with trees and hedgerows along the route of the lane. The frontages to the assortment of developments fronting onto Green Lane include low boundary walls in a variety of bricks and some railings. The lane to the rear of Green Lane has a historic stone boundary wall along its northern edge. This wall falls to a lower level within the rear curtilages of the developments on Green Lane, reflecting the fact that this wall was associated with the former railway line which ran in a cutting to the north of this wall.



Image 84 Boundary walls include the remains of the railway

The former prison officer's houses fronting onto Whinney Hill have brick walls to about 1 metre in height forming the boundary with their front lawns. The inter-war Whinney Hill housing estate have hedges and timber fences to their front and rear gardens of about 1 metre in height, although some front boundaries have been removed and the gardens paved or gravelled to provide off street parking.

Some of the housing to The Hallgarth has close boarded timber fencing to a height of about 1.6 metres to the rear and open plan frontages onto shared grassy areas of open space.

The former Durham Johnston School has a low boundary red brick wall to its frontage and higher brick boundary walls and fences around its rear and side boundaries, although these are masked by high hedges, trees and shrubs, many of which are now overgrown.



Image 85 Boundary treatments



Image 86 Hedges and trees

8 Open Spaces and Trees

The setting for Green Lane, with the racecourse to the foreground and the woodlands of Pelaw Woods and the riverbanks also within view, provides an impressive green setting for the built developments which front onto this lane. Some of the more mature developments, such as the University Health Centre and the 1980's office complex are set well back within their sites and have mature landscaping to their frontages, helping to screen the car parking and the built development. However, the 2 recent developments of apartments have very little soft landscaping, presenting quite harsh developments within this semi-rural lane.

The Rugby Club has a very scenic setting to the south, overlooking the rugby pitches and across to Old Durham and the riverside setting as towards Maiden Castle sports pitches and south towards Maiden Castle woodlands.

The lane to the south of Green Lane has a row of mature trees along its northern boundary, providing a natural setting for the Halls of Residence on the southern side of this lane. Brooks House has small area of shrubbery directly in front of the building, with a very poor raised planter set back within the recessed parking and drop off area to frontage.

Refounders House has blossom trees and shrubs to the frontage which helps mitigate the effects of the parking bays. There are grassed embankments and shrubs to west and south

and trees and a wooded area to the south of the site. Grassed embankments lead up to the eastern and northern sides of Parsons Field Court, featuring a central courtyard, with trees, hedges and shrubs and flower beds.

The inter-war properties to Whinney Hill have reasonable sized gardens to front and rear and the end properties also have side gardens with lawns, mature trees and hedges to these gardens and wide grass verges to either side of the road, with mature trees and tubs of flowers in the summer time lining the roadside, giving the area a very green character. The western edge of this development fronts onto Hallgarth View and a narrow lane which runs from the southern edge of Whinney Hill to the former Hallgarth Farm in the north. This lane opens out into a wider grassy area towards its southern end which is used as an informal playing area by local children

The Hallgarth has large areas of mown grass in front of houses with mature trees, providing a green outlook for the modern houses and flats which front onto this area. Some of the houses have small private rear gardens behind high fences.

The former Durham Johnston School has extensive grounds of grass, playing fields, trees, hedges etc. The Ancient Woodland of Maiden Castle lies directly to the east of the site as does an Area of High Landscape Value. The grounds are private but currently have a rural feel due to high levels of greenery.



Image 87 mature trees and grassed areas



Image 88 Views

9 Views and Vistas

From Green Lane outstanding historic views can be obtained of the Prison, Old Elvet, the World Heritage Site and peninsula to the west. To the north, views are of the racecourse with the bandstand, Dun Cow statue, the river and the wooded riverbanks. Other views include the parkland setting and historic buildings of Hild and Bede College, the steep banks of Pelaw Woods and the southern side of the historic buildings in Gilesgate following the line of the ridgeline.

From the Rugby Club long distance views open up to the south and east across the rugby ground and Maiden Castle sports pitches, as well as up the steep wooded banks to Maiden Castle and eastward across the river to Old Durham.

Fine views of the Durham Cathedral and Castle World Heritage Site can be glimpsed through the purposely designed gaps in the interwar housing on Whinney Hill and particularly from Hallgarth View, which also looks down on the historic roofscape of Hallgarth Street.

A magnificent view of Durham Cathedral can also be obtained from the southern access route into the former school site. Views of the rising land of Mount Joy open up at the southern end of Whinney Hill, as do views of Whinney Hill itself and the ancient woodlands of Maiden Castle.

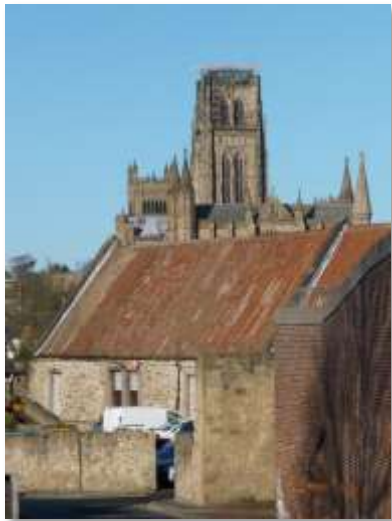


Image 89 Views around the area

10 Activity

Green Lane encompasses a wide range of uses, including the Magistrates Court, University Health Centre offices, apartments, offices and the Rugby Club House.

Developments off the lane to the south are all University Halls of Residence. On Whinney Hill the former prison officer's houses are now used as a drug rehabilitation centre. The rest of Whinney Hill is predominantly residential with a high proportion of the houses being let accommodation. The former Durham Johnston school site, with notable collection of buildings and its large mature grounds is currently vacant.

11 Public Realm

The character of the area is determined by more than the appearance of its buildings. The public realm including the spaces between the buildings, hard landscaping (paving, kerb edging, and road surfaces), street furniture etc. all combine to affect the way in which the area is perceived. The public realm in this part of the conservation area consists primarily of tarmaced roads and concrete flagged pavements and is not of any particular historic interest.

Green Lane is a dead end route and so is a relatively quiet linear lane and is fairly narrow, with parking bays to its northern edge. The original 'green' appearance of this lane has been eroded by the impact of modern development resulting in a loss of landscaping. However the presence of the

racecourse directly to the north provides an immediate scenic setting to the built developments on the southern side of the lane.



Image 90 Modern materials dominate with desire line in wooded areas

Immediately to the south of Green Lane the adjacent lane is much narrower and has a rural character, having a row of mature trees along its northern boundary together with historic rubble stone boundary wall with rounded coping. This lane is a no through road and is quiet and relatively traffic free serving 3 University Halls of Residence. At its eastern end it has an overly designed circular turning area surfaced with setts, which appears incongruous in this semi-rural setting. From here a public footpath leads off to Maiden Castle.

Whinney Hill has a mixture of concrete and tarmac footways with wide grassy verges with mature trees and in the summer has tubs with flowers lining the main road. The mature gardens with hedgerows and trees also enhance the public realm. There is on street ticketed parking on the main road which acts as an informal traffic calming measure for drivers using this roadway.

To the rear of Whinney Hill, Hallgarth View fronts onto a narrow historic lane which runs along the rear of the housing on Hallgarth Street. This lane has a rough tarmac surfacing and a small grassy area with mature tree at its southern end. The Hallgarth housing development has a small open grassy amenity area onto which most of the houses face. There are pedestrian linkages through to Whinney Hill and Hallgarth Street.

The 2 access roads into the former school route from Whinney Hill are fairly narrow and lead to a formal semi-circular driveway within the site.



Image 91 Tarmac footways with street trees and grass verges

12 General Condition

Green Lane has a very mixed quality of built environment with some developments of better quality and in better condition than others. The Magistrates Court in particular, with its utilitarian design and necessity for security measures, presents an unappealing image to the streetscene in this part of the conservation area.

The Health Centre building itself is in decent condition but its very open aspect with rows of parking to its frontage is very prominent, in contrast to the office development at the eastern end of the lane which is set back within the landscape and well screened from public view.

The rugby clubhouse has wheelie bins and pallets outside of its frontage to the pitches, giving it a very unkempt appearance.

The pathways on Whinney Hill tend to be of patched tarmac and broken concrete flags. However the wide grass verges with mature trees help to improve the appearance of this area. The houses themselves are suffering from neglect, possibly as many are now utilised as rental accommodation and some of the front gardens with their hedgerow boundaries have been removed and concrete paving or gravel has been laid to provide for parking. Wheelie bins are also prominent in the area.

Whilst not being in use at the current time, the buildings of the former Durham Johnston School do not appear to have been vandalised; the grounds however are very overgrown.

13 The Definition (or Summary) of Special Interest

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

The historic significance of this area derives partly from the linear route of Green Lane being a rare surviving example of the industrialisation of this sector of the city during the late 19th century. The Lane runs eastwards from Old Elvet following the route of the former railway line and there are surviving fragments visible within the surrounding landscape which is significant in reflecting the legacy of the railway, including the Victorian railway cottages at the eastern end of the Lane.

In terms of Whinney Hill's historic interest, this part of Elvet is a notable example of the city's period of planned expansion during the early 20th century. The plan form and the architectural character of the interwar semi-detached houses

here is typical of the design of social housing at the time. The former Durham Johnston School is built in a style consistent with quality municipal architecture of the inter war period, reflecting the high social regard at that time for education, function and aspiration. It also has merit as a distinctive skyline feature of local cultural significance.

Architecturally, there are very few buildings of significance other than the Victorian railway cottages along Green Lane and the former Durham Johnston School. Although not a designated heritage asset, the overall the quality of detailing and construction of these school buildings is good and is considered to make a positive contribution to the conservation area.

In terms of townscape contribution, Green Lane is significant in providing an important transitional element between the green open spaces of the level low-lying racecourse area and the historic urban environment of Elvet itself. The lane which runs to the south of Green Lane is tranquil with a collegiate atmosphere. In Whinney Hill the streetscape is of particular note as the varying topography, the wide grassy roadside verges dotted with mature trees, green open spaces, and hedgerows and mature front gardens, all combine to create a public realm of high scenic quality with a distinctly suburban character. The former Durham Johnson School is tucked away behind this housing area, although it occupies a large

expansive site and takes full advantage of its exceptional and commanding position.

One of the key characteristics of this locality is the diversity of exceptional views which can be obtained throughout the area. The low lying nature of the terrain in Green Lane enables dramatic views of the Durham Cathedral and Castle dominating the skyline above the city and forming a very impressive backdrop to this area. From here spectacular views can also be obtained northwards to the river and beyond to the college parkland setting of Hild and Bede, the steep slopes of Pelaw Woods and the Gilesgate ridge. In Whinney Hill the planned gaps in the building form frame spectacular long distance views to Durham Cathedral, Castle and the rest of the World Heritage Site.

It is the combination of the interesting and varied topography, the range of architectural styles, the spectacular and wide ranging views and the well-planned good quality public realm which contribute to the sense of place in this part of the conservation area.

SUB CHARACTER 4 - CHURCH STREET/HALLGARTH STREET

1 Location and Boundary Description

The Church Street and Hallgarth Street sub-character area predominantly comprises of the Medieval Barony of Elvet which developed from the early settlement around 2 key historical sites; the Church of St Oswald, and Durham Cathedral Priory's farm at Elvethall Manor. The main streets which grew up around these sites, Church Street and Hallgarth Street, are key components of the city's Medieval infrastructure which spanned out from the peninsula.

The boundary of the sub-character area is formed by the outer bank of the River Wear gorge to the west, stretching from Kingsgate Bridge in the north to Elvet Banks in the south. It is then tightly drawn around the rear of the properties lying on the south side of Quarryheads Lane and runs eastwards along the route of Stockton Road where it terminates at Shincliffe Lane. From here the boundary heads north to the rear of the east side of Hallgarth Street where it ends at the junction with New Elvet.

The sub-character area incorporates a wide range of buildings including Medieval former agricultural buildings, grand Georgian townhouses, Victorian terraces, detached and semi-detached inter-war housing and mid-20th century infill housing developments, generating a very diverse dense built form the

setting of is enhanced by an abundance of natural landscaped features.

2 Setting

The setting to this part of the conservation area is both rural and urban in nature defined by a range of topographies. The wider setting is formed by the surrounding ancient woodland of Maiden Castle Wood, Little High Wood, Great High Wood and Hollingside Wood which rise and envelope the urban form to the south creating a scenic green backdrop.

These densely wooded areas are of high landscape and visual value forming an integral part of the green space which enhances this part of the conservation area at mid-distance. In longer ranging views from the higher ground at Claypath and the lower part of Gilesgate the full extent of these historic woodlands can be appreciated with their natural form contrasting with the dense urban area in the foreground. Beyond, the land rises steadily to the outer Durham Bowl where the surrounding rolling green wooded hills are vital to the character and setting of the character area and the wider city.

The more immediate setting is formed by the wooded riverbanks on the western side the gorge which also provide a key part of the high quality landscape setting of Durham Cathedral and Castle World Heritage Site.



Image 92 View from Kingsgate Bridge



Image 93 River gorge, dense urban form, Palatine building Stockton Road (A177)

The western edge of the character area is formed by the steep gorge hillside covered with mature woodland and where the slopes have been artificially created by quarrying activities. This dense woodland canopy completely screens this part of Elvet in views from the opposite side of the river and from the

nearby bridges of Kingsgate Bridge and Prebend's Bridge; but from within generates a green backdrop of high scenic quality. It is also significant as it pierces inwardly intermingling between buildings generating a green framework and greatly enhancing their individual and collective setting.

The relatively flat level and reduced density of the built form around the western edges of the character area creates dramatic localised views across to the peninsula where Durham Cathedral looms majestically above the tree canopy. The greenery and spacing also importantly prevents urban coalescence breaking the building form on the west side into smaller clusters. The south western part of the sub-character area has a more rural character informed by the variety of green spaces, grassed embankments, established hedgerows and trees etc. These natural features also create pleasing entrances into this part of the city with the dense lines of trees along the main routes creating a green tunnelling effect.

The green setting of the outer area diminishes inwardly overtaken by the dense urban form (Image 93 top right). However, the Medieval streets themselves present impressive historic streetscenes of high quality and an atmosphere of intimacy and enclosure. Elsewhere although modern development has occurred which defies the historic grain, the overall impact and setting of these spaces has been enhanced by the well planned landscaped elements and the wilderness quality of the cemeteries.



Image 94 Streetscapes

3 Form and Layout

Despite significant change to the built form the sub-character area has a relatively simple plan form and layout informed by the original Medieval substructure; at the approximate location of Dunelm House, Kingsgate Bridge and the south end of New Elvet the road forks into Church Street and Hallgarth Street. Church Street runs south to west from this junction terminating at the busy crossroads of Stockton Road, South Road and Quarryheads Lane. Hallgarth Street runs south-easterly to the roundabout at its junction with Stockton Road and Shincliffe Lane.

These 2 historic streets are linear routes; Church Street rises very sharply at the north-end before levelling off whereas Hallgarth Street is level throughout. Both adopt a simple single street pattern where the buildings are predominantly tightly pressed together abutting the pavement. Many buildings are rectangular in footprint and narrow, set in surviving Medieval burgage plots. The streets form an almost unbroken historic street frontage, most notably on the eastern side of Hallgarth Street and within the south part of Church Street. There are a number of properties in both streets which defy the historic grain by having wider frontages, and some set back from the building line, within more generously sized plots. These are more typical of the house plans found in the Medieval outer boroughs than on the peninsula where there was the greatest pressure on land resulting narrow frontages, taller buildings, and more irregular corner plots.



Image 95 21 to 32 Hallgarth Street



Image 96 St Oswald's Church and riverbank from St Oswald's

The most consistent historic built part of Hallgarth Street is Nos. 21 to 32 running consecutively (Image 95), an early 19th century terrace of high architectural quality, the properties consisting of 2 storeys and 2 bays with consistent roof and eaves levels. The street curves gently and the properties are of narrow frontages hard onto the pavement set in surviving rectangular burgage plots.

Elsewhere within the historic street frontages there is great variation in building forms from 1, 2, 3 and 5- bayed houses; modest 2 and 3 stories, to grander 3 and 4 stories, and in Hallgarth there are a number of important single storage cottage style properties; with evidence to suggest that these types of dwellings were common place on the fringes of the town.

These building characteristics, along with varied front elevations displaying rich architectural quality, create distinctive streetscapes and roofscapes with varied rooflines, regular breaks and off-sets, all contributing significantly to the character and appearance of the sub-character area.

The most significance individual building is the Church of St Oswald's which occupies a fine position, slightly elevated above street level. The Church is essentially a linear rectangle set within a generous churchyard.

To the west the land falls rapidly through the dense woodland of the gorge to the River Wear, this provides a fine backdrop to

the building (Image 96). Diagonal paths cut through the churchyard linking to a narrow strip of level ground and joining a number of footpaths and other routes which run through the gorge woodland down to the river level and up to a bridleway which links the Water Gate and White Gates across Prebends Bridge.

At Elvethall Manor (known today as Hallgarth Tithe Barns) many of the original Medieval buildings still survive, although some of these and probable Post-Medieval structures have been demolished. The site retains its original arrangement with the long linear former agricultural buildings clustered around a courtyard. However the open plan form has been disrupted on Hallgarth Street by the construction of Nos. 21 to 32 which partially closed the site.

Of these buildings the most prominent in visual terms is the stone barn which directly abuts Hallgarth Street and along Hallgarth Lane the smaller stone and timber framed granary with a cart shed below runs at right angles facing the street. Standing on the opposite side of the road to the south, almost completely hidden from view by the tree cover, is 'Hallgarth' the former farmhouse. This is a detached building in large irregular plot and despite dense urban development around it; it retains an air of isolation.

There are a number of high density, 20th century, large block developments within Hallgarth Street, notably the County Court building and Elvet House, which are visually prominent

within the street scene but their scale, massing and limited design quality pay very little regard to the plan form or historic character of the area. The Palatine Centre is a similar modern large block with a courtyard at its centre however the buildings impact is significantly lessened by being set behind Anchorage Terrace and by its low-level.

At the southern end of Hallgarth Street, where it turns into Whinney Hill, there is a small group of semi-detached dwellings. These are modest in scale but go against the general grain of the street by being set back centrally within larger irregular plots. However, there is an important physical and visual break between the 2 areas and the dwellings are viewed more in the context of the transition from the Medieval street to the areas 20th century expansion.

In comparison, the large triangular plot of land, located between Church Street and Hallgarth Street, has been densely developed. Here the mid/late 20th century residential development does not respect the typical character of the conservation area (Image 97 over). The building patterns are in contrast to the simple, linear street layout, designed with a more irregular arrangement. In addition the houses have been built within traditional burgage plots or rear gardens resulting in the loss of the historically legibility of this area.



Image 97 Out of character residential development



Image 98 19/20th century terraced housing

Intermingled within the character area are small pockets of terraced housing from the 19th and later early 20th century (Image 98). These include Mavin Street, a short terrace of red brick houses behind Hallgarth Street, running up to the prison walls, Boyd Street a short side street off Church Street and

High Wood View behind Stockton Road and running almost parallel to it.

These terraces comprise of narrow 2 storey dwellings, running in straight lines with no gaps to the street frontages. Their historic development was constrained by land ownership or physical barriers, resulted in variation in block lengths creating interlocking grid patterns. Generally the houses display a uniformed character with a vertical rhythm typical of their age of construction and are similar to others which developed on a much greater scale on the western side of the city. Gladstone Villas goes against this general street pattern as a result of the buildings being set back from the main street frontage along Stockton Road and with the dwelling behind frontage gardens.

To the rear of the Victorian terraced streets are narrow rear yards enclosed by high red brick walls and brick out buildings featuring timber boarded gates/doors and coal chute covers. These with narrow back lanes combine to create distinctive rear environments which add to the historic layout and character of the area.

The southern part of Church Street becomes less dense and there are notable gaps in the street frontage however the linear form is continued by the presence of stone and brick boundary walls which are important components of the townscape; also in this area the open spaces including the wide play area, churchyard and trees create a semi-rural character.

Continuing southwards the area is more urban and densely developed with buildings clustered around the road junction.

Quarryheads Lane has its own character as a result of its separation from the main urban area and its street pattern and house plans. It consists of semi-detached and detached inter-war housing with late 20th century infill development. The buildings tend to be larger in scale than the domestic dwellings seen elsewhere, have wider frontages, and are set in generously spaced plots with deep and extensive gardens running back to the edge of the river gorge. The properties on the south side are more characterful of the inter-war period, they are semi-detached set in larger plots and elevated above the street level with generally well stocked front/side gardens.

The gaps between the buildings on the north side are clearly planned to allow local views through to the peninsula and Durham Cathedral. The most impressive views of the cathedral can be gained from the east and west ends of the street out across the playing fields at Palmers Close, and from Potters Bank respectively, but between the properties themselves the views diminish moving along the street becoming more partial and lower-key yet the areas spatial relationship with the World Heritage Site remains consistent. The area has a suburban appearance with the properties set back positioning within the plots, orientation, building lines, and well stocked frontage gardens free from development, unifying elements providing a quality streetscape. The Cottage is the only building which

goes against this local grain by being set back behind the street frontage, at an angle and larger in scale than its neighbours, but it is well concealed from view due to the surrounding tree cover.

On the south side is Bow School a large Edwardian Arts and Crafts styled detached villa set in a large loosely triangular plot of land contained between Quarryhead's Lane to the front and Potters Bank to the east side, and sitting on the very edge of the conservation area boundary. Although in close proximity to the urban area the site has an isolated and semi-rural character; here the buildings are of a much lower density arranged in irregular locations predominantly around the edges of the site.



Image 99 Quarryheads Lane area

4 Architectural Character

This part of Elvet contains a varied architectural character as a result of its evolution through time ranging from its original Medieval establishment to the modern day. The historic building stock ranges from close knit grand and classically Georgian properties, to smaller traditional cottages, buildings of individual quality set in their own grounds most notable St Oswald's Church, to the Victorian terraces and inter-war detached dwellings. These buildings, many listed for their historic and architectural merit, contribute significantly to the distinctiveness of the area and the character of the wider conservation area.

The northern end of Church Street is an important gateway into the city and is tightly enclosed by an interesting mixture of predominantly 3 storied properties.

On the east side of the street No's 1, 2, 3 and 4a form a Grade II listed group; together No's 1 and 2, now converted into flats, comprise of a row of three two storey single-bayed houses which turn the corner into Hallgarth Street. The frontages are of stucco with ashlar dressings below a mixture of red pantiled and Welsh slate roofs and they include renewed sliding sash windows within original openings, timber panelled front doors with over-lights. They are notable for their simplicity yet they form an interesting group with the gable end of No2 marking the entrance into Church Street.

No's 3 and 4 are constructed from hand-made brick in an English Garden wall bonding pattern with a balanced façade. No 4 is the oldest of the 2 adjoining properties dating from the late 17th century whereas No3 is a later respectful early 19th century addition into the street; the properties feature similar 16-pane sliding sash windows, but No4 is clearly the grander of the 2 being taller and wider with a more elaborate entrance formed by a 5-panelled timber door in a stone architrave, notably it incorporates an end passage with its own chamfered stone entrance.

Adjoining are No's 6 and 7 two very similar 18th century properties with contrasting incised stucco frontages, classically formed and styled, however, partly compromised by 20th century glazing (Image 100 left).



Image 100 No 6 and No 10

At the end of this street is a pair of 3 bay, 3 storey houses and although these are unlisted they form a notable grand terrace of the 1860's. The fronts are rendered with quite elaborate detailing with the fine canted bays adding visual interest to the otherwise flat street frontage.

Church Lane, a narrow cobbled passageway running west-east to Hallgarth Street, physically separates this side of Church Street. Standing adjacent to the entrance is an interesting building, No 10 (Image 100 right). This is unusual in that it is the only property on this side of the street to be set back from the street frontage appearing as a grand late 18th century house, rumoured to be the town house of the Shafto Family. Today it is sub-divided into flats. The external walls are rendered in a subtle sky blue tone and it has a central door in an impressive fluted door case with Tuscan pilasters and prominent cornice, 12 and 16 pane original sash openings in the two bays either side and in the floors above create a well-proportioned and balanced front elevation.

Durham University occupy 2 major sites in the Church Street on the west side of the street. Firstly next to Kingsgate Bridge stands a group of traditional 18th century houses, Nos. 31 to 33, are notable buildings with their painted stucco frontages with ashlar dressings, dark roof tiles, fine door deeply recessed in wide architraves with patterned over-lights above, and a mixture of tripartite, and 16-pane sash windows unfortunately

they presently blight the street due to their long-term vacant status and continued deterioration of the building fabric.

Further along is James Barber House, formerly Palatine House, originally built as a hostel for the blind, it has few architectural virtues but is noteworthy as it stands on the site on an early coal mine.

The 4 properties completing the west side of the street vary in scale being an interesting group of 4, 3, and 1 ½ storeys in height displaying typical characteristics of their 17th and 18th century origins. The most significant in terms of its impact in the street is the end property No 28, this consists of 4 storeys and 3 bays and is constructed from brick in an English Garden Wall bond with a Welsh slate roof covering including massive brick end-chimneys.

The fenestration is varied and scattered with two blind windows on the top floor, the entrance is formed by a simple 6-beaded panelled door in an architrave. This property and the adjoining No. 28a, are in separate ownership but relate together in a complex manner as the entrance and stair of the southern house are in the southern bays of the northern property.

At the end of this short stretch of the street stands St. Oswald's Vicarage, a complex building built to a central rectangular plan form and 2 storeys in height divided into 2 bays with a shorter parallel wing on its south side. The main historic core of the building is tooled squared stone with ashlar dressings and has mid-19th century Gothic features. The attached small cottage is rendered and colour washed and this may be 17th century but compliments the older part.

The Vicarage is set back from the street frontage on the edge of the St Oswald's Cemetery, but its positioning seems to enhance the street rather than hinder the linear form. The Grade II* listed Church of St Oswald adjacent dates from the late 12th century but it was extensively rebuilt (chancel, south aisle, part of the west wall and clerestory) in 1834 by Ignatius Bonomi.

The church is built from coursed squared sandstone with ashlar dressings in a rectangular form with diagonal buttresses and battlemented roof with a 4-stage tower; its main external features include small 2-light windows, larger windows with Tudor arches, its grand entrance, and most notable the east fronts high gable incorporating 4-light windows with tracery and corner gargoyles which face the street.

Opposite the Vicarage is a group of 8 properties which are all distinctively different from one another creating an interesting streetscene. The most notable in historic and architectural terms are No's 11 and 12 (Image 102).



Image 101 Nos 28 to 33 and bottom right St Oswalds vicarage



Image 102 No 11 and No 12

No 11 is not listed but is an impressive building comprising of 3 storeys and 2 wide bays, it appears to be mid or late 19th century but there is older brickwork incorporated into the north end wall. It displays typical Victorian characteristics such as the first floor canted bay window, the entrance doorway with a fine timber surround and half-dormers with decorative bargeboards and spiked finials.

In contrast No 12, which is Grade II listed, is a much smaller and simpler 2 storied, 2 bayed house probably of a late 17th century date. Its frontage of English Garden wall bonded brick with the roof steeply-pitched with slightly swept eaves and incorporating features such a stone door surround, first floor sill band and tripartite sash windows.



Image 103 The south part of Church Street

Nos. 17 and 18 are unique in this part of the sub-character area as a result of the frontages being constructed from squared stone yet the gable overlooking the road into Oswald Court is of hand-made red/brown brick. The property is 3 storeys and 3 bays with the principle entrance defined by a stone surround with pediments, the secondary entrance into the end-bay is much simpler but interestingly it is set in an in filled elliptical stone arch. The windows are a mixture of 12-pane sliding sashes with smaller 9-pane in the top floor and it has a notable first floor canted bay.

The southern part of Church Street has a very different character and is dominated by buildings from the Victorian period which are an interesting mixture of terraces either fronting the street or running parallel and display typical architectural characteristics (Image 103). They are predominantly 2 storied built from red brick with pitched roofs of grey/blue Welsh slate and varying in heights.

The majority of the properties retain traditional features such as timber sliding sash windows and timber panelled doors with decorative fan-lights, eaves dentilled cornice, and bay windows are fairly consistent features either full-height or singular attached at first floor level and frequently with raised timber panelling below the windows and mouldings above. The brick built front walls with piers, copings, gates and railings are notable elements of the townscape.

Of the Victorian buildings there are a number which stand out within the street such as St Oswald's Church Institute; this is notable due to its individual styling. It is of dark red stone with contrasting lighter stone dressings, steep gables, a prominent Durham gable, and embellishment.

St Oswald's School is of some interest as it is identifiable on the first edition Ordnance Survey map c.1856 and it has a significant presence in the streetscape of Church Street. Its main attributes are its size, scale and massing positioned on the pavement edge and dominating in views. The building exhibits a number of phases of development in differing styles with key features the steeply pitched and prominent gables, large red brick chimneys and surviving sash windows. The school has recently been extended to the front, side and rear with contemporary additions; these subservient blocks are of a quality design work successfully and complement the original building.

The cohesive historic streetscene is interrupted by the modern block of flats marking the entrance into St Oswald's Court. The scale and massing is appropriate to the general built form of the street but the design and materials are uninspiring. In St Oswald's Court itself the buildings are a mixture of white rendered bungalows, with very steep pitched grey slate roofs, horizontal window openings and recessed porch entrances; and standard semi-detached houses of red and brown brick, concrete tiled roofs.



Image 104 St Oswald's Church Institute



Image 105 St Oswald's Court



Image 106 The New Inn

The New Inn (Image 106) although not of great architectural merit is somewhat of a landmark building at the very busy road junction; it's precise age of construction is unknown but it is identifiable on the first edition Ordnance Survey map circa 1856. However, the appearance of the present public house suggests that it was extensively renovated in the inter war years. The building is a mixture of white render to the ground floor and gables and pebbled-dashed with decorative mock timber framing painted black to the upper part of the frontage. The walls are punctured by large, heavy window openings, it has a steeply pitched roof of grey/blue natural slate with over-hanging eaves and stone water tabling;

attached to the right-side is a single-storey range of similar appearance.

The most notable uniformed historic terraces are those fronting Stockton Road, due to their visual prominence in the streetscene and because they largely retained their original character and appearance. Union Terrace is the earliest dating from the late Georgian period; it comprises of only 3 properties all 2 storeys although No 1 is the grandest being of 3 wide bays with 12-paned sashes sympathetically grouped around a central timber panelled entrance door in a timber surround.

The other properties are much simpler in character and have lost their original windows. Adjoining to the east is High Wood Terrace; this late Victorian terrace has lost a great deal of its original character and appearance due to modernisation of the properties over time to a point where white uPVC is the prevailing material. However its historic form remains and some original features survive including chimneys, eaves corbels, chamfered lintels, ground floor bays and the front brick and stone coped walls.

The nearby streets of High Wood View and Gladstone Terrace are again uniformed in nature and reflect more of their traditional architectural characteristics than the adjacent streets. They are 2 storey linear compact terraces which have a uniformed roofscape punctured by brick chimneys with symmetrical fenestration patterns windows. Many casements (timber and uPVC) but some original sashes survive, windows

are defined by either chamfered or flat stone lintels and projecting stone sills, and with ground floor bay windows to the side of timber panelled front doors with plain rectangular over-lights above.

Some of the properties have been altered (some heavily) however they are of importance to the historical development, character and appearance of the conservation area as surviving examples of the urban expansion of city during the late 19th and early 20th centuries (Image 107).

Heading westwards into Quarryhead's Lane the character changes from dense urban to semi-rural and this is displayed in the form, style and design of the buildings (Image 108). The older buildings on the north side of the street date from the 1930's with later 1960's properties built at the east end. They are fairly typical examples of suburban inter-war housing making a neutral contribution to this part of the conservation area, but the well maintained, fully stocked and colourful front gardens are a key characteristic which enhance to the overall appearance of the locality.

On the south side there are a number of more notable semi-detached and detached properties (Nos. 22 to 26 consecutively) set in their landscape grounds facing the street which make a positive contribution to the character and appearance of this part of the conservation area.



Image 107 Late 19th century urban expansion

They consist of 2 and 3 storey 'Arts and Crafts' style dwellings built from red brick in different tones and with either natural slate or red pantile roofs. They feature prominent steeply-pitched gables, hipped roofs, overhanging eaves, large prominent chimney stacks, and large window openings divided vertically by glazing bars and some incorporating lead work and stained glass.

The buildings are largely concealed from view as a result of their elevated position above street-level, being surrounded by trees to the front and the woodland along Potters Bank, adding to the quality of their setting. These substantial detached buildings are fine examples of inter-war villas and

whilst not listed are of importance to the historical development, character and appearance of the conservation area.



Image 108 Quarryheads Lane inter war and Arts and Crafts houses



Image 109 Bow School lodge and main building

At the end of this group, a short distance to the east, is Bow School (Image 109 right). Although the present site comprises of a small group of buildings of limited interest, the main school building and lodge sit on the edge of South Road and are 2 interesting historic building from the 19th century. Map evidence suggested the school dates from the late 1800's, with the lodge earlier.

The main school building appears to have been originally built as a large detached house, many of which appeared on the outskirts of the city in the Victorian era. The building is 2 storeys built from red brick and the façades extend asymmetrically given the building different level of depth, it has a number of high, steeply-pitched gables, reaching different heights, with overhanging eaves and bargeboards, large bayed windows, large prominent dormers and substantial chimney stacks, with an elaborate stone surround to the main entrance. It is a visually appealing building with its setting enhanced by the surrounding green open spaces and trees.

The north-end of Hallgarth Street is dominated by the modern development mainly the former The County Courts, now student accommodation for Hatfield College, the adjacent Elvet House and the bland large block of flats opposite. These buildings are out of scale, of a limited design quality and not respectful to the surrounding buildings.

The other recent development appears more considerate, such as the 3 storey block of student flats built on a gap site at No's 99/100 in 2002. The block is of a fairly high density on a compact site but it respects the historic building of the street and is of an imaginative design reflecting the rhythm of the adjacent listed buildings and breaking up the frontage by having the ground floor as a stone 'plinth'. The building exhibits its own unique character yet successfully assimilates into the historic environment.

Further up the street is Deansgate House, another recent development constructed on a vacant corner site in the early 21st century. The 3 storey front elevation has a traditional appearance designed as an 'end' to the terrace and provides a positive contribution to the street by drawing emphasis away from the modern structure of Elvet House.

The first historic building of note is the Victoria Public House which stands proudly at the corner of a cobbled lane (Image 111). The pub is built from bright red brick with red sandstone dressings which marks it out visually within the street. It includes a carved panel over the entrance door with an 'old head' bust of Victoria dated '1899'. The building is starting to show its age and restoration of the stonework would be beneficial.

From this point onwards drawing the eye are the elegant curving terraces of Georgian town houses lining the eastern-

side (Image 111 bottom row), No's 21 to 32 which are Grade II listed consecutively under a single listing entry.



Image 110 Modern developments

The properties are 2 storied and 2 bayed all to one plan, with fronts of brick in a Flemish bonding pattern, each having a plinth, a recessed doorway in the first bay with a wooden door case, a 12-pane sash window above the door and 16-pane sashes elsewhere.



Image 111 The Victoria public house and elegant terraces

The terrace largely retains its original uniformity, character and uninterrupted roof-scape; but No 30 has a noticeable different fenestration pattern of 6 (3 ground floor/3 first floor) vertical and narrow casement windows with a similar single opening above the door.

Before this terrace one of the most dominant historic features visible within the street frontage is the impressive gable of one of the Priory Farm buildings which runs parallel to the street but most of the building is hidden from view behind tall modern boundary walls enclosing the forecourt (Image 112). This group of former agricultural buildings are a remarkable Medieval survival generally built from sandstone rubble, with some 20th century rebuilding in brick, the main range of barns are long and linear, single storey, with steeply-pitched roofs. The most significant barn is the Grade II* listed Tithe Barn which has an elliptical arched ground floor entrance and exposed timber-framework (Image 112 over top right).

Further along the street No 33 is a mid-20th century addition as it disrupts the continuous frontage by virtue of its set back position. The adjoining run of properties No's 34 to 49 are a linear terrace of Georgian and Victorian dwellings, except No's 40 and 41 which are 20th century brick built. The properties are a mixture of exposed brickwork, in Flemish and English Garden wall bond, and light colour washed render. The roofs are predominantly covered in Welsh slate of varying pitches punctured by an array of chimneys and some dormer windows.



Image 112 The Priory Farm buildings and Il* Tithe Barn



Image 113 Hallgarth Street west side

Many traditional features are retained such as timber sliding sash windows, divided into 4, 12, and 16-panes, with ashlar wedge lintels and sills fairly common. There are a number of larger tripartite sashes, and traditional bay windows (either full height or canted) and many historic timber-panelled doors, recessed in a variety of door cases and with rectangular over-lights and simple hoods. The end properties, No's 45 to 49 have been heavily altered with original windows and doors replaced as this has eroded the architectural character of these 19th century buildings.

The western side of Hallgarth Street follows a linear form and unbroken building line however the street is broken by the buildings having a staggered arrangement, varying in heights and widths. Sections of a similar character predominantly Georgian intermingle with Victorian properties and quaint cottage styled buildings. Overall this creates a rich and varying historic streetscene within which there are a number of individual buildings standing out.

Hallgath House is the largest house in the street, outwardly 18th century, but possibly originating as part of the Medieval manorial farm of Elvethall opposite. It is Grade II listed constructed (possibly in 2 phases) from red/brown brick in a variety of bonding patterns with painted ashlar dressings beneath a Welsh slate roof incorporating stone gable copings, a stone ridge and four tall yellow chimney pots. Its frontage is very ordered by the balanced fenestration arrangement and it features a fine 6-panelled door with over-light recessed within a panelled reveal of a Tuscan door case.

No 73 is an important surviving example of a small cottage style building which once would have been common place in Hallgarth Street. The main property is of rough cast render and colour-washed with a Welsh slate roof and a tripartite sash window to the right of a timber panelled door, with 16-pane sashes above. This front block may be 17th century in origin but fabric to the rear appears late 18th century.

No. 70 is a puzzling building as the roof of the front block seems an in-situ late Medieval piece yet it is mainly late 18th century. It is a prominent building by virtue of its end of terrace position and that it stands taller than its neighbours with a very steeply pitched roof. It also includes a number of interesting features such as the door hood with stone carved brackets, carved brackets at eaves level and a moulded string course. The next 3 properties form a colourful group of a similar form and character all 2 storied, although No 70 is slightly taller, with painted rendered front walls above painted plinths, late 19th century sliding sash windows to Nos. 68 and 69 recessed within raised stone surrounds, No. 70 including timber shutter to the ground floor, and with timber panelled doors in door cases.

Nos. 60 to 62 are a terrace of 2 storey, 2 bayed houses built probably in the third quarter of the 19th century which are very distinctive within the street. Their Victorian Gothic styling with patterned multi-coloured brickwork, stone carved elegant shouldered window surrounds and projecting sills with corbels, buff coloured brick eaves banding below a red brick eaves cornice partially dentilled are typical of this style.

In contrast to the ordered 2 storey brick buildings adjoining to the north, and the 2 storey buildings and 19th century bungalow to the south, Nos. 54, 55 and 56, visually disrupt the modest character of this part of the terrace by their impressive scale and irregular frontages.



Image 114 Hallgarth Streets varied architecture



Image 115 View south from No 70 to 51, north No 58 to 68 and Mount Joy Crescent

The complex 3 houses form a single large 3 storey block of 7 irregular bays. The frontage is rendered and colour washed with the steep roof covered with three courses of stone slates at eaves level, with scattered fenestrations of 8, 12, 16-pane sliding sash windows and Yorkshire sashes to the top floor. There is evidence to support that it originated as a single storey Medieval structure with the present second floor a 1700 addition.

At the end of the western side of Hallgarth Street turning the corner onto Stockton Road is Mount Joy Crescent (Image 115 bottom). This late 19th century curving terrace of sixteen residential properties is significant due to its position forming a focal point marking the route into the city centre from Shincliffe and for its architectural composition. The terrace is built from dark square stone below a steeply pitched roof of Welsh slate with overhanging eaves. The properties have balanced frontages with paired timber panelled doors under rectangular over-lights with glazing bars recessed in a flat arched stone surround above which is a stone canopy. The windows are timber mullioned sashes single paned with heavy stone lintels and narrower sill to those on the ground floor. The roofs are punctured by stone built chimneys and stone dormers with overhanging eaves, timber bargeboards and spiked finials. The setting of the buildings is enhanced by the low stone walls, simple copings, piers and gated with hedges, trees and well stocked gardens behind.

5 Important Buildings

Listed Buildings

There are 31 Statutorily Listed Buildings in the Sub Character Area. These are recognised by the Government as being of special architectural or historic interest as specified by the Planning (Listed Buildings and Conservation Areas) Act 1990. Listing is made at three levels of importance Grade I the most important, Grade II* and Grade II. The protection afforded by this legislation applies to the whole of the listed building and any structure attached to it and land within its curtilage. Listed Building Consent is required for any demolition, extension or alteration proposed which might affect its character; these are given below.

| <i>Building</i> | <i>Grade</i> |
|----------------------|--------------|
| <i>Church Street</i> | |
| Nos. 1 and 2 | II |
| Nos. 3 and 4a | II |
| No 5 | II |
| No 6 | II |
| No 7 | II |
| No 10 | II |
| No 12 | II |
| Church of St Oswald | II* |
| No 28 | II |
| No 28a | II |
| No 29b | II |
| Nos. 29 and 30 | II |

| | |
|--|-----|
| Nos. 31,32,33 | II |
| <i>Hallgarth Street</i> | |
| No 18 Grade | II |
| Durham Prison Workshops | II |
| Durham Prison Officers Club, Tithe Barn | II* |
| 2 barns Durham Prison Officers Club | II |
| Wall east of Durham Prison Officers Club | II |
| Nos. 21 to 32 | II |
| No 37 | II |
| Nos. 54 to 56 | II |
| No 58 | II |
| No 59 | II |
| No 67 | II |
| Nos. 68 and 69 | II |
| No 70 | II |
| No 73 | II |
| No 75 | II |
| Hallgarth House | II |
| The Victorian Public House, No 86, | II |
| No 100 | II |
| | |

Scheduled Monuments

A scheduled monument is a nationally important historic structure or archaeological site, either above or below ground, which has been given legal protection by being placed on a 'list' or schedule. Within this sub character area there are no Scheduled Monuments.

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

Nos. 8 and 9 Church Street
Nos. 60 to 62 Hallgarth Street
Mount Joy Crescent
Bow School

6 Building Materials, Detailing and Features

The character area has a wide mixture of building styles from Medieval to modern this along with the rich palette of traditional materials and architectural styling give this predominantly historic area its distinctive character and appearance. These range from simple stone built former agricultural buildings, to symmetrical Georgian townhouses, with hand-made brickwork to colourfully painted stucco, and from simple Victorian terraced architecture to grand villas, to sensitively designed recent developments.

Walls/Façades

Within Church Street and Hallgarth Street many of the historic buildings display the general characteristics of Georgian styled townhouses; their elegant frontages governed by symmetry with careful attention to proportion and balance. These are either of exposed hand-made brickwork, dark reds/browns mainly in English Garden Wall and Flemish bonding patterns; or a mixture of smooth render/painted and stucco/colour-washed in lively yet subtle colours, with a small number of roughcast rendered properties visible.

The Victorian properties are visually distinguished as a result of their smoother engineered brickwork (predominantly in a Flemish Bond) frontages of orange/red brick, darker reds and multi-coloured bricks, these also display a simpler character and architectural rhythm.

There is also an example of unusual grey engineering brick used to construct the first floor at No 14 Church Street. The contrast between the variety of brickwork and the subtle tones of the render combine to create rich and visually appealing streetscenes.

There are a number of individually distinctive buildings which stand out in the sub-character area these include the New Inn Public House with its visually prominent within the streetscene as a result of its corner road position and its cream rendered façade with mock Tudor decorative timber work painted black. St Oswald's School has significance presence with Church Street and although it would not have originally been rendered the re-rendering of the building in 2010 with a cream colour has addressed the former mismatched appearance and degradation and has enhanced its appearance.

Stone is less common but there are a number of standout examples for instance St Oswald's Vicarage a substantial and prominent building of dark tooled squared sandstone, Mount Joy Crescent is built from the same material; St Oswald's Church is constructed from coursed sandstone, and the former priory barns in Hallgarth Street are of buff coloured local sandstone laid randomly. The Tithe Barn is of particular significance as it is the only building within the character area which outwardly displays its original timber construction with surviving timber framework exposed to its prominent front elevation and including brick noggin.



Image 116 Common materials

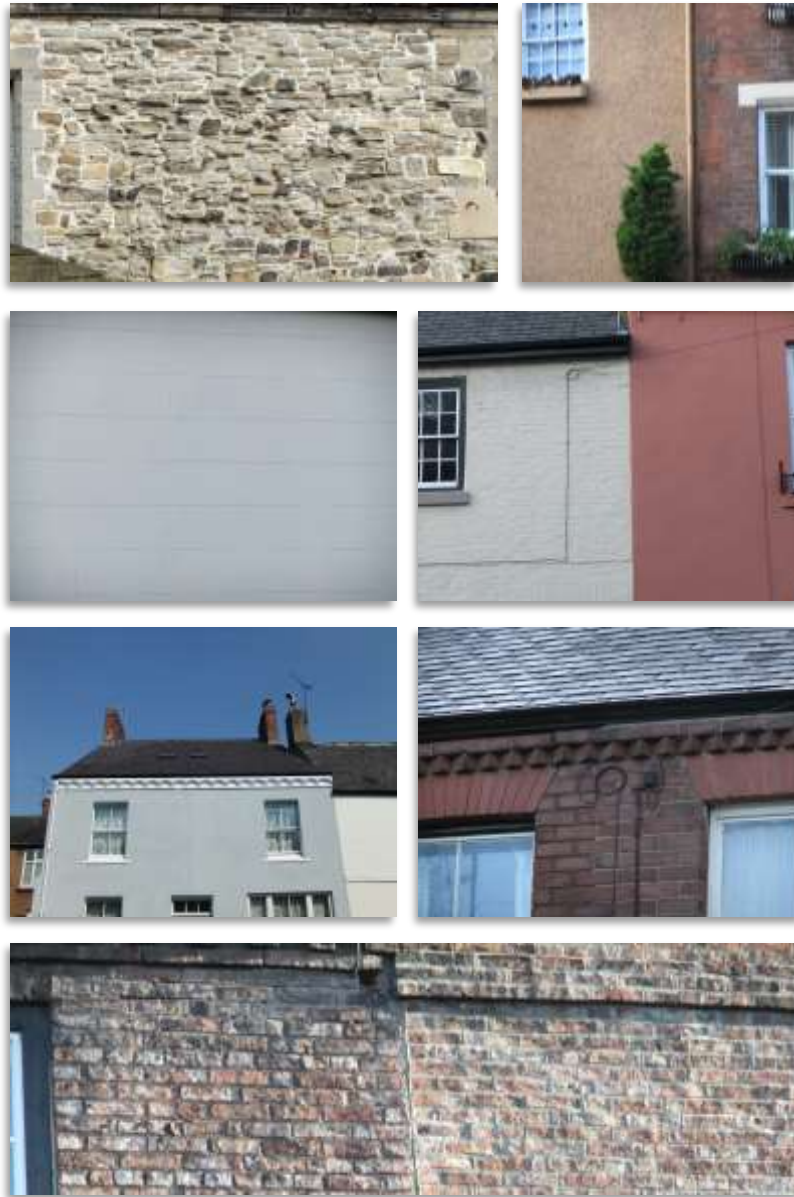


Image 117 Brick is not used universally

In terms of domestic properties No's 15 to 18 Church Street are a group of squared stone built properties incorporating a segmental arched carriage entrance leading to the rear. They include stone ashlar dressings, stone door surrounds, and stone window surrounds.

The modern large block developments and in-fill housing sites within Church Street and Hallgarth Street utilise modern brickwork, in either browns or multi-reds, with No's 99/100 an interesting insertion that follows the distinctive tight built character and incorporating a buff stone ground floor. Whereas the modern properties found in Quarryhead's Lane are a wide mixture of brick work, in a variety of reds and browns, and lightly coloured render.

Brick can also be found for decorative purposes in the form of floor bands, eaves cornices, window heads (either flat or flat-arched) and notably chimney stacks. Similarly, stone is used for plinths, dressings, lintels and window heads, either flat or wedge shaped, cills flush and projecting (mainly painted white) and elegant door and window mullions and surrounds and floor bands.

Other uses for these materials include the construction of boundary walls and their associated features such as piers and copings which are important components of the townscape of this character area.

Roofs

Roofs and their associated historic features form an integral component of the buildings architecture. The differences in the heights of the historic buildings, ages and function along with the shape, pitch, profile and materials of the roofs add considerably to the character and appearance of the individual buildings and create distinctive historic roofscapes which contribute to the whole conservation area. Within the historic core of the character area pitched roofs dominate, these vary considerably in terms of the degree of steepness and height, but it seems that steeply pitched roofs prevail.

There are also examples of steeply pitched gables presented to the street frontage and a small number of historic hipped roofs with the streets. Some of the rear elevations are visible from the surrounding public realm and here the rear roof-lines and form are more complex with less uniformity with wings, off-shots and extensions of various scales, designs and roof forms added over time.

Within Hallgarth Street uniformity is provided by the terrace of listed properties Nos.21 to 32 consecutively. Some original Welsh slate has been replaced with concrete tiles but this does not greatly harm the fine and consistent roofscape as it follows the curvature of the road.





Image 118 (above and facing) Common roof materials and pitches

The Victorian terraces are much more uniform with consistent eaves and ridge lines, these roofs are largely unbroken although there are instances where modern intrusion has occurred via the insertion of roof-lights and non-traditional forms of dormer windows. This changes dramatically at the south end of Church Street near to the crossroads. Here there is greater variation than anywhere else in the character area with steep-pitched roofs, very shallow almost flat roofs and hipped roofs all visible within a small cluster of buildings.

A number of the rear street elevations are visible from the public domain and here the rear roof-lines and forms are far more complex as a result of various winds, off-shoots and extension of different heights and styles added over time. These include 2 storey gabled extensions, mono-pitched roofed extensions, small flat roof yard infills and small lean-to extensions.

Quarryhead's Lane features a mixture of both pitched and hipped roofed properties with hips dominating the western part of the street, with a number of the large inter-war villas including interesting gabled front bays, many flat roofed later additions can also be seen in the vicinity. Interestingly the roofs of the modern bungalows in St Oswald's Court are very steeply pitched which lifts their character significantly. The other buildings within this modern infill area all have pitched roofs; some of the buildings also have small mono-pitched roofed front porches.

There are a number of roof forms of individual significance; the listed Church of St Oswald's is an obvious example and although part of the main roof structure is concealed by battlemented parapets, it is of Welsh slate, and the Church includes an impressive 4-stage robust western tower, with corner pinnacles.

Another stand out example is Bow School with its steeply main hipped roof, impressive gabled projecting bays, with mock Tudor cladding, overhanging eaves and similar styled dormers. The former agricultural buildings forming the Medieval priory farm group have impressive array of roof forms typical of their use and distinctive within the character area; they are long and linear and steeply pitched and include stone water tabling and corbelled-out eaves.

In terms of roof coverings blue/grey Welsh slate is the dominant material, in traditional simple laying patterns, but there are examples of red pantiles, concrete tiles, and notable courses of surviving stone slates at No's 54 to 56 Hallgarth Street and stone slabs at the Tithe Barn. Ridge tiles vary from standard half-round, hogback ridge and rolled-topped to more decorative two-hole crested designs.

Within Mavin Street some original Welsh slate has been lost and replaced with modern tiles, these alterations have degraded the quality of the roofscape of the terrace. Other features at higher levels include cornices, gabled copings and

stone brackets which add to the quality of the roofscape of the area.

The roof-lines are occasionally broken by dormer windows and although there are one or two examples of traditionally styled dormers. However most are 'modern', flat roofed and somewhat visually obtrusive and detract from the quality of the roofscape. In particular the large dormer inserted in the priory barn fronting Hallgarth Street, and others at the south end of the street.

The best dormer examples can be found at Monty Joy Crescent these are stone faced with pitched roofs overhanging eaves and incorporating painted bargeboards and spiked finials with small timber sliding sash windows. The large dormers to the modern development No's 99/100 Church Street are also interesting having a semi-industrial appearance.

Like many of the streets in Durham chimneys are very common features of the roofscape of this sub-character area, they are an integral part of the structure, function and aesthetic composition of the traditional buildings and add visual interest at roof level. The chimneys form a regular rhythm yet they vary greatly in size, scale and form with examples of tall and narrow square chimneys, larger rectangular brick built end-chimneys and occasional stone built chimneys. A number of the chimneys only have one or two pots but most have multiple pots. The pots come in various shapes and sizes with examples of round tapered, bearded flue terminals, squares, crowns and

louvers and they are either in terracotta buffs or reds, with banding to the brick stacks a common feature.

Rainwater goods

Within this character area surprisingly there are many examples of surviving cast iron rain water goods to the historic buildings, this assists in preserving their historic character and appearance. The rainwater goods appear predominantly in two forms either square or rounded downpipes and eaves guttering, they are fixed into position to the front walls by simple lugged or square fixings and at roof level by slender gutter spikes or corbels and with standard rectangular, corner and flat-back hopper heads, some more ornate than others, they are almost always painted black.

The most notable surviving rainwater goods are the timber gutter brackets and guttering at No's 21 to 32 Hallgarth Street. Many of the Victorian terraced properties have lost their traditional rain water goods replaced with unsympathetic grey plastic systems; these are also prevailing on the modern infill developments. Occasionally aluminium rainwater goods can be found in square forms.



Image 119 Rainwater goods

Joinery, windows and doors

The windows and doors and their associated features are integral components of the buildings architectural design which contribute significantly character and appearance of the individual buildings and collectively to the streetscene. Due to the areas domestic character the style and appearance of the windows are reflective of the buildings use and age.

The predominant window style found with the main historic core of Church Street and Hallgarth Street are timber sliding sashes in a variety of 4, 6, 8, 12, and 16-panes divided by slender glazing bars and usually painted white. There are examples of timber mullioned windows, (which are consistent features in Mount Joy Crescent), the stone mullions to No's 60 to 62 Hallgarth Street with shoulder heads and small cill corbels are of particular note, larger tripartite sash windows and Yorkshire sliding sashes, although these are not common.

The windows are almost always recessed from the front face of the building to give weather protection and improve the building aesthetics. The windows are defined by a variety of features including above, wedge stone lintels, simple flat lintels, and brick soldier courses; and below by projecting stone cills, flat stone cills and brick cills. There are also a number of examples of planted window boxes adding colour, and more elaborate stone surrounds, stone architraves, and chamfered stonework adding elegance and interest to the whole elevations.

There are a number of examples where original windows have been removed, but generally the replacements are sympathetic to the historic character and appearance of the buildings. However, the overall historic townscape quality of Hallgarth Street diminishes at its southern end where the end properties. No's 47 to 49 have a mixture of multi-paned and single paned white uPVC replacements.

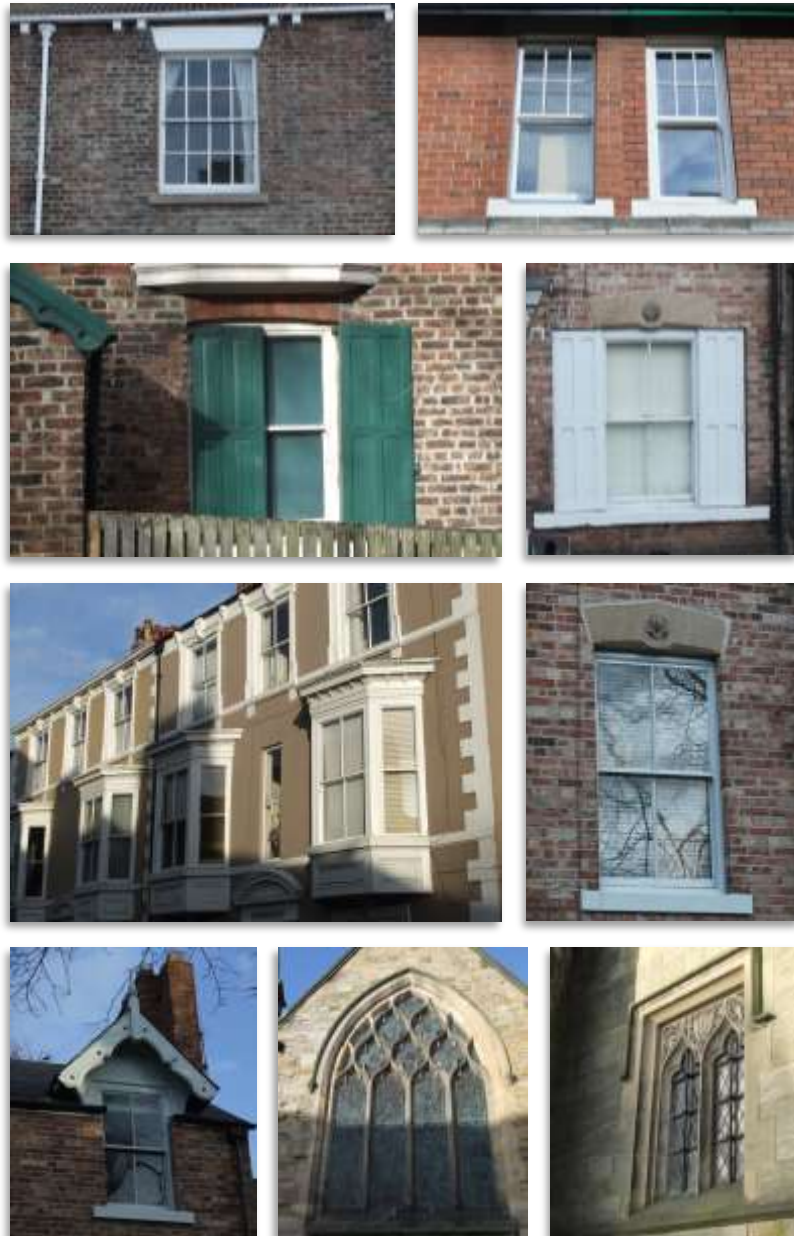
uPVC is also used almost exclusively from the modern infill developments most notably the former Crown Court building which is the first building seen when entering Hallgarth Street from New Elvet. Window forms here include square front bays at ground floor level, small slit windows in the central bay and casement openings elsewhere.

No's 19 to 21 Church Street is a visually prominent modern apartment block fronting the main street has standard uPVC windows units installed whilst the windows in Deansgate House are more representative of the prevailing historic windows style with the modern block of flats incorporating 4-panes timber double glazed units.

Within the Victorian terraces, similarly to others elsewhere within the conservation area, white uPVC is slowly becoming the prevalent window material, although there are surviving timber sashes.



Image 120 (above and facing) Windows



Within Quarryhead's Lane the windows are a wide mixture of timber, metal and uPVC, in browns and white finishes; these have a horizontal emphasis and are mainly casement openings.

The Church of St Oswald's incorporates a variety of windows of historic significance with a fine stained glass four-light west window (renewed), taller 2-light windows in centre arches, and most notably the 4-light window within the east front high gables which features reticulated tracery and stained glass. The collection of Medieval prior barns includes mixture of wide sash windows with glazing bars and inserted modern windows into older openings.



Image 121 Bay windows are uncommon and top right modern windows

Although not common features there are a number of notable bay windows which add visual interest and relief to the flat building and street frontages. These are a mixture of oriels, such as the 19th century survivals at No's 38 and 39 Hallgarth Street; the full height canted bays either side of the entrance at No 56 Hallgarth Street; and the paired first floor oriels at No's 8 and 9 Church Street. These are the best examples incorporating raised panelling, cornicing and moulding above 4-panes very slender sliding sash windows.

Similar to the windows the historic external doors vary considerably in terms of their age and style from simple to more elaborate designs; the doors are fairly typical examples of the period of the building yet of significance, and predominantly consist of solid timber doors, of 4 (Victorian) or 6 (Georgian) beaded panels, recessed into the openings and painted to complement the façades.

Regular components of the historic doors include over-lights, rectangular and single glazed or semi-circular with glazing bars, simple timber and stone door hoods and door cases, some with pediments and pilasters, and a number of stone architraves.

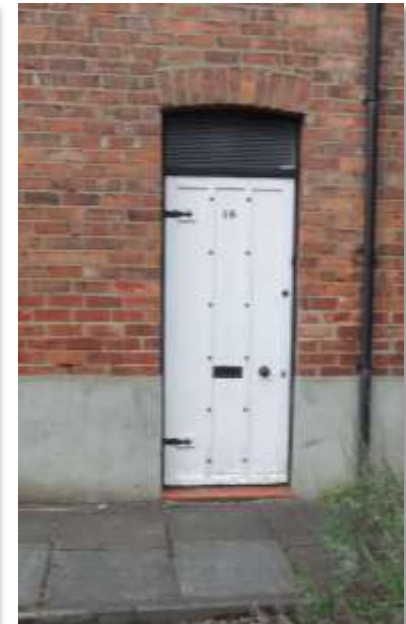


Image 122 (above and facing) Traditional timber doors are prevalent throughout the area



Other notable features include examples where old timbers have been used for door lintels. There are a number of examples of doors of particular note including those at Mount Joy Crescent, although the doors themselves are fairly common timber panelled door they are paired and demarcated by raised stonework, are recessed in a single flat-arch way with stone end corbels and a flat single stone hood above spanning both entrances.

The main entrance to St Oswald's Institute is very distinctive formed by a double timber doors recessed deeply into a substantial brick porch with stone dressings and including a multi-paned arched-over light. Despite historic doors and traditional styled replacements prevailing the character area is blighted by a number of standard white uPVC doors within a number of the historic properties on Hallgarth Street and Church Street.

The most harm has been caused at Anchorage Terrace where this historic terrace's character has been significantly eroded to such a point that white uPVC is the dominant material for the multiple paned windows and glazed doors, however this could be reversed. Similar harm has been caused within the once uniformed Victorian terraces such as Boyd Street where ground floor mullions have been replaced by single white uPVC windows and the sashes above replaced within casements of a similar material.

The doors within the Medieval priory barns are an interesting mixture of double timber doors in architraves, close-studded smaller doors and a large elliptical-arched ground floor former cart entrance at the Tithe Barn. Other elements which contribute to the character of a number of the buildings include timber window shutters, timber bargeboards with timber finials, and the decorative timber entrance porches to the properties in Gladstone Villas.

There are 2 commercial properties in this sub-character area; beginning with No14 Church Street which has a notable ground floor shop front from the 19th century with original features such as the recessed glazed door, over-light, pilasters, corbels and fascia etc. have been preserved; although the shop windows have been partially infilled with 20th century brick. In Hallgarth Street No 17 incorporates a small shop front dating from the late 19th century; it is of a simple yet traditional timber construction wrapping around the property with the large shop windows divided into twelve by glazing bars, framed by very narrow plain pilasters, timber/glazed entrance door and slender timber fascia.

7 Boundaries and Means of Enclosure

Boundary treatments are important components of the townscape as the layout, design, materials and construction methods and the way in which they relate to the built form and surrounding spaces contribute significantly to the character of the locality. Similar to the other Medieval streets within the conservation area, there is a high density and tight urban form with the historic buildings pressed hard up against the back of the pavements so that spaces to the frontages with the historic core of the character area are very limited. However, there are many examples of boundary treatments making a positive contribution to the character and appearance of the area.

At Church Street the linear street pattern at the north end is broken by No 10, on the east side of the street, and the Vicarage opposite, as these properties are set back from the street frontage. However, these properties have front walls of stone, with chamfered stone copings, and brick with stone copings respectively which enhance their setting and importantly reinforce the rectilinear street pattern.

Further along the street the Church of St Oswald and the playground/cemetery on the opposite side of the road all have high enclosing stone walls which contribute to the streetscene. These are constructed from sandstone with either half round stone copings or triangular stone copings.



The walls enclosing the church itself are coursed whereas the other sections are randomly built (Image 123 top); the church walls also feature tall stone piers with triangular copings flanking the main entrance, but the original wrought-iron gates and railings have been lost.

At the south end of the street on the west side The Anchorage is a substantial detached building set in a generous plot with its boundaries formed by high sandstone coursed walls with stone copings to the street frontage. The Victorian properties at Church Street Villas, Church Street Head, High Wood Terrace and Gladstone Villas etc. all have small frontage gardens enclosed by pleasant low red brick walls with half-round stone copings (Image 123 bottom left) and broken by taller piers some incorporating simple black painted iron or metal gates. Similarly, the deeper front gardens enclosed by coursed stone walls at Mount Joy Crescent are distinctive features within the streetscene.



The rear yards of the Victorian terraced properties are enclosed by red brick outbuildings, some retaining original coal chutes and shutters, and high red brick walls with gated access leading out to the back lanes. These help to create a distinctive tight-knit rear environment which adds to the diverse character of the conservation area and their loss, through mergence into large rear extensions or demolitions for parking purposes detracts from the historic character.

Image 123 Both coursed and random stone walls with some brick

In Hallgarth Street the properties are predominantly void of space to the frontages creating a dense urban street. There are notable exceptions for instance No 33 is the only property to be set back from the building line yet the gap is plugged by a low brick wall with railings above and planting behind; this somewhat off-sets the harm caused by the buildings position. The hedgerows contained by timber edging to the front of the Hatfield College accommodation block serve an important purpose in softening the hard edges of the rather blank building behind.

The Medieval former priory barns are enclosed by surviving sections of historic stone walling yet the overall visual quality of this rare group has been diminished by the enclosing of the front courtyard by high brown brick walls constructed in recent times. The most significant section of wall is that to the east of Durham Prison Officers Club, this is Grade II listed, and is a survival of a demolished Medieval farm building with visible evidence of its former use preserved in the form of 3 blocked-up openings with stone lintels and sills.

Boundary treatments are particularly prominent and important along both sides of Quarryheads Lane and around Bow School where they assist in establishing a linear street pattern and add significantly to the semi-rural character of the street.





Image 124 (above and facing) Historic priory walls give way to semi-rural treatments and some inappropriate modern fencing

The street is lined by a mixture of traditionally enclosed front gardens with stone and brick walls and an abundance of hedgerows, many front gardens are lined with trees behind which contribute significantly to the character and appearance of the streetscene. Stone walls are generally coursed and many sections are lost from view being covered with greenery. Bow School also features sections of timber vertically boarded and post fencing around its perimeter. The boundary around Palmers Garth is also notable being formed by 5 courses of stonework with a high established hedgerow above.

8 Open Spaces and Trees

Open spaces and greenery can significantly enhance the setting of historic buildings and streetscenes, and make a valuable contribution to the overall character and appearance of the area. The main streets of Church Street and Hallgarth Street are very urban in nature with dense built up street frontages. In Church Street this diminishes heading southwards giving way to a number of very valuable green spaces which contribute significantly to the visual amenity of the area. On the western side the tree cover of the river gorge is dense and provides an effective and scenic green backdrop to the buildings on this side of the street. There are also instances where the woodland penetrates inwardly filling in the gaps between the built forms and greatly enhance the buildings setting. There are also notable breaks in the canopy allowing views through across the river to the peninsula and Durham Cathedral.

The Church of St Oswald (Image 125) has a strong rural character with informal boundaries of shrubbery, trees, hedgerows and stone walls. The rear part of the churchyard has a woodland quality where as the main space is more wilderness like, overgrown, and with scattered groups of large mature trees. In contrast the cemetery on the opposite site of the road is a more formal green open space which is well maintained and includes a loose arrangement of mature trees and a well-used public playground, recently improved and upgraded (Image 125 bottom). A footpath leads through this space to a further graveyard fronting Stockton Road which is unmaintained, overgrown and wild yet is a significant historic green space. These areas are also important wildlife habitats.

Within Hallgarth Street there is very little green space but the shrubbery and planting to the front of the modern infill developments helps to soften their bland appearance. The only notable green space within the street frontage is on the west side of the street in between No's 70 and 72 where a property has been demolished in the past. This space has potential but at present it's overgrown and unmaintained condition provides little contribution to the appearance of the street.





Image 125 (above and facing) Two images of St Oswald's, the Wear from the churchyard and park opposite



Image 126 Many street trees survive

The modern infill housing estate at St Oswald's Court is fairly standard in terms of the house types, but the outcome of the planned layout of the estate, with open street frontages, and landscaping results in a very scenic area. Here there are wide road side and street corner grass verges, with an abundance of street trees, smaller incidental green spaces dissected by foot paths, shrubbery and flower beds; all of which are very well maintained. A number of properties also feature hedgerows and well stocked gardens which add to the greening of the area.

Along Stockton Road there is a mixture of wide and more intimate grass verges which line the main route ways, featuring some mature trees. Some are partly enclosed by mature hedgerows which combine to create an important green buffer between the busy main road and the adjacent residential dwellings. Within this area there are a number of private frontage gardens which add additional greenery and quality into the streetscene.

The Quarryheads Lane area is far less dense in terms of the built form and as a consequence it is characterised by important green spaces and trees which frame the built environment and provide contrast with the rest of the predominantly urban area. Palmers Close is a large open green area presently used as sports pitches; this large parcel of land provides an important green buffer zone between Church Street and Quarryheads Lane.

The properties are set in mature gardens and although a number of front gardens have been lost to hard standing areas this has done little to disturb the semi-rural character as they are effectively screened to the front by hedgerows. The main building at Bow School is set in extensive open grounds which add to the green quality of the street.



Image 127 Green space, hedgerows and mature trees along Stockton Road

Another important element of the streetscene is the narrow loosely triangular parcel of land at the end of Quarryhead's Land running along the south east side of Potters Bank. This consists of dense mature woodland along the road edge which makes a significant contribution along the approach into this part of the conservation area.

An important characteristic of the area is the backdrop of historic woodland of the river gorge to the properties on the north site of Quarryheads Lane and this theme continues northwards into Church Street Head running into New Elvet. This creates a strong spatial relationship between the properties and the World Heritage Site as well as providing a scenic setting.

The Victorian Streets provide a very distinctive townscape of closely knit terraces with frontages facing directly onto the pavements, thus with very little frontage space; but to the rear they include narrow enclosed rear yards surrounded by high red brick walls, many original some rebuilds. The rear yards provide important space between the properties for amenity provision and add to the rear and enclosed character of these streets.



Image 128 Wide verges with mature gardens, semi-rural feel and playing fields

9 Views and Vistas

The historic core of the character area is strongly influenced by a simple street pattern, very dense in nature, with an enclosed and intimate character. This is particularly the case at the northern end of Church Street and predominantly along the whole of Hallgarth, and consequently within these two areas outward and long-reaching views are not created. However, the street pattern draws the eye ahead in both directions giving rise to channelled views of the rich historic streetscapes, displaying varying architectural styles and changing historic roofscapes with a number of key focal points.

In Hallgarth Street the immediate views of the Grade II and Grade II* listed former Medieval Priory Barns are very distinctive given the rarity and significance of this traditional farm group, with Medieval walling set against the solid backdrop of the HMP Durham. One of the most impressive views is from the road junction to Whinney Hill opposite Hallgarth House; from here the eye is drawn to the neat early 19th century crescent of listed properties with the view unfolding to other outstanding historic buildings opposite and within the background creating an interesting varied and somewhat colourful streetscene. Also from here is a fascinating view of the changing roofscape with a mixture of forms, heights, pitches and architectural styling. In contrast to this high density urban area, at the end of Hallgarth Street rural views appears in which the sweeping stone Mount Joy Terrace visually dominates the scene.



Image 129 View along Old Elvet, St Oswalds Church and Durham Cathedral from the churchyard



Image 130 Former Priory barns on Hallgarth Street

In Church Street the primary view is looking along the Medieval street from New Elvet. The rising street is lined by a collection of 18th and early 19th century houses staggered up the hill. At the end of this short street there is a glimpsed view of the Church of St Oswald where its majestic tower can be seen beyond its vicarage through the trees. Further along the street the trees give way to present a close up view of the east end of the Church, its impressive gable contains a large stained glass window with ornate tracery overlooking the street.

The western side of the sub-character area is defined by the steep sided inner River Wear gorge with this distinctive topographical feature and the local geography generating numerous panoramas across to the World Heritage Site. The most distinguished views can be gained from with the rear part of St Oswald's Churchyard and at Palmers Garth where there are magnificent views of Durham Cathedral rising gracefully above the tree canopy. From certain vantage points along the riverside paths at Elvet Banks fine views of both Prebend's Bridge and Framwellgate can also be enjoyed.

Within Quarryhead's Lane there are a number of significant close-range, and longer-distant views for example both the channelled view towards St Marys College and the view of Bow School with its well-maintained grounds lined by mature trees. The wide variety of properties within the street creates a fine curving view of a good quality suburban streetscene.

At both ends of Quarryheads Land impressive views of Durham Cathedral can be gained principally from the lower end of Potters Bank, near to the roundabout, where there the cathedral towers above the buildings and trees. At the opposite end of the street the open playing fields at Palmers Close allows a unimpinged view of the cathedral to be gained. Between the above, the gaps between the properties on the north side of Quarryheads Lanes present a number of changing views but these diminish with movement along the street and are mainly fleeting snap-shots of the cathedral tower through the trees.

10 Activity

The character area is mainly residential in use with private houses and rental accommodation in both historic houses and modern apartment block form; the most significant being James Barbour House, self-catering accommodation for Hatfield College. Intermingled between the residential properties are a small number of buildings of differing uses including commercial.

These include No 17 Hallgarth Street, presently in use as a restaurant and No 14 Church Street an independent local retailer; 3 public houses - the Queen Victoria, the New Inn and the private Durham Prison Officers Club; along with office accommodation for example Hallgarth House home to the Universities Department of English Studies and Elvet House.

St Oswald's is an Anglican church in active use not only as a place of worship but as a local centre for shared activities. Opposite the church is St Oswald's Church of England Infant School which also has close links with the local community as a centre for local events and fairs.

The northern part of the character area is a very busy environment and an important gateway into the city centre for both pedestrians and vehicles; however the south west area around the road junction of Church Street, Stockton Road, Quarry Heads Land and South Road is one of the busiest sectors of the city.

This area floods with students during term times heading to and from the nearby Science Laboratory Site, St Marys College, and via a short walk southwards along South Road, Teikyo University of Japan and Trevelyan College etc. and is also one of the key linkages to the Universities home on the peninsula via Kingsgate Bridge.

The riverbanks area is very accessible by a complex network of informal footpaths which snake around the steep sided gorge to the water level. This area provides a key amenity space around the western edge of the character area used for recreational activities including walking, jogging and cycling and rowers accessing the boathouses and portage points. It is well visited by tourists as part of the wider footpath network, and used as a peaceful retreat away from the main urban area. Palmers Close and Bow School both have a number of sports

itches and although these are private they make an important visual contribution to the character and appearance of the area. However, the playground and surrounding green space next to St Oswald's School is open to the public and is a well-used and visually important area in the streetscene.

There are also a number of concealed and intimate public rights of way, including at the west end of Mount Joy crescent a long linear footpath running along the edge of the cemetery to Church Street, and within Church Street itself there is a route between The Anchorage and the neighbouring bungalow which leads down to Elvet banks. The secluded pedestrian routes are somewhat uninviting and infrequently used but are still important historic survivals, clearly identifiable on the first edition ordnance survey plan c.1856-60.

11 Public Realm

The public realm covers a variety of components found within the spaces forming the streets and surrounding the buildings including hard surfacing, paving and edging, lighting, and other supplementary items of street furniture including signs, seats, bollards and refuse bins etc. These all contribute to how an area is perceived and make an important contribution to its character and appearance. This part of the conservation area is characterised by a diverse public realm with some areas are historic floorscapes preserved, but where modern and formal surfacing is prevailing.

At the northern end of Hallgarth turning the corner into Whinney Hill there is a small sheltered, public seating area, which is well used. This includes a historic floorscape of river cobbles and small sets laid in fan-patterns, which is somewhat of a rarity in the character area. This busy crossroads appears as an unsightly environment and poor entry point into the two Medieval streets comprising of a two-way signalled crossing point, poor modern tubular grey railings, and standard traffic signs and yellow/white road markings.

The main road through Hallgarth Street consists of tarmacadam with red chippings flanked by wide pavements with some stone, but mainly concrete rectangular paving flags and concrete kerbs, with charcoal paviours used in places to break up the surface treatment. The entrance into Elvet House is particularly out of character with a cluttered appearance as a result of the black tarmac surfacing, poor railings, the red/white road barrier, excessive number of bollards and parking signs etc.

At peak times there is significant vehicle movement through the area and with parking bays to the front, it can become very congested causing conflicts between vehicles and pedestrians.

Further along the street the entrance into Mavin Street is much more traditional with stone paviours, river cobbles and stone setts, but the overall floorscape is in very poor condition. Also of note is the entrance onto Church Lane adjacent to the Victorian Public House, the floorscape here is particularly

notable formed by granite pink hue sets in a fan-shaped laying pattern which complements the bright red brickwork of the public house.



Image 131 A mix of stone and concrete paving flags

To the rear of Hallgarth Street there is a tranquil semi-rural character informed by the gardens, allotments, trees and shrubs etc. which enhance the appearance of the locality and provide an important urban wildlife habitat.

Hallgarth Street manages to maintain a relatively uncluttered appearance, and although there are a number of 'Durham' styled bollards, short sections of railings to the road edges, modern lighting columns in the pavement and standard parking meters the street, these are well spaced and not excessive in number which assists in preserving the dominance of the historic buildings and character of the street.

Church Street generally features similar road and pavement surface materials however there are some notable areas of Old Yorkstone in random laying patterns. These form the secondary entrance into the St Oswald's Churchyard and the public area around the war memorial. Within the churchyard informal mud and gravel pathways cut through the grass land linking up with similar routes through the riverbanks woodland to the west.

To the front of the modern Church Street flats there are wide strips of surviving river cobbles hard up against the building which break up the mundane surfacing to the front and add interest into the streetscene.

Within the main body of the street, clutter is limited to lighting columns and telegraph poles mainly set to the front of the

pavements along the road edges, parking meters, and bollards. Understandingly the school crossing point is busier with warning signs, additional road markings, and modern grey railings forming a protective barrier between the road and pavement running from the zebra crossing to the schools entrance.

At the end of Church Street the quality of the public realm and the overall atmosphere changes dramatically to a noisy and bustling area as a result of the meeting of four busy roads. Here there is a mixture of concrete paving flags and kerbs, concrete rectangular flags in a stone colour, with granite square sets breaking up the areas of paving. There is an abundance of standard road traffic, warning signs and directional signs, standard modern street lighting columns, black plastic refuse bins, and an array of low quality advertisements set around the public house.

The western corner of the junction off-sets some of the visual harm caused to this area and is much more appealing, comprising of a wide curved verge fronting the highway, a narrower grass verge set to the back of the pavement with a high hedgerow forming the rear boundary and including planters and timber seats.

Within St Oswald's Court the 20th century housing layout has fortunately incorporated an extensive soft landscaping scheme with open green corner plots, wide roadside verges, planting beds and street trees in the public domain which creates a

good quality public environment in an otherwise standard bland modern housing estate.

Quarryhead's Lane is a suburban semi-rural area with good pavements in concrete flags with sett driveways in place leading into the semi and detached dwellings. There is a scattering of good standard street furniture including plastic seats and refuse bins. Due to Church Street, Hallgarth Street and Stockton Road being busy key routes with high levels of traffic there is a clear necessity for safe crossing points. There is a higher than average level of clutter and road markings, particularly at the junctions, which is somewhat distracting.

Heading eastwards along Stockton Road the public environment improves significantly, giving way to a green character informed by roadside verges softening the urban form and visible private frontage gardens all well stocked and cared for. Although the land on the opposite side of the road falls outside of the conservation area boundary its well-maintained verges, street trees and hedgerows make a significant visual contribution to the character of the locality. This creates a green corridor of routes into the city with public access to the riverbank through a series of informal interconnected pathways snaking through the woodland.



Image 132 Quarryheads Lane and Stockton Road area



Image 133 A rural feel away from the main through road

Also in this location the Palatine Centre sits on the edge of the conservation area. This is an innovative building of high architectural quality, although imposing, but its construction resulted in the reduction of part of the green interface along

Stockton Road. It is worth noting that the building won a 2013 Environment Award for the ambitious scheme and design quality including the internal public realm.

The uniformed Victorian terraces such as Boyd Street and High Wood View have standardised floorscapes of tarmac roads, rectangular concrete paving flags and concrete kerbs. Notably High Wood View features red brick detailing along the road edges, delineating gaps in the terracing for vehicle access, and wide bands across the road and it is important that these are preserved. The back lane to the south side of Boyd Street has a better gravelled surface treatment with occasional planting beds edges with river cobbles.

Around Palmers Close the public right of way is of compacted mud surfacing with an informal feel which is appropriate to the rural character. This route is void of clutter and leads through the woodland to the riverside. The paths forming the riverside network in this locality are very steep due to the terrain of the river gorge, they consist of a mixture of winding narrow and fairly wide pathways of mud or chippings some incorporating timber edged steps.

12 General Condition

One of the main threats to heritage assets is the deterioration and loss of historic fabric through decay and damage which can result from age but also from poor or a lack of maintenance and care or inappropriate repairs. This can significantly reduce the authenticity and character of individual buildings and can harm the townscape quality of the area. Similarly, the degradation and neglect of publically viewable spaces and surfacing detrimentally harms appearance of the locality.

The vast majority of the buildings within this sub-character area remain in a robust state and generally their overall physical condition can be described as good, and almost all of the buildings are in active use which is beneficial for their general and future maintenance. However, there are one or two examples which go against this generality; No's 29/30, 31, 32 and 33 Church Street are adjoining Grade II listed buildings at risk as a result of their long-term vacant status. Externally the rendering is failing, the windows and entrance doors are deteriorating, the rainwater goods are damaged and there are signs of water ingress etc. The Tithe Barn at Durham Prison Officers Club is in a fair condition however it is noted that the roof, stonework and close-studded upper floor requires attention. Repointing has been carried out in the recent past but further works are required, particularly to the granary.

Other heritage assets suffer from a lack of general care and maintenance such as flaking paintwork and flaking or cracked

render, and missing sections. There is some visual evidence of localised erosion to some timber sliding sash windows, again flaking paintwork, putty failure and deterioration of the cills, and erosion to door hoods through age and weathering. There is also visible evidence of water staining to a number of the prominent frontages as a result of failing rain water goods.

Some original sliding sash windows have been lost but replacements in general have been carried out sensitively to closely match the detailing of the windows which have been removed. The exception is in the historic properties at the south-end of Hallgarth Street which have white uPVC replacements. The roofs which are on view appear to be in a good condition but some require minor repairs where slate displacement has occurred, gutters are blocked, and lead flashings removed.

Although not directly affecting the structural fabric or general condition, but harming the external aesthetics of some of the historic properties, there are many instances of cabling and wiring to the building frontages. In some cases these are hefty interventions which snake across prominent frontages, run-down roofs and cut across architectural features. Similarly, there are many modern additions such as TV aerials, satellite dishes, vents and alarm boxes etc. which have been installed in visually prominent locations such as front elevations, eaves levels and on chimney stacks and which are visually intrusive and insensitively located.

A high proportion of the residential dwellings in the character are houses in multiple occupation and although generally within the main streets this is not too apparent or harmful, within the back land terraces there are issues which are detrimental to the public environment such as refuse and recycle bins left out in the pavement and the back lanes, untidy front yards, paraphernalia displayed in front windows etc., which gives a negative impression of these streets.

The public realm across the whole character area is in varying condition, where poor it detracts from the character and historic qualities of the locality. The main issues are around the road and pavement surfaces. The roads have been insensitively repaired over time which has resulted in a poor patchwork appearance and similarly there are areas of pavement where the failing flag stones have been lifted and repaired inappropriately with tarmac infill. A high percentage of the pavement flags are fractured and sections of the road are showing signs of natural deterioration and general wear and tear such as crocodile cracking a common type of distress and grade depressions. The worst affected areas are at High Wood View and the surrounding terraces where the surfacing is particularly poor with loss of the surface material, widely spaced cracks, deep depressions and area of previous patch repairs.

There are sections of surviving river cobbles both within Church Street and Hallgarth Street, these are effectively used

as complete surface treatments or as hard landscaping features. However, particularly in Mavin Street, the historic floorscape is badly degraded with displaced and missing cobbles, fractured stone flags, areas where inappropriate repairs have been carried out, badly eroded stone kerbs and severe erosion and loss of the tarmac surface material to the un-adopted road adjacent.

The incidental green spaces and road side verges, and the larger private grounds around Palmers Garth and Bow School which are visible from the public realm, are predominantly well maintained and contribute significantly to the semi-rural character of the western part of the character area. But the roadside verges along the north side of Stockton Road are suffering from a variety of stresses imposed by the passing road traffic, vehicular and pedestrian movement and impact damage.

The informal public pathways through the playground, Stockton Road cemetery and the St Oswald's churchyard are generally maintained. The surfacing of the pathways through the wooded riverbanks are in a reasonable condition but they are very accessible and due to continued trimming works are clear from encroaching vegetation.

The area around the main entrance off the street into St Oswald's Church and the main pathway through the churchyard has recently been granted approval for various works including re surfacing and the installation of new

Victorian lamp-posts which will result in an aesthetic improvement.

The Old Yorkshire stone paving around the war memorial is suffering from a variety of problems including displaced and lifted flags, full depth, longitudinal and corner cracking and as a result the surface is very uneven and visually unappealing.

Generally, the frontage walls appear to be in a sound good physical condition. The stone walls to the front of St Oswald's are showing some signs of deterioration of the lower courses and the mortar joints near to the war memorial and other sections are heavily weathered. Some sections of the brickwork to the front and rear walls of the Victorian terraces are decaying the main signs being spalling, dislodged bricks, and loos and crumbling mortar but these problems are not extensive and are fairly localised.

13 The Definition (or Summary) of Special Interest

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

The Church Street and Hallgarth Street sub-character area is of great historic interest resulting from it essentially comprising of the Medieval Barony of Elvet, which itself developed from an earlier settlement around 2 key historical sites at the Church of St Oswald's and the Durham Cathedral Priory farm at Elvethall Manor. Indeed evidence suggests that the settlement around the church pre-dates that of the monastic community on the peninsula. Church Street and Hallgarth Street grew up around these two sites, and they are primary components of the Medieval town plan of the city.

Despite significant change and expansion the character area maintains a relatively simple plan form and layout informed by the original Medieval substructure and retains its domestic character. Importantly both the church and manor, remain key focal points, the latter retaining its original arrangement and is a rare Medieval agricultural survival within the heart of the city. The main characteristic of the area is the linear, close-knit urban form, and the enclosed nature of the main historic core. Despite the introduction of a number of modern developments, which fail to respect the distinctive grain, context and character, it is the past which is prevalent.

This area has high potential for the presence of archaeological deposits belonging to the earliest phases of Durham's existence in the Anglo-Saxon period as well as the occupation of street frontage properties along these historic thoroughfares in the Medieval and Post-Medieval periods.

In terms of architectural value, the area contains a varied architectural character as a result of its evolution through time with buildings ranging from its original Medieval establishment to the 18th, 19th and 20th century changes and expansion of the building form; no single building style predominates.

The historic buildings range from Medieval former agricultural buildings, to grand and classically Georgian properties, smaller cottage styled dwellings, to buildings of greater scale and of individual quality set in their own grounds, and from the uniformed Victorian terraces to the interwar detached dwellings. These buildings, many listed for their historic and architectural merit, contribute significantly to the distinctiveness of the area and combine to generate rich and shifting historic street scenes and roofscapes. Despite this strong variation there is an overriding harmony of materials, continuous street frontages and domestic scale. The physical integrity of the historic building stock is particularly high with many surviving features of interest preserved.

The surviving historic floorscapes and traditional boundary treatments are integral elements of the high quality townscape which enhance the setting of the historic buildings. Despite the main streets being very urban in nature and densely-populated there are valuable green spaces, both public and private, formal and wilderness like, enhanced by street trees and hedgerows, which create an impressive green infrastructure and contribute significantly to the aesthetic qualities of the

area. This is most notable in the western part of the character where nature prevails creating a semi-rural character and green corridors along the principle approaches into this part of the city from the south.

The surrounding dense woodland of the river gorge and historic woodland areas lying further out generate a green backcloth to the urban area which is of high scenic quality. It is also significant as it pierces inwardly intermingling between buildings generating a green framework and greatly enhancing their individual and collective setting. The distinctive topographical feature of the river gorge combined with the lower-level of Elvet, and the breaks in the building form generate numerous impressive panoramas across to Durham World Heritage Site.

It is the character area's history, Medieval layout and development, rich and varied architectural character, greenery, and the immediate and wider setting that creates the sense of place and which makes a valuable contribution to the whole conservation area.

3 FUTURE CHALLENGES & MANAGEMENT PROPOSALS

1 Introduction

The designation and appraisal of any conservation area is not an end in itself. The purpose of this section of the document is to identify the future challenges and to present detailed management proposals to achieve the preservation and enhancement of the area's special character, appearance and significance informed by the appraisal. The future challenges draws upon the themes identified in the appraisal as being 'negative', 'harmful' or a 'threat' to the area's special qualities; whereas the management proposals are specified to ensure that the future change to the area is directed in a proactive way.

This section is designed to fulfil the duty of the Local authority under the Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of the conservation area. The proposals will provide a management tool for the preservation of the area. Some of them are relatively straight forward to implement and can be realised quite quickly, but in many instances they are medium to long term aspirations. This is not an absolute list but outlines the main issues and possible tasks. It should be understood that 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 Elvet Character Area is a distinctive part of the conservation area; it is mixed in both use and character within a unique landscape setting and despite development over time retains a historic core of high significance. However, limited erosion of the character area has occurred.

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 originality in terms of fenestration patterns, original windows, doors, rainwater goods and other architectural features, this despite many of the buildings being un-listed, and there is evidence that some have been restored and reinstated.

However, many of the 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; Anchorage Terrace is a prime example of this.

The potential for future change from the same pattern of incremental alterations that can be seen at present is very likely to continue and difficult to resist with current powers. In all cases advice should be sought in advance on appropriate designs and materials, and cost effective solutions discussed. Repair and potential upgrading of the existing fabric is almost always more economical than complete replacement. Article 4 directions would play a vital role in bringing some of the harmful minor changes within the control of the planning system.

Building Condition

Presently there is visible evidence of neglect, or a lack of routine maintenance and repair of a number of the historic buildings within the Elvet Character Area; for example flaking or missing paintwork and render to walls and dressings, rotten timberwork, displaced roof slates and failing rain water goods resulting in water staining etc. are noticeable occurrences. 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 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 continue to decline. It is important to monitor the condition of all of the historic buildings to report findings and advise actions as necessary, where the condition of a historic building gives cause for serious concern to take appropriate steps to secure the buildings future using statutory powers.

Inappropriate repairs/materials

The use of inappropriate materials or repair methods can be harmful to the buildings, both to their appearance and their structure, e.g. the use of cement 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. Today there is a much greater understanding 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 methods

and materials. If the repair of historic buildings is not sensitively undertaken then those qualities which make them significant will be lost.

Where historic buildings are of particular importance or complexity, it may be necessary to employ experts from different specialisms to design appropriate repairs. This may include a specialist conservation practitioner. The use of traditional materials in any conservation area is an important element of preserving its character and appearance.

Roof Alterations

The historic core of the Elvet Character Area has a rich and varied 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 a modern interventions are slowly emerging in both the front and rear roof slopes, for instance 'box' style and flat-roofed dormer windows and obtrusive roof-lights. There are also instances of chimney stack being lowered and were pots have been lost. 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 streetscene.

Although there will be continued pressure to create accommodation in the roof-spaces should unsympathetic alterations continue then the quality of the historic roofscapes will diminish further. Article 4 directions would play a vital role

in bringing some minor changes within the control of the planning system.

Shop fronts and advertisements

The character area has a commercial centre along Old Elvet Bridge and around the junction of Old Elvet and New Elvet; this area features a number of surviving historic shop frontages, public house frontages, and former dwellings which have been sensitively adapted to a commercial/retail use. Over time some of the historic shop fronts have been insensitively altered mainly due to modern and unsympathetic advertisements (fascia and projecting/hanging signs). Harsh corporate colour schemes, too many signs and heavy obtrusive lighting units with paving signs adding to the overly cluttered appearance; which all lead to a further loss in the historic character of the area.

Redundancy

Within the Elvet Character Area there are a number of vacant historic buildings, 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, the greatest concern relates to the more significant historic buildings where their fabric continues to erode at a fairly rapid rate due to long-term vacancy, for example Nos. 30 to 33 Church Street and the former public swimming baths. As these buildings can be adapted and are capable of beneficial use, but are long-term vacant and in a

very poor physical condition, they are deemed to be 'at risk'. Durham Johnson School, which although not presently considered to be at risk, requires continued monitoring until a suitable new use materialises with the possibility of remediation works to preserve the buildings character and special qualities.

Building Clutter

A high number of the principle elevations of the historic buildings within the character area have become very cluttered by various modern additions and insertions such as prominent alarm boxes, extraction units/vents, light units, cables and wiring draped across walls, roofs and decorative features, and redundant wall fixings. In some cases this is damaging the building fabric for instance where cables penetrate through the window timbers. 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 a high number of aerials and prominent satellite dishes which are harmful to the historic roofscapes. These issues also affect a number of the modern infill developments fronting the main streets which lessens their contribution to the overall character of the area further.

All such minor alterations/interventions have a collective and detrimental impact on the character and appearance of the individual property and the overall appearance of the streetscene. The removal of redundant elements, making good

the surfaces, the sensitive siting of additions, and the sympathetic routing of cable runs using the form and architecture of the building, or internally, would be simple solutions to reduce such visual clutter.

Boundary treatments

There are a number of important sections of traditional boundary treatments to properties within the Elvet Character Area and it is very important that these are retained as they are important components of the townscape. There are instances where sections have been altered in the past and areas of walling which are in a deteriorating physical condition such as the stone walls along the roadside in Church Street and those around the Prison Officers Club (Elvethall Manor). These are severely weathered in parts, missing stones and suffering from failure of the mortar joints, inappropriate repairs; and in High Wood Terrace and High Wood View where the brick work is spalling, and copings missing.

To the rear of some of the uniformed Victorian terraces sections of side/rear boundary walls have been demolished which has opened up the rear of the street compromising the character. Pressure for off-street parking, rear extensions, along with a lack of maintenance and general care continue to threaten the walls, fences and hedges to the detriment of the streetscene and back lane environment. It is important that the surviving historic walls are retained and kept in good order and

the reinstatement of missing sections and features is encouraged.

Floorscape and surface treatments

In the Elvet Character Area areas of historic floorscape survive which enhance the setting of the surrounding buildings and the overall quality of the public realm, but they are generally in a degrading condition as a result of age, general wear and tear and a lack of regular maintenance and insensitive repairs.

The majority of the surfacing is standardised i.e. concrete pavements and tarmac roads and hard standing parking areas; in places these are severely degrading with failing materials, cracking and unevenness and inappropriate repairs creating a poor patchwork appearance etc. Such issues can be seen around the Crown Courts, which effects the setting of the group of listed buildings; at Old Elvet Bridge and in Mavin Street, where the surviving cobbled surfacing and stone sets are missing and displaced, and Yorkstone paving degrading; and around streets such as High Wood View, which has particularly poor surfacing leading through to the back lanes.

The vennels are also poor and uninviting environments for pedestrians. These details, taken together, harm the aesthetic quality of the area and the continued decline would cause significant further harm in the future.

Street clutter

Street furniture in the character area including seating, refuse bins, cycle racks, bollards, road side railings, street lighting etc. is un-coordinated, some items are out-dated, and others inappropriately positioned, which gives a poor overall impression of some areas. Additionally, approaching and around the main road junctions and crossing points there is an abundance of standardised traffic, warning and nearby parking signs, services boxes and other supplementary items creating additional street clutter. This collective extent of visual clutter causes significant visual intrusion, is harmful to important views, and can be obstructive for pedestrians.

A rationalisation of the street items through a cohesive approach that takes account the historic setting would be of benefit to the overall image of the area, whilst enhancing the setting of the historic buildings.

Green spaces

The southern part of the Elvet Character Area has a semi-rural character formed by an abundance of grassed verges and embankments, corner green open spaces, hedgerows, street trees 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. Similarly, in Whinney Hill, The Hallgarth and St Oswald's Court the main strengths of these more modern

streets is the existing mature street trees, grassed verged, hedgerows and landscaping.

However, important green verges and spaces have been neglected over time leading to overgrowth obstructing the pathways, overgrown and poorly maintained areas and areas damaged by vehicles and or by works carried out by service providers which has harmed their visual and amenity value. These spaces are subject to a range of uses and pressures and poor management of the roadsides has led to a deterioration of the conservation value of many of the spaces and this continues to be a threat. It is important that such spaces are conserved, managed and those degraded restored to improve the natural landscape character and aesthetic appeal of this part of the City.

Parking and Traffic Management

This part of the conservation area experiences very 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, parking pay-points, and safety rails etc. inevitably introduces alien features and visual clutter, none of which preserves or enhances the character or appearance of the

designated area. Traffic calming measures have gone some way to reducing traffic speed and controlling traffic but the accompanying items do not always sit well with the strong historic character and appearance of the area because of their locations, uncompromisingly modern materials, colour and design.

Whilst it is understood that traffic management within the confines of the Medieval street pattern is difficult to achieve the schemes in place at present are unsympathetic and the impact of traffic/parking remains one of the key issues that continues to endanger the quality of the conservation area. The impact of such measures can be lessened through careful planning and if their design and materials relates as far as possible to the overall townscape.

Modern/New developments

Within the character area a number of infill developments have occurred over time some of which go against the historic grain 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 indicated by the windows, doors, floor/ceiling heights, and other definable units), the architectural elements and its relationship with its context. A good new building should be in harmony with, or

complementary to, its neighbours having regard to the pattern, rhythm, details and materials of the surrounding built form.

Similarly, over time a number of rear extensions have been constructed which overwhelm the original identity and uniformed character of the rear street scenes with no counterbalance in quality, and 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.

Changes in use and sub-division

The city has a large and expanding student population which has increased the demand for rented accommodation within the Elvet Character 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 a secondary centre of the University, its close proximity and linkages to the peninsula, and the nearby colleges to the south. 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 and emphasise features relating to the original function of the building and its special character, external appearance 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 street scene. 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 street scene. Such issues can be seen presently in places such as Boyd Street, High Wood View and Whinney Hill.

3 Management Proposals

Change is inevitable within the conservation area. The challenge is to manage it in ways that maintain and reinforce the special significance of the place. The management proposals outlined below are intended to address some of the issues identified in the Conservation Area Appraisal and to set out a framework for the future preservation and enhancement of its character and appearance.

Summary of issues

The last chapter identified a number of issues that are affecting the character, appearance and special quality of the Elvet sub-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;
- 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;
- 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 engagement in the conservation area.

Recommendations

This section is divided into two separate parts; Part 1 identifies the underlying themes found throughout the Crossgate 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;
- Seek to encourage the reversal of harmful alterations that have occurred, through negotiations with property owners and through the planning process where the opportunity arises;
- Where consent for alterations is required resist unsympathetic alterations and loss of fabric and traditional architectural details through the positive use of existing development management powers;
- Seek to ensure that unauthorised development is subject to effective enforcement action. This is to protect the special qualities of listed buildings, and the buildings of townscape merit and the wider area generally and to ensure that detrimental unauthorised alterations throughout the area are rectified where legal powers permit;
- 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 control process and / or make use of its statutory powers (Section 215 Notices, Urgent Works Notices, Repairs Notices) to secure the futures of listed buildings and unlisted buildings that contribute positively to the special character of the conservation area in cases where buildings are shown to be under threat as a result of poor maintenance or neglect;
- 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;
- Seek to work in partnership with the University and Estates Departments to address the condition of the universities historic building stock within the character area and establish a strong working relationship;

Roof alterations

- Seek to encourage sensitive roof alterations where they do not benefit from permitted development rights. For

example the insertion of roof lights, satellite dishes and solar panels etc. to be sited as far as is practicable, to minimise the effect on the asset and visual amenity of the area;

- Encourage chimney repair and reinstatement where possible to be rebuilt accurately to the original height, profile and materials to match existing;
- Encourage like for like replacement of original Welsh slate, stone slate and clay pantiles where possible and its reinstatement where already lost;
- Consider any change in the context of the overall roofscape for its appropriateness and seek to preserve the established roof patterns and features;
- Discourage structures on roofs such as satellite dishes and other telecommunications equipment and encourage proposals to be designed and sited where they will have the least detrimental visual impact;
- Consider enforcement action where inappropriate roof alterations have been carried out which have detrimentally harmed the roof structure and the overall character and appearance of the building or streetscene;
- Encourage through the planning process that micro-regeneration equipment is to be sited, where possible, to be concealed from view of public vantage points. The

careful siting of solar panels and such like is important to ensure they have minimal impact on the streetscene and key views in the conservation area;

- Promote guidance on the adaption of heritage assets to ensure their safeguarding against the impacts of climate change;
- Consider further Article 4 Directions for changes of roof materials and features (including. chimneys, ridge tiles, finials, soffits, fascias etc.) and the insertion of roof-lights.

Shopfronts and advertisements

- Encourage the reinstatement and repair of original features that reflect the historic shopfronts of the area and where repair is un-practical encourage sympathetic replacements;
- Discourage the installation of insensitive modern shopfronts and where these presently exist encourage their replacement with shopfronts traditional in design, detailing and materials appropriate to the character of the building;
- Encourage through the planning process the use of traditional materials, form, styling and appearance of any proposed advertisement. Ensure modern signs and materials are only used with discretion where appropriate to the character of the building and not harmful to the streetscene;

- Support enforcement action against unauthorised advertisements where there is a negative impact on the character or appearance of the building or conservation area;
- Discourage the use of shutters and their box housing and consider enforcement action against unauthorised installations which have a negative effect on the special character of the building and townscape;
- Support the use of illuminated signs only on commercial premises with particular 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 streetscene and also obstruct vehicles and pedestrians.

Redundancy

- Investigate the use of statutory powers where appropriate to bring long term vacant buildings back into use and encourage owners to keep them in a good state of repair;
- Seek to encourage the retention of the buildings original function if possible however other

considerations to a wider range of uses will be looked upon more favourably to assist in bringing vacant buildings back into beneficial use, but only provided that the use does not adversely affect the buildings special qualities, the setting of buildings or the amenity of nearby properties;

- Investigate potential grant funding opportunities;
- Produce development briefs for key redundant buildings/sites to outline the principle opportunities and constraints for re-use and redevelopment;
- Adopt a partnership approach with interested parties/bodies to address building redundancy and to undertake comprehensive development.

New development

- Resist development that would lead to substantial harm to, or complete loss of, a designated heritage asset unless demonstrated that this has overriding public benefit;
- Seek to promote high standards of design quality which respects the context of the area and its local distinctiveness;
- Encouraging new development only where it preserves or enhanced the character or appearance of the conservation area. Assessment of an asset's significance and its relationship to its setting will usually

suggest the forms of extension/new development that might be appropriate. The main issues to consider in proposals for additions to heritage assets (including new development) are proportion, height, massing, bulk, use of materials, use, relationship with adjacent assets, alignment and treatment of setting;

- Encourage sustainability of materials into new development;
- Ensure that new development functions well and adds to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Seek to ensure that new development establishes a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- Seek to optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- New development should respond to local character and history, and reflect the identity of local surroundings, whilst not preventing or discouraging appropriate innovation;

- Seek to create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion;
- Consider using design codes where they could help deliver high quality and inclusive design, and create visually attractive as a result of good architecture and appropriate landscaping;
- Encourage pre-application discussions between developers and owners with the Design and Conservation Team and Development Management in relation to all development affecting the special character and appearance of the area;
- 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 respect the historic grain and proportions of surrounding historic buildings, including the roof and building line, improve linkages and street enclosure, and should be of materials that are appropriate to those within the surrounding streetscape;
- Seek to ensure that 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 have a harmful effect upon the character of the main building, street scene 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 English Heritage'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 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, seek to ensure that where signs are necessary that these are integrated into single units and sensitively located, with redundant and outdated signs removed;
- Seek to preserve the areas of urban green space from erosion and encourage reinstatement where these have been damaged to ensure that the green infrastructure of the area is retained and enhanced;
- Ensure that landscape, natural and wildlife elements are not eroded or damaged through neglect, misuse or new development;
- Ensure through the planning process that trees/vegetation continue to be protected in the conservation area and significant trees with high amenity value are protected individually by placing a TPO;
- Ensure through the planning process that boundary features are protected;
- Support any future street audit to identify confusing, ambiguous, duplicated or unnecessary items of street furniture in order to reduce street clutter;

- Ensure that careful consideration is given to the appropriateness of the design, material, luminosity and style of future replacements / new items of street furniture such as lighting columns, railings, bollards, bins and street signs with the aim of unifying the style and character;
- Seek to preserve surviving historic streetscape features which make an important contribution to the character of the area.
- Consider selective Article 4 Directions for alterations or removal of gates, walls and fences or other means of enclosure to both the frontage and rear of a dwelling;

Ongoing Management/ Monitoring and Review

- Proactively use policies in the County Durham plan documents and national planning guidance to protect the character and appearance of the buildings, the area and its setting;
- Ensure that the desire to protect the character, appearance and setting of the conservation area is clearly stated in the development of new policy documents;
- Prepare a local list to ensure that the non-designated heritage assets are preserved and protected from inappropriate alterations or additions which may harm their interest, character or setting;

- Undertake ongoing review and promotion of the Article 4 Directions for changes of 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 have been undertaken;
- Seek to work with interested groups to encourage participation of the local community in the planning process;
- Carry out building at risk surveys and support formal action to ensure heritage assets are retained; including where necessary notifying building owners of repair works required to their properties;
- Carry out a street furniture audit and update regularly;
- Carry out a public realm audit and update regularly;
- Raise public awareness of the character of the conservation area, its management and protection.

Archaeology

- The Sub-Character Area contains a rich archaeological resource as do extensive portions of the neighbouring character areas. Even minor ground disturbance can have a significant impact on archaeology. Leaving archaeological deposits in situ is generally the preferred

option but where this is deemed not to be possible then a programme of excavation, recording, analysis and reporting must be undertaken. A similar process of investigation and analytical recording should be undertaken both before and during alterations to the fabric of historic buildings and structures. The archaeology of the city has been little explored in comparison with that of other urban centres. It is essential that any archaeological investigations take full account of and as far as possible address the research priorities set out in the North-East Regional Research Framework for the Historic Environment (Petts & Gerrard 2006 and updates).

Part 2

Old Elvet / New Elvet

- Seek to encourage improvements to the existing surface treatments where opportunities arise and ensure works are carried out to a high standard most notably along Old Elvet Bridge, around the Crown Courts and Elvet Waterside as the condition/materials of the present surfaces undermines the quality of the historic environment;
- Seek to encourage enhancement of the vennels within the area including the upgrading of surfaces and repairs to boundary walls where necessary, vegetation management and graffiti removal etc.
- Seek to improve access and signage to the riverside environment through a coordinated scheme;
- Seek to encourage reinstatement of the missing railings and overthrow to the listed forecourt walls at the Crown Court;
- Seek to evaluate the existing signage provision, seek to remove redundant and out-dated signage, and ensure a higher quality way-finding programme in particular improving signage/linkages to the riverside footpath network;
- Continue to monitor the condition of the green open spaces and encourage improvements where necessary to preserve their positive contribution;
- When the opportunity arises encourage owners and occupiers of heritage assets to respect and care for them and encourage appropriate repairs or restoration and external redecoration to enhance the streetscene;
- Work in partnership with the University to ensure their historic buildings are maintained;
- Seek to encourage through the planning process that any proposals for new shop fronts, 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 future proposals for change of use ensure through the planning process that the residential and historic character of the property affected is preserved and where possible enhanced;
- Seek to produce an updated development brief for the former public swimming baths site;
- Seek to re-establish the removed boundary treatments to the now open car parks within Territorial Lane/Elvet Waterside.

Riverside Area

- Seek to encourage the restoration of the agricultural buildings at Mount Joy including the reinstatement of lost original features and removal of harmful modern insertions and additions;
- Seek to encourage improvements to riverside footpaths including identifying key sections for resurfacing;
- Seek to encourage improvements to the existing road surfaces;
- Seek to carry out a detailed audit of existing signage and provide improved and appropriate directions signs sensitively designed and low-key and include interpretational material at key sites/locations to enhance the visitor's experience;

- Seek to ensure that development proposals for the former swimming baths site are informed by the adopted development brief;
- Seek opportunities to undertake visual improvements to the University Cricket Club or the redevelopment of this important and prominent site, informed by a Development Brief;
- Seek to encourage opportunities when they arise to carry out visual improvements to Durham City Cricket Clubhouse.

Whiney Hill/Green Lane

- Seek to encourage improvements to the dwellings suffering from neglect through the planning process and via informal discussions with landlords when the opportunity arises;
- Seek to resist the removal of front boundary walls and hedgerows and the loss of existing frontage gardens with hard standing for parking purposes to preserve the semi-rural character of the street;
- Continue to monitor the condition of the public realm and encourage improvements and the introduction of new and improved green spaces when the opportunity arises;
- Seek to encourage a more stringent use of planning powers to ensure that future development and

alterations to the existing dwelling are appropriate in both scale and character and do not detract from the quality of the locality.

Hallgarth Street / Church Street

- Seek to encourage a review and reconsideration of traffic management and parking provision to devise an improved and more sympathetic scheme to assist in enhancing the character and appearance of this part of the city centre and improve pedestrian links;
- Seek to encourage re-surfacing works to the un-adopted road at Mavin Street to include sensitive reinstatement of the exiting historic floorscape;
- When the opportunity arises encourage owners and occupiers of heritage assets to respect and care for them and encourage appropriate repairs or restoration, external redecoration and better maintenance of front gardens to enhance the streetscene;
- St Oswald's Graveyard/Cemetery is significant and a distinctive element within the character area; opportunities should be sought to improve management practices and to encourage fabric repairs, landscape works and improvements to seating and pathways, to improve its amenity and potential habitat value;
- Liaise with St Oswald's Church to seek to encourage cosmetic improvements to the war memorial and

address the current poor uneven condition of the surrounding stone paving;

- Seek to encourage the retention of original front garden and other boundaries and treatments and resist the conversion of frontage areas into hard standing;
- Seek to encourage appropriate works to screen/conceal the open car park and relocate the visible refuse bins to the front/side of the New Inn Public House which currently blights the streetscene;
- Seek to encourage the regeneration of damaged roadside verges and ensure that they are retained in the future to ensure their preservation as important living aesthetic and connecting features;
- Consider selective 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.

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 Elvet Character Area and some of the issues it is facing. It can be used to apply for grant schemes 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 this relates to both the built form and landscape features. Within the Elvet Character Area it is proposed to extend the existing conservation area boundary southwards. The existing designated boundary to the south terminates along the south side of Quarryheads Lane and runs west following Potters Bank incorporating the land on the north side of the road such as Observatory Hill. It is proposed to extend this area to include land on the south side of Potters Bank which would incorporate part of St Mary's College, the Institute of East and Islamic Studies, part of St Aiden's College; the justification for this extension is given below:

Historic interest

The south side of Potters Bank originally formed part of the Elvet Hall Estate in the Victorian era which comprised of a Victorian Gothic Villa and surrounding estate.

Buildings of architectural merit

The area includes a mixture of buildings including the main former hall, smaller cottages, cemetery buildings and farm buildings of aesthetic and architectural value.

Materials/Condition

The historic buildings are generally in good physical condition with many original windows/doors left intact or replaced with like for like replacements.

Green Infrastructure

The area includes significant greenery with the former estate and associated grounds still discernible with its mature trees and vegetation, the cemetery with trees, hedgerows and shrubbery and St Aiden's and St Marys Colleges with open steep sloping grazing fields incorporating a number of mature tree belts worthy of protection. These provide an appropriate setting to the building and have wider landscape and visual amenity value.

Boundaries

There are important sections of historic stone and brick walls relating to the former estates and farms which are in fairly good condition and are important as evidential remnants of the former estates. The surviving walls and hedgerows contribute significantly to the street scene.

World Heritage Site

The area forms part of the setting and backdrop to the World Heritage Site and there are many fine views towards Durham Cathedral from within the area such as from Potters Bank, St Marys Road and Elvet Hill.

Development Pressure

There may be some pressure to remove original features possibly of positive buildings in future. Similarly, there may be pressure to remove trees, vegetation, hedges and walls in the future, and develop the open fields/setting of colleges which would detrimentally harm the local character.

6 Article 4 Directions

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 has identified a need for an Article 4 Direction to groups of properties around Hallgarth Street and Church Street areas (refer to plan).

The following types of work were included in the new Article 4 Direction approved on 29th July 2016 and formal Planning Permission is now required for the following:

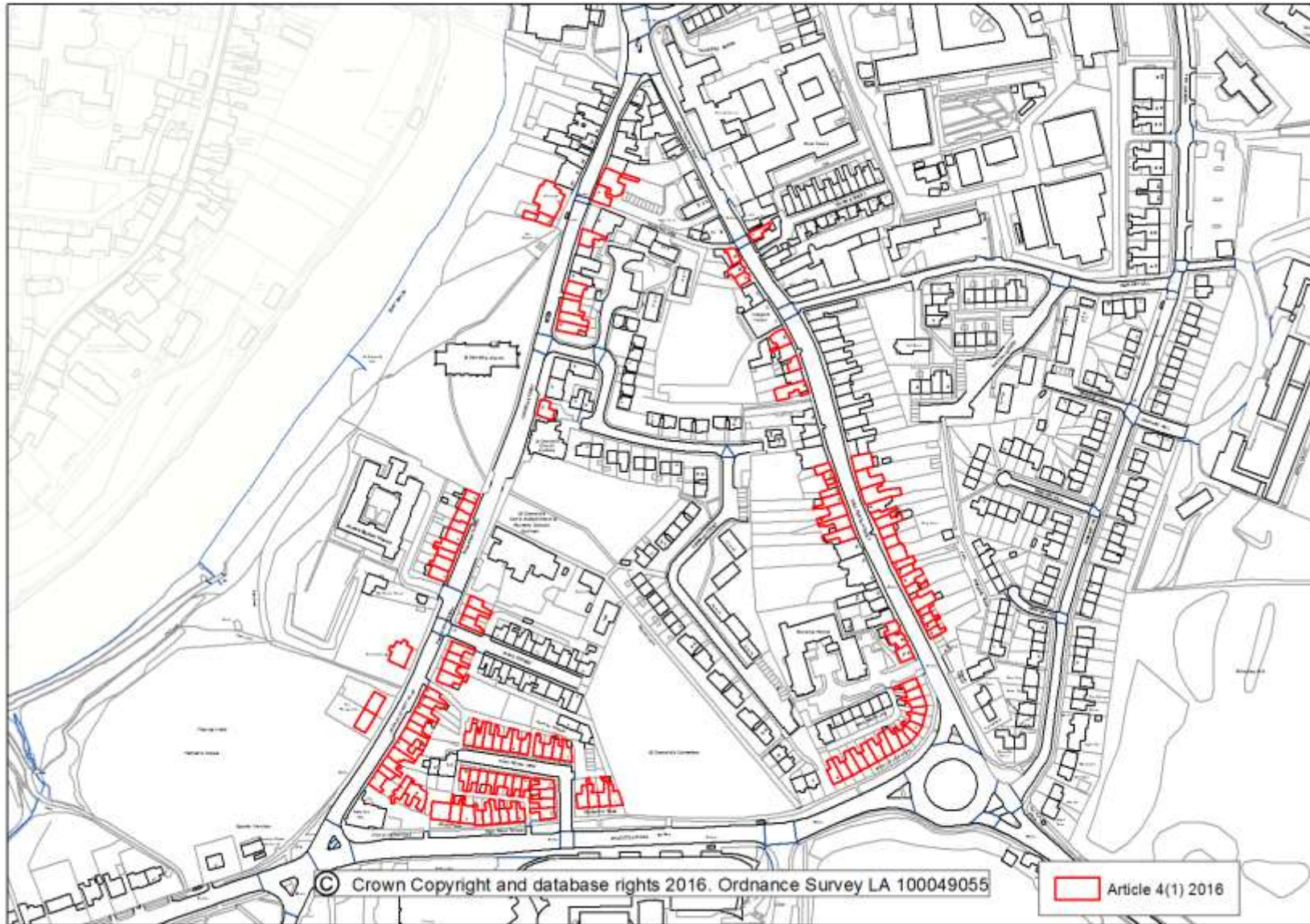
- The enlargement, improvement or other alteration of a dwelling house, where any part of the enlargement, improvement or alteration fronts a highway, or open space e.g. the changing of windows and doors;
- Any alteration to a roof of a dwelling house which fronts a highway, waterway or open space, e.g. 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 Elvet Character Area. A listed building is a building of special architectural or historic interest, as specified by the Planning (Listed Buildings and Conservation Areas) Act 1990. Listing is made at three levels of importance. Grade I, Grade II* and Grade II. Listed building consent is required before any alterations, extensions or demolitions can be made to a listed building which might affect its fabric, character or appearance. N.B Buildings and features within the curtilage of listed buildings may also be regarded as being listed.

Further information on the National Heritage List which includes listed buildings and other statutory designations can be found online at:

<https://historicengland.org.uk/listing/the-list/>

87, 87A AND 87B, ELVET BRIDGE

List entry Number: 1323247

Grade: II

2/3 houses, now shops and offices. Late C18 with late C19 shops. Painted brick. Roof of large Welsh slates with rendered chimney. 2 storeys, 4 bays to Elvet bridge; 2 storeys and attic, one wide bay on left return to New Elvet.

Jacobean-style shops have pilasters and bracketed fascia with prominent cornice; doors in first and third bays have panelled windows; top lights to shop windows in other bays.

Gabled left return curves up from main front.

88, ELVET BRIDGE

List entry Number: 1323248

Grade: II

House, now house and shop. C18. Painted brick; Welsh slate roof. 3 storeys, one bay. Early C20 shop has projecting square window with slender pilasters; recessed entrance at right; fluted end pilasters support bracketed dentilled cornice. 2-storey canted bay window has sashes, most with glazing bars. Brick band at second floor level. Steeply-pitched roof has right end brick chimney. Interior: stop-chamfered moulded beam on ground floor; enclosed newel stair.

90 AND 91, ELVET BRIDGE

List entry Number: 1120633

Grade: II

House and shop. Early C19 with late C19 shop and addition of top storey. English garden wall bond brick with plinth and painted ashlar dressings; Welsh slate roof. 3 storeys, 2 bays and 2-storey right entrance bay. Entrance bay has 4-panelled door under sash window. Shop has half-glazed double door at right of second bay; windows throughout, of 2 vertical lights at left, 2;2;1 at right, in bays defined by bar-stopped chamfers; quatrefoil pierced ventilation strip; fascia with coved sections

under 2 bracketed first-floor oriels; cornice breaks forward over pilasters and coving, Square oriels have hipped roofs; paired sashes on second floor have flat stone lintels and projecting stone sills. End brick chimneys.

93, ELVET BRIDGE

List entry Number: 1323249

Grade: II

House, now shop. Late C17/early C18. Painted incised stucco, with painted stone plinth at left; Welsh slate roof with brick chimney. 2 storeys, 2 bays. Ground floor has door in second bay with overlight flanked by plain painted pilasters; bracketed fascia. 2 late C19 sashes in wide boxes above. Left brick and right rendered end chimneys.

Interior: C18 kitchen range in corner of basement in plain painted jambs and lintel. Included for group value.

94 AND 95, ELVET BRIDGE

List entry Number: 1120634

Grade: II

House, now shop and house. Late C17. Painted render and painted stone plinth; Welsh slate roof with new brick chimney. 3 storeys, 3 bays. Partly-glazed 6-panelled house door at right; shop has central door. Plain fascia. First floor has central oriel with glazing bars; 2 casements on second floor. Renewed left end chimney. Right end has rendered gable coping above roof line. Top floors empty at time of survey.

96 AND 97, ELVET BRIDGE

List entry Number: 1120635

Grade: II

2 houses, now shop. C17 and early C18 on site of Medieval chapel of St. Andrew, part of which may be incorporated in fabric. Painted render; rear brick on sandstone rubble; roof of French tiles. First house at left 3 storeys, one bay: renewed shop has central door and plain fascia. Central late C19 sash on first floor; small sash with glazing bars on second floor at right of centre. Right gable has rendered external chimney stack renewed in brick at upper part with rendered coping.

Second house: 2 storeys, one bay and one-storey one-bay section at right, Shaped gable over first bay with plain shop window and first-floor late C19 sash; plain shop window in second bay. Right return and rear have sand- stone lower courses, corbelled out over bridge cutwater now on land, supporting brick corbelling and rear of house with brick floor-level band.

Interior has substantial beams, transverse over left shop.

1, OLD ELVET

List entry Number: 1121400

Grade: II

On corner to New Elvet. House and shop, early-mid C19. Pinkish-red brick in English garden wall bond (3 and one) with sandstone ashlar window sills and lintels. Welsh slate roof, brick chimneys. 4 storeys, 3 windows, the central blank on each floor. Similar blank panels on narrow canted angle bay. Sash

windows with glazing bars. Early C20 corner shop has vertical panes with rounded top corners and patterned spandrels; panelled pilasters support continuous fascia and frame shop windows, corner door and house door at far left. House window between bricked up. Roof hipped at right. Ridge and left end stacks. Similar features on right return.

5 AND 6, OLD ELVET

List entry Number: 1322876

Grade: II

Two houses. Mid-late C18. Dull red brick with tooled stone plinth. Welsh slate roofs, brick stacks. Each 3 storeys, No. 6 higher. One and 2 bays. Floor bands. 6-panel doors with margined overlights in wood architraves under bracketed cornice hoods. Slightly gauged brick arches to sash windows with glazing bars in stuccoed reveals with stone sills, that on first floor of No. 5 tripartite. Large inserted late C19 oriel replaces first floor windows of No. 6. Right end stacks, that of No. 5 behind ridge.

14, OLD ELVET

List entry Number: 1121401

Grade: II

House. C17 or early C18 with early C19 features. Stone plinth. Incised stucco. Welsh slate roof with brick chimney partly rendered. 2 storeys and attic, 2 bays. 6-panel door with 4-pane overlight, in architrave under bracketed cornice hood, at left.

Tripartite sash windows with glazing bars and stone sills, one at right and 2 above. Flat-headed dormer at right; ridge stack.

Interior: reported to have C18 open-string stair with moulded handrail on chinoiserie lattice balustrade; continuous curved tread ends.

15 AND 15A, OLD ELVET

List entry Number: 1121402

Grade: II

Pair of houses, probably mid C18. Incised stucco. Welsh slate roof with rendered and brick chimneys. 3 storeys, 3 bays, slightly irregular. Off-centre paired 6-panel doors with overlights (No. 15 patterned) in architraves under bracketed cornice hoods. Bay above blank but for small inserted window to left of centre. No. 15 has tripartite windows on lower floors, retaining glazing bars on first floor, and short sash with glazing bars above, all with stone cills. No. 16 has windows partly altered in late C19 but in original openings. Boot scrapers by doors. End chimneys.

Interior: C18 closed string stair has moulded handrail on chinoiserie trellis balustrade; chamfered square newels with finials and pendants

16, OLD ELVET

List entry Number: 1160485

Grade: II

House. Possibly early C18 with C19 alterations. Incised stucco on stone plinth. Welsh slate roof, rendered coping, brick stacks partly rendered. 2 storeys and attic, 2 bays. Off-centre 6-panel door in thin architrave under bracketed cornice hood. Boot scraper recess by door. Late C19 sash windows with stone sills, those in gabled dormers, with bargeboards and finials, resting on eaves. Left roof coping defines canted gable end. Compound right end stack, behind ridge, has upper parts rebuilt. Low left rear end stack.

Interior: dogleg open-string C18 stair has moulded ramped handrail on 2 turned balusters per tread; fluted rectangular newels; shallow risers.

17, OLD ELVET

List entry Number: 1322877

Grade: II

House, C17 or early C18 with early C19 features. Painted brick with Welsh slate roof, brick stack. 2 storeys, 2 bays. At right 6-panel door with margined overlight in architrave under bracketed cornice hood. Sash windows with glazing bars, 16-pane in left bay, renewed 12-pane above door. First floor windows in wide boxes, ground-floor in wood architrave, all with stone projecting cills. First-floor 2-brick band. Steeply-pitched roof with left end chimney.

18 AND 19, OLD ELVET

List entry Number: 1160498

Grade: II

2 houses, one build. Late C18 with considerable C19 alterations. Stone plinth. Mottled, light red brick in English garden wall bond (5 and one). Welsh slate roof with brick copings and chimneys. 3 storeys, one and 2 bays. 6-panel doors with overlights (No. 19 blocked, and top door panels glazed), in architraves under later pedimented hoods, at left of No. 18 and off centre of No. 19. Tripartite sash windows with glazing bars, those at top and bottom left renewed early C19, the latter lost bars. Later C19 oriel at first floor left. 3-brick floor bands. Ridge and rear chimneys. Tumbled-in brickwork to gable ends.

Interior: No. 18 reported to have open-string stair with moulded handrail and 2 turned balusters per tread; square newels with knob finials; continuous curved tread end. No. 19 has open-string stair with moulded ramped handrail on diagonal lattice balustrade.

19 1/2, OLD ELVET

List entry Number: 1121403

Grade: II

House, formerly rear wing of No. 19. Late C18 with alterations. Mottled light-red brick in English garden wall bond; incised stucco basement; roughcast bowed projection. Welsh slate roof, brick chimney. 2 storeys and basement, 2 bays, irregular. Glazed door and window in modern left semi-basement projection. Lower right basement projection has C19 sash

windows. Above this a bowed projection holds 3 sash windows with glazing bars under semicircular hipped roof. Various sash and casement windows, 2 at top left, paired, with glazing bars. Left end chimney and tumbled-in brickwork to gable end.

Included for group value.

20, OLD ELVET

List entry Number: 1160540

Grade: II

House, early C19. Mottled reddish brick on stone basement and with stone dressings. Welsh slate roof with brick chimneys. 3 storeys and basement, 3 windows. Rusticated basement plinth with ground floor band. Boarded basement door and barred sashes. At left 5 steps with wrought iron handrails to door of 6 reeded panels with patterned radial fanlight in similar panelled reveal and reeded surround with paterae. Sash windows with glazing bars, top floor shorter, under stone lintels cut as voussoirs. End chimneys. Plain wrought-iron area railings have latticed piers with palmette finials.

TRAINING OFFICE, 21, OLD ELVET

List entry Number: 1160581

Grade: II

House, early C19. Pinkish brick in English garden wall bond; rendered plinth. Welsh slate roof, rendered stacks. 3 storeys, 2 bays, slightly irregular. Off-centre 6-panel door in architrave, with reeded frieze, bracketed cornice and pediment. Wedge stucco lintels and projecting stone sills to sash windows with

glazing bars, tripartite at first floor right. End chimneys. Plain wrought iron forecourt railings have trellis piers with palmette finials; central gate, left end lamp holder.

DEPUTY GOVERNOR'S HOUSE, 22, OLD ELVET

List entry Number: 1121408

Grade: II

House, mid-late C18 with C19 alterations. Incised stucco with rendered plinth; Welsh slate roof with brick chimneys. 3 storeys, 2 wide bays. Off-centre 6-panel door with radial fanlight, in open-pedimented wood doorcase. Tripartite sash windows, the top ones with glazing bars, the rest renewed in late C19. Rebuilt end chimneys. Plain wrought-iron forecourt railings have trellis piers with palmette finials; small gate.

23 AND 24, OLD ELVET

List entry Number: 1310480

Grade: II

Houses. Mid C19, restored. Mottled reddish brick in English garden wall bond; sandstone plinth (rendered on No. 24), alternating raised quoins, and dressings. 2 storeys and basement, 3 and 5 bays, No. 23 set back. Steps up to 8-panel doors, with arcaded heads and patterned elliptical fanlights, in panelled wood reveals and doorcases with paterae, left in No. 23 and central in No. 24. Wedge stone lintels and stone sills to sash windows with glazing bars, some renewed. Small louvred or barred basement openings and inserted door at left of No.

24. Stone modillioned eaves cornice. Low-pitched hipped roofs with low off-ridge chimneys.

25, OLD ELVET

List entry Number: 1121409

Grade: II

House, mid-late C18 with alterations. Incised stucco with plinth. Welsh slate roof with rendered brick copings and chimney. 3 storeys, 3 bays, irregular. 5-panel door in hollow-chamfered surround under swell frieze and stone cornice hood on modern iron brackets. 2-storey canted outer bays. Stair windows at intermediate levels to left of door. All windows sashes, some early C19 but without glazing bars. Right end chimney. Gable copings on kneelers. 2 C20 wide dormers. Boot scraper recess by door.

Interior reported to have 2 staircases, one open-string and dog-legged with ramped handrail on column and vase balusters; the second at rear incorporating re-used parts of lower flight of main stair.

Included for group value.

26, OLD ELVET

List entry Number: 1121410

Grade: II

House, late C18. Painted brick with rendered plinth. Welsh slate roof with stone gable coping and kneeler. 3 storeys, 1 wide bay. At right 4-panel door in architrave with swell frieze

and cornice. Sash windows, the ground floor late C19 single, first floor C20 wide tripartite with glazing bars, top floor original tripartite with bars. 3-brick floor bands. Stepped and cogged eaves cornice. Left end coping. Chimney hidden behind ridge. Blocked chute entry in basement.

26A AND 27, OLD ELVET

List entry Number: 1160628

Grade: II

House and cottage, late C18 with alterations. Pebbledash front on plinth; Welsh slate roof. 2 storeys, 2 narrow and 2 wide bays. No. 26A has C20 door at left, and sash windows of 12 (ground floor) and 9 panes. No. 27 has C20 door under margined overlight in architrave under bracketed cornice hood. 16-pane sash windows with stone sills. Flagpole attached at first floor centre. Swept eaves, rebuilt stack

28, OLD ELVET

List entry Number: 1121411

Grade: II

House, late C18 with alterations. Stucco with plinth and bands. Welsh slate roof with brick chimneys. Two storeys, 2 wide bays. 4-panel door in architrave under margined overlight and bracketed hood. Late C19 tripartite sash windows in original openings with stone sills. Late C19 eaves corbel table. Coping and kneeler at right. End and rear chimneys.

29, OLD ELVET

List entry Number: 1160631

Grade: II

House, early-mid C19. Incised stucco with plinth; Welsh slate roof, brick stack. 3 storeys, 1 bay. At right 6-panel door in architrave under radial fanlight and open pediment. Ground-floor early C20 tripartite sash window in architrave; upper windows 12-pane sashes in thinly-chamfered reveals. Truncated left end stack.

30, OLD ELVET

List entry Number: 1121412

Grade: II

House, early-mid C19. Stucco on plinth; Welsh slate roof, brick chimney. 3 storeys, 2 bays. Plain passage entrance at right. 4-panel door in quasi-classical surround at left. 16-pane sash with stone sill between; 9-pane sashes on upper floors. First-floor centre inserted bowed glazed door, with overlight and entablature above, opening to full-width palmette-patterned cast-iron balcony on long brackets. Low-pitched roof with bracketed eaves gutter and left end chimney.

31, OLD ELVET

List entry Number: 1160637

Grade: II

House, early-mid C19. Incised stucco with plinth. Welsh slate roof with brick stack. 3 storeys, 2 wide bays. Off-centre 6-panel

door with patterned overlight, in doorcase of incised pilasters and bracketed cornice hood. Replaced sash windows. Low-pitched roof with chimney behind ridge.

ADULT EDUCATION CENTRE, 32, OLD ELVET

List entry Number: 1322879

Grade: II

House, early-mid C19 with alterations. Incised stucco on plinth; Welsh slate roof, brick stacks. 3 storeys, 2 wide bays. Off-centre renewed 6-panel door in architrave. Full-height flanking early C20 square bays with tripartite front sashes, side singles. Low-pitched roof; truncated end stacks; coping and kneeler at right.

Included for group value.

GRADUATE SOCIETY OFFICES, 34, OLD ELVET

List entry Number: 1121413

Grade: II

House, early-mid C18 with alterations. Mottled red brick in English garden wall bond. Welsh slate roof with brick chimneys, rendered copings; prominent stone kneelers. 3 storeys and attic, 4 windows. 4-panel door and overlight in wood architrave at right. Late C18 sashes, lost bars, in wide boxes; segmental arches and stone sills. 4- and 3-brick floor bands. Roof raised in mid C19 and 4 large flat-headed half-dormers inserted. End chimneys.

Interior reported to have open-string dogleg stair with ramped handrail on 2 turned balusters per tread. Ramped, panelled dado.

NO. 34 (LEFT PART), OLD ELVET

List entry Number: 1160642

Grade: II

House, (formerly No. 35), now part of No. 34. Mid C18. English garden wall bond pinkish brick; Welsh slate roof with brick chimney. 3 storeys, 2 bays, irregular. Door now replaced by window at left. Single windows above and tripartite window at second floor right, all circa 1900 sashes in stone roll-moulded surrounds, with stone sills. At right 2-storey hip-roofed canted bay has similar sashes. 4- and 3-brick floor bands. Fairly high-pitched roof. Right end chimney shared with No. 34.

THE DUN COW PUBLIC HOUSE, 37, OLD ELVET

List entry Number: 1121414

Grade: II

Public house. C17 or early C18 with alterations. Stucco with stone plinth and dressings; applied mock timbering on first floor. Roof of Welsh queen slates with tile ridge; brick chimney, part rendered. 2 storeys, 2 bays, irregular. At left flushed door in alternating-block surround. Single sash window above, small, fixed light inserted to right. To right of this a 2-storey square bay, extended on ground floor to right end of house, and quoined. C20 ground floor windows in bay and extension. Late C19 sash windows above. High-pitched roof with swept

eaves, extended over square bay. Tall right end stack. Interior features early C19.

38, OLD ELVET

List entry Number: 1310454

Grade: II

House. Mid C18, altered and extended upwards in early C19. Mottled reddish brick in English garden wall bond (3 and 1); Welsh slate roof. 4 storeys, 2 bays. At left 6-panel door in architrave under bracketed cornice hood. 12-pane sashes under soldier arches. 4- and 3-brick floor strings. No visible chimneys.

Interior reported to have open-string dogleg stair with moulded handrail on 2 column-and-vase balusters per tread.

39 AND 40, OLD ELVET

List entry Number: 1322880

Grade: II

2 houses, 1 build. Mid C18. Mottled pinkish brick in English garden wall bond (6 and 1). Welsh slate roof, brick chimneys. 3 storeys and attic, 2 bays each. At left of each house a replaced 6-panel door in architrave under bracketed cornice hood. (No. 39 has low, inserted overlight). Irregular fenestration: sash windows with glazing bars, some tripartite, under soldier-course arches. No. 39 has early C19 first-floor oriel at right; ground-floor window of No. 40 is an early C20 square bay. 4- and 3-brick floor bands; stepped and dentilled eaves cornice.

High-pitched swept roof with 3 inserted flat-headed dormers and 2 stacks behind ridge, the right rebuilt.

41, OLD ELVET

List entry Number: 1160662

Grade: II

House, mid-late C18. Painted brick; Welsh slate roof with rendered stacks. 3 storeys, 4 windows. In 2nd bay from right a 6-panel door in stone architrave under wide, moulded cornice hood. Late C19 sash windows in wood architraves with stone sills. 2 central windows on first floor replaced by late C19 canted oriel bay with similar sashes. 3-brick floor strings. Large stacks behind ridge. Cellar coal chute.

Interior reported to have open-string dogleg stair with ramped handrail on 2 turned balusters per tread; decorated tread ends on lower flights.

42 OLD ELVET

List entry Number: 1121415

Grade: II

House, now offices, early-mid C18. Painted brick with Welsh slate roof, brick chimneys. 3 storeys, 2 wide bays, irregular. 6-panel door in architrave with side pilasters, bracketed cornice and pediment. At right a full-height canted bay, at left 2 windows on lower floors and tripartite window above, all early C20 sashes in boxes with stone cills. Late C19 bracketed eaves cornice. High-pitched roof with swept eaves; rebuilt right end chimneys on both sides of ridge.

Interior reported to have closed-string stair with ramped handrail and turned balusters.

43, OLD ELVET

List entry Number: 1310463

Grade: II

House, C18 with late C19 or C20 pastiche front of good quality. Red brick in Flemish bond with stone plinth; alternating quoins, upper-floor sill bands and other dressings. Welsh slate roof, brick chimneys: 3 storeys, 4 bays. 4-panel door with 3-pane overlight in stone quasi-classical doorcase in second bay from left. Sash windows with glazing bars in architraves with ears, shoulders and feet (except for plain stone surrounds on top floor). Eaves cornice and blocking course. End chimneys; added gabled dormer with bargeboards at right. Wrought-iron spearhead railings flank deep doorstep.

44 AND 45, OLD ELVET

List entry Number: 1322881

Grade: II

Incorporates No. 46. Houses, early-mid C19. Incised stucco with plinth; Welsh slate roof with brick chimneys. 3 storeys, 5 windows in all, slightly irregular. In left bay a 6-panel door with low overlight in architrave under bracketed hood. Off-centre paired 6-panel doors, with patterned elliptical fanlights and stucco fishscale-patterned spandrel, in panelled reveal of single, wide elliptical arch. 12-pane sash windows with stone sills. Low-pitched roof with end chimneys.

47 AND 48 OLD ELVET

List entry Number: 1121416

Grade: II*

Incorporating No. 49. Terrace of 3 houses, now 2. Early C18. Dark red brick, in English garden wall bond, on stone-coped plinth. Welsh slate roof with brick chimneys. 3 storeys and attic, 11 bays in all: 2,5 and 4. In bays 3 and 4 from left, steps up to six-panel paired doors with tall overlights in Doric doorcase. Sash windows with glazing bars, in box frames under segmental brick arches, with tall shaped and reeded stone keys rising to 4-brick floor bands (except on top floor plain soldier arches). High-pitched roof with swept eaves and deep soffit; end, centre and rear stacks. Segment-headed double and single dormers inserted.

Interiors reported to have dogleg open-string stairs with ramped, moulded handrails on slender column balusters; ramped, panelled dado.

UNIVERSITY DEPARTMENT OF PHILOSOPHY, 50 AND 51, OLD ELVET

List entry Number: 1160691

Grade: II

2 houses. No. 50 mid-late C18 with alterations, No. 51 early-mid C19. Stucco with stone plinth. Welsh slate roofs, brick chimneys. No. 50: 3 storeys and attic, 2 wide bays, irregular; No. 51: 3 storeys, 2 bays. No. 50 has arched passage entrance at right, to right of 6-panel door in architrave under fanlight and open pediment. 2-storey bow to left, with parapet top.

Other windows single, and all are early C20 replacements with upper glazing bars and stone sills. End chimneys; inserted gabled dormer.

No. 51 has 4-panel door and overlight in architrave at left. Two 12-pane sashes in boxes with stone sills on each floor. Low-pitched roof with no visible chimneys.

Interior reported to have late C18 open-string dogleg stair with ramped handrail on stick balusters.

52 OLD ELVET

List entry Number: 1121417

Grade: II

House of early C19 appearance but much worked over in C20. Mottled pinkish brick in Flemish bond. Stone plinth, alternating quoins and other dressings. Welsh slate roof with brick chimneys. 3 storeys, 4 bays. 6-panel door and overlight in modified pilaster-and-entablature surround in 2nd bay. Sash windows with glazing bars and stone sills (bracketed on lower floors) in architraves on ground floor, with corniced stone lintels on first floor and plain lintels above. External louvred shutters on upper floors. First-floor sill band; stone modillioned eaves cornice and blocking course. End chimneys, and a stone-corniced ridge stack.

Interior. reported to have open well closed-string stair with high grip handrail.

53 AND 55, OLD ELVET

List entry Number: 1160700

Grade: II

Incorporates No. 54. 3 houses in terrace. Early C19. Incised stucco with stone plinth, first-floor band and other dressings. Roof not visible. 3 storeys, 3 bays each, nearly symmetrical. Pedimented 3-bay centre broken forward. Panelled doors, with stepped, panelled pilasters, cornice heads and wide, patterned radial fanlights, in right bay of No. 53 and left bays of other 2 houses. Sash windows with glazing bars in plain reveals, those on ground floor with radial heads in round-arched recesses. First-floor windows of No. 55 C19 cross casements, and ground floor a C20 square bay. Narrow, blank left bay holds subsidiary door to No. 55. Eaves frieze, cornice and tall parapet. Wrought-iron handrails to door steps.

THE ROYAL COUNTY HOTEL, 56, 57, 58 AND 59, OLD ELVET

List entry Number: 1322902

Grade: II

3 houses, now part of hotel. Nos. 56-58 early C19, No. 59 late C18, all with alterations. Incised stucco with plinth, Welsh slate roofs, brick chimneys. 3 storeys, 9 windows in all. Ground floors of Nos. 56-58 removed or altered for hotel purposes and to provide car park entrance. Scattered fenestration above, some later C19 sashes and an oriel, 2 wide early C20 first-floor oriels. Rebuilt stacks at junction of Nos. 56 and 57, and shared stack between Nos. 58 and 59. No. 59 is much less altered. Central C19 6-panel door in architrave with pulvinated frieze and

pedimented hood on brackets. 2 early-C19 sashes in architraves at either side. On first floor 2 mid-C19 hip-roofed oriels and on second floor two tripartite windows. All windows sashes, intermediate glazing bars removed. Stone alternating quoins; moulded and modillioned stone eaves cornice. Nos. 56-58 included for group value and integral with hotel.

THE ROYAL COUNTY HOTEL

List entry Number: 1121376

Grade: II

Hotel, late C17 with alterations. Incised stucco with stone plinth and dressings; Welsh slate roofs, brick chimneys. 3 storeys, 7 bays, 2:3:2, defined by giant fluted Ionic pilasters with top entablature and blocking course; centre section slightly higher. Central 6-panel door with patterned overlight and flanking pilasters. 4 tripartite windows in architraves on ground floor and inserted paired windows in second bay. Similar insertion above. Other windows early C19 sashes with glazing bars in architraves, longer on first floor where 3 centre windows are casements opening on balconies, balustraded stone in centre, ornamental cast iron at sides, all on long brackets. Very high pitched central roof; chimney over left section. ROYAL COUNTY HOTEL in large relief letters at second floor level.

Large C20 rear extensions not of interest.

Interior: late C17 open well closed-string stair with pierced carved balustrade reported to be re-sited from Lochleven Castle.

CROWN COURT, OLD ELVET

List entry Number: 1322878

Grade: II*

Crown Courts. Circa 1811 by George Money Penny and Ignatius Bonomi; interior altered c.1870 by W. Crozier. Sandstone ashlar; graduated Lakeland slate roof on main block, Welsh slate on wings. Centre block and flanking wings. Italianate style. 2-storey, 7-bay main block with pedimented projecting 3-bay centre, and end bays breaking forward. 4 giant engaged Tuscan columns define the centre. 3 part-glazed, studded 6-panel double doors in architraves in banded rusticated ground floor. Margined casements, cross in taller first floor, with upper lights altered, those in outer bays in 2-storey recesses. First-floor centre windows have wrought-iron guards. Top entablature and blocking course. Central chamfered square clock tower with deep cornice and leaded dome. Tall, single-storey, 3-bay wings with projecting banded centre bay forming voussoirs to tall carriage arches with lattice barred tympana above continuous stone impost bands. Small casements next to centre block, otherwise blank with parapet above eaves band. Very tall arcaded and deeply-corniced chimneys above inner bays. 4 steps to central entrance terrace with wrought- and cast-iron side rails and stone corner piers with lampholders.

Rear elevation shows tall bowed courtroom exterior with classical detail.

STAFF LOCKER ROOMS TO WEST OF CROWN COURT

List entry Number: 1310548

Grade: II

House with link to Court, both now used as locker rooms. Mid C19. Sandstone, house coursed and squared, with rough rusticated basement plinth and ashlar raised quoins, first-floor and eaves bands. Welsh slate roofs. House 2 storeys and basement, 3 bays and set-back left bay. Renewed step, with wrought-iron handrails, to central 4-panel door with overlight in raised surround with cornice hood. Renewed sash windows in plain reveals, with projecting sills. Left bay similar. Set back further is the 2-storey, 2-bay link to the Court: sash windows with glazing bars and parapet front. Extruded square porch, with half-glazed 4-panel door, in angle between house left bay and link.

GOVERNOR'S HOUSE TO EAST OF CROWN COURT

List entry Number: 1121404

Grade: II

House, later C19 and link to Court. Sandstone ashlar with Welsh slate roof. 2 storeys and attic, 4 bays. In second bay from left a door with shaped panels and overlight in stone classical doorcase. Ground-floor windows in square bays, first-floor windows in architraves with bracketed sills, all original sashes. Stone moulded and modillioned eaves cornice. Mansard roof (possibly an alteration) with C20 dormer. At right a 2-storey blank link of 2 bays' width, with parapet front, to Court building.

Included for group value.

FORECOURT WALLS, PIERS, GATES AND OVERTHROW TO CROWN COURT

List entry Number: 1121405

Grade: II

Walls, piers and overthrow with lampholder. Early-mid C19. Sandstone; wrought iron lampholder overthrow, Low, coursed walls with gently-rounded coping project from ends of Court building wings and surround the forcourt garden. At either side a pair of tall round piers, with moulded plinth and cornice, flank road in front of Court. At the north entrance to the garden 2 lower piers support an overthrow and lampholder.

Gates and lampholders missing from entrances to road. Later wrought iron gate at east end.

Wall originally held railings, now removed.

DURHAM PRISON D AND A WINGS

List entry Number: 1121406

Grade: II

Prison accommodation blocks. Before 1852, probably by Bonomi and Cory, and later. Coursed squared sandstone with ashlar dressings; Welsh slate roof with stone gable copings; glazed peak on D wing, and stock brick ventilation stacks. Long D wing; A wing attached on north has curved section linking straight block at 45°. South elevation of D wing has 3 storeys, 43 bays. Windows have flat lintels, block jambs and sloping sills

with iron bars. Roof has moulded gutter resting on moulded corbels. 3 large ventilation stacks. Roll finials on overlapping gable copings. East elevation of A wing shows straight section at right of 4 storeys and 14 bays and curved left section of 4 storeys and 11 bays, the lowest storey a basement, with paired windows in canted bay linking to rear of D wing. Basement doors have round and elliptical arches. Left section held condemned cells and execution room.

Interior: wings have open central wells with iron staircases leading to long balconies from which the cells are entered; this plan allows efficient supervision through good views of the whole block.

DURHAM PRISON C WING

List entry Number: 1310524

Grade: II

Prison accommodation block. Dated 1850 above west window. Probably by Bonomi and Cory. Coursed squared sandstone with ashlar dressings; Welsh slate roof with stone gable copings and stock brick ventilation stack. South elevation; 4 storeys, 11 bays. Small barred windows have chamfered stone surrounds, most with cambered heads, some square-headed and paired in left bay on 3 lower floors. Left return gable has 3 tripartite stair windows in raised stone surrounds; tall central window has segmental-headed date panel in lintel; keyed Venetian top window. Block kneelers on moulded brackets.

DURHAM PRISON CHAPEL

List entry Number: 1121407

Grade: II

Prison chapel. Probably circa 1840, by Bonomi and Cory. Coursed squared sandstone with rendered plinth and ashlar dressings; Welsh slate roof has stone gable coping. One storey, 5 bays. Flat stone lintels to boarded doors in first and last bays. Round-arched windows have renewed glazing under stepped voussoirs. Right return has Venetian east window with coloured cross and roundel with head of Christ in painted glass; raised stone surround. All windows have prominent projecting stone sills. Gutter corbels. Roof has 2 conical ridge vents; gable coping has roll finials.

Interior: 11 bays between laminated wood arches of 4 leaves, bolted and tied with metal rods and straps to eaves, and resting on moulded stone corbels at mid-wall height. Similar corbels support west gallery roof which also rests on 2 cast iron narrow columns with decorative capitals. Panelled west vestibule has pierced cross decoration.

2-storey left extension with hipped roof in same materials.

One-storey left extension not of interest.

CHURCH OF ST.CUTHBERT AND PRESBYTERY ATTACHED

List entry Number: 1160512

Grade: II

Roman Catholic Church and Presbytery. 1826-7 with west tower and north-east Lady Chapel added in 1869. Designed by Ignatius Bonomi. Church of worn sandstone ashlar, presbytery

of sneaked sandstone, both with slate roofs and rubble rear walls. Church Perpendicular style: nave, tower, short sanctuary, with northern Lady Chapel. Tower of 3 stepped stages with hollow-chamfered and moulded Tudor-arched west door with large flat-headed, traceried windows above and small single bell openings in top stage. Corbelled parapet and pyramidal roof with painted finial and vane. 4-bay nave with stepped buttress bay divisions and west angle buttresses; north side plain with entrance in 3rd bay. South side has paired, tall, pointed, traceried, transomed windows but for westernmost bay which has a slit window below the gallery. All windows under hoodmoulds. Projecting sanctuary bay on south side entirely filled by large 4-light, square-headed, traceried transomed window; pent extruded, porch below with Gothic glazed windows. Parapet with roll mouldings continuous above 3-storeyed, 2-bay presbytery to south-east: Chamfered cross casements on ground and first-floor; projecting 2-storey canted bay on south front.

Church interior has west gallery and sanctuary panelled with traceried, Gothic woodwork with pierced parapets to side boxes, rood and reredos. The Lady Chapel has stencilled dado and east window by H.M. Bennett of Newcastle. Carved marble mensa and carved stone font; repewed in C20. 4th bay from east on south side of nave has 4-light window by Harry Clarke. Interior of Presbytery not inspected but probably has older core.

OLD SHIRE HALL (UNIVERSITY OFFICE), OLD ELVET

List entry Number: 1310562

Grade: II

County Council headquarters, now offices. 1896-8 by H. Barnes and F.E. Coates with extensions of 1905. Built by Rankin of Sunderland. Bright red engineering brick with copious terracotta dressings; sandstone ashlar dressings on extension. Graduated Lakeland slate roofs with terracotta crestings, copper dome. Baroque style. Original building 2 storeys and basement, 9 bays with a subsidiary bay set back at right. Centre and end bays project, the former under square tower with drum and dome, the latter under high Flemish gables. Steps to central entrance with wrought-iron screen in keyed and rusticated architrave. Round-arched windows, paired on first floor, in similar openings. Balustrades below first-floor windows. Floor entablatures, the upper with modillion cornice and blocking course. Irregularly-placed corniced chimneys. Terra-cotta area balustrades sweep up to form handrails for steps. Extension of 3 wide bays, banded in stone and brick, the left bay projecting. Outer bays have attic gables. Extruded porch with stone dome above high shaped parapet. Groups of 3 windows, the lower in keyed and rusticated architraves, the upper segment-headed with architraves and rusticated column jambs. Stone modillioned continuous eaves cornice. Dentil-corniced chimneys.

Interior: rich decoration of terra-cotta and glazed tiles to halls, staircases, principal rooms and ante-rooms. Good quality woodwork by Robson, wrought-iron by Singer of Frome, throughout, and interesting stained glass: pictorial, didactic and decorative.

20, NEW ELVET

List entry Number: 1121419

Grade: II

House. Mid C18. Painted render with ashlar plinth, painted ashlar dressings and chamfered quoins; graduated Lakeland slate roof with rendered chimneys. 3 storeys, 5 bays. Renewed central door in architrave under bracketed dentilled pediment. Sash windows with glazing bars have architraves and projecting stone sills. Dentilled wooden gutter cornice.

THREE TUNS HOTEL, NEW ELVET

List entry Number: 1322883

Grade: II

3 houses, now hotel. Late C18 incorporating earlier building. Painted incised stucco with painted ashlar plinth and dressings; Welsh slate roof with brick chimneys. 3 storeys, 5 bays. Half-glazed double door at left with side and overlights in doorcase of narrow fluted pilasters and entablature. Blocked door in Tuscan doorcase in third bay. Oriels above doors have cornices and low-pitched hipped roofs; similar treatment to 2-storey canted bay window in fifth bay. Other windows late C19 sashes with projecting stone sills. Transverse ridge chimneys in second bay and at left of fifth bay; chimney in front of ridge in centre and on rear slope in third bay.

Interior: principal stair is open-string, with delicately-carved tread-ends; slender turned balusters support ramped handrail; wide wreath and curtain; ramped panelled dado. Second stair on upper floors at right: closed string, boarded-over

balustrade. Central early C19 stair on upper floors. Vertical studded timber frame in wall between fourth and fifth bays. Entrance hall has C18 chimney piece with cornice.

CITY HOTEL, 84, NEW ELVET

List entry Number: 1322882

Grade: II

House, now public house. Circa 1700. Painted brick with Welsh slate roof. 3 storeys and attic; 2 bays. Half-glazed door at left; 6-panelled door and overlight at right in plain wood surround. First bay has ground-floor sash and first-floor tripartite sash; second bay has 2-storey canted bay; second floor and attic windows are tripartite sashes. Dentilled eaves band; attic floor band. Square headed ridge dormer. No chimneys visible.

Interior: late C17 open-well stair, the lowest flight altered, has moulded closed string, fat barley-sugar-twist balusters and wide, flat handrail with panelled sides; square newels have moulding continuous with handrail.

HALF MOON PUBLIC HOUSE, 86, NEW ELVET

List entry Number: 1121418

Grade: II

House, now public house and workshop. C17 and C18 with C19 public house front. Painted brick; rear wing sandstone rubble ground floor and brick above, with brick extension as joiner's shop; Welsh slate roofs with brick chimneys. 3 storeys, 3 bays. Late C19 pub front has panelled Ionic pilasters, entablature and wide panelled door at right with overlight. Yard entrance at

left. First floor has central sash window flanked by oriels with pilasters and bracketed cornices. Second floor has 3 late C19 sashes. Banded right end chimney. Rear wing: nearest section 2 storeys and 3 windows with stone-bracketed hood of C17 type and 5 small C20 ground-floor windows; header-course lintels to first and second windows above, flat stone lintel to inserted third sash window. Floor band. Second building 3 storeys, 2 bays. One boarded door and one with 4 panels; sashes with glazing bars and loading doors on upper floors.

Interior: pub has mahogany semi-circular bar with fittings; matching chimney piece. First building at rear has staircase with flat balusters and C17 newels with ball finials. Stair in dangerous condition at time of survey. Furthest rear building not of interest.

ST CUTHBERTS SOCIETY BOAT HOUSE, GREEN LANE

List entry Number: 1253853

Grade: II

Boat house. 1894. Built for the St Cuthberts Society Boat Club. Red brick with slate roofs. Chamfered plinth. Cut brick eaves. North front, facing river, has 7 bay single storey boat shed to right with brick buttress pilasters between. The second bay has a large 3 light window, with above a small window in a gable, the fifth bay has a single 3 light window with segment head. To the east a 2 storey club house cross wing with a segment headed 3 light window and above a projecting wooden balcony with hipped slate roof and a central, half-glazed, 4 panel door with flanking side lights. Above a small stone plaque inscribe 1894. West gable end has double flank door.

**DURHAM PRISON OFFICER'S CLUB (THE TITHE BARN),
HALLGARTH STREET**

List entry Number: 1120616

Grade: II*

Barn, now part of club. Part of Durham Priory farm. Medieval. Sandstone rubble ground floor with ashlar dressings, some renewed; partly renewed timber frame above, with brick nogging. Roof of pantiles with 2 rows of stone slates at eaves. 2 storeys, 2 bays. Gable towards street has elliptical-arched vehicle entrance; close-studded upper part on bressumar. Right return on rising ground has steps up to door in second bay of close-studded upper floor. Window at left has inserted ventilator. Hipped roof with bargeboarded gablets.

Interior: painted plaster; roof has 2 top-chamfered slightly-arched tie beams with arch braces on jowled posts; scout principals tenoned into ties; carpenter's marks. Upper part of roof ceiled over.

**WALL TO EAST OF DURHAM PRISON OFFICER'S CLUB,
HALLGARTH STREET**

List entry Number: 1160063

Grade: II

Wall, part of priory farm building now demolished. Medieval farm. Sandstone rubble with later ashlar dressings; stone-flagged coping is surviving roof eaves. 3 blocked windows have flat stone lintels and projecting stone sills. Included for group value.

DURHAM PRISON WORKSHOPS, HALLGARTH STREET

List entry Number: 1323278

Grade: II

Priory farm buildings; flow workshop. Medieval with C20 alterations. Sandstone rubble with ashlar quoins and dressings; roof of concrete tiles. One storey with attic; probably 8 bays. Inserted double door in architrave in third bay; sashes with bars in left section; blocked opening at right of this part; pentextension in front of right half.

Interior: Steeply-pitched roof with arched beans and 2 levels of purlins, the upper ones clasped, with principals reduced or truncated at collar.

**2 BARNs (DURHAM PRISON OFFICER'S CLUB),
HALLGARTH STREET**

List entry Number: 1323279

Grade: II

2 barns. Part of Durham Priory farm, now part of club. Late Medieval. Sandstone rubble with ashlar dressings; pantiled roofs, the right with one row of Welsh slates at eaves, with stone gable copings. First build at left one storey, 6 bays. Chamfered plinth. Inserted door and windows in modern openings; wall tapered above plinth. Corbelled-out eaves band. Second build one storey, 3 bays. Paired inserted windows and high chamfered plinth. Interior of first build: arch-braced, slightly-arched tie beans on jowled posts; queen-posts with struts and longitudinal bracing to purlins. Beams renewed in fourth and fifth trusses, and some struts renewed. Upper part

of roof ceiled over. Interior of second build: similar trusses, partly renewed.

18, HALLGARTH STREET

List entry Number: 1120615

Grade: II

2 houses, now one. Late C18, probably incorporating earlier fabric. Painted brick and incised stucco with painted rendered plinth and painted ashlar dressings; roofs of Welsh slate and concrete tiles. 2 storeys, bays and one-bay left part on corner with Mavin Street. 4-panelled door at right under overlight with semi-circular glazing in narrow pilastered doorcase. Renewed sashes, with glazing bars, 16-parted on ground floor, Brick part has soldier- course lintels and 2-brick-wide floor band; windows in stuccoed part have projecting stone sills. Roof hipped at left.

21-32, HALLGARTH STREET

List entry Number: 1120617

Grade: II

Terrace of houses. Circa 1840. Flemish bond brick with painted rendered plinth and painted ashlar dressings; roofs of Welsh slate to Nos. 22, 26, 27, 28, 30, 31 and 32; others concrete tiles. 2 storeys, 2 bays each. Steps up to 6-panelled doors with overlights in panelled reveals. Doorcases of pilasters and bracketed hoods. Sash windows with glazing bars (except for No. 30 which has altered windows); all have wedge stone lintels and projecting stone sills. Paired wood gutter brackets and

wood gutters. Low-pitched roof has one ridge chimney each house.

37, HALLGARTH STREET

List entry Number: 1120618

Grade: II

House. Late C18. Painted render; Welsh slate roof with brick chimney. 2 storeys, 2 bays. 6-panel door and patterned overlight at left in Tuscan doorcase; sash with glazing bars above; 2-storey canted bay at right. Steeply-pitched roof has right end chimney.

54-56, HALLGARTH STREET

List entry Number: 1160068

Grade: II

3 houses. C17 with alterations and extensions. Painted incised stucco with painted ashlar dressings; pantiled roof with 3 rows of stone slates at eaves; brick chimneys. Rear wing brick and rubble. 3 storeys, 7 bays with irregular fenestration. No. 54 at left 3 bays, with boarded door in third bay; No. 55 2 bays with renewed 9-panel door at left; No. 56 2 bays with 4-panelled door at left in raised stone surround. Varied windows, mostly sashes, some renewed, with glazing bars and projecting stone sills, (4 on ground floor, 5 on first). Top floor has 3 horizontal sliding sashes and one casement; no sill to right end window. Roof hipped at left; chimney to left of No. 56 and at right end. 2-storey 4-window rear wing has ground-level elliptical brick relieving arch.

Interior: No. 54 has stair with dog-leg first flight, winders above; substantial timber first-floor joists; queen-post roof. No. 56 has enclosed stair; brick chimney stack in top floor with altered roof trusses.

58, HALLGARTH STREET

List entry Number: 1323280

Grade: II

House. Early C19. English garden wall bond brick with painted ashlar dressings; roof of large Welsh slates with ashlar-corniced brick chimneys. 2 storeys, 3 bays. Central 6-panelled door; large re-used C18 doorcase with panelled reveal, all panels fielded; architrave, pulvinated frieze and elaborately-carved consoles supporting modillioned hood. Late C19 sashes flanking door, and 2 on first floor, have wedge stone lintels and projecting stone sills. Moulded gutter cornice. End chimneys, the left renewed and the right banded.

59, HALLGARTH STREET

List entry Number: 1310711

Grade: II

House. Early C19. Painted stucco with plinth and painted ashlar dressings; Welsh slate roof with brick chimneys. 2 storeys, 3 bays. Central 6-panelled door and overlight in panelled architrave with cornice; late C19 sashes in flanking canted 2-storey bays have painted ashlar sills and top cornices. Low-pitched roof has corniced end chimneys.

67, HALLGARTH STREET

List entry Number: 1120619

Grade: II

House. Early C18, possibly late C17. Painted incised stucco with painted ashlar plinth and dressings; Welsh slate roof with brick chimneys and stone ridge. 2 storeys, 3 bays. Central 6-panelled door and overlight recessed in panelled reveal. Doorcase with panelled pilasters and bracketed cornice. Late C19 sashes in end bays have projecting stone sills. Steeply-pitched roof has end chimneys, the right raised in new brick.

68 AND 69, HALLGARTH STREET

List entry Number: 1310715

Grade: II

2 houses. C18. Painted render with plinth and painted ashlar dressings; Welsh slate roof with brick chimneys. 2 storeys, 3 wide bays. 4-panel door and overlight in doorcase of slender pilasters and prominent cornice at left of second bay; similar door in doorcase of slender pilasters and bracketed prominent cornice at left of third bay. Sashes with glazing bars in first bay and of late C19 type in other bays in raised stone surrounds with projecting stone sills. First floor band. Roof has 4 banded ridge chimneys.

70, HALLGARTH STREET

List entry Number: 1323281

Grade: II

House. Late C18. Painted incised stucco with rendered plinth and painted ashlar dressings; Welsh slate roof with brick chimneys. 2 storeys, 3 bays. Overlight above door of 3 over 3 panels in doorcase with carved bracketed hood at right of first bay; passage door at right end has 2-pane overlight. Late C19 sashes have projecting stone sills. Steeply-pitched roof has stone gutter brackets; banded brick chimneys at left end and at right of second bay.

73, HALLGARTH STREET

List entry Number: 1160089

Grade: II

House. C18. Rough render; Welsh slate roof with brick chimneys. 2 storeys, 2 windows. Door at left has 3 over 3 panels under hood; tripartite sash at right and 2 first-floor sashes with glazing bars. Roof has slightly swept eaves; right end chimney.

75, HALLGARTH STREET

List entry Number: 1120620

Grade: II

House. Early C18. Painted brick with painted ashlar dressings; Welsh slate roof with banded brick chimneys. 2 storeys, 2 windows. 4-panelled door at right in wood jambs under soldier-course lintel. Prominent wedge stone lintel to late C19 sash at

left with projecting stone sill; soldier-course lintels above first floor sashes with glazing bars and projecting stone sills. End chimneys, that to right renewed, with yellow pots.

THE VICTORIA PUBLIC HOUSE, 86, HALLGARTH STREET

List entry Number: 1381263

Grade: II

Public house. 1899 by Joseph Oswald. MATERIALS: red brick rising from a buff sandstone plinth, with sandstone dressings and a Welsh slated roof covering with red clay ridge tiles. Eaves chimney stacks. PLAN: acutely -angled street corner site with public bar in angle. Behind, 2 further public rooms, with screened- off 'Family Department' or off-licence to rear EXTERIOR: 2 storeys. Two 3-light mullioned windows to ground floor and , to right, an entrance with illustrated panel depicting Queen Victoria's head, and dated 1899. Above single-light transomed window and to left of this two single-light sash windows. Dormer window with 2 over 2 pane sash window. At the acute angle of the building, a doorway with double, panelled door and rectangular overlight. Single-light sash window to first floor, and 1 and 2-light windows to the return, with slightly raised surrounds to windows and doorways. INTERIOR: internal porch at the angle of the 2 streets, with mosaic floor. Public bar with bar counter curved to follow shape of room, with match boarded front. Tiered bar-back with wide segmental arches at top. Fixed seating. Matchboarded dado. In lower parts of windows movable panes with etched glass. Ornate black painted wooden fire surround containing embossed blue tiles in lower part and circular mirror above. 'Family Department', as described in etched and

polished glass in doorway to it, entered from side passage. It is formed by a panelled screen projecting into public bar, with etched and cut glass above, and incorporating a hatch to servery. Front Sitting Room with small, panelled counter, match boarded dado, and a fireplace similar to that in public bar. Rear Sitting Room with match board dado and mottled marble fire surround, sliding door to servery, bell pushes.

100, HALLGARTH STREET

List entry Number: 1160100

Grade: II

House. Late C18. Painted incised stucco with painted ashlar dressings; Welsh slate roof with brick chimney. 2 storeys, 3 bays. 6-panel door at left; renewed sashes with glazing bars at right on ground floor, and in 2 right bays on first floor, have bracketed projecting stone sills. Big, steeply-pitched roof has right end banded chimney.

HALLGARTH HOUSE, HALLGARTH STREET

List entry Number: 1323282

Grade: II

House, now offices. Mid C18 with C19 wing. Flemish garden wall brick of varying bonds with plinth and painted ashlar dressings and quoins; Welsh slate roof with stone gable copings and ridge, banded brick chimneys with 4 tall yellow pots. 2 storeys, 5 bays; right extension 5 bays; further extension 4 bays. First build has plinth partly covered by raising of pavement level. Quoins to each section. First build at left:

central 6-panelled door and overlight recessed in panelled reveal of Tuscan doorcase with high entablature; inserted 4-panel door and 4-pane overlight in fifth bay. Sash windows with glazing bars have sill and lintel bands and moulded stone sills, some renewed. Roof has moulded kneelers. One bay set back slightly at right has slightly lower hipped roof; 4-bay part set further back has 8-panelled door in first bay under voussoirs with keystone. Steeply-pitched roof, hipped over one-bay section to right of main house, also has moulded kneelers. Rear elevation has wooden porch with Tuscan columns and half-glazed door with side lights under panelled frieze

1 AND 2, CHURCH STREET

List entry Number: 1120674

Grade: II

2 houses, now flats; main elevation is in Hallgarth Street. Stucco with painted ashlar dressings; rear sandstone rubble with brick dressings. Roofs pantiled on No. 1 and Welsh slate on No. 2. Corner site, the rear of the houses on Church Street frontage. Elevation to Hallgarth Street has 2 storeys of different heights, 3 bays. First bay has renewed sashes with glazing bars and projecting stone sills; flushed door at left of lower second bay with wide ground floor sash and paired first floor sashes of similar type; higher third bay has sashes with glazing bars. 2 ridge chimneys between bays.

3 AND 4A, CHURCH STREET

List entry Number: 1323229

Grade: II

2 houses. Late C17 and early C19. English garden wall bond brick, No. 4A on sandstone rubble plinth; Welsh slate roofs, brick stacks. No. 3 early C19. 2 storeys and basement, 2 bays. Door in wall of No. 4A. Basement windows 2-light casements (that on left C20). Other windows 16-pane sashes under flat stone lintels. All have projecting stone sills. End chimneys. No. 4A late C17. 3 storeys, 5 bays. At left 2 steps up to 5-panel door with low overlight recessed in stop-chamfered stone surround (No. 3). Central renewed door in stone architrave under early C20 bracketed cornice hood. 2-brick floor bands. 16-pane near-flush sash windows, except for 2-light casements with glazing bars on top floor. Blocked bullseye windows at left end on upper floors. Iron reinforcing tie ends at floor levels. Blocked boot-scraper recess by door. Interior: Late C17 closed-string well stair.

5, CHURCH STREET

List entry Number: 1120675

Grade: II

House. Late C18 with C20 alterations. English bond brick with rubble plinth and painted ashlar dressings; roof not visible; brick chimney. 3 storeys, 2 bays. 6-panel door and patterned overlight at right in open-pedimented doorcase; wide 3-light mullioned-and-transomed ground floor window and cross windows on upper floors have wedge stone lintels and

projecting stone sills. Right end chimney. Boot-scraper beside door in ashlar panel.

6, CHURCH STREET

List entry Number: 1323230

Grade: II

House. Mid C18 with alterations. Incised stucco with painted plinth and ashlar dressings; Welsh slate roof with brick chimneys. 3 storeys, 3 wide bays. Central 6-panel door and overlight in deep reveal with architrave and bracketed hood; wide windows on ground and first floor, and third floor windows, have wedge stone lintels and projecting stone sills; C20 glazing except for sash with glazing bars at left on second floor. Ridge chimneys between first 2 bays and at right end. Interior has open-string stair with moulded round handrail; wavy rail balustrade on top flight.

7, CHURCH STREET

List entry Number: 1120676

Grade: II

House. Second half of C18. Incised stucco with painted ashlar dressings and plinth; Welsh slate roof with brick chimney. 3 storeys, 3 bays. Patterned 6-panel door at right in architrave under bracketed hood. Late C19 sashes in architraves have projecting stone sills. Chimney behind ridge. Boot-scraper recess beside door. Interior reported to have mid C18 dog-leg staircase with open string, plain square newels, vase and

column balusters and ramped grip handrail. Source: F.F. Johnson Historic Durham Staircases - Durham 1970.

10, CHURCH STREET

List entry Number: 1323231

Grade: II

House, now flats. Mid C18. Painted incised stucco with painted ashlar plinth and dressings. Welsh slate roof with brick chimneys. 3 storeys, 5 bays. Central 6-panel door and patterned overlight in large doorcase of fluted surround with corner paterae, architrave, Tuscan pilasters, triglyph frieze and prominent cornice. Sashes with glazing bars have projecting stone sills. Hipped roof has 2 wide chimneys to rear of ridge.

12, CHURCH STREET

List entry Number: 1120677

Grade: II

House. Late C17. English garden wall bond brick (5 and one) with painted ashlar dressings. Welsh slate roof with new brick chimney. 2 storeys, 2 bays. 6-panel door at right in wide architrave under pulvinated frieze and cornice. Tripartite sashes at left and small sash above door have header course lintels. First floor sill band. Steeply-pitched roof has slightly-swept eaves.

28, CHURCH STREET

List entry Number: 1323232

Grade: II

House. Circa 1700. English garden wall bond brick (5, 6 or 7 and one) with rendered plinth and painted ashlar dressings; Welsh slate roof. 4 storeys, 3 bays.

Door at right is part of No. 28a (q,v.). Internal step up to second-bay door with 6 beaded panels in architrave. Flat brick arches and projecting stone sills to late C19 sashes flanking door and inserted into first floor band; small square sash at right. Header-course lintels on earlier windows, blocked or blind except at centre of top floor which has a sash window with broad glazing bars. 3-brick-wide floor bands. Left end brick chimney and another on ridge in third bay.

28A, CHURCH STREET

List entry Number: 1120679

Grade: II

Includes door of No. 28. House. Late C17. Painted incised stucco with painted rendered plinth and ashlar dressings; Welsh slate roof; no chimneys visible. 3 storeys, 4 windows.

Door of No. 28 in first bay has 8 panels, partly glazed, in pedimented architrave with panel inscribed POTTS HOUSE. Partly-glazed 6-panel door in second bay and 8-panelled door up 2 steps at right end in architraves. Sash windows, tripartite in third ground-floor bay, with glazing bars on first floor and with late C19 sashes on second floor.

29B, CHURCH STREET

List entry Number: 1323233

Grade: II

House, now flats. Late C17/early C18. Painted incised stucco ground floor, painted pebble-dash render above, with painted ashlar plinth and dressings. Roof of graduated Lakeland slates with brick chimney. 2 storeys, the second low; 3 bays.

6-panel door between first and second windows, in panelled reveal with pedimented architrave. 3-light C20 transomed windows on ground floor in deep reveals and architraves with thin sills. Cross windows above have sill bands and break eaves slightly. Roof rises over windows. Left end chimney. Durham coat of arms above door. Marked No 28b on OS map.

29 AND 30, CHURCH STREET

List entry Number: 1159369

Grade: II

2 houses. Late C18. Flemish bond brick with painted ashlar plinth and dressings; Welsh slate roof with stone gable copings. 3 storeys, 5 bays. No. 29 at left has 3 internal steps up to 7-panel door in panelled reveal in first bay; pedimented Tuscan doorcase, to partly-glazed 6-panel double door and overlight in third bay. No. 30 has steps up to recessed door of 6 beaded panels and overlight with glazing bars in architrave in fifth bay. Sash windows with glazing bars; flat brick arches on ground and first floors and flat stone lintels on second floor in eaves band. Sill and floor level bands. Right end chimney has square yellow pots.

31, 32 AND 33, CHURCH STREET

List entry Number: 1120680

Grade: II

3 houses. Mid C18. Painted incised stucco with painted ashlar dressings and plinth; roof of dark asbestos tiles with renewed brick chimney. 3 storeys, 6 bays.

Doors in first bays; No. 31 has 3-over-3 panels under 4-paned overlight in architrave; No. 32 has 2 internal steps up to door with diagonal lower and 4 upper panels, recessed in wide architrave with patterned overlight above; one internal step up to door of No. 30 which has 8 panels under 4-paned overlight in plain reveal. Tripartite sashes with glazing bars on ground and first floors of Nos. 31 and 32; No. 33 has sashes with glazing bars on ground floor, margined sashes on first floor. Second floor has horizontal sliding sashes in 3 left bays, one late C19 sash at right of No. 32 and one similar sash in No. 33, all with segmental heads. Right end brick chimney. Boot scraper recesses beside doors.

CHURCH OF ST OSWALD

List entry Number: 1120678

Grade: II*

Parish church. Late C12; probably on site of earlier church; extensively rebuilt 1834 by Ignatius Bonomi (chancel, south aisle, west part of north wall, clerestory). Coursed squared sandstone with ashlar dressings; roof damaged by fire at time of survey. West tower, aisled nave, chancel with 1864 north vestry, by Hodgson Fowler.

4-stage tower has renewed 4-light west window and blank north and south first stage; small 2-light windows above with cusped ogee heads; very small square windows in third stage; tall 2-light belfry openings with 2-centred heads. Diagonal buttresses with offsets; battlemented parapet with corner gargoyles and pinnacles. Buttressed south aisle has renewed moulded 2-centred arch in first bay under ogee-headed niche with blind tracery above; (plainer door in first bay of north aisle); 2-light windows in 2-centred arches; parapet with sloped coping. Tudor arches over clerestory windows with 3 cusped lights; battlemented parapet on shafts. 3-bay chancel has 3 cusped lights; east front has high gable containing 4-light window with reticulated tracery flanked by large diagonal buttresses; niches in these contain statues under crocketed gablets; spirelets have acanthus finials. North aisle windows: Decorated in 2 west bays separated by large buttress from 2 east bays with Perpendicular windows, all of 2 lights. Interior: plaster with sandstone ashlar arcades and dressings; low-pitched roof has king posts flanked by 4 queen posts each side; re-used purlins: alternate trusses rest on re-used braces with angels and masks, said to be from earlier hammer-beam roof. Nave arcades have chamfered round arches on keeled shafts and 3 round columns at east end; 2 octagonal columns and octagonal half-columns at west end; 2-centred slightly-chamfered chancel arch on water-leaf capitals and square piers with broach-stopped chamfers. North aisle of 2 stages: eastern 3 bays end in transverse arch and have C16 panelled roof with moulded beams and bosses, now with decoration removed. Tower has tall double-chamfered arch with moulded square capitals; square-headed door to stone spiral stair, formed from Medieval grave-covers; 8-ribbed vault with wide circular central rib. Glass in west window 1864-6 by Morris and Co. with

panels by Ford Madox Brown; other windows by Kempe and Co. and by Clayton and Bell. Undergoing repairs at time of survey.

CHARLEY'S CROSS AT WEST CORNER OF JUNCTION WITH CHURCH STREET

List entry Number: 1121392

Grade: II

Cross base. Medieval. Sandstone. Square base about 1/2 metre high into which part of a square shaft is inserted. Small hole in top of shaft. Said to be one of several which marked the approaches to Durham.



Appendix 2

Notable Unlisted Buildings

APPENDIX 2

NOTABLE UNLISTED BUILDINGS

The following buildings are not statutorily listed but make a considerable contribution to the character and appearance of the local scene and are important enough to warrant identification. There is a presumption in favour of preservation of these structures. Such buildings add to the historical and general architectural richness of this part of the Conservation Area and careful attention should be given to proposals likely to affect such buildings. The omission of any particular building should not be taken to imply that it is of no interest.

Swan and Three Signets Public House, Old Elvet Bridge

A detached Public House prominent at the eastern end of Old Elvet Bridge, partly brick, partly render, to an irregular plan form with a natural slate roof including tall chimney stacks and featuring a timber pub front with traditional elements. Built in the mid-19th century with Gothic detailing but thick walls suggest earlier fabric re-faced. Cellars also said to incorporate part of the bridge.

Nos. 2 to 3a, Old Elvet

A large rectangular block of 2 storeys, attics and 4-wide bays with a rendered frontage and a traditional timber ground floor shop front within each bay. Possibly late 19th century and features half-dormers, 19th century canted bays and a City

shield in the centre. Prominent in the street frontage on the south side of the street and important group value in a row of listed buildings.

Elvet Methodist Church and Sunday School, Old Elvet

Early 20th century Gothic style church with snecked stone walls, ashlar dressings and Welsh slate roofs and features a prominent large 5-light window with ornate tracery to the street, corner pinnacles and 2-stage tower with tall spire. It is an important communal building and one of the landmark buildings in the street.

Masonic Hall, Old Elvet

Tall two storey single bay hall built from ashlar with elaborate free Gothic detailing. The main hall to the rear has a foundation stone dated "1868" and an "1870" inscription above the door; designed by T.C Ebdy. Eccentric and historically inaccurate detail, but a very distinctive historic building in a prominent row of listed properties.

Nos. 3 to 9, New Elvet

Three 3 storey 18th century frontages of 5, 2 and 2 bays facing the street and forming the left part of the Three Tuns Hotel (separated by a modern bridged link). Rendered with varied fenestration of 12, 16 and 4-pane timber sash windows, and incorporating four ground floor shop fronts of timber and simple in design.

Dunelm House, New Elvet

A University owned building designed by architects Co-Partnership. A Brutalist angular building completed in 1965 under supervision of architect Sir Ove Arup. The building is built into the steeply sloping bank of the river and cascades down in terraced form to the water-line. Visually prominent at the corner junction of New Elvet and Church Street and intrinsic to the setting of the Grade I listed Kingsgate Bridge as a pair of Modernist structures.

Cathedrals, Court Lane

A substantial building (circa.1898), formerly a public house/restaurant converted to residential accommodation in 2005. It consists of 2 storeys and 7 bays, built from red brickwork with sandstone details around the doors and windows. The principle front entrance projects forward reflected in the upper floor bay window. A fine building of significant individual merit and sensitively converted.

Former Durham Johnston School, Whinney Hill

The original school on the Whinney Hill site was known as Durham City Boy's Senior School and was built in the 1930s. The built form is principally a compact range of purpose built former school buildings, with a strong horizontal orientation. They have a commanding presence and dominate the principal views into, within and throughout the site. Those on the principal elevation front the semi-circular access road and rise to an impressive central block accessed by a series of stone

steps from which the 'wings' of the side and rear blocks diverge. The buildings are constructed in a style consistent with quality municipal architecture of the pre Second World War period, reflecting the high social regard at that time for education, function and aspiration. Although not a designated heritage asset, the quality of detailing and construction is good and as such the principal elevation in particular is considered to be of architectural importance and the buildings and their attractive grounds are considered to make a positive contribution to the conservation area. It also has merit as a distinctive skyline feature of local historical and cultural significance.

St Oswald's Vicarage (Nos. 27 and 27a), Church Street

The Vicarage has a mid-Victorian appearance which belies the fact that it is a very complex building. The south wing (The Cottage) could be 17th century or earlier, the main block of the Vicarage is early 18th century, and both parts appear to have been re-faced WITH Gothic detailing added in the mid-19th century. The main block is rectangular of 2 storeys and 2 bays of squared stone with ashlar dressings, whereas the south wing is set back, rendered and colour-washed. The building is visually prominent and is considered to be a land mark building due to its unique appearance within this part of the conservation area.

Nos. 8 and 9, Church Street

A pair of 3 storey, 3 bay rendered houses, forming a grand terrace. Dating from the 1860's, with no. 8 incorporating earlier 18th century fabric to the rear. The buildings are visually prominent within the street as a result of their distinctive frontages which are elaborately detailed.

Nos. 60 to 62 Hallgarth Street

A short terrace of three houses, each two-storey and two bays, built from red brick with ashlar dressings and white brick banding. They date from the third quarter of the 19th century and are prominent within the streetscene as a result of their distinctive Gothic detailing.

Mount Joy Crescent

This characterful elegantly curving terrace comprises 18 dwellings dating from circa 1898. All are 2 storeys and 2 bays, built from coursed stone with Welsh slate roofs with stone chimneys and traditional dormers. The fenestration are timber sliding sashes with stone heads and sills and paired timber entrance doors with over-lights under flat-stone arches. Attractive deep frontage gardens, well stocked and enclosed by random rubble stone walls incorporating piers and gates.

Brick Piers of Former Elvet Railway

Small portions of brick piers which stand to either side of the riverside footpath to the south and east of Green Lane are evidence of the existence of the former Elvet railway, which

ran through this area from the late 1800s until it closed in 1954. These important historical features should be preserved as part of the railway heritage of this area. They are currently in a poor condition, with some bricks missing and repointing required.

Victorian Railway Cottages at eastern end of Green Lane

At the eastern end of Green Lane, relating to the former Elvet railway line, there is a short terrace of Victorian railway cottages. They are set back from the lane with small front gardens and rear yards. These form a cohesive and attractive grouping, brick built, with 2 over 2 sliding sash windows and their steeply pitched Welsh slate roofs. They are an important historical reminder of the former industrial heritage of this area and should be retained.

Stone boundary wall to south of Green Lane.

The lane to the rear of Green Lane has an attractive stone boundary wall along its northern edge. This wall falls to a lower level within the rear curtilages of the developments on Green Lane, reflecting the fact that this wall was associated with the former railway line which ran in a cutting to the north of this wall. This attractive random rubble sandstone wall with half rounded coping should be retained as an important legacy of the former railway which ran through this area.

Mount Joy Farmhouse and Farm Buildings

Mount Joy farm house and farm buildings are tucked away on the southern side of Mount Joy, away from main public viewpoints. They date from the late Victorian period and form an important and attractive grouping of agricultural buildings close to the city centre. The 2 storey brick farm house appears to have been divided into 2 dwellings at some stage. It has a steeply pitched Welsh slate roof with robust brick chimneys to ridge level and two projecting gables with overhanging eaves, painted timber barge boards and fenestration consisting of 2 over 2 and 4 over 4 vertically sliding timber sashes with brick on edge arched heads and painted cills. The doors are also timber with a single glazed pane to the top half. Unlike the house, the now redundant brick farm buildings appear fairly dilapidated state, with part of their slate roofs missing. Evidence of former attractive openings, including 'hopper style' windows, with the top section being divided into three smaller panes, can be seen. Unfortunately these windows are now in a state of disrepair and dilapidation.

University Cricket Club Pavilion

The University Cricket Club dates from 1898, as does the single storey brick cricket pavilion with its attractive hipped Welsh slate roof, with central projecting gable feature, housing a clock and signage. The roof projects down to form a canopy to an open fronted veranda, supported by slender cast iron piers. The veranda, seating and the cast iron piers are painted white,

helping to give the building a pavilion style feel to it. This is an attractive building which has a positive impact upon the character and appearance of this area and should be retained. Unfortunately the more modern extensions to include the squash club are totally out of scale and character with the original building and opportunities should be taken to replace these with more sympathetic and appropriate additions whenever possible.

Bowling Club Buildings

These consist of 3 quirky horizontally boarded timber buildings dating from 1898, painted in attractive hues of greens and blues, with Welsh slate roofs and clay decorative ridge tiles. They are orientated in a north south direction with their gables to the river, the one closest to the riverside (the club house) being two storey and the others being smaller single storey units. Presumably as a security precaution the windows are currently boarded over which detracts from their overall attractive appearance. This cluster of traditional buildings associated with the bowling club is screened from the riverside footpath by a high hedge and trees.



Appendix 3
Buildings at Risk

APPENDIX 3

BUILDINGS AT RISK

The character area suffers from a small number of vacant commercial units with an air of neglect which blight the historic street scenes and general the appearance and vitality of the area. Most of these properties, while currently vacant and suffering from minor defects due to lack of maintenance, are still in sound condition. While their reuse and continued upkeep should be encouraged, their physical condition is not currently a significant cause for concern. There are, however a number of buildings/structures within the character area identified during the appraisal process as “at risk”.

A Building at Risk is usually a listed building, or an unlisted building within a conservation area, which is either; vacant with no identified new use, suffering from neglect and/or poor maintenance, suffering from structural problems, fire damaged, unsecured and open to the elements, threatened with demolition. These are listed below:

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No’s 31, 32 and 33 Church Street

3 former houses which are Grade II Listed dating from the mid-18th century. Presently, the listed buildings are in a poor condition as a consequence of their long-term vacant status and the front elevations somewhat detract from the quality of the historic street frontage. Works to restore the various elements for example externally, the paintwork and render, defective areas of roofs, rainwater goods, etc. and internally repairing the skirting’s, cornicing and panelling etc. will assist in enhancing the character and appearance of the buildings and assist in ensuring their future preservation while retaining the existing historic and architectural features of interest..

Despite a number of proposals being submitted for the renewal and upgrading of the existing accommodation, building refurbishment and renovation this work is yet to be carried out.

Former Pubic Swimming Baths, Elvet Riverside

The present building was erected on the site of the earlier public wash houses in the 1920s and despite being unlisted it is a building of interest which has a significant presence along the riverside. The building has stood empty since 2008 and is in a very poor condition as a result of natural deterioration of the fabric and as it is frequently vandalised. An initial proposal for a mixed use development, which incorporated the car parks to either side of the main building, land to the rear and the triangular plot of green space to the east, failed to emerge and not other proposals have been forthcoming.

The Tithe Barn Durham Prison Officers Club, Hallgarth Street

The Grade II* Tithe Barn forms part of the Medieval Durham Priory Farm, it is presently included within the English Heritage At Risk Register 20013 described as being in a fair condition however it is noted that the roof, stonework and close-studded upper floor requires attention. Repointing has been carried out in the recent past but further works are required particularly to the granary

Former Durham Johnston School, Whinney Hill

The original school on the Whinney Hill site was known as Durham City Boy's Senior School and was built in the 1930s. The built form is principally a compact range of purpose built former school buildings, with a strong horizontal orientation. They have a commanding presence and dominate the principal

views into, within and throughout the site. Those on the principal elevation front the semi-circular access road and rise to an impressive central block accessed by a series of stone steps from which the 'wings' of the side and rear blocks diverge. The buildings are constructed in a style consistent with quality municipal architecture of the pre Second World War period, reflecting the high social regard at that time for education, function and aspiration Although not a designated heritage asset, the quality of detailing and construction is good and as such the principal elevation in particular is considered to be of architectural importance and the buildings and their attractive grounds are considered to make a positive contribution to the conservation area. It also has merit as a distinctive skyline feature of local historical and cultural significance.

The site is currently vacant and is on the market. Its lack of use makes it very vulnerable to vandalism and burglary and a new appropriate use for the site which respected its character and appearance would ensure its future longevity.

Mount Joy Farmhouse and Farm Buildings

Mount Joy farm house and farm buildings are tucked away on the southern side of Mount Joy, away from main public viewpoints. They date from the late Victorian period and form an important and attractive grouping of agricultural buildings close to the city centre. The 2 storey brick farm house appears to have been divided into 2 dwellings at some stage. It has a

steeply pitched Welsh slate roof with robust brick chimneys to ridge level and 2 projecting gables with overhanging eaves, painted timber barge boards and fenestration consisting of 2 over 2 and 4 over 4 vertically sliding timber sashes with brick on edge arched heads and painted cills. The doors are also timber with a single glazed pane to the top half. Unlike the house, the now redundant brick farm buildings appear fairly dilapidated state, with part of their slate roofs missing. Evidence of former attractive openings, including 'hopper style' windows, with the top section being divided into three smaller panes, can be seen. Unfortunately these windows are now in a state of disrepair and dilapidation.

Brick Piers of Former Elvet Railway

Small portions of brick piers which stand to either side of the riverside footpath to the south and east of Green Lane are evidence of the existence of the former Elvet railway, which ran through this area from the late 1800s until it closed in 1954. These important historical features should be preserved as part of the railway heritage of this area. They are currently in a poor condition, with some bricks missing and repointing required.



Appendix 4
Public Comments

APPENDIX 4

SUMMARY OF PUBLIC COMMENTS

Sub Character Area 1 - New Elvet and Old Elvet

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:

Positive Aspects

- Showpiece street – very attractive – featured in Miners Gala and Olympic Torch Relay;
- Old Elvet a graceful/elegant street – wonderful Georgian architecture featured;
- Generally well presented and un-spoilt part of Durham, in good condition;
- Vennels and pathways - important historic routes providing good connections, attractive walls and hedgerows;
- Backdrop of the Racecourse important to the setting of the Buildings in Elvet;
- Little clutter in street, bins, signs;
- Mixed uses – shops, offices, Public Houses, Hotel – make it vibrant;
- Stunning views of Cathedral, Old Shire Hall, Elvet Methodist Church, Court buildings and riverbanks/racecourse. Hills in the distance from Old Elvet Bridge;
- Attractive scrub/wildlife areas – a good link to the riverbanks. Wildlife corridor;
- Good connection with riverbank walks/network path routes/cycle routes;
- Wonderful Views of the river and Cathedral from Kingsgate Bridge/Court Lane. Zen views;
- Kingsgate Bridge /Dunelm House key pieces of architecture of some quality;
- Area is a good place to live, Elvet Crescent quiet and has gardens and countryside;
- Area still has remnants of former character in the shape of Three Tuns, Listed Pubs, Police Station;
- There are still some very attractive buildings – mixture;

- Very attractive formally laid out space in front of Crown Court with an informal appearance;
 - Impressive group of listed buildings as part of Crown Court complex – important Georgian buildings;
 - Rear of Shire Hall, Methodist Church and St Cuthbert's – attractive important buildings in townscape;
 - Important pedestrian routes through – linking Old Elvet to Crown Court area, New Elvet to Old Elvet, Prison and river;
 - Outstanding views of Cathedral, Methodist Church Steeple, Crown Courts and Prison chimneys/roofs;
 - Important green space – green/leafy/trees and shrubs to rear of Shire Hall;
 - Brick and stone walls very attractive here and vital to the setting
 - Circular laid fan shaped setts – very attractive
 - Good variety of mixed uses – lively space, lots of activity,
- Negative Aspects**
- Traffic noise/pollution and speed at Royal County junction. Difficult for pedestrians to cross;
 - Street full of parked cars – visual impact but does make the street feel alive;
 - Two student lets visible – one seems not to be occupied. Other – sign boards, bins, obscured glass to window at ground floor, poor curtains create scruffy appearance (no 28);
 - Backs of properties facing Racecourse mixed – some have poor extensions to office buildings – yards full of bins, scruffy appearance. While other areas provide very attractive back drop;
 - Mixed back yards/gardens and land – scrub. Some have unkempt appearance;
 - Poorly lit – may not always feel safe in vennels;
 - Gutters blocked on Kingsgate Bridge;
 - Unattractive University Buildings /along river/New Elvet (not Dunelm House);
 - In Elvet Crescent the balance between permanent residents /students a problem – neglected front gardens;
 - Bins very prominent in Elvet Crescent;
 - Loss of normal commercial activity, shops, banks, garage in favour of letting companies and estate agents;
 - Destruction of one of the attractive streets in Durham in 1960's by University;

- Centre of City hollowed out, proper urban uses/community disappearing;
- Lack of signage to routes/pathways through the rear of Shire Hall, not clearly identified;
- Trees in car park/offices very badly lopped. Was previously very attractive, tree replacement required possibly;
- Car park in front of the Crown Court unattractive surface – tarmac and poorly laid out, yellow lines prominent;
- Views of barriers/vehicles within service yard – poor and at top of car park near R/O shire Hall;
- Entrance to Prison less attractive – car park dominates. Planting is weak and mixed street furniture is excessive.

General Comments

- Very attractive city centre area of mixed uses – University buildings, offices, hotels, clubs, shops and public houses;
- Architecture of Old Elvet – entrance to the Court area has sense of grandeur and arrival;
- Area fairly free from student homes although there appears to be two existing and more emerging;
- The back gardens, yards and scrub land to the rear of the former Baths and Bowling Green is overgrown in

places and attractive gardens, full of trees, scrub and lawns – a wildlife haven;

- Elvet is its own place outside historic city;
- A lovely place to live in relation to shops/pubs/town;
- New Elvet is a working Street /plain companion to new Elvet;
- Hopefully the Three Tuns is able to stay in Business to avoid the building being converted into more student accommodation;
- Police station may be relocated and reused/redeveloped, part of this is listed;
- Very attractive formal area which has a sense of grandeur and arrival – important group of historic listed building which form part of the Crown Court complex with Durham Prison to the rear. This group of Georgian buildings has a wide attractive/impressive and foreboding frontage;
- The formally laid out green space and stone walls/gates which are the forecourt to the Courts has a very informal appearance and feel with trees and shrubs, providing a green/leafy frontage and breathable space. Links and shortcuts through to Elvet provide surprise and delight;
- The prison complex with its listed Victorian buildings is well concealed by stone and brick walls and a modern

entrance building - frontage is off Whinney Hill where the character changes and breaks down quite surprisingly/quickly here.

Suggestions

- Improve/repair walls, hedges to the Vennels and pathways;
- Improve signage to the river/routes;
- Stop the encroachment of the student homes which have visible signs, bins, obscured glass, scruffy curtains and strip lighting – poor image and bearing on character of street scene;
- Cycle rack in front of Old Shire Hall could be more attractive and better located;
- Maybe encourage/improve lighting in pathways but this must not be too excessive. Must not harm wildlife/dark nature of the riverbanks;
- Local residents to encourage native species and plants appropriate for riverbanks and wildlife;
- Define a new use for Shire Hall – possibly museum/oriental/DLI;
- Any future redevelopment of the riverbanks must be carefully controlled in size/scale and address river/road;
- Traffic light phasing needs to be stronger/safer for pedestrians outside Dunelm House;
- Work to limit student accommodation/use otherwise the community will become unbalanced;
- Windows and work to the Three Tuns car park need to be considered;
- Pathways – along the river of new development
- Discrete signage if possible;
- Replacement planting in car park/offices possibly for lopped trees;
- Improve the layout and surfacing of the parking area adjacent to Crown Court – e.g. gravel surface;
- Retain granite setts – fan shape design and replicate it if possible elsewhere;
- Barriers to service yard less garish and screening of vehicles possibly;
- Pathway may need to be extended to rear of Shire Hall to avoid grass being trampled on – railings painted;
- Entrance to Prison could be improved by the improvement of planting, reducing signage, improving the surfacing to the car park and reduce street furniture/clutter (more united in design);
- Remove police vans in Court Lane.

Sub-Character Area 2 - Riverside

(General Public comments, Positive/Negative elements taken from Character Analysis Section of the Toolkit survey – Do you agree with the following comments – This section will be removed from the Final Publication – However included in full at Appendix -

Positive Aspects

- Very attractive open space. Expansive feeling opening up to the riverbanks and river;
- Important breathable space, can act as an attractive setting to Old Elvet;
- Large recreational area – very beneficial for peoples health and wellbeing. Health Authority invested in funding for patients to carry out rowing for heart conditions;
- Good sports facilities – but mostly private;
- Excellent riverside walk;
- Great opportunities to improve recreational facilities i.e.) improved circular routes for walking, play area – café etc.
- Wonderful backdrop for the Gala procession and meeting point;
- Fantastic views to the Cathedral, Castle, townscape and river, riverbanks, Hild and Bede Colleges and trees;
- Important setting for the World Heritage Site;
- Weardale Way adjacent to the river – views across the sports fields, bowling green and WHS;
- River and water related pursuits – a wonderful asset;
- Setting for several Regattas throughout the summer;
- Mound at Mount Joy Farm an interesting surprise;
- Houghall woods are a delight – provide a wildlife corridor;
- Pathways in Houghall Woods, good network and in good condition;
- Outstanding views from the Mount Joy site of Cathedral and townscape;
- Excellent views through trees of Countryside and Houghall;
- Strong campus feel within University site – spaces used appropriately and offers a range of buildings;
- Well maintained woods and riverside;
- Beautiful sheltered/wooded hills – part of Durham bowl and extended woodland linking to Houghall;
- Whinney Hill – has spectacular views;
- Riverside attractive – variety of vegetation/trees;

- Good network of walks/cycle routes along river and in woodland, very well used ,important connected network;
- Art installation (bicycle and dog – attractive and interesting feature).

Negative Aspects

- Former Bowling Green area and play area run down – although maintenance has improved recently;
- Former Bowling Green House demolished. Boathouse – well used but shutters unattractive;
- Frequent flooding in this area – a major issue;
- Signage in this area poor – no information boards;
- Routes through could be clearer from town and Elvet;
- University private land on sports fields – no public access through;
- Safety of play area as close to river – an issue;
- Bins have been removed – insufficient bins for demand/requirement;
- Toilets closed – no alternatives nearby;
- Dilapidated farm building within Mount Joy – poor state of repair (land not in use);
- Shincliffe Peth – very busy road/noise and speed makes it difficult to cross;

- Edge of site overpowering building vista of new science building – too large for its plot and frontage too close to road;
- Cycle racks in front of Western boundary – not attractive and perhaps oversized for what is required;
- Public footpaths – signage could be improved;
- Flooding from River Wear a serious concern, erosion of the riverbanks could result in damaging the footpath and possibly re-routing. If flooding issues not addressed this could result in having a major impact on pedestrian/cycling routes;
- Light pollution from rugby pitches/Maiden Castle sports fields;
- Condition of and design of rugby ground buildings – poor quality/details and materials;
- Groups of buildings with flats beyond – poorly screened/landscaped. Vegetation recently removed;
- Steel floodlights should be painted;

General Comments

- Very attractive open site consisting of related recreational facilities leading down to the riverbanks and River Wear;
- Important backdrop to Old Elvet, World Heritage Site and the townscape;

- Part of the wildlife corridor
- Great recreational/tourist opportunities – Weardale Way, cycling, walking, boating, fishing and runners;
- Great tourist attraction;
- Houghall woods – provides a wonderful attractive boundary to the Conservation Area and is a wildlife haven;
- Mount Joy is surprisingly an interesting and attractive site – avoid development if possible;
- Retain views;
- Mount Joy mound may be location for a potential archaeological dig;
- Improve/negotiate higher standard of design for recreational buildings;
- Light pollution should be controlled;
- Flooding needs to be addressed/erosion of footpath needs to be considered;
- This is a very attractive area of woodland/riverside floodplain that needs to be protected and handled sensitively. Very peaceful and quiet – not far from town centre.

Suggestions;

- Retain some of the existing uses – sports fields, play area. Appropriate for a riverside setting/floodplain and edge of town site;
- Any new development must be of high quality, low key and distinctive must fit into the adjacent townscape and respect the setting and views;
- Development should avoid floodplain;
- Improved signage to river and information boards – great opportunities for improved footpath link and circular walks;
- Improved and enclosed play area equipment required, picnic area and seating;
- Café/low key facilities;
- Improved toilet facilities;
- Possibly another bridge – near Boathouse would be beneficial for walkers and tourists within the area;
- Better signage – low key/wooden posts to Maiden Castle/Botanic gardens/river;
- Restore the farm buildings in the grounds;
- Paint the cycle stands near University rather than being left as galvanized steel;
- Screening of Science building;

- Improved signage required to woods, Maiden Castle and riverside;
- Improve pathways and provide some seating;
- Address flooding to try and stop the erosion of the riverbanks;
- Rugby club could paint floodlights/street furniture/railings/bollards etc.
- Reduce light pollution at night by light/glare controls;
- More planting along river to screen poor buildings/car park to rugby club;
- Information board and signage regarding Maiden Castle – appropriate to environment.

Sub Character Area 3 - Green Lane/Whinney Hill

(General Public comments, Positive/Negative elements taken from Character Analysis Section of the Toolkit survey – Do you agree with the following comments – This section will be removed from the Final Publication – However included in full at Appendix -

Positive Aspects

- Rich attractive historic townscape including the crescent of symmetrical grade II listed early Victorian properties on Hallgarth Street and the Tithe barn and adjacent barns on Hallgarth;
- Trees and shrubs screen modern developments in County Court area;
- Attractive tranquil green area to rear of Hallgarth Street with gardens, allotments, trees and shrubs, which is fantastic for urban wildlife;
- Attractive decorative paved area at northern end of Hallgarth Street and at entrance to Mavin Street, with granite setts, cobbles, Yorkstone flags and brick gutter detail;
- Some modern developments of high quality fit in with scale and character of the historic streetscene;
- Excellent views across to the Cathedral from rear of Hallgarth Street and from north eastern corner of this street;
- Very attractive historic Georgian and Victorian buildings, wonderful streetscape;
- St Oswald Key Landmark Building. Very distinctive and attractive;
- Churchyard has an excellent wild appearance and feel, wildflower meadow in summer, grave stones just appearing through;
- Wonderful riverside walks and paths along riverbanks, attractive mature trees;
- Outstanding views of St Oswald and the Cathedral.

- Hedges further along Church street provide a pleasant informal feel, less urban here;
- Institute and School key landmark buildings very attractive;
- Oswald House a sheer delight;
- Open space adjacent, an attractive informal space, good links through, important trees, historic grave stones, good play equipment and seats;
- Good passage way link to residential areas;
- Close to a variety of facilities, local shop, and public house. Good mix of uses- vibrant day and night;
- Attractive Georgian, Victorian and Edwardian houses fronting onto Stockton Road;
- Attractive wide grass verges with trees and shrub beds separate traffic on Stockton Road from pedestrians and houses;
- New Inn occupies a prominent position on busy cross roads on one of major routes into City Centre and is of very distinctive character and appearance;
- Victorian terraced houses on High Wood View and Boyd Street have interesting and attractive detailing as well as robust chimneys which adds to the attractiveness of the roofscapes;
- Glimpsed views of the Cathedral from northern side of Boyd Street and from within the Cemetery;
- Important cemetery which houses Commonwealth War Graves and is a very attractive and interesting green space within the City which has diverse range of trees and shrubs and wild flowers and is also excellent for wildlife;
- Historic quiet and shady footpath of School Lane;
- Good quality of signage to New Inn;
- Outstanding views of the Cathedral from various locations;
- Outstanding views from Elvet Bank, the steep river banks of the river, Prebends Bridge and Framwellgate Bridge, Counts House and boat houses;
- The river gorge is very dramatic and a wonderful surprise;
- The network of pathways and steps provides wonderful connectivity and sense of adventure;
- The large mature trees on the river banks and within Palmers close and the green space there provide an attractive green and leafy corridor excellent for wildlife;
- The Playing Fields for Bows School, within Chorister School grounds and at Palmers close provide good recreational facilities;

- The Edwardian Bow School buildings and pavilions are very attractive historic building of architectural merit;
- The suburban interwar housing in Quarry heads Lane with their attractive tree/shrub filled front gardens provides a very green and leafy image;

Negative Aspects

- Unattractive modern developments, particularly in the County Court area, detract from the historic streetscape;
- Inappropriate alterations to historic buildings, such as the insertion of uPVC windows and doors, Velux rooflights and modern dormer windows;
- Inappropriate infill developments out of scale and character with adjacent buildings;
- Unattractive modern street furniture, such as the grey tubular handrails to ramps in the County Court area and beside electricity substation at northern end of Hallgarth Street;
- Poor condition of the road surface to Mavin Street due to fact that road is un-adopted and consists of individual strips of private ownership;
- Hallgarth Street can get congested and busy with two way traffic and on street parking;
- Unattractive double yellow lines painted on street- could they be a more sympathetic colour e.g. in Derbyshire they are green;
- Cellars in Hallgarth Street flood due to gutters not being cleaned out;
- Noise and fumes from traffic queuing on Hallgarth Street to get through traffic lights to North and roundabout at southern end;
- Noise and speed of police cars, ambulances and taxis using Hallgarth Street as a short cut;
- Increasing dominance of buy to let land lords and students in the area leads to degradation of condition of properties;
- Busy road, fairly constant traffic, noise and fumes;
- Junction at New Inn very busy with traffic and students crossing, junction at bottom of Church Street very narrow and too tight but helps reduce traffic speed;
- Some empty properties at the bottom of Church Street, need urgent attention;
- Encroachment of UPVC windows in terraces and at school;
- Palatine centre alien building out of keeping with character. Unattractive parking areas, bollards etc.

- Dangerous to cross at Church /Hallgarth Street at traffic lights, priority is not given to pedestrians – dangerous;
- Excessive two storey extensions at the rear of Anchorage Terrace;
- Unbalanced community, privately owned properties let look neglected;
- Evidence of neglect and lack of maintenance of properties indicates high levels of student lets, particularly in Boyd Street;
- Lack of maintenance of streets, particularly back lanes, which can be very overgrown;
- Lack of maintenance and lack of use of large garden plots to west of Pear Tree Cottages;
- Poor design and scale and massing of rear extensions;
- Poor design of flat roofed block of garages to eastern end of High Wood View;
- Poor design and materials of modern houses at western end of High Wood View;
- Evidence of wheelie bins being left out on streets;
- Canvas advertisement panels to beer garden boundary;
- Poor materials and detailing to Pear Tree Cottages spoil their design and appearance, as does the use of grey gravel and grey concrete setts for their curtilage and

parking areas, together with the lack of any clearly defined boundary or boundary treatment;

- New University developments on southern side of Stockton Road severely detract from the setting of the uses and developments on the northern side of Stockton Road;
- Busy cross road junction by the New Inn with traffic revving up and slowing down;
- Traffic on Quarryheads lane is busy and fairly constant;
- Parked cars are a feature here and can dominate the streetscape, very busy in term time and at key times to drop children off at Bow school;
- The junction at the New Inn is very busy and takes time to cross for pedestrians;
- The Science Buildings are now very open and have a poor frontage at the busy junction. Too much vegetation has been taken away. Very poor focal point, important row of line trees hides the view of buildings;
- Introduction of new windows, large extensions and infill can have an impact on the streetscene in Quarryheads Lane.

General Comments

- This is an attractive area of important historic buildings, particularly the elegant grade II listed early Victorian

terrace on Hallgarth Street and the buildings associated with the former Priory Farm on Hallgarth and Hallgarth Street, including the grade II* Tithe barn. Most of the modern developments are to the rear of Hallgarth Street and are therefore well screened from the main public viewpoints in the Conservation Area. Traffic and parking is an issue, particularly in Mavin Street and Hallgarth Street. Mavin Street 'looks rather down at heel' and needs upgrade of the public realm to help upgrade its character and appearance within the Conservation Area;

- Very attractive streetscene here with a delightful mix of Georgian and Victorian Buildings. Key landmark buildings such as the Church, School and Institute provide key focal points. The Churchyard that extends on both sides, now an amenity area/play area on east side, provides an extensive green lung into the street and this part of town. The wildness of the Churchyard and wooded riverbanks is an outstanding feature;
- Traffic and students, children and pedestrians bring this area alive;
- This is an attractive predominantly residential area which is located in close proximity to the University. The New Inn is a popular pub which occupies a prominent location at a cross road junction on one of the main routes into the City. Its distinctive character and appearance adds to the quality of the Conservation

Area in this location. The Victorian, Georgian and Edwardian terraced houses which front onto Stockton Road are particularly attractive, especially Gladstone Villas and 1 Union Place. St. Oswald's cemetery has a fascinating wilderness atmosphere and houses some important Commonwealth War Graves. It is also an important haven for wildlife and has a diverse range of trees, shrubs and wild flowers. Unfortunately the area is spoilt by the visual assault of the new University developments on the southern side of Stockton Road which feels like it is encroaching;

- This area is delightful, a green corridor linking Bow School grounds, playing fields to the riverbanks through a series of interconnected pathways. It is green and leafy and a wildlife haven and a real asset to the town. The river banks provide a very dramatic gorge which provides outstanding views of the Cathedral, the river and the bridges;
- Quarryheads Lane provides a return to a more urban feel, the semi-detached and detached houses with their large well planted gardens and large grass verges helps to reduce the impact of traffic and parked cars on this busy lane.

Suggestions

- Introduce traffic management scheme to prevent traffic from using Hallgarth Street as short cut and perhaps sympathetic traffic calming measures, such as strips of raised Yorkstone flags across the road, one way traffic, 20mph speed limit;
- Introduce Article 4 Direction to prevent any further erosion of original features of traditional properties;
- Resurface un-adopted road in Mavin Street which is in very poor condition;
- Take the opportunity to improve the streetscape of Hallgarth Street, including resurfacing with natural stone pavements and installation of more sympathetic lighting columns and other street furniture;
- More maintenance of streetscape;
- More attractive street furniture;
- Recommend an Article 4 direction to cover this area as the encroachment of uPVC and alteration to roofs etc. a concern;
- More signage of riverbanks e.g. quite subtle finger pointers;
- Traffic flow improvements at junctions possibly. better crossing opportunities for pedestrians;
- Possibly redevelop Palatine Centre, by a more distinctive appropriate design;
- Less signage at the PC and replace ugly concrete bollards;
- Paint railings near school;
- Encourage New Inn to improve the design of their beer garden and remove the plastic advertisement panels;
- Encourage New Inn to provide attractive bin stores and stores for other facilities within their service yard;
- More stringent use of planning system and use of design advice to ensure that any new roof lights are flush fit Conservation roof lights and that extensions and alterations are in keeping with the size, scale, massing, design and materials of the original buildings and are in keeping with the character and appearance of the Conservation Area;
- Encourage better maintenance of properties- issue of landlords and student lets;
- Encourage better maintenance of garden areas to west of Pear Tree Cottages and of back lanes;
- Encourage storage of bins in back yards or develop attractive bin storage areas;
- Improve screening to Science site, planting mature trees, no more trees should be taken down;




preservation of the line of trees in South Road is essential;

- Improve signage to riverbanks;
- Information board on Charlie Cross none provided at present;
- Article 4 direction on some of the houses, walls is required;
- Improve crossing at the busy junction for pedestrians.

Environment and Design
Durham County Council
County Hall
Durham
County Durham
DH1 5UQ
Tel: 03000 267 146

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