

# Durham City Conservation Area



**Character Area 3  
Crossgate**

July 2016



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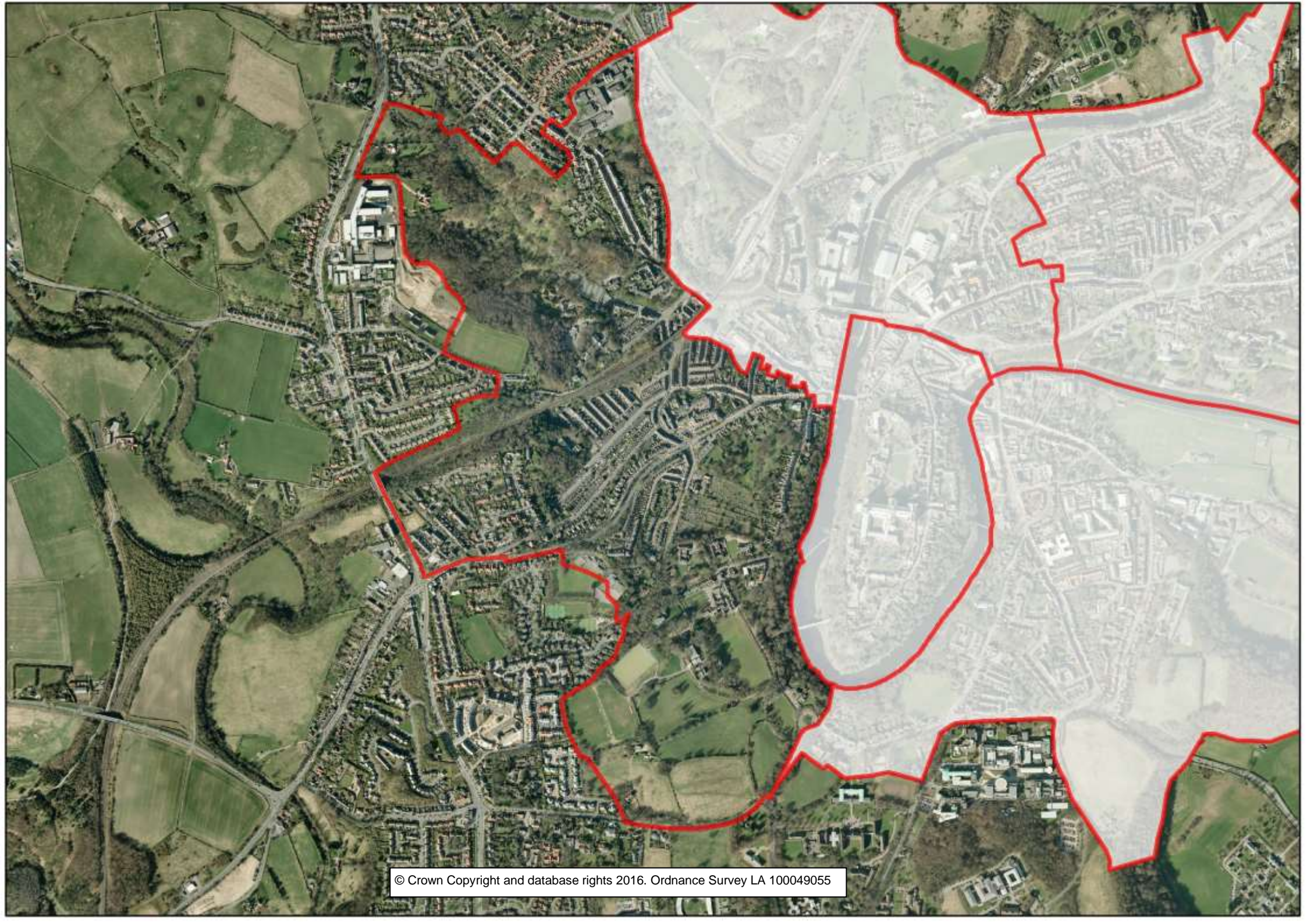
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### Key Dates

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







# Character Area 3 Crossgate

## CHARACTER AREA 3 – CROSSGATE

### 1 Introduction and Overview

The Crossgate Character Area occupies the western part of the conservation area and is one of the oldest sections of the City. Historically it constituted a separate 'borough' the 'Old Borough' containing the principle streets of Crossgate, Allergate and South Street and South Street. Its current primarily residential character is at least partially the result of the 19th century residential expansion of the part of the city alongside the construction of North Road as a principal shopping street. The areas Medieval origins, and history, combined with multi-layered development, create a rich variety in the built form and streetscene. These factors along with the area's rising topography creates magnificent views across the River Wear to the World Heritage Site (WHS) and form Crossgate's local distinctiveness and character which make a significant contribution to the wider conservation area.

### 2 Summary of Special Interest

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

- South Street and Crossgate representing the original Medieval road plan of the area;
- The great variety in the scale, character and age of the historic properties, their architectural character, with

surviving architectural details and traditional/vernacular materials;

- The simple, uniformed Victorian terraces and the intimate grid street patterns which are significant in the wider streetscape;
- The Grade II \* listed Viaduct spanning across this part of the city and the associated Victorian development below;
- The Grade I, II\* and II listed buildings in Crossgate, South Street and Pimlico area, from the Medieval and Georgian periods;
- The sense of grandeur created by the collection of listed and non-listed academic buildings at Durham School set in fine expansive grounds;
- The social history and historic development of the area;
- The varied use of boundary treatments ranging from historic stone walls, cast iron railings, hedges, to tight brick rear boundary walls in the Victorian streets;
- The surviving remnants of historic floorscapes;
- The river gorge providing a natural boundary to the Crossgate area and superb setting for the elevated terrace townhouses in South Street;
- The topography of the area climbing steeply away from the river gorge and Flass Burn, yet sloping more gently

in other areas providing a very interesting and varied townscape;

- The long linear finger of open space extending out from the riverbanks to St Margaret allotments and the churchyard into the wooded slopes of Durham School and Flass Vale;
- The open elevated areas such as Flass Vale and Observatory Hill which are part of the Durham Bowl and contribute significantly to the area and the wider City;
- Views and vistas with much of the area looking back towards the Peninsula and World Heritage Site, with stunning panoramic views and also glimpse views of the City and vice versa.

### 3 Location and Boundary Description

The Crossgate Character Area occupies the western side of the River Wear. The boundary follows that of the historic 'Old Borough' but incorporates a small part of the 'Bishop Borough' to the northeast around Durham Viaduct. It encompasses approximately 121 hectares of land and comprises of two distinctive components. Firstly the urban area which has developed around the main streets, roads and junctions running east/west from Framwellgate Bridge, (Crossgate/Allergate/Crossgate Peth); and north/south (South Street/North Road/Albert Street). This includes the Victorian



development of Hawthorn Terrace and Albert Street and the streets branching off them.

The second part is formed by the important green fringes such as Flass Vale in the north and Observatory Hill to the south. The northern boundary extends from historic Crossgate following the route of the upper part of North Road as far as St Leonard's Comprehensive School and then travels along the edge of Flass Vale Nature Reserve. To the west the boundary extends to Newcastle Road at the junction of Neville's Cross, including St Johns Road and the residential area at the top of Crossgate Peth. To the south the boundary extends to the roundabout at Quarryheads Lane with the small stream running parallel with Potters Bank demarcating the historic division between the Old Borough and the Barony of Elvet. While to the east the incised river gorge of the River Wear has South Street rising high above it.

#### **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. As part of the Ice Age, glacial deposits of sands and gravels were left and choked the river valley, in order to avoid the buried river valley, the river cut into solid rock and created a narrow steep sided gorge, resulting in the dramatic meander around the Peninsula, typified by the topography of South Street, climbing high above the River Wear gorge. The glacial deposits left in the Crossgate area also

gave rise to gentle and steeper rolling terrain, nearly all of the Crossgate area is constructed on land rising away from the River and Flass Vale Burn area and this ridge forms part of the 'Durham Bowl'. The green and wooded areas on these slopes and on the Durham Bowl edge contribute significantly to the character and appearance of the conservation area.

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

##### **Pre Historic-Early Medieval-up to 1066**

There is little evidence remaining of any prehistoric occupation of the Crossgate Area apart from a noticeable feature in the landscape, Maidens Bower, a Bronze Age round barrow located at Flass Vale.

Durham City grew up from the Peninsula after the arrival of the Community of St Cuthbert in 995. This event, and the subsequent Norman Conquest, lead to the construction of Durham Castle in 1072 and a short time later Durham Cathedral in 1093. However, it is very likely that from early times there have been dwellings in the Crossgate area and the surrounding neighbourhoods before the community of St Cuthbert established itself on the Peninsula.

The earliest record of Durham during the early Medieval period (410-1066 AD) comes from the Anglo-Saxon Chronicle, which records the consecration of a Bishop at Aelfet (meaning Swan Island, probably the origin of the name Elvet in Durham) in 762AD. It also suggests that the area surrounding the

Peninsula was cultivated and inhabited in much earlier times and there were fords at the present locations of Framwellgate Bridge and possibly Prebends Bridge linking parts of Pre-Cuthbertain Durham.

Relief maps of Northern England show that one of the preferred routes for prehistoric people moving north or south is likely to have been South Street as this route avoided the coastal river estuaries and the more difficult terrain on the eastern flanks of the Pennines, and the double crossing of the Wear. It certainly is one of the oldest thoroughfares in Durham and the fact that it uses the word 'Street' rather than 'Gate' as with most of Durham's older names, could mean that it was once a Roman road. Whether people lived in South Street in Roman times is unclear but people had certainly lived in South Street in Medieval times as old records name some of the landholders; however the importance of South Street declined as Crossgate developed.

### Medieval Period (1066 to 1540)

The Borough of Crossgate, or the 'Old Crossgate' is one of the oldest streets in Durham and connects the city centre with Neville's Cross (where the remains of a stone cross stands by the side of a road). This is a reminder that Crossgate was an historic pilgrimage route for those travelling to Durham to venerate the relics of St Cuthbert. The name Crossgate derives from Old Norse meaning the 'road to the cross'. Neville's Cross is one of a series of such crosses on the approaches to the

Medieval city which may have marked significant steps in the approach to the sanctuary in Durham Cathedral.

It is not known if the early inhabitants of Crossgate had a church of their own if so it may well have been destroyed in 1096 after Earl Robert de Comines and his men were slain by the Durham people. Reprisals by William the Conqueror ruthlessly punished the citizens and ravaged Durham City including Crossgate.

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

The 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. Apart from the church, the public buildings of the Medieval town have almost completely vanished. There are sadly no traces now of the former St Margaret's religious guild building as well

as the Borough court mentioned in the late 13th century (this is where tenants paid their rents and tolls.) The mills and bakehouses were important, erected in each individual borough by their overlords to enable their tenants to comply with the tenorial obligation to grind corn and bake bread. Within the Crossgate area milling existed along the riverbanks near South Street which had two mill wheels (now the corn mill) while further downstream at Framwellgate Bridge a bakehouse existed which was the focus of considerable activity.

As a result of continued expansion, the growth of the Medieval town, and the importance of the outer borough of Crossgate, Bishop Flambard constructed the first 'Old Bridge' in 1120, now Framwellgate Bridge, to connect the Peninsula with the Old Borough and the newly formed street with the same name (Framwellgate). The Bridge was later swept away in a flood in 1400 but was rebuilt shortly after by Bishop Langley. Around this time Crossgate was probably an early trading place and from its centre it led westward as an important route out to Brancepeth on a bluff overlooking Framwellgate Bridge with the smaller Avertongate (now Allergate) branching off it.

At the lower end of Crossgate St Margaret's Church was first established in the 12th century as a Chapel of Ease for the inhabitants of Crossgate who did not wish to go out of the Borough to attend the Mother Church of St Oswald's in Church Street. The church became an independent parochial chapel in

1431. The Parish included Crossgate Moor, Milburngate and the entire Framwellgate area, as far north as Finchale, until the 19th century.

Adjoining the Medieval street of Crossgate, Crossgate Peth is another of Durham's ancient routes that connects the city centre with Neville's Cross to the west and again was an important Pilgrimage route.

During the Medieval period the houses of the City 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 narrow and end on to the street, as seen in both Crossgate and Allergate. The house plans would have had to accommodate ground floor shops, vennels or enclosed passages gave access to the rear and upper floors. 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. Land here would also have been more available, and cheaper than in the heart of the city.

The land tenure in this part of Durham City was either in the control of the prior's or, freehold, however the latter involved paying the priory 'landmale' a form of ground rent (tithe). Records of this exist before 1541, when the Dean and Chapter succeeded to the property rights of the former Priory.

Like all great monastic houses, Durham had several gardens, and these were in the control of individual priory offices or obedientiaries. Within the Crossgate Area the most notable was the large walled garden between Crossgate and South Street, now St Margaret's churchyard extension and the allotments. Here there were various enclosures known as the West Garden and West Orchard. Besides the production of vegetables and fruit, there were also fishponds stocked with pike in 1486-70 and a dovecot.

Other streets of historic note within this character area during this period include Pimlico and Quarryheads Lane. There is evidence that people certainly lived in the Pimlico area in these Medieval times and the houses here were wider and fairly grand in comparison to those within the centre of town. Quarryheads Lane is one of the oldest streets in Durham and cuts through the southwestern area curving round from Potters Bank as far south as the New Inn/Stockton Road. It is named after the stone quarries in the area, which provided the building materials for the monastic buildings in the Cathedral Priory and in the construction of Durham Castle; evidence of this can still be seen in the scared river gorge landscape.

The short lived stability of early Medieval Durham in the Crossgate area was shattered on October 1346 with the Battle of Neville's Cross on the western outskirts of the city, at Neville's Cross. Neville's Cross stone was already standing and now marks the approximate location. The Battle is supposed to

have extended right across this area as far as Redhills; this possibly means 'red slopes'. This area was, until the 1870s, entirely open countryside called Coddlesley or Codeslaw first mentioned in the 1500s belonging to the Almoner of Durham Priory. The lane more or less follows one of the ancient Prior's path that headed east to the Prior's retreat at Beaurepaire.

Also within this character area is Flass Vale; Flass is an old Scandinavian word meaning marsh. The boggy vale in the past stretched into what is now the North Road Area of the city and was drained by a stream called 'mill burn'. Flass Vale's southern bank is said to be one of the Red Hills associated with the Battle of Neville's Cross described above, but may in truth be the Reedy Hills named from reeds that grew on the banks of the boggy Flass Vale.

The vale includes Maiden's Bower the scheduled monument which is situated in the southwest corner of the vale it is a Bronze Age round cairn dating back c. 2000-700 BC. The earliest record of this was in 1346 when at the Battle of Neville's Cross the Monks raised the 'Corporax Cloth' of St Cuthbert here. A wooden cross was reported to have stood on the monument until 1569. The mound is flat topped and burials were placed below in stone lined compartments called cists. There are traces of a surrounding ditch visible on the southwestern side of the mound.

The trees in the vale were originally part of Shaw Wood (Shaw being an old name for woodland), but most of the trees were



cleared for farming in the 19th century. Evidence from the 1860 Ordnance Survey Map shows that the Vale was largely covered by pasture, with field's hedges patches of woodland, bog and a large orchard. The remains of a piggery, cottage (central western section) and several field boundaries are visible today. Historically located on the eastern slopes was the Shaw Wood Public Pleasure Garden. These formal terraced gardens have since been abandoned, but roses, lilac and fruit trees can still be seen on parts of the eastern undulating slope today.

To the north of Flass Vale at Dryburn executions in the form of hangings took place from Medieval times. Dryburn is best known as the site of the former hospital today, but covered a much wider area in times past. It is probable that Dryburn hangings took place where St Leonards School now stands as this occupies a site shown on tithe maps as Gallows Field.

#### Post Medieval to late Victorian (1540 to 1899)

Although not directly within the boundary of this character area the outer river wear gorge is a significant part of the area's form and outer setting, and hence included within this section. The riverbanks are a complex pattern of natural recolonization and planned planting, as a fortified position it was essential to keep the banks free from vegetation for both surveillance and defence. The construction of the Cathedral and other buildings in the Medieval period required vast quantities of stone from the cliff sides of the river gorge; particularly on the west side

after the construction of Framwellgate Bridge. Quarries were owned by both the overlords and private citizens. The Priory owned the greatest number, mainly on the south and west sides below South Street, where the Sacrist's Quarry survives as the Dell near Prebends Bridge.

During the 16th and 17th centuries quarrying on the riverbanks began to decline, as a result of improved transportation and better quarries further afield. As the riverbanks were abandoned, trees and shrubs recolonised the banks of the river.

18th century engravings highlight the gradual afforestation of the river banks. The 'improvers' in Durham saw in the riverbanks all the components that create the classic romantic landscape. This is emphasised by the siting of the 'new' Prebends Bridge. Its position in the landscape garden of the riverbanks was perfect. The tree planting included both native and non-native species-beech, oak horse chestnut, yew and some conifers etc. By the mid 19th century, with the growing maturity of the tree canopy, the evolution of the riverbanks from defensive moat to romantic landscapes was complete.

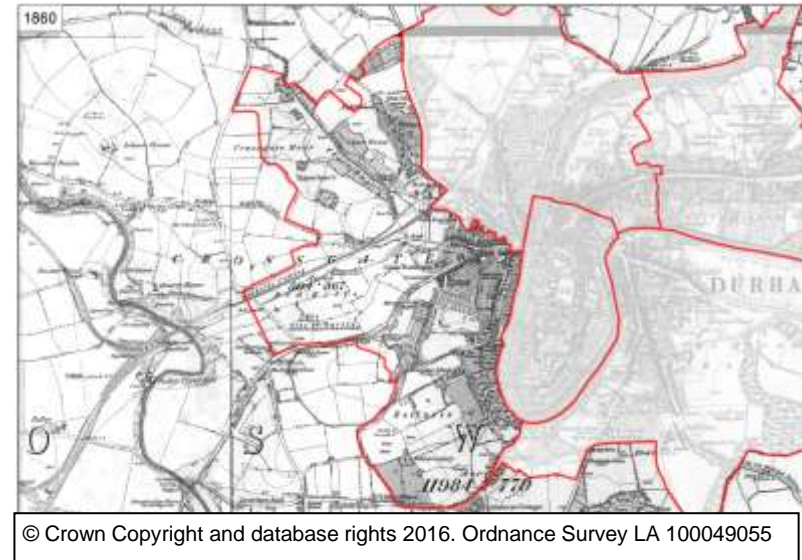
The greatest change in the appearance of Durham between 1550 and 1860 arose from the rebuilding of its houses. Timber framing was gradually replaced by brick and stone, while the increasing population encouraged extension both upwards and backwards into burgage plots. The opening up of the city was brought about firstly by the decline in military role. Later it was

encouraged by the influence of the 18th century Paving Commissioners and their 19th century successors, the Local Board of Health empowered to seek improvements first in highways, then public health and sanitation.

On the outskirts of the City a number of small country estates grew up either developing from the older manor houses or new mansions and villas in their own parks and gardens. Within this character area to the northwest of North Road was Mount Beulah (now St Leonard School), home of W.L. Wharton who in the later 19th century established a summer garden on the neighbouring knoll overlooking the Peninsula. He created a mock battery there to highlight the panorama (1858) and this remains the focal point of Wharton Park. The Obelisk to the south was built in the grounds of Mount in 1850, as an observation north point linked to the classical domed building on Observatory Hill.

Within the City itself other small estates appeared during this period the most notable within the Crossgate Character Area being 'Almner Villa' built in 1881 in the Victorian Gothic style. It had extensive grounds close to the city centre and was home to the Cumberland born Richard Ferguson, who made his money from land and houses. Later in the 19th century, it was home to Alderman James Fowler JP, who owned a well-known grocery business in Claypath. This is now known as Byland Lodge, which later became the City Council offices. In recent years it was converted to flats with terraced town housing built

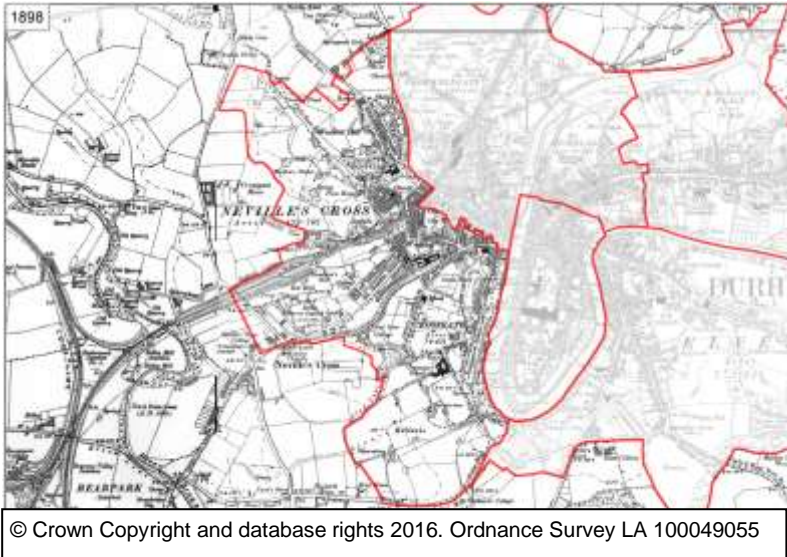
within the grounds replacing modern 1960's extensions and portable cabins.



Map 1 Ordnance Survey 1860

In the mid-19th century the open land of Dryburn to north of the Viaduct saw the development of the streets in Western Hill, Princes Street and Albert Street which were typically suburban dwellings aspiring to the middle classes. The villas and townhouses here were built over a period of time with most of the gap sites filled by 1896. Some are key landmark buildings for example St Cuthbert's Vicarage with its fine impressive symmetrical frontage and No. 36 Albert Street (former junior school to Prime Minister Tony Blair) - an imposing dark red mansion with granite details and stained glass. Milburn House at the northern end had extensive grounds and orchards,

however, now it is now completely enclosed by Milburn Court. In addition No 63 a former public house provided a welcoming frontage at the corner of these streets.



Map 2 Ordnance Survey 1898

Back Western Hill used to be known as Back Lane and was one of the main routes to Newcastle and the North. The lane provided access to the sand quarries located nearby. The industrial buildings that survive today at the southern end are likely to be associated with that use and are an important reminder of the area's industrial past. To the north is a group of old cottages at Field Houses, and farm buildings of Dryburn Farm which have historic /architectural value.

In the mid/late Victorian period the continued expansion of the Durham coalfield led to pits being opened nearby at Aykley Heads in 1828. The arrival of the railway resulted in the main station being built in 1857 for the North East Railway Company designed by T Prosser. In the same year the Company constructed the impressive 11 arched Viaduct to bridge Flass Vale and North Road, but it was not until 1872 that there was a direct link between Newcastle and London. This had a dramatic impact on the appearance and development of the townscape within this character area.

Flass Vale was historically much larger and stretched into what is now the North Road area of the City and drained by a stream called the Mill Burn. The construction of the Railway Viaduct followed land drainage and the construction of a culvert. This culvert roughly follows the course of Waddington Street before passing beneath the terraces behind North Road and eventually entering the river by pipe at Framwellgate Waterside opposite the site of the former Market Place Mill. Subsequently the once open countryside penetrating into the North Road area was by the 1850's densely terraced. However the development that was spurred on by the opening of the railway and station never reached the same scale as in some other northern cities.

During this period of growth approximately ten terraced streets were built; four constructed in the mid/late Victorian era (The Avenue, the south side of Hawthorn Terrace,

Alexandria Crescent and John Street) and six in the late Victorian/ early 20th era ( the north side of Hawthorn Terrace, May, Holly, Mistletoe, Lawson Street and Laburnum Avenue). Although some houses have been demolished all the streets remain in one form or another. Immediately underneath the Viaduct arches parts of Sutton Street still survive along with the 19th century terraces of Lambton Street and Bridge Street. Also built during this time on the corner of North Road, was the Bridge Hotel (now public house). This dates from approximately the same period as the Viaduct. Located nearby is Bees Cottage that predates the surrounding terraces. It was associated with the family and diarist Jacob Bee who lived in Durham until his death in 1711. It later became the home of Luke's Bakery in 1920 and is Grade II listed.

The appearance of new housing changed markedly in this mid/late Victorian period and 1860 seems to be a watershed between the use of local materials and the gradual dominance of the ubiquitous red factory brick and Welsh slate brought along the new rail network. It marks the final extinguishing of the vernacular building tradition here as can be seen in the early 19th century Grade II listed stone Colpitts Terrace and Colpitts Public House compared with the red brick built Hawthorn Street and Atherton Street for example.

Other historic industries connected to the industrious nature of the city have also left their mark in the Crossgate area. In 1872 Harrison and Harrison, organ makers, moved into and enlarged

a former paper mill in Hawthorn Terrace. Nearby stood a timber warehouse of Nelsons former organ factory (now an empty storage site), and in Laburnum Avenue a small synagogue was built in the Edwardian era, now a Presbyterian Church. In Ainsley Street there was a substantial family run mustard factory with the street named after the owners. Historically Atherton Street was famed as home of Hauxwell Iron Foundry and Engineering Works, George Hauxwell established his works at No 8 Atherton Street near the Viaduct in 1860. This firm was involved primarily as colliery engineers and iron founders, and have left a legacy of manholes covers that can still be seen across Durham today. George Hauxwell died in 1897 but his firm continued to operate during the 20th century.

North Road dates from 1831 with the lower end where it links to Crossgate know as King Street. As well as being a major shopping location it was a hive of industrial activity. It was the site of a large corn mill called the North Road Steam Mill or City Mill which was initially powered from the Mill Burn, now culverted beneath the city's streets. It also included an engine works house near to the Bethel Chapel.

Education also significantly shaped the built form of the Crossgate area. The University of Durham Act became law on 4 July 1832. Anthony Salving was employed as the architect for their first buildings and he was also retained for the relocation of Durham School from Palace Green to Quarryheads Lane in



1844. Here he adapted (with Pickering) the existing house, now the Grade II listed south building in 1833-4 into two storeys with five gabled bays, which was later extended in 1853 and 1862. The frontage building is of slightly later date and the Gateway Memorial arch is another later addition of 1927. The site slowly developed into the group of fine stone buildings that stand today. The listed Porters Lodge and Music Centre was originally a gymnasium, music room, workshop and laboratory and lodge designed in 1889-1904 by Blomfield in the Free Jacobean style. Further into the site is the Sanatorium built on the top of the ridge dated 1870, now Langley House, built in the Victorian Gothic style.

Salvin was also employed to design the Observatory, a classical domed building in the plan of a Greek cross for the University on top of Observatory Hill a wide open site with natural pasture land. To facilitate astronomical observation a north point was constructed in the form of an obelisk on the estate at Mount Beulah at North End in 1850, which could be seen clearly then from the Observatory.

On July 28, 1899 the foundation stones of a new school were laid in South Street close to Framwellgate Bridge. It owed its origins to James Finley Weir Johnston born in 1796, he was a founder of the British Association for the Advancement of Science and part of his bequest was the Johnston Technical School in South Street. This was the first Secondary School in the City and remained so until the early 1960's, when it moved

to Crossgate Moor. Today the school has been replaced by a contemporary housing development of interest that is in keeping with South Street's exclusive character. However the Georgian street was not always the most desirable place to live. In the 19th and early 20th century the street was squalid and there was a particularly unfavourable slum called 'The Curtain' at the street's northern end.

The Farnley Hey area is first mentioned in the 1500's as belonging to the Almoner of Durham Priory and the tithe maps of 1838 show that it was originally fields and allotments. This area seems to have little historical importance apart from possibly being the location of the Battle of Neville's Cross 1345. Here a small county estate grew up on the northern flank, Percy Villa, built in mid/late 19th century set within its own parkland and gardens. This was home to retired grocer John Chapman in 1881. Percy Lane provided access here as well as a small lane to the east, now the route of Farnley Hey Road. The villa remains today but is much altered.

Percy Terrace forking off Percy Lane first appeared in Victorian times with a few terraced properties at the frontage of the street, there were no other residential streets in the Farnley Hey area at this point. Farnley Hey Road developed in the Edwardian period, a straight wide impressive road running north to south at right angles to The Avenue. Large detached Edwardian /Arts and Crafts Villas (Hillcrest, Farnley Hey and The Tower) appeared within the streetscene with extensive

grounds and outstanding views. Similar villas started to appear in Percy Terrace at this time (Sunny Brae and The Hermitage).

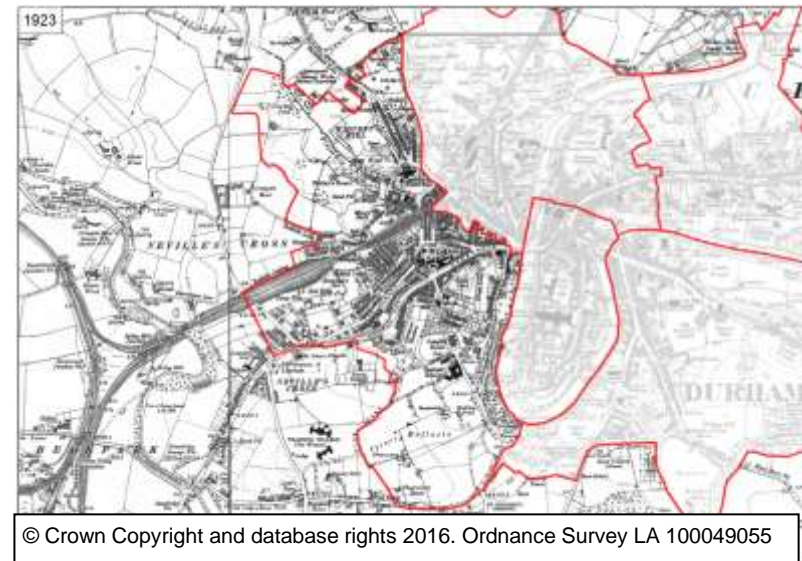
### Mid-Late 19th/20th Century

By the early 19th century about a quarter of all tithes were in lay hands. The Tithe Commissioning Act of 1836 acted as the mechanism for replacing old tithes in by new rent charges. The manuscript map shows tithe apportionment drawn up in 1838 of the Crossgate area. This indicates the land uses, plot breakdown, field names, occupiers name etc. These maps provide an interesting historical record of the land uses in the Crossgate area up to 1938 when the Tithe Act extinguished the tithe rental charge completely. For example Grape Lane may have come from its old pronunciation of grope. The 1881 census show the lane's residents as butchers, labourers, shoemakers and old tithe maps show gardens, allotments and cow keeping within the vicinity.

The County Hospital was built about 1894/1850, and opened to patients in 1853 on land called Hill Field. It was built to replace the earlier infirmary in Allergate, which itself was built to help support the dispensary in Saddler Street (1785) provided for the relief of the sick. This was run by private subscription.

The County Hospital was built to resemble an Elizabethan house it was situated in something of a rural oasis at the time. The new hospital was initially called Durham Infirmary and was the initiative of George Waddington, Dean of Durham

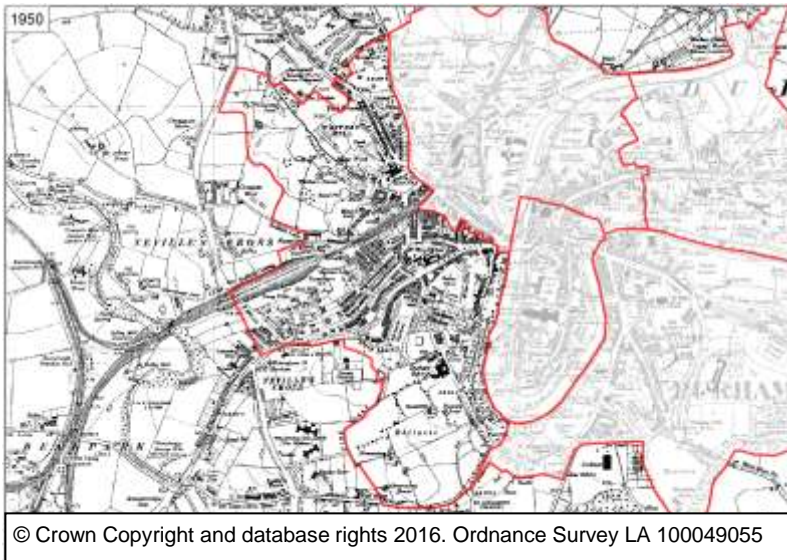
Cathedral who with other wealthy notables provided funds for the opening of the institution. About 139 inpatients and 514 outpatients were treated in the early part of 1830. In the 20th century the Hospital became known as the County Hospital and was extended extensively in 1920's and late 30's. In recent years the hospital has closed and moved to Earls House, near Sniperley.



Map 3 Ordnance Survey 1923

Earlier in 1837 concern for the poor and improving living conditions had led to the construction of the Durham Union Workhouse in Crossgate. It housed the destitute residents of Durham City and surrounding 'Union' and covered a district that stretched as far as Pitlington. The original plain stone terrace was built for about 125 inmates but by the 1881 census there

were 183 pauper inmates and the workhouse were extended. In the 20th century the workhouses later became part of the larger geriatric hospital of St Margaret's which is now converted into offices, a dental surgery, a nursing home and housing but still has significance presence within the area. This part of Crossgate was working class in the Victorian period and many ironworkers lived in the houses nearby.



Map 4 Ordnance Survey 1950

Nearby Waddington Street named after the dean who instigated the infirmary, runs along the edge of the hospital grounds and was initially a short unnamed lane without houses. It developed into a terrace later in the century. The principal feature of the street was the United Reform Church, previously a Presbyterian Church that dated from 1878.

Waddington Street terminates at its eastern end at the junction with Ainsley Street, named after the Ainsley family who manufactured Durham mustard nearby. On the 1860's map Ainsley Street was part of an undeveloped country road called Flass Lane that passed by the spring and historic well head Flass Well. The route was a continuation of Margery Lane in the Crossgate Area and was an important route leading north to Back Lane, now Back Western Hill.

The early 20th Century saw the construction of further red brick terraces of North Road and neighbouring Allergate. These are New Street, Mitchell Street and East Atherton Street. New Street was named after Eaglescliffe born William New who lived nearby in Flass Street; he was a prominent member of Durham Cooperative Movement, an organisation that built some of the terraces nearby. East Atherton Street is an offshoot of the original Atherton Street that dates back to the 19th century. This was named after Sir William Atherton (1806-64) a one time resident of the city who became MP for Durham in 1852 and later Solicitor General and was a proponent of electoral reform.

The building that housed the old iron foundry in Atherton Street along with some houses in the neighbouring Sutton Street were demolished in the mid-1970's as works necessary for the new roads connecting Castle Chare with North Road leading onto Sutton Street and Margery Lane crossroads. These works also involved the construction of the large

landscaped roundabout at the top of North Road and a new section of road forming part of the A690 running parallel to the Viaduct.

Within Flass Vale to the north (designated a County Wildlife Site in 1982 and Nature Reserve in 2007), is King's Lodge, (formerly the Rose Tree), part of which dates back to 18th century. The former bus depot site has recently been redeveloped with 19 dwellings. To the rear of Kings Lodge, Back Western Hill, Maidens Bower and the Fred Henderson's site are a series of sand pits. This was an active site in 19th and early 20th centuries. Flass bungalow (built 1930's) screens this and the two large houses (built 2005) situated in the southwest corner of the Vale are located within one of the quarries.

In North Road, the Old Miners Hall, headquarters of the Miners Association was built in 1875 to the designs of T. Oliver of Newcastle. This quickly outgrew its bounds and in 1913 H.T Gradon's new Miner's Hall was constructed in Redhills Lane described as Edwardian Baroque and the ornamental grounds incorporated four statues of mining leaders (Crawford, Macdonald, Forman and Patterson) relocated from the earlier Miners Hall in North Road. Fine, large red brick villas belonging to the union officials were built alongside the hall and can still be seen to the left of the entrance.

Opposite the terrace wedged alongside the railway is St Bede's Lodge, a mortuary chapel and churchyard of 1868. It was the Roman Catholic cemetery of St Godric's Church in Castle Chare

where there was no available space for a graveyard. To the south of this is the white painted late 19th century Redhill Villabuilt for Mr Blagdon proprietor of Blagdon's Leatherworks. The 19th century also saw construction to the west of Grays Terrace.

Up to 1920 the greatest expansion was on the west side of the city, close to the Great North Road. In the period between the two world wars, estates of predominantly semi-detached housing sprang up at the end of Western Hill in North End. The latter half of the 20th century saw vast changes to the road infrastructure of Durham with a through road being constructed two stages (1967-75). The construction of the A690 in 1975 involved the demolition of housing around the base of the railway Viaduct. This sub division created a physical barrier between Atherton Street and Sutton Street. This helped to remove some of the traffic from the Medieval streets and to push ahead with pedestrianisation and floorscaping of the city centre (1975-7).

Further to the west large Victorian/Edwardian villas in generous gardens started being built, this was where Durham's wealthy middle classes started congregating. Farnley Tower was built in about 1870; it was home to the Durham architect John Forster, who built The Avenue and many houses in and around North Road. In the past the tower has served as a doctor's surgery and residential care home, but is now a hotel. Neville Court close by belonged to John Hardings Veitch, a



Durham printer and stationer. Immediately opposite Farnley Tower are villas called Avenue House and Dunster House. Avenue House was home, in 1881, to John Tuke, a lay clerk of Durham Cathedral, who made his fortune from a piano and music business. Dunster House in the early 1880s was home to Tom Hugh Harrison, a master organ builder and Number 24 was originally called Codeslaw House and was once the home of the Durham Football Association, who moved there from Tenter Terrace in 1923.

Further up Crossgate Peth/The Avenue near Neville's Cross; Neville's Cross Social Club, Cross House and Rokeby are key landmark buildings of some interest on generous corner plots. These buildings were grouped around the entrance to St Johns Road, a major route north, and the former Mission Church on the opposite side of the road, now St Johns Church (opposite the Cross). St Johns Street was an important wide open street leading to across the railway cutting via a narrow bridge to Crossgate Moor. This was the main route north before the A167 and crossroads were built in the 1950's.

The street still shows evidence of its importance in relation to some of the key mid Victorian buildings still grouped together at the entrance of the street e.g. Cross House, Cross View Heights and Rokeby Villa. The latter property of 1881 was home to Henry Dodd, secretary of the Weardale and Shildon District Waterworks. At the far end of St Johns Road the nature of the street changes to Edwardian terraces, and then merges

into interwar terraces. In the 1950's the closure of the bridge at the end of the street created a quiet cul-de-sac, resulting in chalet bungalows and modern housing.

To the west of St Johns is a small compact early 20th century terrace of George Street, when the terrace was first built it fronted the Neville's Cross Cottages, a large Laundry building and Methodist Chapel. These buildings were all demolished in the 1950's to make way for the new route of the A167 and the busy crossroads that exists today.

Late 20th century developments towards the railway line at Neville's Cross have resulted in suburban infill of varying character and appearance, including low density bungalows centred on generous cul-de-sacs. In contrast in the late 20th century there is a good example of new development infill development at Briardene. This provides contemporary and noteworthy housing development that follows the urban grain set in open plan grounds with appropriate landscaping that are sensitive to this former allotment site and tithe plots.

Farnley Mount feeding off Farnley Hey Road appeared in the inter war period. It is a street of mixed late 1930's semis and post war 1950 houses, and the straight street curves on the western tip where it reaches Percy Terrace. From Farnley Mount the street also starts to curve in a suburban style of the 1970's into Farnley Ridge, bearing little reference to the straight road pattern here. This street and alterations to others in this area resulted in modern suburbia, characterised by wide

open cul-de-sacs with generous splays and turning heads. The low density bungalows with open plan gardens and wide frontages were quite a contrast to existing green suburb character of this part of town. Farnley Hey Road and Percy Terrace developed from the 1920s onwards. Today it consists of a contrasting mixture of modern infill open plan bungalows and gardens, and detached plain houses in close juxtaposition to the original large detached villas, terrace and semis.

Within the southern part of the character area at Durham School further expansion occurred with the building of the swimming pool built in 1923; followed by a classroom, armoury and rifle range added which focus on a hilltop chapel of 1924-6 by Brierley and Rutherford. In recent years the school has expanded and there have been a series of modern buildings, the reception, the new sanatorium attached to the school house built in 1963 by Cordingly and McIntyre, the Budsworth Sports Centre 1976 by Levington, Black and Partners. Durham School today is a large private boys school, that has been co-educational since 1985 (girls were invited to join at sixth form level) and became independent from the Dean and Chapter of Durham Cathedral in 1996.

Opposite Durham School, the School's Halls of Residence started to spring up. Trinity Hall is the oldest property a large square Victorian Gothic mansion with offshoot extensions. To the west of this is Caffinites (1913-14) a wide building with

courtyards and extensions and at the far end is Poole House, (1924) a large Arts and Crafts villa of some considerable size.

### **6 Archaeology**

The southeastern portion of this character area has the potential to contain archaeology of high significance relating to the history of urban development, industrial usage as well as river crossings and riverside installations. The eastern ends of Crossgate and Allergate possess the highest potential as does the route of South Street which perpetuates the line of one of the historic north-south routes through the settlement area where the Old Borough is considered to have been a centre of commerce from as early as the 11th Century.

### **7 Form and Layout**

Crossgate and South Street are part of the Medieval infrastructure of the City which was largely established by c.1250 and it altered little during the succeeding 600 years, only significantly expanding during the 19th century.

John Speeds Map of Durham c. 1610 shows the layout of this part of the city with Framwellgate Bridge connecting the area back to the Peninsula, including the narrow linear streets of Crossgate and Allergate running westwards, Framwellgate to the north, South Street, and the Church of St Margaret of Antioch standing in its present position. These are still discernible in comparison to the modern town plan however this area has significantly expanded which has generated a

complex network of roads, streets, back lanes and pedestrian only routes.

Beginning at the historic connection to the Peninsula at the west end of Framwellgate Bridge, the Medieval street of Crossgate rises very steeply and runs into Crossgate Peth forming a long continuous snaking route to its termination point joining Newcastle Road on the outskirts of the conservation area.

After approximately 140mtrs Crossgate splits into Allergate which runs in an elongated 'S' curve, this adjoins Alexandria Crescent to the west which creates an encircling route back to Crossgate. The western end defined by Allergate Terrace and the rear of the workhouse, marks an important transition point between the Medieval borough and the extensive network of late 19th century terraces that characterise the northern and western sections of the character area.

At the junction of Framwellgate Bridge, South Street ascends sharply with properties built above the ridge of the steep sided river gorge. South Street differs in that the properties are larger and grander, and the sense of enclosure is diminished by the steep drop to the river on the Eastern side of the road. Most of the buildings on South Street are listed. Due to the local topography and plan form the rear of many buildings along Crossgate, Allergate and South Street are clearly visible from other parts of the City. Their rear and front elevations are

not uniform in appearance and the complex roof patterns and sizes add to the rich texture of the conservation area.

These three main streets represent the original Medieval town plan in this sector of the City and although many original buildings have been replaced in whole or part, many of those which exist occupy the historic burgage plots and therefore the original widths of the streets as well as their layout have been preserved.

Crossgate and Allergate are typical examples of the Medieval town plan being narrow, linear streets with continuous built up frontages, and densely packed with buildings tight up against the back of the pavements. Within Crossgate and Allergate there are a number narrow vennels leading to the rear of North Road. These straight pedestrian routes are a significant historic characteristic of the whole city and contribute greatly to the pedestrian permeability of the area.

Crossgate is constructed on land rising (sometimes steeply) away from the River and Flass Vale to the Durham Bowl. This provides an impressive setting to the buildings within Crossgate, the Cathedral, Castle and World Heritage Site. The terrain also provides considerable drama in the townscape at South Street as it rises high above the gorge and elsewhere the rising landform provides very visible elevated townscape and roofscape that is outstanding and visible from all corners.

At the junction of Allergate and Crossgate and running steeply down to North Road is Neville Street. This comprises of terraced houses individually stepping down a narrow, sharply descending street to the foot of North Road. This was a side street off North Road, with no link to Crossgate until the 1890s. The building pattern is one of narrow properties on either side of the street in rectangular plots, until reaching the north end where larger irregular shaped commercial buildings emerge.

North Road itself is again a linear street although wider than the neighbouring Medieval streets. There are a number of historic properties intermingled between the later developments which are discernible as a result of their narrow frontages and rectangular form. To the rear of the street ad-hoc development has occurred but this is not too disruptive to the overall layout due to its limited visual and physical intervention.

North Road ends at the roundabout at the top end of the street but the road continues under the Viaduct and then splitting into Albert Street to the left, a climbing characterful terrace of grand Victorian properties, and the upper part of North Road to the right where the land rises on the east side up to Wharton Park.

The development of the railway and the Viaduct crosses high above the character area curving from the southwest to the northeast. These were significant influences on growth, and

had a dramatic impact on the plan form and appearance the surrounding townscape.

Victorian development accounts for a large proportion of the conservation area's notable and generally well planned streets which have left a strong positive character on this part of the City.

The Victorian streets dispersed around the Viaduct area include the south side of North Road and the north side of Crossgate. These follow a grid system of linear two storey terraces, rear yards and connecting back lanes, uniformed in their domestic scale and the repetition of their architectural details. These streets generally either front the main roads, run parallel to them, or radiate northwards and the changing land form either descending, such as Mitchell Street and New Street, or ascending with the gradients for example at Flass Street. Although uniformed the terraces were constrained by physical barriers which gives variation in block length and an interesting blend of colliding interlocking street patterns.

To the west Crossgate Peth, The Avenue and Western Hill continue the long linear road development radiating out from the city centre. These begin by following the general grain and building pattern of the area but the outer suburbs of late Victorian /Edwardian development rise up the hills and are characterised by larger town houses and villas, typically on street, set within spacious plots and recognisable with a language of their own. The block patterns of the Edwardian

dwellings blend with the preceding Victorian terraces creating diverse densities, built form and changing streetscenes.

Also within this part of the character area, on the north side of Crossgate Peth are late 20th century developments which lead towards the railway line at Neville's Cross. This modern suburban infill is of a contrasting form and character, with a clear distinction between the urban form and character of the Victorian terraces - being of lower density plot ratios and more free-form. The properties are centred on generous cul-de-sacs abutting the railway embankment with a more scattered arrangement and wide variety of buildings.

In contrast, the south side across the road has been developed providing contemporary and noteworthy housing that follows the urban grain and distinctive tight terrace character.

Scattered throughout the character area on key routes are a number of independent sites for example Durham School on Quarryheads Lane, St Leonard's School occupying a triangular parcel of land between North Road and Framwellgate Peth, the County Hospital at the south end of Albert Street, and St Margaret's Workhouses between Crossgate and Allergate. As a result of their positioning, scale, form, and individual character they are of considerable townscape value and are now of significant historic and social merit.

In terms of open space, linear swathes of open spaces and trees have remained undeveloped and continue to rise up in

the grounds of Flass Vale and Durham School to the dramatic elevated openness of Observatory Hill and Hangman's Hill, part of Durham Inner Bowl. In addition the former enclosed tithe plots of St Margaret's to the rear of South Street that provided fishponds, dovecotes and orchards, now provide an important green finger of open space that consists of interconnected spaces to St Margaret's churchyard and the allotments.

Although the Crossgate area has been altered by the coming of the railways, the 1960s/70s road building programme, and some 20th century new development, Durham's unique identity and scale still persists. This is due partly to its Medieval road layout, the historic townscape and survival of Georgian and later Victorian additions and the superb landscape setting. This is a significant feature of the whole conservation area and should be respected in the management of change.

## 8 Sub-area division

Owing to the complexity and diversity of the conservation area, the Crossgate Character Area has been divided into five sub-character areas, to assist in defining the detailed features that contribute to the wider character area's special interest and significance. These sub-areas share some common themes and consistent elements but the assessment process has identified them as having a degree of individual character in themselves. There are some instances for example, where buildings of a similar style, scale and period are located in

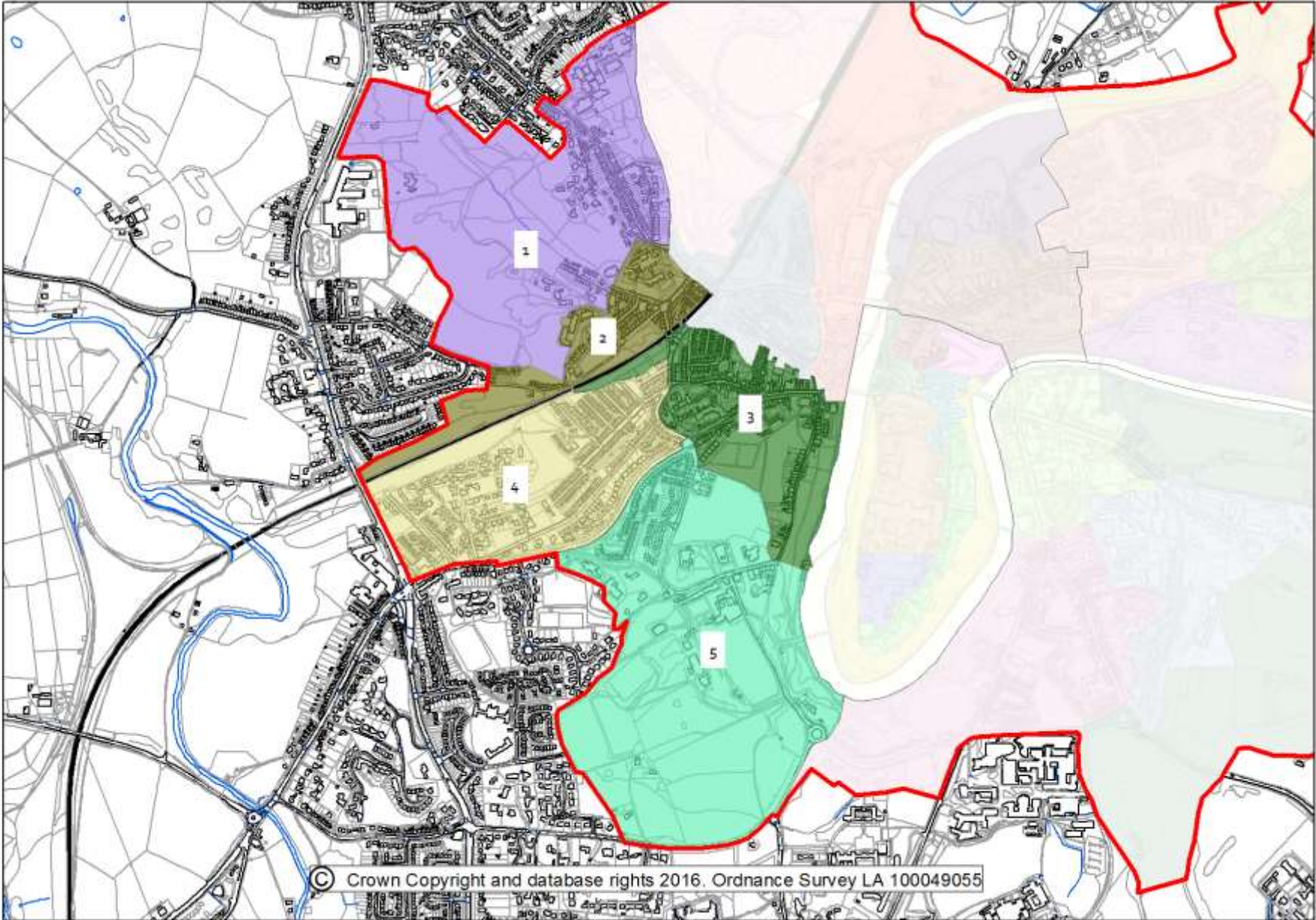


different sub areas but the overriding character alters as a result of the streets and spaces they define. There are also sub areas where some over-lapping occurs as some streets may contribute to the historical and physical context of more than one sub area.

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

- 1 Western Hill including Flass Vale;
- 2 Viaduct Area including Ainsley Street, Mowbray Street, Waddington Street, Redhills, Sutton Street and Atherton Street;
- 3 Crossgate including Allergate, South Street and St Margaret's;
- 4 Hawthorn Terrace including John Street, The Avenue and Crossgate Peth;
- 5 Pimlico including Briar Dene, Clay Lane, Durham School and Observatory Hill.

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



Map 5 Sub-area Division

## 2 SUB-AREA CHARACTER ASSESSMENTS

### SUB CHARACTER AREA 1 - WESTERN HILL

#### 1 Location and Boundary Description

The Western Hill sub-character area lies to the north of the Railway Viaduct within the western part of the conservation area. This area is well defined stretching up North Road to St Leonards School, then heading west towards Fieldhouse Lane and Flass Vale Local Nature Reserve as far north as the A167, then to Durham Johnston School and to the edge of the Miners Hall in Redhills Lane. The area extends southwards as far as the narrow lane to the north of the County Hospital site, Waddington Street and Ainsley Street.

The character area's principle streets are Western Hill and Albert Street, with Princess Street, Obelisk Lane and Back Western Street branching off from the steep linear route. Occupying the centre of the character area is Flass Vale, an extensive valley of mixed woodland and meadows where the steep banks rise steeply above the burn and the bog forming part of the Durham Bowl.

#### 2 Setting

This part of the Crossgate area is located on relatively steep terrain that rises from the Viaduct area and up Flass bog/burn.

The Western Hill area has a considerable incline with a staggered terrace of townhouses which have a natural backdrop formed by the mature tree cover at St Leonards School and Wharton Park. Flass Vale provides a scenic setting to this area with natural broadleaved woodland on the steep slopes. The slopes of Flass Vale and Hangman's Hill form part of a ridge running north to south from Neville's Cross to Sniperley (route of the A167) part of the Durham Bowl. The Viaduct with its eleven arches to the south, and the juxtaposition of the former County Hospital site provide a natural entrance into this sub area where the tightly knit Victorian terraces below provide quite a contrast to the rising suburbs of Western Hill.



Image 1 View of cathedral from Neville Street





Image 2 A mixture of historic 19<sup>th</sup> century terraces and leafy lanes

### 3 Form and Layout

Western Hill, Albert Street and Princes Street are streets with notable architectural character. Albert Street is initially steep then straightens up from a fairly abrupt curve at the bottom near North Road. The street consists of Victorian terraced townhouses stepped up the hill with strong building lines of generally narrow frontages are defining characteristics, with the linear street pattern reinforced by the presence of walls and railings.

Princes Street is a mixed street of semi-detached and detached Edwardian townhouses along with some flats. It is a steep slightly curving street that manages to retain some unity due to the consistency of building and boundary lines. The prominence of walls, hedges and trees help to unite the varied townscape.

Obelisk Lane is a very short steep street that bends sharply to the east where it meets North Road at right angles. Here the tree cover and steep walls enclose the street. On North Road, the stone walls, fences and overhanging vegetation of the school site enclose the western frontage. The elevated town houses along Princes Street have their backs to the road, with the coach houses, stone and brick walls and abundant vegetation being important characteristics of the area.

In Fieldhouse Lane the form and architectural character is derived from the Edwardian townhouses and Arts and Crafts style detached and semi-detached dwellings (Image 3 top left). This could be defined as typically suburban; a straight street with gaps between houses, that's character, is reinforced by the presence of mature trees, hedges and the walls to front gardens.

The St Leonards school site is fairly expansive with the original buildings and interconnected modern buildings concentrated in groups on the northern edge of the conservation area. The entrance to the school provides a wide gap with vegetation at the front (see Image 3 top right and second row left).

Back Western Hill is a winding, steep street that has a distinctive character formed by the townhouses along Western Hill which have their backs to the road with stone and brick walls and overhanging vegetation being important characteristics. The former coach house and outbuilding conversions and other redevelopment have provided varied frontages with garage doors and inserted residential frontages being a key feature (Image 3 second row right and third row left).

The opposite side of the street is defined by a varied plan form. To the south are derelict Victorian industrial buildings on the bottom bend (Image 3 third row middle), the narrow verdant short cut through to the Kings Lodge and detached chalet

bungalows as part of Valeside (Image 3 third row right and bottom).



*Image 3 Suburban setting*





*Image 4 Flass Vale gives way to the urban character*

Valeside is a small steeply sloping cul de sac of open plan chalet bungalows/houses built in the 1970's with an irregular building line and suburban plan form. The beech trees and hedges however provide some unity and help soften the edge of the development adjacent to Flass Vale.

Flass Vale is an open space that lies between a ridge running north /south and the area to the west of Western hill. It consists of steep sided slopes and undulating land of natural broad leaved woodland which provides a sense of enclosure. Much of the valley bottom and some of the former pasture covered slopes is now reverting back to open grassland.

The lower end and valley bottom is flat and waterlogged supporting remnant wet woodland and bog vegetation. Flass burn runs from north to south and is culverted beneath the former bus garage. Designated public footpaths run through the vale providing a circular walk around the rim of the bog. There are six fairly low key access points into the vale at Flass House, Kings Lodge, Valeside, Larches Road, Flassburn Road and Johnson School. A non-designated overgrown footpath thought to be part of the route taken by monks between Durham and Beaurepaire in Medieval time leads to the A167 from the top of the Vale.

The former Flass Lane skirts around the edge of the site and the short cut through to the Kings Lodge and is characterised by the abundant vegetation. From here the Lane turns into Ainsley Street which has a urban character, the street curves gently surrounded by tall buildings (see Viaduct sub area) before it takes a sharp bend turning straight towards Flass Bungalow. Here it becomes enclosed, straight and relatively steep with large detached properties plots facing onto it, Highgate and Durham House.

#### 4 Architectural Character

Western Hill, Albert Street and Princes Street are climbing terraced streets of Victorian villas and townhouses eventually coalescing to create impressive terraces. These streets are some of Durham's finest streets in terms of planned architecture. The three storey townhouses with basements below have narrow frontages with deep plots. The stone and brick front elevations are characterised by steps leading up to panelled doors with stone and timber surrounds, arched lintels, stone surrounds or canopies. Adjacent to the doors are often bays or oriel sash windows projecting out. Above at first /second floor level are sliding sash windows and narrow dormers which line up with the openings below. The steep slate pitch roofs with the prominent chimneys add to the sense of grandeur.

The infill developments in this area of Nos. 34 and 35, Bulford Court and Millbank Court continue to provide the same sense of scale, building line and massing although some of the materials, detailing, fenestration patterns are of varying quality ( Image 5 bottom row). Bulford Court may be considered the most successful of these in respect of integration into the historic fabric.



Image 5 (above and facing) Fine Victorian terraces and modern infill



The Edwardian terrace in Fieldhouse Lane continues this form of development, with similar three storey height, massing and width and a strong building line interspersed with bays. The regular fenestration, with the sliding sash timber windows to the bays, aligned first floor windows and dormers, and panelled front doors all provide a cohesive sense of symmetry. Further along Fieldhouse Lane the Arts and Craft properties of Holmside, DLI cottages and Somersby are detached and semi-detached villas and houses. The steep slate pitched roofs and tall chimneys relate to the Victorian terraces. However their architectural style and massing provides contrast; with a 'squat' two storey scale, large frontages, horizontally emphasised casement windows and their surrounding gardens.

To the rear of Western Hill and at Back Western Hill, garages, outbuildings and converted coach houses are features here as well as the tall stone and brick walls.



*Image 6 Arts and Crafts styled properties*

Conversion of some of these buildings could have been more sympathetic to their character, form and previous use within the context of the conservation area. The more recent similar developments have architectural details, fenestration, and door openings that have been more carefully considered and are in keeping in terms of scale, design and materials.

Field Houses are linear cottages fronting directly onto the back of Western Hill; they are unassuming, shallow buildings following the line of this original route. They possibly date back to the early 19th century and are two storey with slate roofs, with smooth rendered frontages and small, horizontal, Yorkshire sliding sash openings at ground floor level.

Properties to the western side are generally of 1970's vintage and vary greatly in terms of their scale, form and design; they include a number of large scale, low, chalet bungalows with detached garages, with shallow pitched roofs with wide frontages. At the south end there is a collection of historic buildings including a small 19th century industrial unit (possibly related to gravel / sand extraction at Flass Vale). These tall, fenestrated red brick buildings, that front directly onto the street, are striking in terms of their height in relation to the street.

Off the small lane to the northwest of the street is Kings Lodge, a former 18th century public house (formerly Grade II listed prior to extensive fire damage). It is a modest traditional building which in recent years has been extended and this along with extensive refurbishment it is now covered with muted coloured smooth render and features sliding sash windows with stone detailing.

Flass Bungalow is an inter-war period bungalow and still retains its original character with pebble dash frontage, and steep roof.

The large modern houses (Highgate and Durham House) adjacent are extensive executive dwellings with deep footprints on narrow frontages built in a semi-traditional architectural style on a grandiose scale.





Image 7 Properties around Flass Vale



Image 8 St Some of the old St Leonards buildings

The old school buildings at St Leonards and the associated gatehouse are constructed in fine coursed sandstone with ashlar dressings. The main block has notable detailing –string courses, dentils, sills, heads and cornices. The imposing three and four storey core building has a Westmoreland slate hipped roof with stone chimneys. Fenestration to the principal elevation consists of sliding sash windows with diminishing scale. To the side is the main entrance with the portico and panelled front door providing an impressive frontage, albeit compromised by large scale late 20th Century wing extensions.



## 5 Important Buildings

### Listed Buildings

There is one Statutorily Listed Building in the Western Hill Sub Character Area, refer to the list below and Appendix 1. These are recognised by the Government as being of special architectural or historic interest as specified by the Planning (Listed Buildings and Conservation Areas) Act 1990. Listing is made at three levels of importance Grade I the most important, Grade II\* and Grade II. The protection afforded by this legislation applies to the whole of the listed building and any structure attached to it and land within its curtilage. Listed Building Consent is required for any demolition, extension or alteration proposed which might affect its character.

<i>Building Name</i>	<i>Grade</i>
Obelisk, Obelisk Lane	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 areas there is one Scheduled Monument see below and refer to Appendix 1.

Maidens Bower - A bronze age round barrow

### 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 is a presumption in favour of preservation of these structures. The omission of any particular building should not be taken to imply that it is of no interest.

#### *Building name*

The Kings Lodge  
 St Leonards School, Main original building, gatehouse, walls  
 St Cuthbert's Vicarage, Western Hill  
 No 36 Albert Street  
 Field Houses Back Western Hill/Fieldhouse Lane  
 Industrial buildings at the bottom of Back Western  
 Milburn House  
 Grey House  
 Durham Light Infantry Cottages



Image 9 Stone and brick examples

## 6 Building Materials, Detailing and Features

There is a wide variety of built form in this area; ranging from the 18th century Kings Lodge, to early Victorian cottages and town houses at Field Houses and in Western Hill. The grand terraced housing infill in the mid/late Victorian era in Albert Street and Princes Street, Edwardian Houses and Arts and Crafts villas in Fieldhouse Lane; and suburban chalet 1970's bungalows in Valeside alongside new development in Ainsley Street. Plus more recent construction of the housing development at the former bus depot. The result is a mix of building styles and material palettes that combine to give the individual streets their distinctive character. In addition the nature of unique properties such as Kings Lodge, Fieldhouses and St Leonard's School combine with modern infill development to provide further variety and interest.

### *Walls and facades*

In Western Hill, Albert Street and Princes Street the Victorian townhouses are typically constructed built in a mixture of coursed sandstone and red brick in English garden wall bond. Brick detailing also includes string courses, dentils, plinths, and chimneys while stone is used in quoins, window heads and sills, lintels and thresholds. The facades to the more recent infill development in these streets varies and contrasts to the overall appearance. In Belford Court a good quality red brick has been used with stone detailing, whilst at Nos. 34 and 35 Albert Street, and no 11 Princes Street, the 1960's infill development has been constructed in muted buff brick and the

architectural detailing bears little reference to the surrounding hues of brickwork in the street.

The Edwardian terrace in Fieldhouse Lane is constructed in red brick, with string courses and dentils with stone sills and heads, lintels, thresholds. The Arts and Crafts properties in Fieldhouse Lane (e.g. DLI Cottages, Bye Cottage) are built in a mixture of red brick and pebble dash render with stone detailing often painted. The modern terrace townhouse development at Millbank across the road has a dark brown brick which conflicts with the warm red hues elsewhere.

Valeside and the 20th century properties facing Back Western Hill are built of dark brown brick, timber facings and boarding. In Ainsley Street, Flass Bungalow has a dashed rendered painted white facade while Durham and Highgate House have red multi brick walls.

The properties in Back Western Hill, for example Field Houses, have smooth rendered frontages, with stone sills and heads. The industrial buildings further down are constructed of red brick with dominant red chimneys. Whilst the Kings Lodge has a smooth render with stone detailing.

To the north the St Leonard's old school buildings and gatehouse are constructed in coursed sandstone with detailing consisting of string courses, dentils, sills, heads and cornices. The modern large extensions are constructed of panelled curtain walling and glazing.



*Image 10 A mix of render, brick and stone*





Image 11 Roof details

### Roofs

The design, materials, construction and detailing of roofs make a substantial contribution to the character, appearance and physical integrity of the historic buildings. These contribute significantly to the townscape, each with its own distinctive silhouette in the skyline. The predominant roof covering in this area is Welsh slate in traditional simple laying patterns in blue/grey colours. Rooflines are consistently broken up by a variety of brick chimneys generally square or rectangular in form often with decorative brick bonding, overall creating an interesting roofscape. Other features at eaves levels include cornices, gabled copings, and stone brackets.

The uniform, steeply pitched and stepped roofs of Western Hill, Albert Street and Princes Street are constructed in natural slate with the rhythm of the roofs punctuated by red brick and stone chimneys and pots. In addition clay red ridge tiles and finials combine to create a diverse historic roofscape of some note. Slate roofs and brick chimney details continue in the Edwardian Arts and Crafts houses in Fieldhouse Lane as well as the modern late 20th century developments. The developments at Bulford Place and Millbank Court also feature steep slate roofs and brick chimneys along with the industrial units and some of the coach houses in Back Western Hill and The Kings Lodge.

The historic core buildings of St Leonards have Westmoreland slate roofs in contrast to the flat felt roofs of the wing

extensions. The roof form of Valeside also contrasts with that of the more historic areas; with the chalet bungalows having shallow roof pitches with a covering of concrete brown tiles and ridges with heavy barge boards and no chimneys.

### *Rainwater goods*

Many of the properties in Western Hill, Albert Street and Princes Street still retain their black painted cast iron rainwater goods with hopper heads and spiked brackets. In Fieldhouse Lane, Back Western Hill, Kings Lodge and at St Leonards School there are still examples of cast iron but a number have been replaced with plastic guttering and been attached to modern bargeboards and new brackets. Within the modern suburban development of Valeside, details are typified as oversized bargeboards and soffits with black plastic rainwater goods. In contrast, the recent developments at Ainsley Street, Durham/ Highgate House and Bulford Court on Western Hill have used cast iron or metal guttering.

### *Joinery, windows and doors*

The windows and doors of traditionally constructed buildings are often the most prominent features, and are an important element which defines their character. When this is repeated across a whole street, they add significantly to the historic townscape quality of the area. The Victorian townhouses of Western Hill, Albert Street and Princes Street display an intact variety of historic windows. Generally, sliding sash windows in 2 over 2, 3 over 3, 6 over 6 or 9 over 9 patterns.



Image 12 High quality windows and doors





The area also includes notable bay windows, oriel windows and dormers embellished with cornices, parapets, panelling, leaded cheeks and finials. Door styles include a variety of elegant solid 4 and 6 panelled doors, singular and paired. The ornate architectural detailing includes thresholds and lintels, decorative ironmongery including door handles, post boxes and boot scrapers. The modern infill in the street at Bulford Court has attempted to replicate this detailing and architectural quality.



The Edwardian Terrace in Fieldhouse Lane also features distinctive bays, sash windows and dormers with many original windows still being intact. In addition solid colourfully painted doors are prominent features. A number of the Arts and Crafts Villas on Fieldhouse Lane still retain timber casements with leaded lights, however in recent years some have been replaced by uPVC.



The fenestration in the 1950's Valeside development is characterised by large horizontal glazing/casements and glazed doors; in places wooden windows have been replaced by uPVC. The new development in Ainsley Street has taken a more traditional approach in the overall window design using sash windows throughout. Older properties such as Fieldhouse Cottages, Kings Lodge and the core buildings at St Leonards School still retain many of their original sliding and even Yorkshire sash style openings.

Image 13 More joinery examples

## 7 Boundaries and Means of Enclosure

Walls, fences and other boundary treatments form important elements in defining the character of historic buildings and can be of interest for their contribution to the character of a group of buildings or the overall townscape. In Western Hill, Albert Street and Princes Street are characterised by low brick and stone walls and railings to their front curtilage. Some original cast iron railings still exist although many have been replaced by more post war additions and many sympathetic reproductions.

Princes Street is characterised by more hedges/shrubs and trees within front gardens. The rear gardens of these streets characterised by a variety of stone and brick walls, garages and coach houses of varied age and condition, some with overhanging trees and vegetation creating a sense of enclosure. Obelisk Lane and Back Western Hill is similar with enclosure provided by high stone and brick walls, mature trees and hedges on either side. North Road is similar with large garden walls and mature trees, hedges, and prominent tree cover to boundaries, especially St Leonards School grounds.

In addition the mature trees and brick walls to St Leonard's school grounds provide a backdrop and boundary to Fieldhouse Lane and South Crescent. In contrast the boundaries in Fieldhouse Lane and Valeside are more suburban in character with generous front gardens, trees, hedges, walls and piers being a feature of the street scene.



*Image 14 Albert Street/Princes Street, overgrown high walls Obelisk Lane and North Road with railings to St Leonards*

Valeside is a mixture of some open plan gardens to the entrance, whilst to the rear the majority of plots have a sense of enclosure created by high dense beech hedges and gates.

The generous gardens at the rear are informal in character providing a soft interface to Flass Vale. This low key fencing, hedges and tree cover at Valeside creates an informal form of boundary that continues around the whole of the Vale in similar guises. Flass Bungalow has trees and hedges boundaries fronting the Vale while Highgate and Dryburn House have stone walls, railings and imposing gates, which area quite urban/suburban in character.



Image 15 High hedges around Valeside

## 8 Open Spaces and Trees

Open spaces can make a significant contribution to the character of area, enhancing the appearance and setting of individual buildings and contributing to the streetscene. Within the northwestern part of the character area greenery is an important contributing factor to the semi-rural character. Notable examples are the trees and hedges scattered around the allotment area, the trees along Larch Road, around and within Flassburn Road the A167, Durham Johnson School and Redhills Lane. The former bus depot site in Waddington Street is tightly enclosed by Shaw Wood providing an impressive green backdrop. The wooded steep banks of the former sand quarry to the rear of Kings Lodge also have very high amenity value.

The Victorian townhouses within Western Hill, Albert Street and Princes Street are characterised by shallow frontage/yards and deep rear gardens, although enclosed and private some are visible in the public realm and include hedgerows and trees which add important greenery into the urban streets. The rear gardens are also visible in long-distant views from the west where they provide an impressive backdrop to the properties.

The western side of Back Western Hill is suburban in character and greenery within this area is limited to the larger garden plots to the rear of the properties. These are not very apparent from street level, but from certain vantage points the trees and planted elements provide interest.



The dense woodland to the rear envelopes a number of the buildings significantly enhancing their setting and encloses the public right of way leading to Kings Lodge creating a green tunnelling effect.

Further to the northwest is Durham Johnson School the grounds here comprise of large expanses of flat grassed playing fields bordered by groups of trees, mainly Sycamores and Beech, and vegetation. This provides a pleasant backdrop to the residential properties at South Crescent, Fieldhouse Lane, North Road and Obelisk Lane. The dense tree canopy here also overhangs the two main roads, creating a green corridor into the City and enhancing the setting of the Grade II listed Obelisk.

Within the northern part of the character area lie Fieldhouse Lane and Valeside. These are densely developed suburban streets, yet include important green spaces which enhance the overall character and appearance of the area. These are formed by frontage gardens, hedgerows and a variety of incidental green spaces in the public domain.

Westwards from Valeside is the informal entrance to Flass Vale, the sense of arrival created by the surrounding open meadows and natural land. Flass Vale itself is a highly significant area of land equalling approximately 7.85 hectares and forming one of the City green fringes which penetrates into the urban area.



*Image 16 Open space centre around Flass Vale*

Flass Vale is a mixture of public and private land and is designated as a Local Nature Reserve which supports a mixture of habitats. It includes an area of semi-natural broadleaved woodland on steep banks, where Oak and Sycamore dominate and areas of wild scrub vegetation on the lower slopes lead down to the waterlogged valley bottom. Flass Burn runs through the site from north to south this consists of a bog which is currently being restored, the bog is an important remnant of the former wet woodland.

The final area of note is the allotment gardens at the northern end of the character area. These are important and well used local features which are free from built structures and provide a contrasting space to the surrounding dense woodland.





Image 17 Impressive channelled views

## 9 Views and Vistas

From Western Hill/Albert Street travelling in a southerly direction there are impressive unfolding views of the Viaduct, the wider townscape and the Cathedral. This steep terrain with a stepped roofscape to the townhouses creates interesting well-articulated views both up and down the street. Princes Street provides framed views onto the Obelisk, whilst rearward views are of the roofline and chimneys of the streetscape. There are snatched views through side gardens of the tree cover in Wharton Park. Obelisk Lane has tunnelled views towards North Road and Wharton Park, with immediate views of the Obelisk through the tree cover. From North Road views back into this sub-area are of the walls and gardens of Princes Street providing a verdant backdrop.

Fieldhouse Lane has views dominated by trees and vegetation that form the start of the suburban character of North End. Views of the roofscape are of interest with a variety of house forms. The rear and front entrance of St Leonards School provides little views into the site, with 20th century additions to the school hiding views of the original core building. Back Western Hill provides unfolding views down the street of the varied and an interesting roofscape of the coach houses/garages. The curvature of the street and sense of enclosure of the walls and trees provides glimpsed views of the World Heritage Site. The sylvan lane that leads to the Kings Lodge provides enticing glimpsed views through the trees to the townscape beyond.

Looking eastwards at Valeside there are open views down the street towards the varied roofscape of Western Hill, and to views of the rear of Back Western Hill consisting of walls, coach houses and trees. An interesting focal point is the obelisk that can be seen to the rear of the roofline. From Hangman's Hill, within Flass Vale, there are impressive panoramic views of the wider townscape and World Heritage Site with a backdrop of the open countryside beyond. From Johnston's pathway are also glimpsed views of both the World Heritage Site and the Viaduct.

Pedestrian routes through the vale provide a series of unfolding views looking across from the grassland at Flass bog and the two wooded valley sides. A surprising and uplifting view to the north is that of the allotments and North End beyond.



Image 18 View from Hangman's Hill

### 10 Activity

Western Hill, Albert Street and Princes Street are primarily residential areas, in mainly family ownership with some rented properties to the centre of the area. Likewise Princes Street is primarily residential although with flatted accommodation in converted townhouses to either end of the street. Despite the residential nature of these areas they can at peak times be transformed into a busy vehicular and pedestrian 'rat run' with parked cars slowing down traffic movement.

Obelisk Lane (because of its incline) is a quiet short lane that generates little activity in terms of pedestrian or vehicular activity. It does however provide a shield to St Leonard School playing fields. Fieldhouse Lane is a relatively quiet residential suburban street of family houses although at times it can be a busy through route.

The rear entrance to St Leonards School generates traffic in term time and is a main pedestrian school entrance. The school itself is a well-attended Catholic secondary school with associated academic facilities. The school grounds and gym provide facilities for various sporting activities and are busy in term time.

Back Western Hill is primarily residential, a relatively quiet street with little traffic and few pedestrians and any obvious activity in this area is generally related to access to the properties or those in North End.

The Waddington Street area again is generally quiet, as is Ainsley Street to the southwest; providing one of the main pedestrian routes into the vale. Valeside is a peaceful quiet residential cul-de-sac of chalet bungalows with little vehicular activity, and is known as a safe pedestrian route into the Vale.

Flass Vale consists of natural broad leaved woodland, open grassland, wet woodland and bog vegetation providing an important habitat for flora and fauna. The network of public footpaths and access points provides an area of gentle recreational activity. Allotments in the north within the Vale provide an area for recreational horticulture.



Image 19 Paving is of variable quality

## 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 floorscapes

of Western Hill, Albert Street and Princes Street are characterised by a mixture of large Yorkstone flags, concrete paving and red tarmac with chippings. On the opposite side in Albert Street, the small square modular flags are included within the pavement. Within the area granite sett drainage channels provide detail, along with cast iron street lighting columns which are prominent. Other street furniture includes some bins, limited signage and parking meters.

In Fieldhouse Lane the surfaces appear of lower quality, consisting of large concrete flags and tarmac. Parking meters and traditional cast iron lighting columns, with new fittings, are a feature here. The school signs and road markings to St Leonards School are prominent in the streetscene, whilst street furniture within the area consists of a series of uncoordinated railings, bollards and seats etc.



Image 20 Prominent signage and mismatched furniture



Obelisk Lane and Back Western Hill are enclosed spaces with no pavements. Red and black tarmac with coloured chippings and granite/scoria block drainage channels are prominent in the floorscape here.

In contrast, within Valeside tarmac is the dominant surface finish to road and pavements. All the above streets have the advantage of few signs, streetlights, and no parking meters creating little clutter, however replacement metal telegraph poles are present in the Back of Western Hill. In complete contrast to the above the small cut through to the Kings Lodge is a narrow dirt track, very informal in nature, with no signage here.

Ainsley Street provides one of the main entrances into the Vale here the tarmac surface is poorly maintained. Within Flass Vale the pathway network has an informal character, the rough dirt tracks with wood chippings are considered an appropriate surface for this nature reserve. Furniture and signage consists of timber curved benches, entrance bollards (with the Flass Vale logo) and information boards, all of which are appropriate for this location. In the interest of wildlife there is no lighting.



*Image 21 Setts used to define pavements*



*Image 22 Flass Vales informal nature and rural furniture*



## 12 General Condition

Within Western Hill, Albert Street and Princes Street the houses are generally well maintained with few major alterations and prevalence for the retention of original architectural features. However, there has been some encroachment of uPVC windows. This would appear to be limited to rental accommodation, where bin storage and bicycle parking can also be quite visible. The paving here is generally of good quality and in reasonable condition however there are hotspots where traffic overrun has broken flags particularly in Albert Street. The tarmac surfacing in Obelisk Lane is in poor condition; however the walls to the Lane appear well maintained. Likewise the road surfacing in Back Western is poor at times with potholes having been a constant feature requiring repair.

The stone and brick walls in Back Western Hill are in varied condition some requiring repointing and some rebuilding. The coach houses, garages and outbuildings display a huge variety of alterations and adaptations, some sympathetic, with others less considerate to their former character, and garage doors vary considerably. The narrow cut through to the Kings Lodge is uneven and in poor condition. Ainsley Street leading to Flass Vale is in poor condition with potholes and tarmac patching a prevalent feature.

In Valeside and Fieldhouse Lane the surfacing is in good condition, however tarmac is a little too prevalent in pavements. Buildings here are in good condition and well maintained. However the recent encroachment of uPVC windows doors may, as in other areas, lead to incremental damage to diminish the overall quality and character and appearance of the area.

The rear entrance to the school site at St Leonards is a little unkempt in appearance with adjacent grounds appearing cluttered with signage, road markings and parking. To the North Road the existing entrance is undergoing renovation, whilst inside the site the buildings and grounds appear well maintained. Flass Vale footpath system is in good condition, this is primarily due to the voluntary work of the 'Friends of Flass Vale' who carry out regular maintenance regimes and improvement projects.

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

This section of the document defines the 'special architectural or historic interest of the Western Hill and Flass Vale 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 area's historic significance is a result of it being developed following the construction of the Viaduct in the mid-19th century, and a number of Victorian townhouses which generates the character seen today. This development continued towards St Leonards where the small country estate of Mount Beulah, a large Victorian Villa built in 1859 and now St Leonards School, was established and remains.

The local topography and greenery are important contributing factors creating the semi-rural character. The area features a variety of green spaces, street trees and hedges etc. with Shaw Wood providing an impressive green backdrop and the wooded steep banks of the former sand quarry to the rear of Kings Lodge having very high amenity value.

In terms of built form and architecture, there is a consistent building type, style, and function in this area. It is defined by strong building lines, fairly wide streets, densely packed tall Victorian Terraces stepping up the streets and enclosing the street scene. Architecturally, the properties have lively frontages, with a notable fenestration pattern and elevations. Good quality brick with stone detailing, the rhythm of the oriel windows, the elaborate panelled front doors, prominent chimneys and broken up roofscape are particularly distinctive features. There are also a number of key landmark buildings/structures for example the Obelisk and St Leonards School.

The setting of the historic buildings is enhanced by surviving historic floorscapes and traditional forms of boundary treatments. These elements drawn together and create evolving and characterful streetscapes of high architectural quality and significant interest.

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



Image 23 View from the Cathedral tower

## SUB CHARACTER AREA 2 - VIADUCT AREA

### 1 Location and Boundary Description

The Viaduct sub-character area lies within the heart of the conservation area and straddles the route of the Viaduct and railway line heading westwards to Neville's Cross. The boundary is well defined, to the north the boundary runs adjacent to the bottom of Western Hill and the southern section of Flass Vale then following the steep banks that surround the former Fred Henderson's site in Ainsley Street. It then extends westwards including woodland within the western section of Flass Vale leading up to Grays Terrace and St Bede's Cemetery. To the south the boundary follows the route of the embankments to the railway line and extends south of the Viaduct to the Victorian terraces of Atherton Street, East Atherton Street, New Street and Mitchell Street. It includes the roundabout at the bottom of North Road below the Viaduct before returning back to Western Hill.

The area's principle streets are Sutton Street, Waddington Street, Redhills, part of North Road and the A690. In addition the area includes a tight grid network of Victorian terraces, in the shadow of the Viaduct at Mowbray Street, Flass Street, Lambton Street and Bridge Street.

## 2 Setting

The Viaduct and railway line plays a significant role in creating the character and overall setting to this sub area. The Viaduct rises high above this relatively low lying part of the City, originally crashing in from the western flank (Redhills area), at a high level with eleven arches supporting it across originally Flass Vale bog (now abridged) towards Wharton Park /Windy Hill knoll where the railway station is today.

The tightly knit Victorian streets below sit quietly within or adjacent to the arches and provide a compact intimate area of terraced housing (i.e. Lambton Street, Bridge Street). The land here is reasonably flat but rises gently to the south to Atherton Street and East Atherton Street and very steeply westwards up Flass Street and Redhills. The woodland and steep boundaries that surround the former Fred Henderson site here forms part of Flass Vale, the lower reaches of the Durham Bowl. The extensive tree cover forms a scenic green backcloth to the Victorian terraces and St Bede's Cemetery.

The woodlands on the steep slopes of the Durham Bowl create a natural backdrop to the key landmark buildings here, the Miners Hall and County Hospital and the United Reform Church. Finally Wharton Park to the east continues this extended linear green finger of dense tree cover and provides a sylvan setting to the Viaduct on the eastern boundary.

## 3 Form and Layout

The 100 foot high Viaduct curves from the southwest to the northeast and had a dramatic impact on the form, appearance and development of the city rising high above the townscape and spanning across the character area. The two storey terraces within the arches, in parts of Sutton Street, Lambton and Bridge Street, provide some of the most intimate and densely packed townscape. These streets are particularly short and narrow with no gaps between. The tightly knit form continues into new development in the adjacent infill sites with individual blocks rising to three storeys in Bridge Street.

North Road is a radial road providing direct access to Framwellgate Bridge and heads northwards up to St Leonards where it rises gradually and bends to its junction with Framwellgate Peth. The formerly unbroken route is dissected by the 1970s intervention off the A690 which connects Chare with Sutton Street leading to Margery Lane crossroads. Branching off on the north side of the streets is the short steeply ascending Station Bank which leads to the linear Tenter Terrace.

At the north end, the roundabout provides access to all directions including the entrance to the bus station. From here, North Road continues its route south with two and three storey commercial buildings and access to the city centre.





*Image 24 Lambton Street, Sutton Street towards Metcalfe House, Methodist Chapel from the terraces, and stepped Atherton Street*

Early 20th century tightly packed terraced houses occupy the area around the bus station between North Road and neighbouring Allergate. These are characterised as narrow two storey terraced streets, regular in form and straight with strong building lines staggered up the hill providing a distinctive historic streetscape. They are linked via narrow tightly enclosed back lanes. Atherton Street is an elegant street that curves down the slope; the stepped built form is particularly visible from the A690.

### County Hospital and the Waddington Street

Mowbray Street, Waddington Street and Flass Street were constructed in a tightly knit form, in a grid iron pattern with strong building lines. The two storey terraces with narrow frontages are a feature in Flass and Mowbray Street. Taller three storey frontages face Waddington Street, these pick up the scale, height and massing of the United Reform Church and taller buildings on Ainsley Street, the Companions Club and Flass Hall. Further on from Ainsley Street the Flass Vale character area is defined by large mansions on narrow plots and Flass bungalow.

The County Hospital buildings sit slightly back from Waddington Street behind a strong boundary wall, the building is elevated fronting onto North Road and Sutton Street but is quite hidden by modern extensions. The large massing and the tall 3 to 4 storey built form with its intricate roofscape and Elizabethan frontage is a key landmark and focal point and contributes significantly to the streetscene. Its position in the rising sloping site provides a sense of grandeur in the landscaped grounds and townscape below. The surrounding grounds and the fine avenue of tall trees contribute to the overall ambience, and provide an appropriate setting and entrance to Flass Vale at the rear and Wharton Park to the northeast.



*Image 25 Terraces around Waddington Street and the County Hospital*





Image 26 Redhills a steep street leading down to the Miners Hall

### Redhills

The character of Redhills has been influenced by the London to Edinburgh railway line which cuts through this area. Redhills is a narrow steep street set between high stone walls of the Miners Hall and the railway embankment, with a narrow pavement on one side. Red Hills Terrace is two storeys in height with its building line abutting the pavement giving a strong sense of enclosure. Grays Terrace beyond this is set back behind long elevated gardens and high walls. A unique building fronting the street is the mortuary chapel just beyond the cemetery walls, and vegetation defines this part of the road. The Miners Hall and adjacent Villas are set back beyond the high stone walls on elevated ground. These two and three storey buildings are of reasonable scale, set in generous plots with associated greenhouses and outbuildings. The Miners Hall dominates the streetscene and views from the railway. Its massing is considerable and extends over two storeys with a high central dome. The building is set back in ornamental grounds with an entrance Lodge, stone walls and railings fronting the route of Redhills Lane.

#### 4 Architectural Character

The number of Victorian terraced streets in this sub-area means there is a generally less variety of built form or changes in urban grain within this area. The streets in the shadow of the Viaduct are characterised by simple Victorian terraced architecture with back yards and closely knit street pattern. This results in a cohesive approach to building styles and a limited palette of traditional building materials and features which combines to help give many of the streets their uniform character. This domestic simplicity is in contrast to the larger unique properties within the area e.g. The County Hospital, The Miners Hall, Bede Lodge and Chapel, the United Reform Church and the Viaduct, and helps to add to the overall mix and provide great variety and interest.

The Viaduct is a Grade II\* listed structure by T.E Harrison, constructed of rock faced sandstone with cut stone dressings and brick soffits. It has tapered piers with coped plinths supporting the round arches and the parapets, with the end piers having flat copings that are visible in the skyline. A Gothic style fountain features at ground level on the southern façade; it consists of a double centred arch, with decorative mouldings and an illegible inscription and date.

Sutton Street is a typical Victorian terrace of two storey dwellings constructed in a mixture of stone and brick houses with their distinctive oriel windows. Standing out is Lambton Street, a unique short compact street of uniformed houses

having regular fenestration of sash windows with external ground floor shutters. It is constructed of partly glazed buff coloured brick that is unusual in the locality, but unifies the terrace.



Image 27 Streets around the Viaduct



Nearby, Bridge Street survives as a small terrace with the remainder of the street characterised by a dense three storey 20th century development of flats that responds to the scale and vertical orientation of the adjacent Bees Cottage, but contrasts in the extent of its glazing.

The Grade II listed Bees Cottage predates the surrounding terraces. It is a tall stone building of three storeys that has a narrow frontage with extensions set back at a lower level, its semi-coursed stonework creating a robust frontage with its slate roof tapering down to two storeys. Newer oriel sash bays have been inserted to the front.



*Image 28 Commercial buildings in the shadow of the Viaduct*

North Road, Atherton Street, East Atherton Street, Mitchell and New Street

To the north, development under the Viaduct on North Road comprises a mixture of terraced commercial properties of varying heights, fenestration patterns and shopfront designs.

The shopfronts and signage are restrained and generally comprise of single shop windows with plain pilasters, stallrisers and narrow fascias. The Bridge Public House is one of the impressive buildings in this group turning the corner effectively and providing a strong focal point. Its architecture is characterised by its mansard roof with second floor windows and a strong sense of symmetry below from its regular fenestration. To the left, the former commercial buildings shopfront has been well adapted with the large, projecting, and leaded light bay and interesting feature.



*Image 29 Upper part of North Road beneath the Viaduct*

The late 19th/early 20th Century, red brick terraces of New Street, Mitchell Street and East Atherton street are typical of 'late Victorian' two storey terraced streets. The houses are simply fenestrated, however in most only a few original sash windows and panelled doors remain intact. The architecture of East Atherton Street is defined by a greater richness in its composure and detailing including the number of original windows and distinctive panelled doors that survive. Atherton Street dates back earlier to the mid 19th century, it is an elegant two storey street that curves down the slope. The overall architecture is defined by the steeped rhythm of the roofscape punctuated by chimneys. In addition the colourfully painted oriels are features visible in the townscape from the A690 and add to the overall character of the area.



Image 30 Properties in the shadow of the viaduct

### County Hospital, Waddington Street, Mowbray Street and Ainsley Street

Mowbray Street is a fairly typical Victorian two storey terrace street, with red brick frontage and stepped slate roofs. The buildings have ordered fenestration with some of the original sash windows, bays and dormers surviving. Flass Street is similar in style with the steepness of the street adding to the distinctiveness of the roofscape. As within other areas uPVC windows are becoming more prevalent detracting from the overall architectural quality, particularly in Flass Street.



Image 31 Late Victorian terraces displaying architectural rhythm



Image 32 Mowbray Street



Image 33 Waddington Street dominated by the United Reform Church

The architecture in Waddington Street is more unique, the buildings here are taller rising to three storeys responding to the height and massing of the adjacent United Reform Church. In recent years the two storey frontages have been raised to three storeys at the Day Centre and No 10. These extensions, resulting in a change of material and a rise in ridge level, appear somewhat contrived. In the centre of these larger elements is a small row of cottages built in the Gothic revival style. The original arched half dormer and bay windows add to their architectural quality, although only a few survive in this grouping (see Image 33 bottom right).

The principal feature of the street is the United Reform Church, dating from 1878 built in the Victorian Gothic revival style. The Church is constructed of sandstone and features a fine steeple, large extended steep slate roof, a prominent gabled frontage, and arched mullion and rose like window openings.

The character of Ainsley Street is variable, defined by key buildings that include the tall Companions Club, made up of former offices/warehouses and a series of rather incongruous extensions. Adjacent to this the 'Nelsons Removal' storage building appears as an almost temporary style structure, whilst Flass Hall has a well balance frontage with bay windows, sash windows and panelled doors. It includes large concealed extensions at the rear fronting onto to Flass Vale. In strong contrast almost conflict with Flass Bungalow, are Durham and



Highgate Houses. These are grandiose mansions picking up Georgian detailing and fenestration patterns.

The County Hospital was built to resemble an Elizabethan house situated in fine terraced landscaped grounds.

Constructed in sandstone it features distinctive Jacobean projecting gables, and fine mullion windows and bays however compromised by incongruous mid-20th century extensions.



Image 34 The County Hospital

### Flass Street, Redhills and the Miners Hall

Stone walls are a distinctive feature within Redhills Lane delineating the embankment that rises up to the railway line. At the bottom of Redhills Lane is the small, squat, single storey Lodge House having an architectural simplicity quietly guarding the entrance to The Miners Hall. The front boundary to the hall is defined by stone piers with unique Miners statues with cast iron railings and gates to the entrance which are Grade II listed.

Dominating the townscape, to the rear of the Lodge, is H.T Gradon's (Grade II listed) Edwardian Baroque, Miners Hall. It is a bright red brick building with ashlar plinth, quoins and dressings. It has a two storey frontage of 17 bays and a high central dome with top louvre lanterns within a flat balustraded roof. The central porch below echoes the domed roof structure. Within the grounds to the hall are four listed statues of mining leaders (Crawford, Macdonald, Forman and Patterson) relocated from the earlier miner's hall in North Road. These statues are over life size, set on ashlar plinths with granite name plaques. Located alongside following the same height and building line as the Hall are large Edwardian red brick villas that formerly belonged to union officials.

In Redhills Lane to the south is the prominent white painted late 19th century Redhills Villa. This is a square elegant building with a notable fenestration pattern that retains its original sash



windows. Adjacent green houses and outbuildings surround the building to the south.



*Image 35 Redhills Lane and the entrance to the Miners Hall*

Nearby Red Hills Terrace and Grays Terrace date from the late 19th century, and are modest terrace houses, two storeys in height on narrow frontages constructed in red brick with steep slate roofs and brick chimneys. They are characterised by uniform fenestration with sash, oriel and bay windows all contributing positively to the townscape. The mixture of offshoot extensions and porches at the rear of Grays Terrace however disguises the simple basic form.

Opposite Red Hills Terrace, is the converted Bede Lodge a Grade II listed lodge and mortuary chapel of 1867. It is constructed in random rubble with ashlar dressing and features a graduated dark slate roof with flat gable copings. The former chapel is one and a half storeys, with three bays and fronted with a two centred arch with boarded doors, however it has been extended in recent times.



*Image 36 Miners Hall Villas and Redhills Villa*

## 5 Important Buildings

### Listed Buildings

There are four Statutorily Listed Buildings in this Sub Character Area (the Viaduct Area), refer to the list below and Appendix 1. These are recognised by the Government as being of special architectural or historic interest as specified by the Planning (Listed Buildings and Conservation Areas) Act 1990. Listing is made at three levels of importance Grade I the most important, Grade II\* and Grade II. The protection afforded by this legislation applies to the whole of the listed building and any structure attached to it and land within its curtilage. Listed Building Consent is required for any demolition, extension or alteration proposed which might affect its character.

<i>Building Name</i>	<i>Grade</i>
Durham Miners Hall, Redhills Lane	II
Statues east of Durham Miners Association office (Foreman, Patterson, Macdonald, Crawford)	II
Bede Lodge Cemetery Lodge and Chapel	II
Railway Viaduct and Drinking Fountain attached	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-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 is a presumption in favour of preservation of these structures. The omission of any particular building should not be taken to imply that it is of no interest.

#### *Building name*

County Hospital, North Road  
 County Hospital Walls, North Road, Waddington Street, Sutton Street  
 Railway walls leading to the Viaduct up Flass St/Redhills  
 The Bridge Hotel, North Road, Sutton Street  
 Bees Cottage, Sutton St  
 Flass Well, Flass Street  
 Miners Hall Villas (2) in Miners Hall Grounds  
 Miners Hall walls Flass Street/Redhills Lane

Miners Hall Gatehouse, Redhills Lane  
 Redhills Villa, Flass Street  
 Flass House, Ainsley Street  
 United Reform Church, Waddington Street  
 St Bede's Cemetery Walls and some Gravestones



Image 37 Brick is the predominant material

## 6 Building Materials, Detailing and Features

### *Walls and facades*

The principle building material in this sub-area is red brickwork with stone detailing, however with notable exceptions of stone, timber and render. In the vicinity of the Viaduct the dense two storey terraces of Sutton Street are a mix of stone and brickwork, with the Bridge Hotel on the corner of the street having a painted white rendered facade. Lambton Street is constructed in buff semi-glazed brick that is not the usual red brick that unifies the terraces in the area.

Bridge Street is partly characterised again by brickwork in both the surviving terrace and the three storey new development in red brick with painted timber panelling. Bees Cottage on the corner of Bridge Street is a tall three storey building, and the random coursed mellow stonework is particularly appealing providing a robust frontage.

Mowbray Street has uniform red brick frontages, stepped up the slope as Flass Street. Nearby Waddington Street is more unique with the vertical extensions to the Day Centre and No 10, creating a noticeable change in brick colour. The Victorian terrace built in the Gothic revival style is also of red brick although buildings have been rendered. The principal feature of the street is the United Reform Church, constructed of mellow sandstone.



In Ainsley Street, whilst the predominant material remains brickwork, key buildings including Companions Club feature incongruous extensions in painted render, with the adjacent Nelsons Removal storage building being clad in timber. Flass Hall is again in red brick with red-multi brick extensions at the rear. Durham and Highgate are constructed in a red multi brick with Flass bungalow contrasting in white pebble dash render.

The historic elements of the County Hospital are constructed in sandstone with the mid-20th century extensions in buff brick.

At the bottom of Redhills Lane, the Lodge House to The Miners Hall is constructed in red brick. Opposite this fine stone walls of random sandstone are a distinctive feature that tower above Redhills Lane. The Miners Hall is constructed in bright red brick with ashlar plinth, quoins and dressings. Likewise the two large villas to the left of the Hall are again in red brick. To the south is the white painted rendered Redhill Villa with brown multi brick outbuildings and greenhouses.

Nearby Red Hills Terrace and Grays Terrace are red brick and rendered houses. The mixture of brick used for off shoot extensions and porches at the rear of Grays Terrace disguises the simple palette and basic form. Opposite Red Hills Terrace, Bede Lodge former mortuary chapel is constructed of course rubble and ashlar dressing.



*Image 38 Stone is largely used for detailing with some exceptions*





Image 39 Welsh Slate in traditional patterns, rhythm of historic roofscapes

### 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 changing roofscapes within the streets which contribute significantly to the significance of the whole conservation area. The predominant roof covering in this area is Welsh slate in traditional simple laying patterns in blue/grey colours. Rooflines are consistently broken up the changes in level due to the steepness of the terrain and by a variety of brick built chimneys generally square or rectangular in size, wide and narrow and more often than not in brick bonding, this creates an interesting roofscape. Other features at higher levels include cornices, gabled copings and stone brackets.

Lambton Street features uniform slate roofs and regular chimneys as does the surviving elements of terrace on Bridge Street. Here the flatted development rising up to three storey height features shallow pitch roofs with heavy bargeboards. Bees Cottage contrasts with its stone chimneys, steep slate and catslide roof. The terraced commercial properties to top of the North Road share uniform slate roofs. The Bridge public house has a Dutch style mansard roof with tall chimneys and to the left the former commercial building has a lower slate roof.

The roofs to the tightly packed terraces around the bus station between North Road and neighbouring Allergate, New Street, Mitchell Street and East Atherton are generally Welsh slate, although some of the roofs have replacement dark brown tiles.

Atherton Street is characterised by steep slate and concrete roofs with red ridge tiles stepped up the slope with brick

chimneys. Mowbray Street again features stepped steep slate roofs with prominent chimney stacks and chimney pots with traditional dormers still surviving towards the end of the street. Flass Street is similar in style however some slate roofs have been recovered in modern substitutes that detract from the overall quality of the roofscape.

In Waddington Street the principle roof covering is again slate with some original slate roofs and their traditionally styled half-dormers surviving in the Gothic revival terrace. The United Reform Church features a fine stone steeple and a large extended steep slate roof.

Within the neighbouring Ainsley Street the tall roof of the Companions Club is natural slate and includes incongruous flat roof extensions. Nelsons Removal storage building, located adjacent, includes a make shift flat roof which detracts from the visual quality of this group.

Flass Hall has a well balanced frontage and slate roof with red ridge tiles and brick built chimney stacks. To the west Durham and Highgate House are again slate roofed with large feature chimneys, and seem a little at odds with the neighbouring Flass Bungalow which has a simple singular roof form.



Image 40 Slate roofs

The County Hospital has a Westmoreland slate roof with projecting gables. The roofscape of finials, copings, ornate chimneys and parapets is of high quality and distinctive in the locality. In direct contrast the flat roof extensions, added in 1923, and the more recent structures on the southern end of the site constructed, built between 1938 and 1940 detract from the overall quality of roofscape.

At the western end of Flass Street the Miners Hall Lodge is slate roofed, with a more recent oversized dormer. Whilst the Miners Hall again is slate roofed however it features a high copper central dome incorporating top louvre lanterns within a flat balustraded roof. The roofs to the flanking villas also feature slate roofs with red ridge tiles and tall prominent chimneys.

To the south, the late 19th century Redhill Villa has a hipped slate roof and includes prominent chimneys, as do the nearby Red Hills Terrace and Grays Terrace dating from the late 19th/early 20th century with their steeply pitched roofs and brick chimneys. The simplicity of the roof form is a noteworthy addition and makes an important contribution to the overall townscape. The mixture of offshoot extensions and porches at the rear of Grays Terrace however disguises the simple basic form. Immediately to the south of Red Hills Terrace, alongside the railway, Bede Lodge features a graduated dark slate roof and flat gable copings.

### *Rainwater goods*

Many of the terraced properties surprisingly still retain their black painted cast iron rainwater goods with hopper heads and spiked brackets, this is particularly evident in Mowbray Street, Waddington Street, Atherton Street, East Atherton Street and Lambton Street. However, within these streets there are a number of properties that have had their rainwater goods replaced with modern plastic guttering, detracting from the overall quality of the facades especially where the uPVC has faded with age. Mitchell and New Street have a predominance of terraced houses with black plastic rainwater goods.

In Redhill Lane the Miners Hall, St Bede's Lodge and Chapel, Union Villas and Redhill Villa have all retained cast iron guttering and down pipes. Painted cast iron rainwater goods with hopper heads and spiked brackets along with stone support brackets are also evident on other key buildings such as the County Hospital, the United Reform Church, Flass Hall, the Bridge Hotel and Bees Cottage.



### *Joinery, windows and doors*

The traditional windows, doors and timber shopfronts are integral components of the individual buildings architectural design, and collectively these features add a high degree of quality and diversity to the historic streetscape. Within Sutton Street, the two storey properties have distinctive oriel windows which are very visible in the streetscene. Whilst in Lambton Street the uniform houses feature regular fenestration patterns, sash openings and ground floor shutters.

The relatively new development in Bridge Street features a 'busy' glazing pattern which is quite a contrast to the simplicity of the arrangement and form of openings in the surrounding properties. Bees Cottage has 'modern' oriel sash bays inserted at the front and more traditional sliding and Yorkshire sash units to the side elevations.

The terraced commercial properties on North Road, below the Viaduct, feature varying fenestration patterns and shopfront designs. The shopfronts and signage are fairly restrained and feature large single windows with plain pilasters, stallrisers and narrow fascias constructed from timber. Windows at first floor level are mainly sliding sash although some uPVC windows have replaced original sashes.

The Bridge Public House has large second floor dormer/mansard windows with timber sash openings and the strong sense of symmetry below with a regular window pattern

of sash and casement windows adds to its character and interest.



*Image 41 From simplistic to elaborate*

Adjoining the public house the former commercial buildings feature a large projecting leaded light mullion bay. This is a unique feature which has been well preserved.





Image 42 Door quality is mixed when compared to windows

The late Victorian two storey terraces of New and Mitchell Streets have a simple fenestration pattern with only a few original timber sash windows and timber panelled front doors still remaining, the majority unfortunately replaced with unsympathetic uPVC, timber and aluminium.

In contrast East Atherton Street has a greater richness in its detailing including original timber mullion and sash windows and the distinctive timber panelled doors. Atherton Street features oriel windows forming an essential part of their character of the street.

Mowbray Street and Flass Street feature well balanced and traditional fenestration patterns, again here some original timber sash windows and bayed windows exist, however modern uPVC windows prevail which degrades the historic qualities and the appearance of the streetscene.

Within Waddington Street the Gothic revival cottages retain some original arched half-dormer windows and bay windows. The principal feature within this street is the United Reform Church, with prominent arched mullion and rose like window openings adding significant interest into the streetscene.

Ainsley Street is very variable in character; the Companions Club features timber sash casement windows, whilst Flass Hall features traditional timber bay and sash windows and timber panelled doors. The neighbouring Durham and Highgate House display typical 'Georgian' detailing and fenestration patterns.

The group of buildings forming the Miners Hall complex have a mixture of timber bays, mullion and sash windows, varying in size and scale, with timber doors enhanced by stone porticos.

Red Hills Terrace and Grays Terrace adjacent to the west, feature a uniformed pattern of the fenestration with timber sash, oriel and bay windows, providing additional character into the streetscape. Bede Lodge features a two centred arch with vertically boarded timber doors.

## 7 Boundaries and Means of Enclosure

The layout and design of boundary treatments, the materials and method of construction, and the way in which they relate to other structures are important elements of the townscape. The Victorian streets of residential terraces generate a very distinctive townscape of closely knit streets with houses fronting directly onto the pavements with no amenity space to the frontage. The exception is Waddington Street where the properties feature front gardens enclosed by low stone/brick walls and the walls and railings to the front of the United Reform Church.

The terraces are characterised by narrow enclosed rear yards surrounded by high red brick walls with timber boarded painted gates/doors and coal chutes with timber covers. The rear boundary walls are a key part of the rear street character and provide some privacy and security. In some back lanes, sections of original walls have been removed exposing the yards and rear extensions.

Ainsley Street has a more varied boundary treatment resulting from the various uses. Kings Lodge is defined by hedges, trees and walls along the frontage. The former bus depot site has new walls and railings forming a welcoming entrance, whereas Flass House has a group of mature trees and shrubs lining its boundaries.



Image 43 Simple rear yards and railings

The Companion Club features a low brick wall along its edges, whilst the former Fred Henderson site adjacent has a newly enclosed frontage. Both Highgate and Durham House have imposing gates and high stone walls.



Image 44 Stone walls around larger properties

The Miners Hall has an impressive frontage of high stone walls, hedges and trees along the front and side boundaries. The stone walls at the frontage continue up Redhills Lane, reinforcing its linear street pattern, mirrored by the walls and railway embankments on the opposite side that create a funnelled impression. St Bede's Cemetery and former mortuary building provides a dark overgrown frontage of evergreens, trees, shrubs and stone walls add to the character of the streetscene.

The County Hospital site is also surrounded by tall stone walls, with flat copings and tall piers that provide a fine setting to building which is further enhanced by the line of Lime trees enveloping the site to the side and rear; these boundaries sit well in the surrounding streetscape. The commercial buildings in the upper part of North Road to the south front directly onto the pavement but to the rear of these properties are car parks within the span of the arches and enclosed by a mixture of brick and stone walls.

## 8 Open Spaces and Trees

The Flass Vale woodland that fronts onto The Village at The Viaduct (former Fred Henderson site) and to the northwest towards Redhills Lane enhances the setting and appearance of the urban area.

The steep slopes are covered with broad leaved woodland dominated by oak and sycamore. This is part of the lower reaches of the Durham Bowl providing a scenic backdrop to this part of the City. The former Fred Henderson site below was until recently a large open fairly desolate site; it was possibly a former sand pit which has had various industrial activities within it and has now been developed for student accommodation.

On the south side of Redhills Lane, adjacent to the railway embankment is St Bede's Cemetery. This is a narrow green section of land with various changes in levels forming an important and tranquil space, with trees and bushes interspersed between grass pathways and gravestones. The adjacent railway embankments are either covered with dense tree vegetation or are very open in nature where trees and scrub vegetation have been severely trimmed.

The railway line continues on high above the City across the Grade II\* listed Viaduct. The spaces below and underneath the Viaduct vary considerably and have evolved in connection with the A690. The road is bounded by grass verges, shrubs, flower

beds and seating before opening out to a large roundabout that both joins and severs North Road. The roundabout features a raised central mound and semi mature trees and grass and is an important green focal point. To the north under the Viaduct arches there are grassed spaces and hard standing car parks.

The Victorian streets provide a distinctive high density townscape where the narrow enclosed rear yards provide important space between properties with back lanes creating a diverse pedestrian environment and linkages through the area. One surprising back lane/space is the hidden well-tended garden created behind Waddington Street which is publically accessible.

The Miners Hall is set in well maintained ornamental grounds concentrated mainly at the front of the building that provide an important setting. The flower beds contrast with the dark mature trees around the edges to the site, with the setting further enhanced by the Grade II listed sculptures of former mining leaders. Adjacent to these are the overgrown steps to Ainsley Street and the hidden and rather derelict Flass Well.

The grounds of the County Hospital are fairly extensive where the stone walls effectively contain the whole site as do the line of mature trees that follow the Waddington and Sutton Street frontage. The grounds are presently overgrown however a large amount of greenery survives which is visible in the public domain in the otherwise hard urban environment.





Image 45 Open space around Redhills

## 9 Views and Vistas

Arriving into Durham on the train from a westerly direction over the Viaduct is one of the most outstanding views within the City. Here looking southwards Durham Cathedral, Castle and rest of the city centre is visible with the rhythm of the Victorian terrace houses of Atherton Street, New Street and Mitchell Street and their impressive roofscape in the foreground. Views in the northern area are almost as inspiring and surprising. Against the steep slopes and dense foliage backdrop of Flass Vale and Wharton Park the first notable visible element is the elegant and intricate Jacobean style roofscape of the County Hospital, then the Baroque robust and impressive dome roof form of the Miners Hall and the tall steeple of the United Reform Church. The more immediate view is of the intimate symmetrical grid patterns and roofscapes of the Victorian terraced streets.

Views of the Viaduct vary, with impressive close up views gained from the A690, the roundabout and the bottom parts of Atherton Street, North Road and Sutton Street. Here you can see the impressive wide open expanse of the eleven arched Viaduct construction and experience it's immense scale. Further away there are noteworthy framed views from Redhills Lane, Flass and Sutton Street and the top part of Atherton Street and North Road. The Viaduct here provides considerable interest and variety to the streetscene such as views from the County Hospital site and along North Road where the Viaduct arches frame Durham Cathedral perfectly.



Image 4.6 Views around the viaduct





Image 47 Views along the terraces and around the Viaduct

Views of the United Reform Church are impressive from Mowbray, Waddington and Sutton Streets. This landmark building provides a key focal point where the tall steeple climbs high above the neighbouring domestically scaled building, and the steep pitch gable roof provides an interesting addition to the roofscape and break to the regular terraced roofline below.

From the Viaduct views of the County Hospital roofscape are impressive in distant views but from close up the modern extensions to the front and side of the buildings tend to swamp the original architecture. The trees and walls at the front help to screen the modern additions at a lower level but provide notable glimpsed and framed views of the top floors and roofscape of the original building.

Views of the Miners Hall from the top of Flass Street are both impressive and surprising. Its Baroque frontage and central dome create a focal point, with side views from Mowbray Street being equally significant.

Streetscape views are prevalent throughout this area generated by the grain of the grid street patterns and Victorian terraces, and the strong rhythm of the roofscape. Views within Mowbray, Flass and Waddington Streets are impressive as the terrain starts to rise more steeply which provides views of stepped buildings and rooflines running up the slopes which is quite dramatic in certain places.

Within Lambton, Bridge and Sutton Streets the views are much more intimate as the streets here are extremely tight knit and the juxtaposition of the terraces and key buildings provides very enclosed views. In Atherton and East Atherton Streets where the levels rise, the view of the regimented multi coloured oriel (bay) windows cascading in a uniform pattern down the hill is particularly notable. The simple staggered roofscape and prominent chimneys in Mitchell and New Street are also of interest.

Views out of the area are slightly restricted by closely knit street patterns and tight building form but there are views down Waddington and Ainsley Street and within the former Fred Henderson site of the woodland in Flass Vale, and from North Road towards Wharton Park where the steep sided treed slopes rise up to the planned parkland. At the top end this creates an impressive green corridor into the City. Some views from the top of Redhills Lane provide framed enclosed views of the Castle, the Cathedral and the open countryside beyond.



*Image 48 Channelled views along terraces with occasional wider views*



## 10 Activity

The majority of the buildings within these streets are residential, many now in use as student accommodation. This use provides a very active lively environment in University term time, notable by the increase of bins and bikes in the streets and lanes and the number of parked cars. In some cases this impacts negatively on the overall streetscene and in contrast creates a very quiet environment outside of term time.

Redhills and Grays Terrace at the top of Redhills are mainly terraced family homes and St Bede's Cemetery directly opposite to the south is still open to the public but does not appear to be in active use.

The very bottom of North Road continues to be a very active commercial street with the Bridge Public House, takeaways, dentist and hairdresser etc. providing a lively frontage. The County Hospital is vacant at the time of writing, and recent interest has been shown in conversion and extensions to the building for student accommodation. A planning application was refused by the County Council in April 2015 and an appeal hearing against the refusal was held in December 2015, decision awaited at the time of writing.

The former bus depot in Ainsley Street has been recently demolished and redeveloped with 19 residential dwellings. The scheme recently won a County Council Environment award for the Built Environment category.

The former Fred Henderson site beyond this has recently been redeveloped as purpose built student accommodation located in landscaped grounds fronting Flass Vale and Miners Hall. The Miners Hall continues to be a centre for mining and other associated union activities, and the adjoining buildings providing accommodation for other related organisations. In Flass Street the United Reform Church and associated Day Centre are in active use as a place for worship and community activity.

The residential streets in this sub-area tend to be generally quiet cul-de-sacs with little through traffic with effective parking control. Flass Street includes parking provision fronting onto the railway embankment and Sutton Street is a busy through route with a considerable amount of traffic and pedestrian footfall.

North Road continues to be a very busy and bustling main access into the city centre from the main transport networks, while Redhills provides a very steep and narrow tortuous route for cars and pedestrians to Crossgate Moor. The traffic in Waddington Street has been reduced recently by the recent redevelopments.

## 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 pavements in the majority of the streets are generally a mixture of concrete rectangular and modular flags, tarmac paving and concrete kerbs; although there are Yorkstone paving flags, Yorkstone and granite kerbs visible in Mowbray, Waddington, Lambton and part of Sutton Street. Adjacent to these pavements are rows of scoria blocks or granite sett drainage channels. In terms of the road surfacing, black tarmac predominates in this sub-character area.

In Bridge Street pavements and road surfacing is in contrast with the worn wall to wall brown concrete setts laid in a herringbone pattern. Parking meters and modern street lighting columns are common in this area as well as on street refuse bins. There are traditional railings at the bottom of Mowbray Street, modern railings in Waddington Street and an elegant hand rail in Redhills Lane. There is limited signage here with traditional street signs, however the to-let signs are very visible at certain times of year. To the rear of these streets is the tight intimate network of back lanes providing access to the Victorian terraces and their rear yards. Some of these important townscape components are paved with granite,

sandstone setts and scoria blocks, some are less maintained narrow dirt pathways blocked by rows of bins and litter.

Pathway linkages between the various streets are important spaces, such as that through Lambton and Bridge Street and the route of former Flass Lane leading to Ainsley Street. This latter route consists of dirt tracks and poorly maintained steps in an intimate setting adjacent to derelict and overgrown Flass Well. However, the absence of indicative signage of this historic route or the wellhead here is noted.



Image 49 Paving



Image 50 Poor patching and clutter detract from the setting

The public realm of North Road, Sutton Street, adjacent to the roundabout and the A690 in the shadow of the Viaduct is of low quality. The pavements here tend to be concrete rectangular flags with the sweeping lines of concrete kerbs. Road surfacing is red tarmac with red chippings with black patch up tarmac in places. On the A690 there is a pedestrian crossing and a considerable amount of traffic signage and road markings. Street signs and lighting columns are all painted and are fairly prominent. Adjacent to the A690 are grass verges and planting beds and birdsmouth fencing.

The large landscaped roundabout has a mound in the middle with semi mature trees and planting, flower beds are adjacent to the edge as well as traffic signage signs. This and the adjacent roadside embankments and grassed verges create a good quality environment and setting for the Viaduct and the water fountain, but it is somewhat blighted by the surrounding street clutter.

Within the Miners Hall and County Hospital site surfacing is generally poor, consisting of tarmac roadways and pavements are not entirely appropriate for the setting of these key landmark buildings. Signage and security measures are visible and not particularly low key.

## 12 General Condition

The pavements in and around the Victorian terraces are generally in reasonable condition although some of the concrete rectangular and modular flags are cracked in places. The concrete setts in Bridge Street are in good order. The Yorkstone paving flags and granite kerbs visible in Mowbray, Waddington, and Lambton and in part of Sutton Street are in reasonable condition with limited traffic overrun. The road surfacing however is quite variable; the black tarmac has been patched up and is degrading substantially in some places including Ainsley Street and parts of Waddington, Lambton and Mitchell Street.

Surfacing to some of the paved back lanes is in generally good condition forming an appropriate floorscape, however in some areas, the narrow earthen pathways are a little overgrown and in some cases bin storage and litter could be considered a problem.

Some rental accommodation in the locality is in poorer condition, requiring maintenance. Historic features are being eroded with uPVC windows and doors encroaching into the area, however there many original windows and doors remaining that could be repaired and restored.

The yard and back lane near the Companions Club is poor and detracts from the overall quality of the townscape. Pathway linkages are varied in condition, for example the Redhills Lane

underpass route to the Hawthorn Terrace area has graffiti, whilst the route of former Flass Lane leading to Ainsley Street consists of dirt tracks and poorly maintained steps. The wellhead adjacent the steps here is derelict and overgrown.

The public space around the North Road, Sutton Street, the roundabout and the A690 is generally in a good condition with the various green spaces appearing to be regularly maintained. The concrete pavements and road surfacing is in a reasonable state although patched in places.

Within the Miners Hall Site the surfacing is in various stages of deterioration but the grounds are well maintained. The Hall itself on closer inspection is in need of some maintenance but is in reasonable order. The County Hospital grounds are becoming overgrown as a result of its vacancy and the existing building is in need of some maintenance and general repair work.

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

This section of the document defines the 'special architectural or historic interest of The Viaduct 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 main feature of this sub area is the Viaduct and railway line which play a significant role in creating the character and overall setting to this sub area. The Viaduct rises high above this relatively low lying part of the town centre and arriving across it into Durham on the train from a westerly direction there are the most outstanding views looking southwards towards the Cathedral, Castle and rest of the city centre, with the rhythm of the Victorian terraced houses of Atherton, New and Mitchell Street in the foreground.

The historic significance of the area again stems from the development of the railway, Viaduct and station in the early to mid-19th century. These developments had a dramatic impact on the appearance and townscape in this part of Crossgate. The bog and open countryside were transformed by the development of approximately 15 streets of late 19th century Victorian terraces. The growth of town here was also strongly linked with the continued expansion of the Durham coalfield, with open pits nearby at Aykley Heads, and the development of the new mining headquarters. The new Miners Hall built in 1915 at Redhills symbolises the power and importance of this industry dominating the streetscene.

In terms of architectural value, the area contains a fairly uniform character dating back to the mid-19th century. The Victorian terraced houses that dominate this area are particularly distinctive with their uniform roofscape punctured by chimneys and chimney pots with symmetrical fenestration

patterns of sash windows (many replacements) and timber panelled doors. Rich red brick and slate is used throughout the terraced houses, their outbuildings and boundary walls.

In close juxtaposition to the terraces are the key landmark buildings such as the Miners Hall, a bright red brick building of Edwardian Baroque, the County Hospital with its distinctive Elizabethan projecting gables and the United Reform Church in the Victorian Gothic revival style with prominent arched mullion and rose like windows. A number of these buildings are of historic and architectural merit, and are considered non-designated assets. This townscape contributes significantly to the distinctiveness of the area and provides rich rhythm in the streetscene and memorable roofscapes. There is an overriding harmony of materials, detailing, scale and setting. The physical integrity of the historic building stock is relatively high with many surviving features of interest preserved.

The setting of the historic buildings is greatly enhanced by the traditional forms of surfacing treatments i.e. granite /stone setts in back lanes, and boundary treatments, e.g. enclosed distinctive brick walls to yards in the Victorian terrace housing area, and stone walls, hedges and trees up Redhills Lane, and to Miners Hall and the County Hospital site.

Valuable green spaces adjacent to the wooded railway embankments and St Bede's Cemetery create formal and wild spaces in character, enhanced by mature trees and hedgerows. The Miners Hall and the County Hospital sites have landscaped

grounds of high visual quality in the townscape with mature trees. These are linked to with the green infrastructure at Flass Vale and Wharton Park, contribute to the aesthetic qualities of the townscape and are of considerable worth and influence.

In this sub-character area the drama of the Viaduct, the railway line and the terraced built form, has created an interesting and distinctive townscape and significant historic environment that contributes to that of the whole conservation area.



*Image 51 View of Crossgate from the Cathedral tower*

## SUB CHARACTER AREA 3 - CROSSGATE/SOUTH STREET

### 1 Location and Boundary Description

The Crossgate / South Street sub-character area lies within the centre of the conservation area fronting directly onto the River Wear and extending up to the ridge line of the steep slope of the river gorge. The area is well defined; the northern boundary runs from Framwellgate Bridge along the back of properties facing North Road, and from Neville's Street it continues around the rear of Allergate westwards terminating at the A690. The western side includes the St Margaret's Hospital area and extends beyond the crossroads into Margery Lane. The boundary follows the edge of the allotments and continues to towards Durham School, Pimlico and the River Wear. The outer riverbanks form the eastern boundary where the corn mill and weir are key focal points.

The area's principal streets are the Medieval streets of Crossgate and Allergate that run in an east-west direction; St Margaret's Hospital area and South Street that historically formed an important south-north route. The A690 acts as an inner ring road serving the area and linking Crossgate with the Peth. In addition the area includes the historic Grape Lane that cuts through the churchyard and circulates around the allotments.

### 2 Setting

South Street, within the eastern part of the sub-character area, is located high above the outer gorge of the River Wear. The steep slopes of the riverbanks and the dense mature tree cover generates a dramatic setting to the historic street. The building line of the street runs in a north-south direction on the top of the ridge dropping steeply down the gradient to its north end at its junction with Crossgate. Due to this land form and street pattern there are spectacular views out across the gorge and river to Durham Cathedral and Castle World Heritage Site and the Peninsula.

The land near the river within the northeastern part of the area is lower around Framwellgate Bridge and then rises very steeply at the road junction. The bridge provides a dramatic entrance and setting which draws the eye into the Crossgate area. The stepped roofline of cottages, townhouses and commercial buildings in Crossgate and Allergate provide a varied and interesting roofscape which forms the upper part of the street and can be seen in the context of both St Margaret of Antioch Church and the western range of Durham Castle.

The rear of North Road provides a mixed setting to the area as a result of the historic properties, modern development, extensions and additions. While the curving terraces of Colpitts Terrace and Alexandria Crescent creates a distinctive backdrop to the former St Margaret's hospital area.

The stepped Edwardian terraces and gardens of Crossgate Peth and Nevilledale Terrace, and the greenness of Briardene provide a rich townscape backdrop of high visual quality. In addition, St Margaret's allotments and the churchyard make an important contribution to the overall character and setting of both the immediate and wider area. To the south, the backdrop of mature trees and the landscaped grounds of Durham School and residences, and Observatory Hill provide a green and somewhat more open setting to the allotments, South Street and the riverbanks.

### 3 Form and Layout

#### Crossgate and Allergate

Crossgate and Allergate are an integral part of the Medieval infrastructure of the City. Crossgate is essentially a linear, unbroken street that begins at its junction with Framwellgate Bridge at the east end of the street. From this point it rises very steeply before curving gently to the southwest where it adjoins Crossgate Peth.

Although most of the original Medieval buildings have been replaced in whole or in part, the current buildings occupy the original burgage plots. In this respect the present street form, building lines, width and general massing within both Crossgate and Allergate are important as they are still as originally established - a key characteristic of the area.

The linear street pattern and the buildings directly abutting the pavement create an enclosed character which is fairly typical of the Medieval streets in the City. The terraced grouping of the buildings with variation in form, style and appearance and the complex roof patterns and sizes add to the rich texture of the conservation area.



*Image 52 Crossgate streetscape*

The form and layout of this area represents the standard Medieval borough development of the city where properties are more regularly spaced in larger plots, and where vennels have been incorporated into the street frontages. The vennels are an important surviving historical component of the city's townscape. These allowed access and opportunities for separate buildings to be built on the long burgage plots, examples of this can be seen on the south side of Allergate, in Wanless Terrace, and at the former RAFA Club in Crossgate.





*Image 53 Church of St Margaret of Antioch with World Heritage Site in background*

The lower end (east) of Crossgate is wider than the remainder of the Medieval street and the linear nature is interrupted by St Margaret's of Antioch Church positioned on the south side and set back from the frontage (see Image 53 previous page).

Adjacent to this to the west is a small group of two and three storey Georgian terrace townhouses (Nos. 3 to 11) leading up to the Victorian two storey Elm Tree Public House. The strong building line fronts directly on the elevated cobbled access road that rises above Crossgate. Opposite (Nos. 60 to 70) are a series of three storey commercial uses, clubs and flats with wide frontages and deep plots.

The traditional form and townscape continues as the street climbs up the steep hill. Nos. 54 to 59 are tall Georgian townhouses, three and four storey in scale, with wide frontages and deep plots with vennels at the side. Some have been extended to the rear and the odd property has had its roof raised. The Angel Public House completes this street and fronts onto a small raised cobbled access road with steps below.

At the junction of Allergate and Crossgate and running steeply down to North Road are the terraced houses of Neville Street. Some of the terraces are set back with front gardens while the commercial buildings at the bottom of Neville Street have open and enclosed forecourts.



Image 54 Crossgate and Neville Street





*Image 55 From Georgian to more mixed quality*

The western part of Crossgate varies considerably in character. The north side consists of mainly uniform Georgian family houses of two storeys with a strong building line. The south side is more mixed with the building line interrupted by the Nos. 20 and 21, large detached properties set back from the street. Within the streetscape the greatest impact is from the cul-de-sac of Grape Lane where the 1960's sheltered housing scheme is at odds with the original street pattern and historic character. However the historic pedestrian pathway to the churchyard has been retained to the rear.

At the end of the street the building line re-establishes itself with domestic dwellings of varied form fronting the roadside. St Margaret's Court occupies the corner of Crossgate and Margery Lane; the two and three storey buildings provide a strong frontage and enclosure in the form of a courtyard to the rear.

From its junction with Crossgate, Allergate runs westwards in an elongated 'S' curve, to merge into the A690. The street comprises of predominately two and three storey Georgian and Victorian dwellings to either side of the narrow street, producing a sense of enclosure.

At Hanover Court original dwellings have been replaced by taller and larger infill development which appears at odds to the predominantly small domestic scale. The western end is defined by Victorian townhouses of Allergate Terrace and the slither of open space at rear is an important transition point between the Medieval borough, and the extensive network of late 19th century terraces to the west.



*Image 56 Allergate*

### St Margaret's Garth

Fronting on the key streets within the character area, St Margaret's Garth consists of a loosely oval site containing a wide variety of buildings and structures. The large scaled Victorian buildings are key landmarks being supported by smaller domestically scaled buildings in terraced form dispersed around them, with the main access point to north side of Crossgate. Most of the entrances into these buildings face the internal courtyards in the centre of the site, connected by a series of short access roads leading to compact cul-de-sacs with wall to wall sett paving and car parking.

The buildings have a somewhat haphazard arrangement but are reflective of their original form and layout which is discernible when compared to the historic ordnance survey maps of the site. Within this area the Nursing Home has a long linear attached three storey built form that wraps around the Chapel of St Margaret creating an enclosed cul-de-sac. Other new developments include the linear block of three storey flat accommodations at Brass Thill and the low doctor's surgery building on the prominent corner adjacent to the crossroads.



Image 57 St Margaret's Garth





Image 58 South Street rises from the river gorge

### South Street

With densely wooded riverbanks below, South Street rises above the river gorge and provides an impressive elevated townscape and roofscape. These riverbanks are dissected by long linear pathways and the prominent Corn mill, an isolated landmark building adjacent the River Wear.

The street is straight and steep, rising significantly at Pimlico to a peak then slopes down steeply towards Crossgate. The west side of the street consists of large two and three storey villas and townhouses and with high brick walls providing a long continuous building line and strong boundary frontage.

The buildings are grouped together in eras and styles to some extent and have grand, reasonably wide frontages of considerably depth. St Margaret's Rectory on the corner (see Image 58 middle right) and the garden adjacent to No 37 provide a gap in the built form and roofline.

As the street dips there are modern three/four storey townhouses continuing the building line and incorporating a covered archway providing rear access with no disruption to the form of the street. Just beyond this is the low key single storey detached former community hall, now an Art Centre (see Image 58 bottom right), followed by small terraced two and half storey townhouses which turn the corner with a pseudo shopfront.

On the east side the steepness of the riverbanks has generally restricted development. Lower in scale and overall height than those found elsewhere within the street; the two storey, Georgian dwellings at Nos. 20 to 22, have high brick walls creating a strong building line and important frontage.

To the north of this group is the late 20th Century infill housing scheme at Dunelm Court following the historic urban grain with a distinctive tight terraced character. Adjacent to this is the three storey courtyard development 'St Helens Court' with a large arched opening. Here the rooflines and massing is broken down by the stepped building form. On the corner providing an important focal point (and screening the insensitive four storey Bridge House development behind) is the Fighting Cock Public House.



*Image 59 Small scale Georgian town houses and modern infill*

### St Margaret's Allotment and Church Yard

The wall contained by South Street to the east, Margery Lane to the south and west and Crossgate to the north, is part of the character. Here large linear swathes of open spaces and trees have remained undeveloped since Medieval times, all interconnected by public footpaths and informal lanes.

The area has a rural character with informal boundaries and consists of the steep small wooded hill to the rear of South Street, with informal paths and stone boundary walls; and the churchyard itself. The latter is more open at the bottom with grassland extending out before the land rises and the character changes with the emergence of gravestones scattered at different angles across the steep slope.

Sitting in a dip in the landscape, St Margaret allotments occupy a large site. The plots are standardised in size with a patchwork arrangement, and are sub-divided by hedges and treelines with the outer edges more densely landscaped providing a green buffer to the surrounding urban form. There are a series of informal pathways that run through linking with Grape Lane to the north and east. Priory Orchard lies within the northwest corner. This is a short cul-de-sac of two separate blocks of maisonettes with parking courts on the west side of the site.



Image 60 churchyard and allotments

#### 4 Architectural Character

##### Crossgate and Allergate

The architectural character in this part of the character area is both rich and varied. Standing out is the Grade I Listed St Margaret's of Antioch Church built in the 12th century and altered over a long extended period of time in the 14th, 15th and 19th centuries. The church is built from coursed sandstone rubble and is a compact structure with a roof concealed by parapets and stone flagged. A significant element is the solid robust western tower with tall turrets and corner pinnacles. The window openings are a mixture of perpendicular traceried windows, decorated stained glass windows, to lancet openings and Tudor arched doors.



Image 61 St Margaret's of Antioch



To the west of the Church is a small group of two and three storey Georgian terraced townhouses (Nos. 3 to 11). The properties have a mixture of incised stucco and rendered frontage with ashlar dressings beneath Welsh slate roofs including brick chimneys and stone gable copings. The frontages also feature fine panelled or beaded panelled doors and overlights with a variety of windows from 16 paned sashes to square projecting over bays.

The Victorian two storey Elm Tree Public House is a notable building in the street and has a well-balanced frontage constructed from brick in a Flemish Bond distinctive in its residential surroundings. Though the building is thought to date from the second quarter of the 18th century, the rear wing appears to have been a separate house of a 20th century date.

Opposite to the north are Nos. 60 to 70, a series of three storey commercial properties which have wide frontages. Some are Victorian with upper floors containing timber sash windows; the ground floors however have been partly altered by a series of modern shopfront insertions. The Working Men's Club and No 64 are probably early 18th century, the club is of two storeys and four bays with various rear extensions rendered with a hipped roof and early 20th century detailing.



Image 62 A high percentage of rendered properties





Image 63 Commercial and residential properties produce a varied streetscape

Further to the north Nos. 53 to 56 are Grade II listed Georgian townhouses of three and four storeys with wide frontages and incorporating vannels to the side. Some of the properties have been extended to the rear and the odd property has had its roof raised. They are constructed from a mixture of incised stucco and painted render below Welsh slate roofs which include brick chimneys, with No 53 having a roof covering of French tiles. The building frontages have half glazed, painted flush or six panelled doors with overlights. The Angel Public House incorporates fine 16 paned and 19th century sashes and oriels with keyed architraves.

Nos. 38 to 50 Crossgate is a Grade II listed Georgian terrace dating from 1840. The properties are two storeys and two bays built from tooled squared stone with cut dressings beneath Welsh slate roofs featuring prominent brick chimneys. Most of the properties have 6 panelled doors with overlights and 12 or 16 paned sash windows with projecting stone sills; presenting a traditional street frontage.

The adjacent 1960's sheltered housing scheme at Grape Lane is of little interest being of a plain low level construction with a horizontal emphasis that is rather incongruous paying little reference to the local vernacular. Adjacent stand two large detached two storey family homes (No 20-21) which are suburban in style. They have an L-footprint and are large in massing with white rendered frontages, slate roofs and overly large brick chimneys.

Adjacent between Nos. 23 and 28 there is a mixture of traditional Georgian and Victorian terraces. The Georgian properties are wider and lower, brick built, with Welsh slate roofs and brick chimneys, with painted incised stucco frontages incorporating a mixture of canted bays, and sash windows. The Victorian properties are of two storeys with relatively narrow frontages; but again they are of red brick and have steeply pitched slate roofs, panelled doors, sash windows and oriels. In contrast to the predominant architectural styling St Margaret's Court is a substantial building with a strong frontage of brown brick below tiles roofs, but it has a lively fenestration pattern with prominent inset garage doors and balconies.

Allergate provides a broad mixture of architectural styles which are united in their domestic scale. Many of its buildings have developed overtime and were part of the layout of late Medieval buildings and this is somewhat reflected in their present form and character.

Nos. 4, 5 and 6 Allergate are Grade II listed early Victorian cottages built in brown/red brick work. They have two storeys with Welsh slate roofs and feature four panelled timber doors with decorative overlights, and there is a mixture of sash windows, tripartite opening and oriels. Nos. 7, 14, 13, 16, 22, 24 and No. 26 are all listed buildings dating back to the Georgian period or earlier. They are constructed from a mixture of incised stucco or English garden wall brick with mainly natural

slate roofs and brick built chimneys. No. 26 stands out as a result of its clay pantiled roof covering. The frontages incorporate 4 and 6 panelled or beaded panelled doors, overlights, stone bracket hoods and 16 paned sashes, canted bay windows, with stone sills.



Image 64 Allergate's domestic scale



*Image 65 Allergate Terrace and modern infill*

Some of the original cottages have been replaced by tall 1960's infill blocks of flats on both sides of the street at Hanover Court. These flats are up to 4 stories in height and larger in massing and are quite incongruous in the streetscene. Whilst they are lower key in scale on the north side the pale grey brick

and modern large casement windows pay little respect to the historical context.

Allergate Terrace adjacent is a Victorian terrace of two and half storey houses with relatively narrow frontages. They have steep slate roofs, rendered brick chimneys, red brick frontages, panelled doors and sash windows with oriels and dormers; which combine to create a notable group.

Neville Street consists mainly of two storey Victorian terraced houses individually stepping with the gradient. The properties are stone built with slate roofs and stone chimneys and they have a distinctive rhythm. The styling varies with half dormers in the Gothic revival style, sash windows in various glazing patterns, and traditional doors; however the use of uPVC is encroaching to the detriment of the streets character. To the lower, northern end of the street the commercial buildings are a rather mixed group of shopfronts and modern window designs with limited architectural interest.

### St Margaret's Centre

The Victorian buildings of the former St Margaret's Workhouse and the Hospital are key landmark buildings of considerable architectural interest which have been converted and restored with new development successfully integrated into this site. The buildings are of coursed sandstone with ashlar dressings beneath natural slate roofs. They have an interesting rhythm of bays and the central projecting bay and entrance porch



enhance the overall quality of the frontage. Some of the detailing is of particular note for example the stone window surrounds and connecting string courses, the elaborate fanlights and air vents, and the sash and casement windows with their slender margin lights.

The Grade II listed former workhouse (No. 37) is a key building constructed in 1837. It has two storeys and nine bays, with the central bay projecting slightly adding relief to the elevation. It is built from coursed sandstone with ashlar dressings and features a notable Lakeland slate roof with prominent end brick chimneys. The symmetry of the sash windows is notable along with the 6 panelled doors and over light and wedged stone lintels. The building has been successfully converted into townhouses (known as St Margaret's Mews) that have a sensitive impact on the streetscene.

The central building to the rear is also part of the workhouse complex. It has two storeys on the south side and three on the north, and has nine bays, built in coursed sandstone with ashlar dressings again featuring a Lakeland slate roof with stone chimneys. On the eastern end it has a prominent projecting gable and other features include the sash windows, projecting stone sills and panelled doors with overlights. The building has been converted into fine townhouses (St Margaret's Garth).



*Image 66 St Margaret's Workhouse and Hospital*





*Image 67 Workhouse Chapel*

The Workhouse/Hospital Chapel is coursed sandstone with stone string courses, dentils and plinths and is a key focal point in the centre of the site. The tall gable end fronted building is of two to three storeys in height with a Welsh slate roof, prominent water tables, pediments and stone finials. The building has been successfully converted to form part of a nursing home development in the centre of the site. The conversion has managed to retain the large full length frontage window opening, the four bays at the side, and the narrow tall casement openings; although some original windows have been replaced.



*Image 68 Modern nursing home*

The remainder of the nursing home is a long linear attached three storey building that wraps around the Chapel and the enclosed cul-de-sac. The combination of red brick and the mahogany stained casement square windows is rather dated. Other forms of development within the site are the linear blocks of three and two storey flat accommodation at Brass Thill. This is quite an intensive form of development which is large in bulk and tall in height with steep pitched roofs broken up by projecting gables and half dormers.

The elevation's massing and styling are rather confusing with double bays, oriel windows, and a large feature window in the shape of a cross and over-elaborate brick patterns adjacent to plain red multi brick.



*Image 69 Nursing home and doctors surgery*

The doctor's surgery on the prominent corner adjacent to the crossroads is a low corner building of no particular architectural merit. The inappropriate massing and scale and the confused overcomplicated brown tiled roofscape and elevation treatment are at odds within the surrounding historic environment.

### South Street and Riverbanks

The Grade II listed Cornmill is a significant isolated landmark building adjacent the weir. The building possibly dates from the early 18th century yet incorporates earlier building fabric. It is two and three storeys to an L-plan form and it constructed from sandstone rubble with quoins and a prominent Welsh slate roof and moss covered flat concrete tiles with brick chimney.



*Image 70 South Street Mill and Prebends Bridge beyond*

It features panelled and boarded doors and a variety of window shapes and sizes including timber mullion casement windows and sash openings. Next to the mill is the Durham School boathouse; a modern brick and fake timber boarding building with a shallow brown tiled roof, with casement windows and green timber painted doors which sits quietly on the riverside.

The Listed and Scheduled Monuments of Prebends Bridge and Framwellgate Bridge are significant and important in the landscape setting (please refer to the Peninsula character area).



Image 71 East side of South Street

On the east side of South Street Nos. 20, 21 and 22 are of particular note. They are three, two storey, wide Georgian buildings, long and linear in form and lower in scale and overall height to the rest of the street. No 22 is white washed with a slate roof, brick chimneys and sash windows and timber doors. No 21 is rendered beneath a slate roof and has small sash windows under the eaves. Adjacent is a single storey brick offshoot with a low pantiled roof, half dormers and large sash openings and panelled door. Nos. 20/20a are Grade II listed houses (formerly one property) with the front block remodelled in the 18th and 19th centuries. It has a simple character, two storeys in height with a slate roof, and the attic room has a steep dormer, sash windows and panelled doors.



Image 72 South Street and Dunelm Court

Just to the north of this group of properties is a contemporary housing scheme of some quality, Dunelm Court. This infill site has been developed to create a contemporary and noteworthy brick and slate roofed housing development of interest that



follows the urban grain and distinctive tight terrace character. The coloured double bay oriel windows provide an interesting feature in the streetscene.

Beyond this is St Helens a three storey courtyard development with a large arched opening. The slate roofline and massing is effectively broken by the stepped building form and it includes sash windows and brick architraves. Completing this side of the street is the three storey Fighting Cock Public house that provides an important corner building and focal point. It has a rendered frontage with large sash windows, stone surrounds, a vibrant red shopfront, timber panelled doors with slate roof and timber framing visible in its side elevation.

On the west side of the street the built form comprises of varying architectural styles and types ranging from large three storey villas and townhouses, to two storey brick/rendered cottages. These buildings are grouped together and have grand reasonably wide frontages of considerable depth which add to the townscape quality of the locality.

St Margaret's Rectory is a tall Victorian Tudor style mansion built in 1830. It has a T-plan form with a service wing and is constructed of coursed roughly squared stone with ashlar dressing a slate roof and has stone mullion and transom windows.



*Image 73 Modern properties*







The listed group adjacent, Nos. 32 to 36, are all two storey Georgian (mid-18th century) cottages with wide frontages; consisting of brown brick or roughcast render. All three cottages have slate roofs with brick chimneys and ridge tiles. Sliding sash windows are a common feature with 12 and up to 20 panes visible and these include stone sills and heads. Nos. 35 and 36 are noteworthy for their oriel windows and Nos. 33 and 34 have a pair of doors with a unique petalled tympanum arch.



The next significant group of buildings within the street are Nos. 37 (listed), 38 and 39 which are two and three storey houses of varying ages and character with some parts surviving from the 17th century, early 18th century and including later 19th century additions and wings. No. 37 is constructed from brick, while Nos. 38 and 39 are rendered properties with No. 38 incorporating applied timber framing.



All three properties have slate roofs and brick chimneys. Other distinctive elements include oriel bays, simple four paned sash windows, larger 16 to 20 paned sashes, and panelled doors set in fine door cases. No 40 adjoining this group is a large three storey unique property; the roughcast and colour wash frontage and irregular fenestration make it an interesting house. Similarly, No 42 Abbey View also displays a unique character with a 1920s timber framed frontage with rendered infill of the vernacular revival style. It also includes a steep pitch gabled roof, a fine Jacobean door and leaded windows.

Image 74 (bottom facing and above) traditional properties

No. 45 is a large imposing three storey house with attic rooms and dormers it has a brown brick frontage in Flemish bond and double panelled doors. Nos. 46, 47 and 48 are also all Grade II listed buildings of an early 18th century date which are three storeys in height with rendered and colour wash frontages incorporating sliding sash windows bays and oriels. No 48 is distinctive with an upper carved wooden panel at first floor level containing a round bay window.

No. 50 is a two storey dwelling with a rather unique elevation. It is constructed in English garden wall bond and stylised in the Victorian Gothic style and incorporates a notable first floor oriel window with a balcony and prominent dormer windows. No. 51 adjoining is much plainer in style but probably dates back to the late 17th century. The roughcast and whitewash frontage has large double bays, black painted with casement windows.

The next group Nos. 52 to 55 are elegant similarly scaled properties of the mid-18th and 19th centuries and display traits typical of the period with symmetrical front elevations. The adjoining property No. 56, stands out from this group as a result of its grand character and height rising to four storeys it feature 12 paned sash windows and a central double flight of steps and railings to a panelled door. In contrast No. 57 is a modest Grade II listed cottage-styled building with a rendered colour washed frontage incorporating 16 paned sashes and a panelled door.



Image 75 Nos. 45 to 57



Just beyond this is the late 20th century Art Centre, a former community hall with a simplicity of character that marks it out within the streetscene. The adjacent modern terraced group of two/two and half storey townhouses built from multi red brick and natural slate are noteworthy pastiche properties of some merit.

The final area of architectural note is Priory Orchard consisting of two and three storeys properties constructed in buff stone coloured blocks, with prominent slate roofs, overhanging eaves, inset gables and half dormers. The windows have stone mullions with timber casements and doors.



St Margaret's Centre close by is a large detached Victorian building of coursed sandstone built in the Gothic style including a series of prominent gabled steep slate roofs with stone water tables and elaborate large stone chimneys. The windows are a mixture of mullions, gothic rounded arch windows, and inset headed openings with a mixture of uPVC and timber casements.

Image 76 'Modern' pastiche and St Margaret's Centre

## 5 Important Building

### Listed Buildings

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

<i>Building Name</i>	<i>Grade</i>
Church of St Margaret of Antioch	I
No 4 Crossgate	II
No 7 Crossgate	II
No 9 Crossgate	II
No 10 Crossgate	II
No 11 Crossgate	II
No 25 Crossgate	II
No 37 Crossgate (part of the Crossgate Hospital)	II
No 38 to 50 Crossgate	II
No 53 Crossgate (the Angel PH)	II
No 54 and 55 Crossgate	II
No 4,5 and 6 Allergate	II

No 7 Allergate	II
No 14,15 and 16 Allergate	II
No 24 Allergate	II
No 26 Allergate	II
Prebends Bridge	I Monument
Mill House, South Street Banks	II
Framwellgate Bridge	I Monument
No 20 and 20A South Street	II
No 32 South Street	II
No 33 and 34 South Street	II
No 35 and 36 South Street	II
No 37 South Street	II
No 42 South Street	II
No 45 South Street	II
No 46 South Street	II
No 37 South Street	II
No 42 South Street	II
No 49 South Street	II
No 50 South Street	II
No 51 South Street	II
No 52 and 53 South Street	II
No 54 South Street	II
No 55 South Street	II
No 56 South Street	II
No 57 South Street	II



### Scheduled Monuments

A scheduled monument is a nationally important historic structure or archaeological site, either above or below ground, which has been given legal protection by being placed on a 'list' or schedule. Within the Crossgate Sub Area there is one Scheduled Ancient Monument. See below and refer to Appendix 1.

### 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 is a presumption in favour of preservation of these structures. The omission of any particular building should not be taken to imply that it is of no interest.

### *Building name*

No 5 Crossgate Southside  
 No 6 Crossgate  
 No 8 Crossgate  
 Nos. 12 and 13 Crossgate Elm Tree PH  
 No 26 to 28 Crossgate  
 Fighting Cocks PH Crossgate  
 No Crossgate Northside  
 No 51 and 52 Crossgate  
 No 64 and 65 Crossgate  
 No 69 to 70 Crossgate  
 No 19 Allergate Northside  
 No 20 Allergate  
 No 27 to 29 Allergate  
 No 38 South Street Westside  
 No 22 South Street  
 No 39 South Street  
 No 40 South Street  
 St Margaret's Rectory South Street and walls  
 No 22 South Street East Side  
 No 21 South Street  
 Walls/railings South Street  
 Walls/railings Grape Lane, near churchyard  
 St Margaret's former C of E School Margery Lane and walls  
 Former Crossgate Hospital Site, Crossgate Centre  
 St Margaret's Garth Terrace  
 St Margaret's Chapel, corner of St Margaret's Mews  
 Stone walls and railings of former hospital facing the A690Nos. 19 to 23 Neville Street

## 6 Building Materials, Detailing and Features

There is a huge variety of different styles and ages of properties within this sub-character area ranging from simple Victorian terraced architecture and modern plain 1960's infill such as in the western part of Allergate and Neville Street, to the Georgian cottages and townhouses found in Crossgate and Allergate, the grand early 18th /19th century Arts and Crafts townhouses/villas in South Street, to the robust Victorian buildings of the converted workhouses and hospital at St Margaret's Hospital. These combine to create distinctive and evolving streetscene of rich architectural interest.

### *Walls /facades*

Within Crossgate and Allergate the historic buildings predominantly display typical traits of their dates of construction. The Georgian properties tend to have wider facades which are governed by symmetry, carefully proportioned and well balanced. They are a mixture of exposed brickwork, in Flemish and English Garden Wall bonding pattern, the colours of the brick work vary from dark reds, light reds and browns and incised stucco and render, smooth and roughcast, (painted or colour-washed). These in combination create a colourful streetscene of high quality.

The appearance of many of buildings is enhanced by ashlar dressings, plinths and stone gutter brackets usually painted to contrast with the external walls. Some exhibit visible evidence of their originality for example where modern casement

windows have been inserted under overly large header lintels implying that the original openings were wider. In contrast the Victorian properties have narrower frontages of red or brown brick mainly in Flemish bonds, with ashlar dressings, although some have been rendered over.

Notably the Fighting Cocks Public House outwardly displays Medieval timber framework and applied timber framing can be found in South Street. The modern developments utilise modern brickwork, in buffs, browns, multi-reds and pale grey brick which pays little respect to the context.



*Image 77 Brick, stone and render are common*

There are a number of notable examples of sandstone, principally the properties within Neville Street and St Margaret's Garth, which are predominantly of squared and coursed stone including St Margaret's Church and South Street Mill constructed in random rubble. A number of the historic

buildings while presenting rendered or painted frontages to the streets, have exposed stone and a variety of brickwork evidence of the evolution.



Image 78 Stonework

Stone can also be found for detailing such as plinths, quoins, string courses, window cills and architraves, coping details, and in wall construction. Similarly, brick is in the form of floor bands, eaves cornices, window heads and notably chimney stacks.

### 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.

The predominant roof covering in this area is Welsh slate in traditional simple laying patterns in blue/grey colours. The rooflines are consistently broken up by the changes in level due to the steepness of the terrain and by a variety of brick/stone built chimneys which are generally square or rectangular in size, wide and narrow, and more often than not in brick/stone bonding.

These features combine to create interesting roofscapes. Other important features found within the area at high level include cornices, gabled copings and stone brackets etc. There are a number of notable buildings which interrupt this prevailing pattern; St Margaret's of Antioch Church has a historic roof structure concealed by parapets, which is stone flagged and the prominent squared stone western tower with fine corner pinnacles and belfry opening.

In Neville Street the roofscape is formed by the buildings as they step down the gradient and the variation in height with the slate roofs and chimneys create architectural rhythm.

Other important roof forms exist within St Margaret's Garth where the larger scaled buildings such as The Crossgate Centre, the former Workhouse and the Hospital fronting Colpitts and Alexandria Crescent have impressive slate hipped and gabled roofs. The central building (St Margaret's Garth) to the rear is also noteworthy for its Lakeland slate roof and stone chimneys.

Many of the historic roofs visible include features for stylistic purposes such as stone eaves cornices, timber dentil eaves courses, traditional gabled dormers with timber bargeboards and finials. Projecting gables which enhance the roofscape and the elevations can also be found.

With regards to the modern properties; these generally pay little respect to the historical context and do not greatly contribute to the overall roofscape of the character area. One or two are noteworthy such as St Margaret's Court where the staggered roof form of brown tiles adopts a contemporary appearance.

The roof form at St Helens Court with its broken lines, steep pitches and distinctive design successfully reduces the massing of the development and is visually distinctive within the riverside environment.



*Image 79 Welsh slate dominates with some pantiles*



*Rainwater goods*

Many of the properties in Crossgate and Allergate still retain their black painted cast iron rainwater goods, including hopper heads and spiked brackets. But there are exceptions for example in Grape Lane at Hanover Flats and in the odd terraced property where they have been lost and replaced with grey uPVC systems. In Neville Street there are a number of gutters that have been replaced with unsympathetic modern plastic guttering and this has had a negative impact on some of the facades especially where uPVC has faded with age, and been attached to modern eaves boards

Within South Street and at the St Margaret's Hospital site a number of the buildings retain their elaborate / unique black painted cast iron rainwater goods and guttering of different shapes and profile with ornate hopper heads and spiked brackets or stone or brick support brackets. Some of the new blocks feature a mix of plastic /aluminium guttering.

*Joinery, windows and doors*

The windows, doors and other joinery details are an integral component of the architectural character of historic buildings and are generally their most prominent features. Within this sub-character area the predominant traditional windows which can be found are timber sliding sash windows. Sash windows are generally of 4, 12 or 16-panes but variety is provided by numerous larger tripartite sashes. A number of the Georgian townhouses have taller and more elegant windows. These windows are predominantly painted white, but some are painted to contrast with the colour or the external walls and are usually recessed.

Other style of historic windows include Perpendicular tracery windows, decorated windows, arched clerestory, lancet openings, rounded headed windows and Tudor arched door seen at St Margaret's Church. Many of the properties have fine oriel canted bays, square bayed windows and traditional dormers which add interest and relief to the elevations. The Victorian buildings at St Margaret's Garth vary in age, scale, use and style and as a consequence window openings vary between buildings with sash and casements windows with their slender margin lights, some elevations symmetrically arranged taller casements openings. Brass Thrill is noteworthy for its double bays /oriel windows, and a large feature window in the shape of a cross.



Image 8o Traditional windows and detailing





Image 81 (above and facing) Historic windows

In South Street there is a huge variety of window styles and types of buildings ranging from villas and townhouses to cottages with simple small openings, 4 paned sashes, Yorkshire sliding sash, half dormers and singular and double bay oriel windows (some more elaborate than others) visible and important elements of the high quality historic streetscene.

St Margaret's Rectory is notable for its stone mullion and transomed windows and Abbey View features interesting large leaded windows. Similarly St Margaret's Centre stands out as a result of its Victorian Gothic style and includes a mixture of mullioned gothic rounded arch windows.

Generally the windows are defined by flat and projecting stone lintels, wedge lintels and brick soldier heads; and below by either flush or projecting stone sills. Decorative features include moulded stone surrounds, key stones, and architraves.

In relation to the historic doors these are typical examples of common domestic designs seen in the 18th and 19th centuries with solid timber 4 and 6 doors prevailing, mostly incorporating margined overlights and stone hoods. There are examples of Tuscan door cases, raised pediment and fluted architraves which enhance the aesthetics of the entranceways and add interest into the streetscene. Predominantly the doors are recessed into the openings but there are examples of flush fitted doors, and they are always painted.



There are a number of different notable examples such as the main doors to St Margaret's Church which are heavy timber doors in a Tudor-arched in moulded surround. The front doors at Abbey View in South Street are Jacobean in style and Nos. 33 and 34 South Street have a pair of entrance doors within a common elliptical arch.



Image 82 Traditional doors



Image 83 Traditional doors given a modern feel and modern replacements



## 7 Boundary and Means of Enclosure

Grape Lane includes birdsmouth fencing to the front whereas to the rear the private gardens are open in nature, the front is onto the historic route of Grape Lane leading to the churchyard. The churchyard itself has a rural character which is partly formed by the informal boundaries of hedgerows, trees, stone walls and fences. The nearby allotments again have informal boundary treatments of hedgerows to Margery Lane whereas the other edges are defined by more substantial forms of enclosure such as mature lines of the trees, denser and taller hedgerows, and shrub planting.

At Priors Court the stone walls are notable features. Around Pimlico and the frontage of South Street there are distinctive sections of low stone walls with a notable gable marked by stone bollards demarcating the entrance through the woodland to the riverside environment.

The riverbanks here have extensive dense woodland that provides an effective boundary to the riverside walkways. At river level the low vegetation on the banks forms the eastern most boundary of this sub-character area between Prebends Bridge and Framwellgate Bridge.



Image 84 A mix of low fencing, stone boundaries and formal railings to the riverbank

Within the curving terrace of South Street the buildings are slightly stepped up from the pavement with stone steps and railings, but with no front gardens or boundary treatments; however to the rear the gardens are enclosed by walls, hedgerows and fences. Further down the street there are small groups of cottages and modern townhouses with limited frontages. The gardens back onto the riverbank which are enclosed by a variety of walls and hedges. There are important sections of stone and brick walls and railings on the river embankment boundary adjacent to these properties.

St Margaret's Church has elegant railings and impressive stone walls whilst in Crossgate enclosures to detached properties include brick and rendered walls enclosing the garden space. At the frontage to St Margaret's the stone walls and railings enclosing the front gardens have been retained and supplemented by new boundaries replicating the historic treatment.

In Allergate, within the main core of the Medieval street there are no front boundary treatments as the terraces front directly onto the pavements. At the end of the terrace the open public space is defined by rubble stone walls to the front and hedgerows elsewhere.



Image 85 Boundary walls and railings



Image 86 Some boundaries are more successful than others

Most of the terraced houses in Neville Street face directly onto the street, with some having front gardens enclosed by walls and railings. The commercial properties at the lower end of the street have open or partly enclosed forecourts. The rear gardens and yards are enclosed by stone and brick boundary walls, fences and hedges/vegetation.

At the St Margaret's development means of enclosures includes hedges and railing boundaries with the central group of converted stone buildings have notable stone walls and railings. The workhouse buildings fronting the A690 and Colpitts Terrace have a stone boundary wall and railings surrounding the western boundary creating visually significance components of the townscape.



## 8 Open Spaces and Trees

St Margaret's Church has a compact churchyard where the enclosed grounds include a formalised grassed area with gravestones lined up against boundary walls, providing an appropriate setting. The churchyard can be divided into two areas, firstly the steep small wooded hill to the rear of South Street containing broadleaved trees, long grasses and informal paths bounded in part by the strong line of the stone wall that runs adjacent to the Grape Lane path and to the west the second area.

The churchyard is more open at the bottom with grassland sweeping across to the allotments. As the land raises the churchyard changes character again with gravestones scattered at different angles across the steep slope rising through dense vegetation, dissected by pathways creating useful shortcuts

St Margaret allotments are informal and well-tended and vegetation helps to effectively screen the cluster of sheds, greenhouses and outbuildings on the site. There are a series of informal pathways that run through linking with Grape Lane to the north and east. Mature trees and hedgerows and shrubs surround the site reinforcing its character and providing a scenic setting to the whole area.



Image 87 (right) St Margaret's churchyard and allotments





Image 88 Tranquil riverside walks to domestic gardens

The riverbanks are covered by extensive woodland, part of the romantic landscape of the 18th century, a perfect setting for Prebends Bridge, Corn Mill, and the Cathedral and Castle. These are publicly accessible by a complex route of informal pathways with vantage points including the seating area adjacent the Corn Mill with outstanding views.

In Crossgate the 1960's maisonettes at Grape Lane have open plan gardens to the front, whilst to the rear the terraced bungalows have open gardens and lawns with tarmaced parking areas. St Margaret Court includes courtyard parking - a little at odds with the tight Medieval street townscape. To the south side of Crossgate detached houses have enclosed gardens as do some of the dwellings created in the former St Margaret's hospital.

In Neville Street some dwellings feature small enclosed front gardens and forecourts, with rear gardens and yards are enclosed by stone and brick boundary walls and fences.

In Allergate there is a narrow slither of open space, a former grassed playground. The play equipment has been removed but there are plans to replace it.

**9 Views and Vistas**

From Margery Lane there are impressive open views towards the west face of Durham Cathedral, with the St Margaret's Allotments in the foreground. Views in the direction of Nevilledale Terrace feature a stepped rhythmic roofscape creating interest and contributing greatly to the character of the city and conservation area.

The wooded public footpaths from South Street and Pimlico leading down to the riverbanks provide varying and glimpsed views to the Cathedral, Prebends Bridge and the River Wear. From Prebends Bridge there are excellent open views of the River Wear, the wooded riverbanks and up towards the Cathedral.

From the riverbanks at the Corn Mill, probably the most well-known view of the Cathedral presents itself. From here there is the classic view of the weir, riverbanks, mill and the west face of Durham Cathedral. It is an outstanding historic view of great drama and interest. From this location there are other notable views including southwards to Prebends Bridge expanding over the river and nestled in the romantic woodland setting. Heading northwards there are open vistas of Framwellgate Bridge and the west ranges of the Castle looming above.



*Image 89 Views from the allotments riverbanks and the iconic mill view*





*Image 90 Cathedral from St Margaret's allotments*



The footpath down Grape Lane from Crossgate provides interesting unfolding views of St Margaret's Church, the rear gardens of properties in Crossgate, the open wild woodland and grassed areas in the churchyard and the well-tended formality of the allotments. Nearby from the raised wooded part of the graveyard there are superb glimpses of the Cathedral and Castle from under the boughs of the trees.

There are also notable framed views available looking down towards St Margaret's Church. One of the most significant views within Crossgate can be gained from the ground to the rear of St Margaret's Church, where there are elevated views toward the Cathedral towering above the varied roofscape of South Street. From the west end of the churchyard the view of St Margaret's Church against the backdrop of the City and Cathedral is also impressive.

At the top of Crossgate and Allergate there is an impressive series of views of the some of the finest streetscapes and roofscapes in the City formed by the enclosed views looking down the steep Medieval street surrounded by colourful painted cottages and townhouses staggered down the hill.

One of the most rewarding views is at the junction where the two streets meet, looking down the steep street with the buildings framing the view of St Nicholas spire and the City below.



*Image 91 Framed views of the Cathedral and steep urban terraces*

Other townscape views of note can be gained from the top of Crossgate where St Margaret's former hospital site provides an impressive focal point of the rather dominant architecture. Close up views are available directly opposite from Colpitts Terrace, Hawthorn Terrace, The Avenue and the A690.



*Image 92 South Street offers glimpses of the Cathedral*

Perhaps the finest streetscene views are of the very elegant and prestigious architecture of South Street; the granite sett street partly enclosed by a series of impressive townhouses. Its lofty elevated position provides some of the finest views. Views from the centre of the street at its highest point looking eastwards at the west face of the Cathedral from across the gorge are outstanding. Looking back from across the Peninsula to South Street is a very impressive skyline and roofscape views of the tops of the South Street properties, running along the edge of the steep gorge above the dense tree cover which are quite memorable.

## 10 Activity

Crossgate is mixed in use; the lower section of Crossgate includes St Margaret's of Antioch Church, in active use as a place of worship and also a venue for community events. Adjacent to the church the Georgian terrace townhouses (Nos. 3 to 11) include a Bed and Breakfast, café and the Elm Tree Public House. Opposite (Nos. 60 to 70) are a series of commercial properties with uses including a Club, hairdressers, offices, storage and flats; some appear vacant and Nos. 54 to 59 are tall Georgian townhouses providing residential accommodation. The busy Angel Public House completes this street on the corner.

Crossgate is a busy one-way street particularly where it meets the junction with Allergate at times, the intense use at times being overly noisy and creating an unfriendly environment. The land use is primarily residential with varying residential uses and tenure. Allergate likewise is predominantly residential with the Georgian cottages/townhouses and Victorian terraced housing occupied by families and students. Social housing within Hanover Court Neville Street nearby is also residential with the majority of the houses apparently being let. The bottom end of the street is mixed in use with secondary shops, cafes and takeaways, considerably quieter than the busy North Road commercial street adjacent. Despite its steepness the street is a busy route for taxis, commercial vehicles, and pedestrians.

The former St Margaret's Hospital /workhouse site is a distinctive area of mixed uses consisting of offices, doctors and dental surgeries, a nursing home and flat accommodation for local people and students. In addition there are residential conversions of historic buildings to townhouses.

St Margaret's allotments are well established and nearly all the allotments seem to be in active use and a hive of activity throughout the year. Priory Orchard provides sheltered housing, overlooking the allotments. St Margaret's Centre adjacent provides nursery and community facilities. Pedestrian routes through the allotments provide good connections to pathway system at the side and rear the historic route of Grape Lane that provides busy footpath links to Crossgate, South Street and Margery Lane.

The area to the east of Grape Lane consists of a wooded ridge that is used for informal recreational activities including dog walking, jogging and cycling. The western section of St Margaret's churchyard is used for informal play and an effective short cut route as well as a wildlife habitat.

The pedestrian routes from South Street/Pimlico that lead to Prebends Bridge and the riverbanks are important communications links, with the riverbanks providing quality amenity space for informal recreation (walking and jogging) and as a short cut and for viewing the World Heritage Site. The river itself is busy with rowers, canoeists and the Prince Bishop Cruise Boat.

South Street is mainly in private residential use, although some of the properties are now rented accommodation. South Street at times can be busy as a key pedestrian and vehicular route into the city centre.

### 11 Public Realm

The public realm is an important component of the character of the area; this includes the spaces between the buildings, the hard landscaped surfacing, green spaces, as well as items of street furniture which all contribute to how the area is perceived and which impact upon its character and appearance.

The public realm in this sub-area is very mixed with surviving areas of historic floorscape, formal and informal spaces and standardised surface treatments.

In Grape Lane one fork of the historic street starts off with an extensive amount of tarmac and car parking and with timber birdsmouth fencing around the edges somewhat in keeping with the 1960's development.





Image 93 Dirt, modern and traditional surfaces

The pathway eventually merges into a more informal rural character as the rough dirt track winds its way through the graveyard and round the back of the allotments. There is limited signage and lighting in this area creating a clutter free environment. St Margaret allotments adjacent have an informal network of dirt track pathways weaving through the site linking Margery Lane with Grape Lane which are appropriate to its character and context. The allotments are Council owned and the type of signage reflects this at the entrance.

Pathways leading down to the River Wear and Prebends Bridge from South Street/Pimlico are of rough dirt/gravel and overhung in places by vegetation. In the wall opening to Pimlico there are two distinctive stone bollards but other than this there is little in the way of street items. The informal track widens out adjacent to Prebends Bridge to a rough broken up tarmac surface, and the surface of Prebends Bridge itself is of an insensitive tarmaced smooth surface. The riverside walkway leading north to the Corn Mill and Framwellgate Bridge is again of an informal surface of mud and gravel which is appropriate to the setting. At the Corn Mill viewing platform there is a Yorkstone paved seating area with distinctive serpent scrolled slatted seats. Arriving later at Framwellgate Bridge are the steep poorly maintained concrete tiled steps.

South Street has large extensive areas of granite setts in the roadway, and this provides an appropriate setting for the historic buildings. The pavements are a surprising mixture of mainly concrete rectangular flags with a small area of stone flags from No. 55 westwards, with granite kerbs. There is little street clutter here which assists in ensuring the historic buildings dominance, with the street lighting framing the views.

In Crossgate and Allergate the pavements are generally concrete flags, although there are some areas of stone flags with granite kerbs. Adjacent to the Angel Public House there are notable river cobbles and broken concrete flags in the promontory at the front with stone steps and railings running down the hill. Adjacent to the Elm Tree Public House and Nos. 3 to 11 Crossgate there are other notable areas of river cobbles and the stone steps and railings adjacent St Margaret's Church are important features. These areas of river cobbles are very historic and distinctive and important in the townscape setting.

The surfacing of the main roads varies tremendously; Allergate has a hard concrete road surface with double kerbs and Tegula paving edge, while the top of Crossgate is covered in granite setts with an effective rumble strip. The bottom section of Crossgate is a wide tarmac street with chevron parking which impacts negatively on the overall appearance.



Image 94 Public realm

These Medieval streets have limited street clutter, but there are prominent black railings, elegant tall lighting columns, and limited parking meters. Signage is also fairly limited. In Neville Street there are new Yorkstone rectangular flags in the pavements with conservation kerbs, and distinctive river cobbles with granite sett rumble strips at its junction with North Road and Allergate. These combine to create a pleasant floorscape appropriate to the streets character. The only obtrusive elements are the parking meters and signage at the lower end of the street where it merges into North Road.

In St Margaret's former hospital site the pavements and streets are very varied and there has been considerable effort to break up the areas of hard surfacing appropriate for a conservation area. Concrete flags surround some of the older hospital and workhouse buildings, whilst in the new conversions and redevelopment sites the large parking areas are covered with wall to wall surfacing in red/brown setts and brick pavements. Although this is intensive it is generally preferable to tarmac. Street clutter is fairly limited, modern signage and lighting is visible in the street. In St Margaret Court opposite, the low key rectangular flags and tarmac fits in with the 1980's setting.

## 12 General Condition

The entrance into Grape Lane has an extensive amount of patched tarmac, the tired timber birdsmouth fencing is poor and uninviting, but Grape Lane's pathways despite being a little rough are in a good condition. The churchyard to the rear of South Street appears to have both managed and unmanaged areas, the latter appearing semi-wild and overgrown whilst St Margaret allotments appear well tended and maintained as do the surrounding vegetation and the informal pathways and linkages.

Pathways leading down to the River Wear from South Street/Pimlico to Prebends Bridge, are in reasonable condition if not a little rough and uneven in places. The riverside paths are generally in reasonable condition, despite persistent flooding, but the open space and steps at Framwellgate Bridge are poorly maintained. Overall the riverbanks in this sub-character area are in a good condition and well managed.

St Margaret's Church has a more formal small churchyard that is regularly maintained, the impressive stone walls and railings that enclose the grounds are in good condition. The Church itself is in good order and sensitive repairs seem to be carried out on a regular basis.

In Crossgate the modular modern paving flags are in good order, the extensive length of new railings has been recently painted, and street furniture is in good condition. The areas of



river cobbles are in reasonable order but many of the concrete flags are broken and have suffered from vehicular over run. In terms of the buildings these appear to be well cared for and many have been recently refurbished, the newly painted frontages add character to the street. Unfortunately, some of the townhouses and commercial buildings in this locality are neglected with poor shopfronts and alterations, these detract from the overall character and quality of the street.

Within the upper part of Crossgate the granite setts are in good condition and the mixed flag surfacing in the pavements is in fairly reasonable condition due to yellow lines and parking restrictions. The Georgian stone terraced houses on the north side of the street are generally well cared for, while on the south side the detached houses and Victorian terraces have a number of alterations. uPVC is encroaching although there are still original windows intact. The modern St Margaret Court with an open plan layout and courtyard parking is in good condition, many of the flats are presently being repaired.

The buildings forming St Margaret's former hospital/workhouse site are in good condition and are well maintained although the odd repair is required. In the new conversions and redevelopment sites the flats and offices are in good order and would seem to be managed effectively. The wall to wall surfacing in concrete setts and brick pavements in the large parking courts is in good condition as well the concrete flagged pavement and paved Central Square. Hedges and

shrubs are regularly trimmed as well as lawns mowed as part of a management plan. Private gardens are well cared for.

Allergate's road surface in parts is uneven and needs attention; the pavements are generally in reasonable order although the concrete flags are varied in appearance. With regards to the condition of the buildings; the Georgian cottages are generally well maintained in contrast to the Victorian infill terraces which have been more prone to uPVC window and door alterations although many sash windows remain. The 1950's flats still remain a little drab despite good maintenance.

Adjacent in Neville Street, the new stone rectangular flags are in excellent condition and the distinctive river cobbles with granite sett rumble strips are generally in good order. The stone terraced houses themselves have had some of their original windows and doors replaced with uPVC but still manage to retain a high degree of original character. The commercial buildings at the bottom with their poor unmaintained shopfronts, raised forecourts (sometimes enclosed), clutter of signage and litter, detract from the streetscene. Both the public realm and the buildings within South Street are generally pristine in condition.

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

This section of the document defines the 'special architectural or historic interest of the Crossgate/Allergate, St Margaret's area and Allotments, the churchyard, South Street and the Riverbanks Sub Character Area that warrants its designation and conservation area status, the 'character or appearance of which it is desirable to preserve or enhance'. The area has been evaluated and described in detail in the previous sections the sum of these values and the key elements identified though the appraisal process as articulated below:

The area is of interest in historical terms as it was an early trading place and important route which was in the possession of the Prior in Medieval times. It is one of the main streets of the city's Medieval infrastructure and adheres to its original single-street layout, and general historic grain with buildings occupying original burgage plots, solid building lines, and dense urban form.

Architecturally, the buildings vary greatly in terms of their function, age, form, scale and character from three storey large Georgian Villas and townhouses to Victorian cottages and terrace houses, to historic public houses with their traditional shopfronts and signage to large imposing former Victorian Workhouse and Hospital buildings. There are also a number of key individual buildings such as St Margaret's Church, and St Margaret's Hospital.

Despite the great variety of buildings together they display a richness of materials i.e. stone, brick, stucco render, tiles and slate; and details and embellishments i.e. elaborate cornices, bargeboards, canopies, sills, heads and surrounds, as well as an enormous variety of windows styles, front doors and interesting fenestration patterns. Despite this strong variation there is an overriding harmony of materials, a strong sense of massing and scale and appropriate density and setting.

The physical integrity of the historic building stock is particularly high with many surviving architectural features of interest well preserved. This is reflected in the fact that a high percentage of the buildings are individually listed or identified as being non-designated heritage assets. These elements drawn together with a number of key landmark buildings create evolving and characterful streetscapes of high architectural quality and significant interest, and distinctive and changing roofscapes which adds to that of the overall City.

In addition to the built form, the area includes large notable areas of green open space which add to the setting of the buildings and amenity of the area, such areas include the churchyard and St Margaret's allotments. The river gorge is particularly significant in providing a scenic backdrop to the historic buildings in Crossgate and South Street. In addition the open spaces provide important links and routes through a series of informal pathways that run throughout the area. These green spaces provide important green fingers or wildlife

corridors linking the dense woodland of the river gorge to the landscaped grounds of Durham School and pasture on the top of Observatory Hill, the outer edge of the Durham Bowl. These spaces are of high landscape and aesthetic worth and strongly influence the character of the conservation area.

The setting of the buildings is enhanced by the traditional forms of boundary treatments, including stone and brick walls, and surviving sections of historic surfacing such as the cobbles and granites setts in the streets.

The local topography has a high influence of the street patterns with many streets stepped following the land form rising up from east to west from the city centre. This topography also generates many fine views and vistas towards the World Heritage Site

It is the sub-character area's Medieval street pattern, the intimacy of its built form, the diverse mix of historic buildings, the topography and landscape, and the diverse character of its open spaces that create the townscape, setting and outstanding views of a historic environment of high significance that contributes to that of the whole conservation area.

## **SUB CHARACTER AREA 4 - HAWTHORN TERRACE**

### **1 Location and Boundary Description**

The Hawthorn Terrace sub-character area forms the western extremity of the conservation area climbing up fairly steep slopes towards Neville's Cross. The boundary of the area is well defined in following the route of the embankments to the railway line on the north side and extending east just short of the Viaduct. The boundary then follows the route of the A690 past Colpitts Terrace and Alexandria Crescent and from here it turns westwards up Crossgate Peth to the Neville's' Cross; a scheduled monument close to the Crossgate traffic lights. The boundary includes George Street at its most western point and then heads towards the footpath leading to St Johns Road and returns to the railway embankment.

The character area's principle streets are Hawthorn Terrace and Crossgate Peth that run in an east to west direction. The A690 acts as an inner ring road serving the area to the south. In addition it includes a tight grid network of Victorian streets, the lower density garden suburbs rising from Crossgate Peth and The Avenue and the modern suburban housing and bungalows in the Farnley Hey area.





*Image 95 View along Hawthorn Terrace*

## 2 Setting

This part of the conservation area is located on relatively steep terrain that rises rapidly from the city centre at St Margaret's to the ridge that follows the A167 at the top of Neville's Cross and Crossgate. Along this ridge and the lower reaches of the Durham Bowl are the wooded railway embankments and slopes of dense woodland to the rear of Byland Lodge. The dense tree cover provides an excellent natural setting and green backdrop to key buildings here such as Byland Lodge, Harrison and Harrison former organ factory, the Viaduct, St Margaret's Hospital and most importantly the World Heritage Site.

The tightly knit Victorian streets below in the Hawthorn Terrace area provide a compact intimate area of terrace housing. The land here is reasonably flat although it rises initially at the top of Hawthorn Terrace, then steeply up at May Street, The Avenue and Crossgate Peth in an east to west direction. The considerable incline and the staggered detached houses, semis and villas set in large gardens with mature trees, hedges and shrubs provides a natural soft green backdrop to the city centre and the Victorian terraces below.

This continues with groups of streets running along in a north to south direction following the contours, i.e. Farnley Hey Road, Percy Street, St Johns Street. These streets are also on the lower reaches of the Durham Bowl and the tree canopies and staggered broken up roofscape provides a delightful

setting for the city and rest of the sub-character area below. St Margaret's Hospital and associated buildings to the east provide a dense urban setting to the entrance of this area adjacent Hawthorn Terrace/A690, this is quite a contrast to the lower density development in the suburbs to the west. Due to the changing land form, the street's visual relationship to the Peninsula is never far from view.



*Image 96 The Cathedral from the edge of the Durham Bowl, Laburnum Avenue and The Avenue*



Image 97 Wooded railway embankments gives way to dense terraces

### 3 Form and Layout

#### Hawthorn Terrace/Railway

The development of the railway resulted in the construction of embankments and cuttings into the Redhills/Crossgate area. This combined with the construction of the Viaduct has had a major impact in shaping the form and appearance of this part of the City.

The Railway line gently curves in a northeast direction with the wooded embankments and cuttings forming a well-defined boundary to the character area and creating an impressive backdrop to the wider City and Farnley Hey area. The terraced housing which evolved in this sub-area occurred in two phases, with both displaying similar characteristics of densely populated two storey narrow houses in linear form.

Hawthorn Terrace, the main access road, is a wide terraced street that is framed by mainly two storey town houses. Running at right angles to it, in a north to south direction are the streets of John, Holly, Mistletoe, Lawson and Laburnum Avenue. They form a tight grid of terraces with strong building lines. The skyline above the terraced roofs is interrupted by two key buildings, the Harrisons former Organ Factory and Byland Lodge a large stone-built Victorian villa that occupies an elevated position. Where Hawthorn Terrace turns the corner it climbs to become May Street, which is characterised by two storey terraced houses stepping up the hill creating a distinctive streetscape. The uniform character of the terraces



extends to include the back lanes and enclosed rear yards and brick boundary walls.

Within John Street and Laburnum Avenue the urban grain has been eroded. In Laburnum Avenue gap sites have been developed with little consideration to the existing streetscape and the former synagogue is now a church/office with an open frontage. In John Street the built form of the Spiritual Church, car park and the Nelsons yard site breaks down the sense of enclosure from the terraces running at odds with the prevailing historic street pattern.

Colpitts Terrace is a two storey street that curves gently, with a prominent Public House on the corner. Alexandria Crescent adjacent curves to form a continuous two and a half storey street frontage.



*Image 98 Colpitts Terrace*



*Image 99 Edwardian villa on Crossgate Peth*



*Image 100 The Avenue*

### The Avenue and Crossgate Peth

Crossgate Peth and The Avenue are streets of considerable character. Crossgate Peth roughly follows the line of the original slightly curving Medieval route from the city towards Neville's Cross. The street contains a mixture of terraced townhouses, detached houses and large villas to the west that are drawn together by their linear form facing the main streets. The two and half storey houses have a strong building line, generous front gardens and side gardens surrounded by walls, trees and shrubs, with the Edwardian villas and semi-detached properties being of a similar scale and massing yet respectful of the street plan.

Further up Crossgate Peth near Neville's Cross; Neville's Cross Social Club, Cross House and Rokeby Villa are large three storey key landmark buildings of some interest on generous corner plots in a somewhat scattered arrangement in comparison to the general historic grain of the area.

The Avenue is a steep, straight street running east to west towards Neville's Cross. Its form and character varies; at the lower end it is a compact Victorian terrace (with more modern infill terraces), stepping up the hill. It features strong building lines and narrow frontages some hard onto the pavement; and some having small front gardens.

The centre to the top of the street is characterised by lower density, large detached Victorian and Edwardian Villas,

townhouses and semi-detached properties. These are generally set in generous plots with imposing walls and mature vegetation emphasising the strong linear form. The street features a number of notable landmark buildings; Neville's Court, Oaklea, Denman, and the Tower.



*Image 101 Impressive villas on St Johns*

St Johns still shows evidence of its importance prior to the development of the A167 and crossroads in the 1950s. Here there are some key mid Victorian landmark buildings grouped together at the entrance of the street e.g. Cross House, Cross View Heights and Rokeby Villa. Further along in St Johns Road the nature of the street changes to typical Edwardian terraces

with a simple linear form in narrow rectangular plots. Interwar terraces then continue the strong building line and massing.

In the 1950's the closure of the bridge at the end of the street created a quiet cul-de-sac surrounded by chalet bungalows and semi-detached housing. This developed form is at odds with the rest of the street, although some unity is created by the continuous boundary walls.

George Street to the west is a small compact of late Victorian terrace houses, narrow frontages with long front gardens and provides an effective buffer to the A167.



*Image 102 Interwar and Victorian terraces*



*Image 103 Farnley Hey*



### The Farnley Hey

Farnley Hey Road and Percy Street consist of large detached villas, terraces and semi-detached houses that sit on a ridge high above the Victorian terraces below grouped around a cul-de-sac in an ad-hoc manner.

Running east to west Percy Road rises steadily from Farnley Hey. In recent years infill development has changed the overall character of this area. Farnley Mount is an interwar street with a mix of 1930's semis and post war 1950 houses, the straight street curves on the western tip where it reaches Percy Terrace. The development of infill sites and the removal of boundary walls to provide expansive driveways have had the effect of creating a rather incoherent streetscene.

From Farnley Mount the street starts to curve in a suburban style of the 1970's that bears little reference to the straight street pattern that dominates the character area. These streets are characterised by wide open cul-de-sacs with generous splays and turning heads, good size pavements and visitor parking. The housing type tends to be bungalows/chalet bungalows with open plan gardens. The housing is long and low in character with wide frontages, shallow pitch roofs and a horizontal emphasis to windows; classic modern suburbia in the heart of the City.

#### 4 Architectural Character

##### Hawthorn Terrace/Railway

This part of the character area is characterised by tightly packed Victorian terraces following a grid system with narrow frontages of uniformed appearance. They are of two storeys and two bays, built from red brick with Welsh slate roofs punctuated by chimney stacks, with symmetrical fenestration patterns of sash windows (many replacements) and timber panelled doors below. To the rears the back yards are generally enclosed by tall brick boundary walls. Overlarge extensions to the rear have in some cases had an adverse impact on the simple built form of these buildings and the spaces within the yards.

Hawthorn Street, although wider, features dwellings similar in design, scale and materials. However here oriel windows feature and create a rhythm, and the roofline features an occasional dormer window. The new infill housing on the southeast side of the street and the terrace townhouses at Byland Lodge pick up on these simple details

There are however two key buildings that have a presence, Harrisons former Organ Factory a prominent gable fronted stone and brick built structure with a factory frontage and Byland Lodge a large stone-built gothic-style villa that occupies an elevated position surrounded by mature vegetation, (now converted flats and extended terraced houses).



*Image 104 Hawthorn Terrace, modern infill, Byland Lodge, former organ factory, May Street and Colpitts Hotel*

The adjacent May Street again features typical uniform red bricked two storey terraced dwellings stepping up the hill with the double fronted corner property at the start of the street being notable for its impressive plaque of Queen Victoria.

The gap sites of John Street and Laburnum Avenue have been developed against the urban grain with the low box like Spiritual Church featuring a shallow roof. The more recent semi-detached houses on Laburnum having wide plain frontages, horizontal casements and constructed in red /orange brick and the newer detached house opposite being plain in appearance.

Dating from 1856 the most significant terrace in this area is Colpitts Terrace. This is a curving terrace of elegant two storeys, two-bayed properties constructed from coursed squared sandstone with ashlar dressings beneath Welsh slate roofs with notable yellow brick chimneys and tall yellow pots. The buildings feature 4-panelled doors with over-lights, timber sliding sash windows, stone gutter brackets and surviving boot scrapers beside the doors; their historic and architectural merit is reflected in the whole terrace being Grade II listed.

At the end of the terrace is Colpitts Hotel, a Grade II listed public house constructed earlier than the adjoining terrace in 1836. It has similar traits such as the use of sandstone and Welsh slate but features a more elegant arrangement and style of windows and entrance doors. Notably the roof is rounded at the eaves and the windows include Ipswich type glazing bars.

### The Avenue and Crossgate Peth

Within Crossgate Peth and The Avenue the architectural character is both interesting and varied as a result of the diverse built form comprising of Victorian terraces, modern infill terraces and large detached Victorian and Edwardian villas, townhouses and semi-detached properties.

The predominant building material is red brick, used for both external fabric and detailing. Sash windows of different designs and glazing patterns feature, as well as bays, oriels, dormers and leaded lights and decorative doors. Sandstone appears on frontages to some of the earlier properties such as Farnley Tower built in the Gothic revival style.



Image 105 The Avenue and Crossgate Peth

The slate rooflines are constantly broken up by the varied individual architectural form of the buildings, featuring gables, steep pitches, brick chimneys and detailing including decorative bargeboards, cornices, gabled copings, finials, ornate ridge tiles and stone brackets.



The red brick Edwardian properties feature pebble dashed frontages, sliding sash windows of all sizes and patterns, mullioned openings, dormers, bays, oriels and casement windows. Leaded lights and stained glass also feature as well as solid painted panelled doors.

To the far west on Crossgate Peth, Neville's Cross Social Club, Cross House and Rokeby are large three storey, landmark buildings that appear to have been designed to impress, featuring towers, turrets, steep gable frontages.

The villas in Farnley Hey Road and Percy Street; including Hillcrest and the Hermitage are Arts and Crafts styled detached dwellings characterised by steep pitch prominent gable roofs, overhanging eaves, dominant chimneys, pebbledash and brick frontages, mullion windows with leaded light casements and feature entrances and doors.

The south entrance to St Johns Road is characterised by a small group of mid Victorian tall stone and brick buildings including Cross House, Cross View Heights and Rokeby Villa, which features a curved double bay frontage. Further along the street the architectural style changes to Edwardian Terraces featuring fine leaded lights and decorative front doors. The older terraces are then followed by interwar terraces and finally 1950s squat chalet bungalows and semi-detached brown brick housing, which appear in conflict with the historic character of the street.



*Image 106 Staggered roofline, Former Nevilles Cross Social Club, Cross View Heights, Villas and an Edwardian door*



Image 107 Farnley Hey a mix of interwar and latter infill

### Farnley Hey

Within Farnley Hey Road, Farnley Mount, Percy Street and Percy Lane the predominant domestic architectural style is typical of the mid to late 20th century, more intense and in contrast to the 1920's suburban 'garden' character of the large detached properties at the western end of The Avenue area.

The streets feature a mix of typical interwar semi-detached and post war (1950's) housing with more recent infill development. The red brick and pebble dash/render interwar houses have a horizontal emphasis, with wide frontages and horizontal fenestration, timber casement windows with leaded lights and brown tiled roofs. The 1950's houses are more austere in appearance constructed in dark brown brick with limited architectural detailing with casement windows having a horizontal proportion. Many of these dwellings feature alterations such as overlarge dormers and porches some of which detract from the cohesive nature of the original architectural style. Other infill and backland development also appears in conflict with the predominant architectural form and character

Farnley Ridge, (including parts of other streets in the area) is characterised by low and wide fronted bungalows, with shallow roofs, heavy bargeboards, prominent stone chimneys and large picture windows with a horizontal emphasis.

## 5 Important Buildings

### Listed Buildings

There are two Statutorily Listed Buildings in the Hawthorn Terrace Sub Character Area, refer to the list below and Appendix 1. These are recognised by the Government as being of special architectural or historic interest as specified by the Planning (Listed Buildings and Conservation Areas) Act 1990. Listing is made at three levels of importance Grade I the most important, Grade II\* and Grade II. The protection afforded by this legislation applies to the whole of the listed building and any structure attached to it and land within its curtilage. Listed Building Consent is required for any demolition, extension or alteration proposed which might affect its character.

<i>Building Name</i>	<i>Grade</i>
Colpitts PH	II
Colpitts Terrace	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 Crossgate Sub Area there is one Scheduled Monument, see below and refer to Appendix 1.

Nevilles Cross Scheduled Monument

### 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 is a presumption in favour of preservation of these structures. The omission of any particular building should not be taken to imply that it is of no interest.

#### *Building name*

Byland Lodge, Laburnum Avenue

Harrison and Harrison former Organ Works, Hawthorn Terrace

Rington Teas Former Workshop/office HQ, John Street

Percy House, Percy Lane

Farnley Hey /Lynhurst, Farnley Hey Road

Farnley Tower, The Avenue

The Tower, The Avenue

Tower Cottage, The Avenue

Hillcrest, Farnley Hey Road



Oak Lea, The Avenue  
 Dunster House, The Avenue  
 Avenue House, The Avenue  
 Neville's Court and Coach house, The Avenue  
 Rokeby Villa, Crossgate Peth  
 Cross House, Crossgate Peth  
 Cross View House, Crossgate Peth  
 Neville's Cross Social Club, Crossgate Peth  
 Cross View Heights/ 1a St Johns Road  
 Sunnybrae, Percy Terrace  
 The Hermitage, Percy Terrace  
 Properties no 22 to 25, 20 to 11 Crossgate Peth (excludes Lodge)  
 Jubilee Cottage, May Street  
 24 Codeslaw House  
 Rosslyn House  
 Hilda House, St Johns Road  
 25 to 8 St Johns Road  
 Cross View Cottage

## 6 Building Materials, Detailing and Features

There is a huge variety of different styles and ages of properties in this sub-area ranging from the simple Victorian terraced architecture with distinctive back yards in Hawthorn Terrace area, to the late Victorian/ early Edwardian ornate villas, rich in detail and materials in The Avenue and Crossgate Peth, to open plan suburbia in the more modern bungalow cul-de-sacs of the 1970's in Farnley Ridge.

Although this later intervention is a little at odds with the general character the other forms of architecture, building styles and features and the varied palette of traditional building materials, combine to provide a diverse and interesting residential townscape.

### *Walls and facades*

The red brick Victorian terraced houses of the late 19th to early 20th century streets such as Hawthorn Terrace and Laburnum Avenue feature uniform narrow frontages with plain elevations and stone detailing. Brick outbuildings and prominent brick boundary walls are often of the same brick but many of the later extensions have recognisably different bricks.

Infill terraced housing in Hawthorn Terrace is of multi red brick, whilst the modern infill (1960's) in Laburnum Avenue has a more modern orange/red hue brickwork. The curving frontage adjacent at Alexandria Crescent with its red brick is more imposing, yet stone detailing and timber painted window

panelling helps to soften the elevation. Other variations of red brick work can be found at the Harrisons organ factory, built of a warm red brick and the new terraced townhouses at Byland Lodge are of a pleasant multi red brick.

Sandstone is most notable in the curving frontage to Colpitts Terrace and the stone terrace at the entrance to Hawthorn Terrace, with stone thresholds, sills, heads and dentils and stone chimneys. The 3 storey Gothic styled, Byland Lodge is also constructed of coursed sandstone with stone detailing including sills, heads, string courses, water tables and parapets.

Modern infill terraced housing in The Avenue is built of a 'warm' red brick with brick detailing that picks up on the red brick used in construction at the start of The Avenue. The use of similar brick continues within the larger tall terraced town houses giving an overall unified appearance to elevations and boundary walls. Stone is also used in detailing, notably between the double bays. Similar materials also feature in use to the facades within Crossgate Peth.

Similar red brick also features in Farnley Hey Road, Percy Terrace and St Johns Street where it is additionally used for architectural decoration and detailing including string courses and dentils with sand stone used for quoins, window heads, sills, door lintels and thresholds.



Image 108 Terraces are dominated by brick



Image 109 Welsh slate is used extensively

Sandstone frontages also feature to some of the earlier Victorian properties such as Cross House and also to Victorian Gothic villas such as Farnley Tower, whilst to the Edwardian properties pebbledash and red brick are predominant building materials.

The interwar housing, 1950's, and more modern infill developments further up the hill are a complete contrast to the older housing. Modest utilitarian simple red brick and later brown brick frontages are features in the streetscene. Stone and brick detailing, quite slim and plain in profile is evident and lacks the richness of the previous styles. The bungalows and chalet bungalows in Farnley Ridge and parts of Percy Street, Percy Lane and Farnley Hey Road also contrast strongly with the general character here, they are constructed of modern brown /red brick and white render textured surface treatment.

### 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.

The predominant roof covering in this area is Welsh slate in traditional laying patterns, steeply pitched roofs, with rooflines consistently broken up the changes in level and by a variety of



brick built chimneys with varied detailing. Other features at higher levels include cornices, gabled copings and stone brackets, clay chimney pots and ridge tiles.

The stepped roofs of Hawthorn Terrace and the lower part of The Avenue, Laburnum Avenue and May Street are notable forming a distinctive and feature in the townscape enhanced by some properties featuring traditional and decorative dormers and roof lights to the rear. Also notable are the steep slate roof of the former organ factory with its imposing gable and Byland Lodge with steeply pitched slate roofs, gables, dormers, skylights and finials providing architectural character and interest. In contrast the more standard Victorian terraced houses have modest slate roofs, grey clay ridge tiles with regular chimneys with the straight long streets generating roofscapes of uniformity.

The curving terraces of Colpitts and Alexandria have a roofscape punctuated by prominent stone and yellow brick chimneys and chimney pots.

Quality slate and tiled roofs and chimney details feature in the late Victorian and Edwardian Arts and Crafts houses in Crossgate Peth, the parts of The Avenue, Farnley Hey Road, Percy Terrace and St Johns Street. Here the rooflines are consistently broken up by prominent gables with decorative bargeboards, the variety of brick and stone built chimneys, pots, dormer windows, cornices, gabled copings, finials, ornate

ridge tiles and stone brackets. These all combine to generate a unique roofscape of high quality.

The interwar and 1950's housing and more modern infill developments have simple concrete red and brown tiled roofs with plain chimneys. The bungalows and chalets have shallow pitch roofs of concrete brown and red tiles with heavy barge board's with Farnley Ridge characterised by very prominent almost standalone stone chimney protruding high above the ridge line and projecting forward from the front elevation.

*Image 110 (right) From Victorian terraces to 1950's bungalows*



### *Rainwater Goods*

Many of the properties in The Avenue, Crossgate Peth, Percy Terrace and St Johns Street still retain their black painted cast iron rainwater goods, with hopper heads and spiked brackets. In the Hawthorn Terrace area there are still examples of cast iron but a number have been replaced with modern plastic guttering. This has had a negative impact on some of the facades especially where uPVC has faded with age.

The interwar, 1950's and modern infill in Farnley Mount and adjacent streets consists of a mixture of metal and plastic rainwater goods of varying quality. In Farnley Ridge and other modern bungalow suburban development nearby, the 1970's housing is characteristic by heavy bargeboards, soffits and black plastic 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 to the character and appearance of the individual buildings and collectively to the streetscene. The style and appearance of the windows are reflective of the buildings use and age.

The buildings in Hawthorn Terrace have balanced fenestration patterns with some surviving four paned sliding sash windows although there are timber window replacements and uPVC windows quite noticeable. Oriel windows with feature painted

panelling provides an attractive addition and striking rhythm up the hill. In the infill housing slightly bulky dormers have unfortunately been introduced. The former Harrison Organ factory has impressive pattern of black painted small glazed casement and sash openings that retain the factory appearance.



Image 111 Doors, windows and coal shutters

Within Laburnum Avenue, surviving sash and bay windows, panelled doors, and timber carved canopies help to maintain its architectural character. Byland Lodge opposite still retains many of its original sliding windows, its Victorian Gothic style

mullioned bays and dormers as well as panelled doors. The new townhouses adjacent have architectural detailing reflective of the above.

Other late 19th and early 20th century streets such as John, Holly, Mistletoe and May Street feature fairly standard fenestration patterns and details, timber sliding sash or their replacements of timber casements or uPVC windows with a number of original panelled doors remaining. In Lawson Terrace and Mistletoe Street the terraced houses feature ground floor bay windows with a number of the original sashes and timber panelled doors surviving, however these are gradually being replaced by timber and uPVC casement windows.

In the bottom section of The Avenue and Alexandria Crescent the earlier mid Victorian terraces are characterised by either double bays with panelling between or oriel windows overhanging the pavements. Modern infill terraced housing in The Avenue has continued the verticality of the window pattern with a modern twist, projecting bays and oriels with casement openings pick up local references.

The Victorian terraced townhouses, semi and detached houses in The Avenue, Crossgate Peth, Percy Terrace and St Johns Street feature some of the finest intact windows in this character area comprising of a variety of variously configured sliding sash and timber casement windows including bays, oriels, mullioned and tripartite openings. Dormers feature



decorative cornices, parapets, panelling, leaded cheeks and finials.

In addition the variety of surviving solid wood singular and paired 4 and 6 panelled doors, carved timber canopies and ornate architectural ironmongery add to the overall architectural quality that reflects the status of these streets as some of the finest in Durham.

Modern mid to late 20th century infill and the new development in Percy Street and St Johns Road has done little to try and replicate this quality, with horizontal and top hung casements being a strong feature.

Edwardian properties in Farnley Hey Road, The Avenue, Percy and St John Street retain many of their distinctive bays, oriels, sash windows and dormers as well as Arts and Crafts style timber casements with leaded lights and solid colourful painted timber doors and canopies. The interwar housing also features leaded lights and coloured stain glass doors, with 1950's dwellings featuring less ornate versions. Although, like elsewhere, original windows have been replaced with timber and uPVC casements.

The 1970's bungalows in Farnley Ridge and in parts of Farnley Hey Road, Percy Terrace and Percy Lane, feature large horizontal glazing/casements and glazed doors with many of the original wooden windows being replaced by uPVC.



Image 112 Windows and doors

## 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.

George Street, Alexandria Crescent, Laburnum Avenue and the middle section of The Avenue, have limited frontages with front gardens enclosed by low brick walls and railings, trees and hedges. Original railings have been removed and subsequently replaced, with some of the 'modern' guarding being in conflict with the architectural style of the dwellings.

Enclosure to John Street has been broken down with the open frontage to the Spiritual Church and car park and the mesh fencing to Nelson's yard, whilst Byland Lodge's enclosure consists of mature trees, new walls and railings.

To the rear of the Victorian terraced streets are narrow rear yards enclosed by high red brick walls and brick outbuildings featuring timber boarded gates/doors and coal chute covers and providing some privacy and security to the rear of the properties. To some, these walls have been demolished, exposing the yards and rear extensions, which in some cases have subsumed the yards and add to the gradual erosion of the historic character of the area.

To the rear of the south side of Hawthorn Terrace and The Avenue there are gardens, walls, trees and hedges which feature along the boundaries. Whilst further up The Avenue and in Crossgate Peth, Farnley Hey Road and St Johns Road large dwellings on generous plots feature mature gardens enclosed by trees, hedges, brick and stone walls, gates and piers which add interest to the streetscene.

There are traditional railings at the bottom of the A690 in Crossgate Peth attached to the stone boundary walls near the crossroads, whilst further north the tree cover on the embankments provides an effective boundary to the busy main road. At the crossroad junction 'modern' galvanised steel railings feature, as do they at the crossroads at Neville's Cross. Low boundary walls and the occasional tree surrounds the site at Crossgate Social Club, and brick walls with black painted railings front directly onto the A167 with metal railings enclosing the Scheduled Monument of Neville's Cross.

Farnley Mount, Farnley Ridge, Farnley Hey Road, Percy Terrace and Percy Lane are a mixture of more traditional enclosed gardens with brick walls and shrubs to the Edwardian, interwar and 1950's properties and open plan gardens to the 1970's bungalows with well-manicured lawns and shrubs. The generous openness to the gardens at the front and wide curving road has a strong suburban character.



Image 113 A wide range of boundary treatments



## 8 Open Spaces and Trees

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. To the rear they include narrow enclosed rear yards surrounded by high red brick walls. The rear yards provide important spaces between the properties for amenity provision and add to the rear and enclosed character of these streets. The back gardens to the rear of the south side of Hawthorn Terrace provide important access points and the grid street pattern is very distinctive to this area.

In Alexandria Crescent, the lower part of The Avenue and Laburnum Avenue, front gardens enclosed by low brick walls, with trees and shrubs vary in appearance. Some are well cared for, and some abandoned yet all contributing to the overall high visual quality of the streetscene.

Within The Avenue, Crossgate Peth, Farnley Hey and St Johns Road the plot sizes associated with the larger properties has led to the evolution of mature gardens containing trees shrubs and planting. These side and front gardens, mostly bounded by brick and stone walls, create an area that has a distinctive, quiet, garden suburb character. Unfortunately, the removal of boundary walls from frontages to properties in The Avenue and Farnley Hey Area has been disruptive to the character and appearance of the streetscene.



Image 114 Service alleys to manicured lawns



*Image 115 Well maintained gardens*

The Edwardian, interwar and 1950s properties within Farnley Mount, Farnley Ridge, Farnley Hey Road, Percy Terrace and Percy Lane have more traditional gardens bounded by brick walls and shrubs, whilst the gardens to the 1970's bungalows are open with well-manicured lawns and shrubs creating a strong suburban character, however slightly at odds with the surroundings.

Framing views and providing a green entrance point to the city, the densely wooded and planted embankments to Crossgate Peth offer an effective screen to the properties facing the busy main road. Further up Crossgate Peth the landscape becomes

more open in nature with grass verges and the occasional tree planted close to the Neville's Cross scheduled monument.

The recent development of the Byland Lodge site has resulted in the remodelling of the landscape resulting in a percentage of tree loss and pruning, whilst supported by new planting as part of an overall landscape strategy. Once matured, this will add to the quality of the new development and the setting of the Lodge. The development includes a planted seating structure facing Hawthorn Terrace that at present is visually intrusive, however with time may blend in.

Adjacent and to the rear of Byland Lodge the railway embankments are densely covered with trees and vegetation that provide an important wildlife habitat as well as effectively screening the busy east coast railway line. This merges into the large woodland area to the rear, containing deciduous and evergreen trees on steep slopes providing a green backcloth of high quality to this part of the City. Through this runs a public footpath with steep steps leading from Farnley Ridge to Laburnum Avenue providing a well-used short cut for local residents into town.

At the top of the hill this woodland helps to screen the small satellite station, whilst at the bottom there is a small, enclosed play area containing a timber boat as a focal point set amongst swings and other play equipment that provides quite a surprise for first time visitors. This is an important area of public amenity space.

## 9 Views and Vistas

Arriving into Durham on the train from a westerly direction some of the most outstanding views within the City can be gained looking southwards towards Durham Cathedral and Castle and open panoramas across a wide part of the city centre. In the foreground are the distinctive views of the Victorian/Edwardian terraced houses and the outstanding roofscape of the Hawthorn Street and Crossgate Peth area. Delving more closely, rich and changing views can be gained of the intimate symmetrical grid patterns of John Street, Hawthorn Terrace, Laburnum Avenue, Lawson Street, Holly Street, Mistletoe Street, May Street, and the more curving routes of Colpitts Terrace, Alexandria Crescent and Crossgate Peth.

Views of the Viaduct are very varied, from the A690 curling round Colpitts Terrace and Sutton Street the glimpsed view is transformed into an impressive wide open view of the eleven arched Viaducts construction. Views looking south along the A690 are of the pleasing curve of the listed Colpitts Terrace and the Colpitts Public House which are a key focal point. St Margaret's Hospital on the opposite side of the street helps to frame the street scene views.

*Image 116 (right) Views across the rooftops and towards St Margaret's Hospital*







Image 117 Hawthorn Street and Crossgate Peth

Views in Hawthorn Street of the former Harrison organ factory building looming above the streetscene are impressive and in Lawson Street opposite where the terraced houses frame the view perfectly. The landmark building provides a key focal point and breaks up the regular terraced roofline below. Views of the interesting Byland Lodge roofscape are noteworthy especially from the railway line and are much improved, following removal of the intrusive modern 1960s recently. The Lodge is a landmark building and focal point in the streetscene of Laburnum Avenue and Hawthorn Terrace and the trees within the site and to the rear in the woodland create a natural backdrop.

Views of the Neville's Cross Social Club at the top of Crossgate Peth and adjacent to the busy Crossgate crossroads are a little restricted as the building is slightly set back in the streetscene.. However, the building still remains a strong focal point and has group value when viewed with Crossview House, Crossview and Neville's Court from Crossgate Peth.

St Johns Church on the opposite side of the road and the Neville's Cross scheduled monument add to the whole streetscape experience and richness of these views. Moving down Crossgate Peth the view of the Cathedral and St Margaret's Church tower is significant as a main access point into the City, enhanced further by the overhanging trees which perfectly frame the view.

Streetscape views are prevalent throughout this area. The grain of the grid street patterns and Victorian terraces and the strong rhythm of the roofscape is very distinctive. Views up Hawthorn Terrace, The Avenue and May Street are impressive as the terrain starts to rise more steeply generating impressive views of stepped buildings and broken rooflines running up the slopes.

Within John, Lawson, Holly and Mistletoe Streets, Laburnum Avenue, Colpitts Terrace, Alexandria Crescent and Sutton Street the views are much more intimate as the streets here are extremely tight knit and the juxtaposition of the terraces and key buildings provides very enclosed views of high quality. Streetscape views up the middle to the top part of The Avenue and Crossgate Peth are eye catching, where the mature gardens of trees, shrubs, hedges and stone and brick walls generates a garden suburb character and high quality streetscene.

From the top of May Street and The Avenue there are enclosed views of the Castle, the Cathedral and the open countryside beyond framed by the terraces below. Whilst from Farnley Mount and within the gardens of Farnley Hey Road there are also spectacular views across towards Durham Cathedral, Castle and the city centre with the open countryside beyond.



*Image 118 Views along the terraces and across the city towards the cathedral*

## 10 Activity

The majority of the accommodation within the terraced streets including that within Hawthorn Terrace, Laburnum Avenue, Alexandria Crescent and the southern part of The Avenue appears to be rented primarily to students, with only the occasional dwelling remaining in private ownership. However the new town houses and development at Byland Lodge may add to the mix of tenure. The students create a very active lively environment in term time, with refuse bins and bikes in the street and back lanes and additional parked cars. This can also have a noticeable impact out of term time, when this area appears almost deserted.

The northern section of The Avenue and Crossgate Peth, St Johns, Farnley Hey, Farnley Mount and Percy Street are mainly detached and semi-detached family homes, although some now appear to be multiple occupation. These are generally quiet streets, with little through traffic. The Avenue has been blocked off to traffic and provides a pedestrian route for residents in Crossgate Moor.

Farnley Mount, Farnley Ridge, Farnley Hey Road, Percy Terrace and Percy Lane are quiet areas of low density detached bungalows that appears to provide home for an older demographic age group. Although quiet the rumble of trains can be heard from the east coast mainline in the cutting below.

Alexandria Crescent, Colpitts Terrace and Sutton Street are now almost exclusively residential. The A690 here is a busy connecting route with a considerable amount of traffic and pedestrians acting as an inner ring road within the city centre. Crossing places for pedestrians, as well as continued noise and fumes are ongoing issues.

The crossroads where Margery Lane meets the A690 and the main route that continues west up Crossgate Peth to Neville's Cross, is one of the main entrance points into Durham City and as such is a very busy environment. Noise and pollution are a problem although the deep cutting and the wooded embankment help to limit this. Pedestrian crossing is at the two crossroads and very top of the Peth. The Neville's Cross Social Club (now empty) and George Street also suffer from continual noise and pollution from the busy A167.

There are a series of footpath linkages within the area, the most effective being the route through the woodland glade at the rear of Byland Lodge that links into the wooded slopes of the railway embankment and the small recreational/play area.



## 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.

The pavements in the residential terraced streets are generally a mixture of rectangular concrete flags with some modular flag and tarmac infill and concrete kerbs. Adjacent to these pavements are rows of scoria blocks drainage channels. Parking meters and traditional cast iron street lighting columns are common as well as refuse bins in some places. To let signs are very visible at certain times of year adding clutter to some of the street frontages. Tarmac back lanes feature granite sett drainage channels and scoria blocks rumble strips. Some less impressive back lanes are little more than narrow dirt pathways often blocked by rows of refuse bins and litter.

The pavements facing the A690 are variable; Sutton Street has rectangular flags and a granite sett promontory, while Alexandria Crescent and Colpitts Terrace have rectangular flags and small modular broken flags at the street junctions. There are traditional railings to the wall at the bottom of Crossgate Peth, while modern railings restrict access at the junction.



Image 119 Residential areas are generally uncluttered

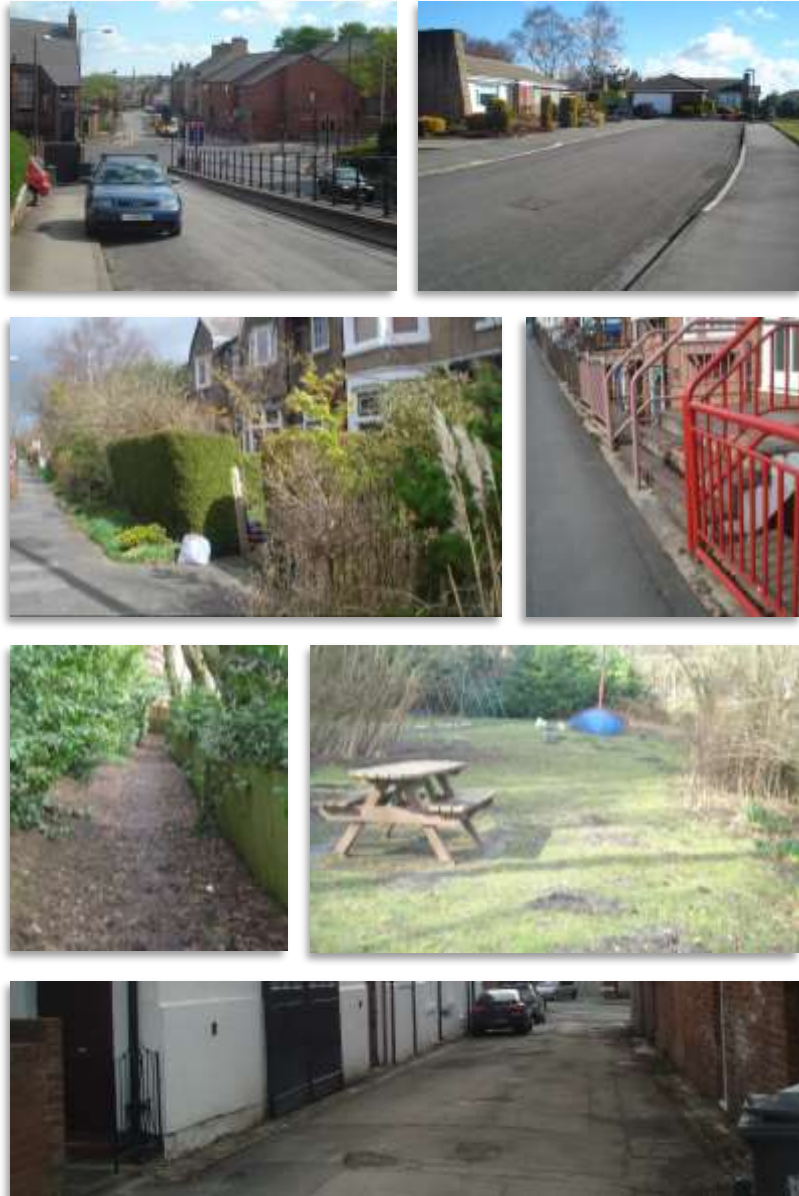


Image 120 Crossgate Peth and The Avenue become less urban

There are traffic lights and two controlled crossing points here. Bollards, street signs and lighting columns are all painted and are fairly prominent but overall the streets are not too cluttered.

The pavements on Crossgate Peth and The Avenue become less urban in nature, being in tarmac rather than formal flags. This surface treatment generally continues into the streets at Farnley Ridge, Farnley Mount, George Street Percy Terrace, and Percy Lane. This is in contrast to the older streets such as Farnley Hey Road and St Johns Road where the pavements are a mixture of rectangular concrete flags with infill areas in tarmac and concrete kerbs. There is little street clutter in these locations but parking meters, traditional low cast iron street lighting columns and street signs can be found. In Crossgate Peth there are well used seats and a noticeboard adjacent to Neville's Cross scheduled monument.

The pathway linkages between the streets tend to be a mixture of tarmac and dirt tracks, with the informal mud/gravel pathway from Farley Ridge down to Byland Lodge being a notable route featuring a series of informal footpaths.

Within the Crossgate Working Men's Club site the surfacing is generally poor comprising of tarmac roadways and pavements, and low quality signage and security measures are visible, which detracts from the setting of this building. The grounds to Byland Lodge are a mixture of flags, setts and tarmac, with the pavements in tarmac looking out of place in Hawthorn Terrace.

## 12 General Condition

The pavements in Hawthorn Terrace, Laburnum Avenue, John, Lawson, Holly, Mistletoe and May Street, the lower part of The Avenue and Crossgate Peth are generally in good condition. However, the condition of the road surfacing is variable with evident repairs and potholes in some places particularly in John Street and in parts of Laburnum and Holly Street. The back lanes also appear in variable condition in some cases the visible number of patchwork of repairs have had a degrading impact on the overall character. Some that are little more than narrow dirt pathways appear overgrown with weeds, blocked by rows of bins and litter such as that to the rear of St Johns.

The pavements facing the A690, outside Sutton Street and Alexandria Crescent are in a fair condition as are the protected flag and granite sett promontories. The junctions outside the Colpitts Public House and further up the streets are in a poorer condition with a number of broken flags.

The tarmaced pavements further up Crossgate Peth, The Avenue, Farnley Ridge, Farnley Mount, Percy Lane, George Street and Percy Terrace are also in good condition, whilst on Farnley Hey Road and St Johns Road the damaged flagged pavements feature mixed material repairs and are poor in appearance. The road surfacing here is quite variable again the black tarmac featuring repair and potholes in places.

Traditional railings, bollards, seats, notice board, parking meters, street signs, and lampposts are all painted and in

general good condition, but modern railings at crossroads are galvanised and stand out from the painted street furniture.

The condition of the public pathways between streets is variable; the Crossgate Peth route to The Avenue and the pathway to the rear of St Johns Road are well maintained and as such they appear almost as garden extensions. Elsewhere routes are a mixture of tarmac, rough gravel and dirt tracks that are poorly cared for. The informal mud/gravel pathway and steps from Farley Ridge to Byland Lodge are in good condition as is the woodland and play equipment with little in the way litter. At Crossgate Working Men's Club the surfacing is generally poor and the building itself is suffering from neglect whilst Byland Lodge is now in good condition having been sympathetically renovated.

At properties that are rented within the terraced areas, bin and bike storage often appears visible at the front of dwellings and in back lanes, this is especially notable in University term time. These dwellings also appear to be less well maintained and more altered, with a growing prevalence of uPVC windows and doors adding to the overall erosion of the quality of the conservation area. This is much in evidence in Laburnum Avenue and Alexandria Crescent which features oversize dormers, poor alterations and additions to buildings and loss of enclosure to front gardens. However, it should be noted there are still many original windows and doors intact in the



Hawthorn Terrace area. To let signs can dominate the streetscene at certain times of the year.

In Crossgate Peth, The Avenue, Farnley Hey and St Johns Road, the houses are generally well maintained with few major alterations. Original windows and panelled doors are still prevalent, although the introduction of replacement uPVC windows is now evident and gradually eroding the overall architectural integrity. Gardens at the front and sides of the properties are well maintained as are hedges, trees, boundary walls, fences and gates.

In Farnley Mount area there are a number of poor quality alterations and some front gardens have been paved over disrupting the overall cohesive quality of the character of this part of the conservation area. The modern bungalows and chalet bungalows in Farnley Mount, Farnley Ridge, Farnley Hey Road, Percy Terrace and Percy Lane appear in good condition and well maintained, however replacement uPVC windows detracts from the quality of the buildings. The open plan gardens and driveways are well maintained which enhances the overall appearance of the locality and contributes to the quality of the character area.

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

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

In historical terms the areas interest is derived from it forming a distinctive part of the City associated with the expansion of the Durham coalfield, railway and Viaduct which developed from the late 19th century onwards. This intense activity led to growth of Victorian terraced housing, followed by late Victorian/Edwardian townhouses and villas in The Avenue for the middle classes, creating a garden suburb environment with late 20th century infill. It is also one of the oldest routes in Durham to connect the city centre with Neville's Cross.

In terms of architectural value, the area contains a varied mixture of buildings ranging from stone cottages, uniformed terraces, Edwardian townhouses and modern housing infill. A number of the buildings are of historic and architectural merit, and are considered to be non-designated heritage assets, whilst the mixed and varied townscape contributes significantly to the distinctiveness of the area and combines to generate rich and changing streetcenes and roofscapes.

Despite a rather strong variation there is a generally an overriding harmony of materials, detailing, scale and setting. The physical integrity of the historic building stock is relatively high with many surviving features of interest preserved.

The setting of the historic buildings is greatly enhanced by the traditional forms of surfacing treatments i.e. granite setts in back lanes and boundary treatments, such as distinctive brick and stone walls and hedges and trees. The garden spaces to the rear and front of the villas and townhouses in The Avenue area are particularly significant providing a green garden suburb character. This generates a green framework and greatly enhances the individual and collective setting. There are other valuable green spaces throughout the area with high amenity value such as the wooded railway embankments. The area's green infrastructure contributes to the aesthetic qualities of the townscape and provides vital green finger links into the city centre that are of considerable worth and influence. The flora in key locations provides notable framed views and impressive panoramas across to the Cathedral and the World Heritage Site.

It is the sub-character area's history and development, the street pattern, the diverse range of historic buildings, the setting and views that unite to create a distinctive historic environment of high significance that contributes to that of the whole conservation area.

## **SUB CHARACTER AREA 5 - PIMLICO/DURHAM SCHOOL**

### **1 Location and Boundary Description**

The Pimlico and Durham School sub-character area lies within the southwestern part of the conservation area which climbs up towards the slopes of the Durham Bowl and consists of Durham School, Pimlico, Observatory Hill and the Nevilledale Terrace area. The character area is well defined; the northern boundary follows the route of Crossgate Peth and then extends west around the short terrace of Beech Crest. From here it merges into Margery Lane and runs southwestwards along Clay Lane where it continues around the rear of Durham School taking in Observatory Hill. Potters Bank forms the southern boundary which curves northeast wards to the roundabout at the end of Quarry Heads Lanes and includes the cluster of buildings at Pimlico.

The area's principle streets are Crossgate Peth, Margery Lane, and Quarryheads Lane, and Potters Bank. The area includes the Medieval street of Pimlico, once an important south /north route, and the historic routes of Margery Lane, Clay and Blind Lane. The area is characterised by the tight cluster of Pimlico cottages, the impressive school residential properties, and the grandeur of Durham School and the open expanse of Observatory Hill. It also includes the dense terraced town housing in Crossgate Peth, Nevilledale Terrace and Briardene.



*Image 121 View of the cathedral*



## 2 Setting

This part of the conservation area is partly located in the steep terrain that rises quickly from Pimlico, the lower grounds of Durham School, and wide open expanse of Observatory Hill. This open countryside along with the wooded slopes of Durham School creates a visually impressive, natural setting to the area. These slopes which form part of the Durham Bowl extend north to Neville's Cross and the Crossgate Area, and southwards to the University Halls of Residence at St Marys College. It provides a scenic green backdrop to key buildings in this area; notably Durham School and Chapel, Trinity Hall, Grove House and Poole House and in the wider contextual setting of Durham Cathedral and Castle World Heritage Site

The tightly knit terraced townhouses in Nevilledale Terrace and Crossgate Peth ascend the steep incline of the lower reaches of the Durham Bowl and cut across the main contours. Other streets follow the contours in a north/ south direction. This land and built form generates a varied and interesting streetscene and broken up skylines, with stepped roofs and chimneys. To the east the steep densely wooded slopes of the River Wear gorge provide a dramatic setting to this part of Crossgate, where Prebends Bridge and the footpath network cutting through the woodland provides a natural and enjoyable entrance up to Pimlico.



Image 122 Views of the cathedral



Image 123 Nevilledale Terrace

### 3 Form and Layout

#### Nevilledale Terrace

Summerville is a modest compact terrace of narrow fronted properties with a very strong building line rising from Margery Lane in an east to west direction. The buildings are hard up against the pavement with rear yards surrounded by brick walls.

Palatine View occupying the northern corner at the junction with Alexandria Crescent is a grander more imposing terrace that follows the gentle curve of Margery Lane; the street is set back and above with a raised wall and front gardens. The terrace is tall in height with dormers and wider frontages including double bays.

The Edwardian townhouses in Nevilledale Terrace are broken into three blocks which follow the gentle curving historic route of Crossgate Peth. The street begins in the north at the crossroads and runs southwesterly with the properties high above and facing directly onto the road. Set within rectangular plots, the houses have wide frontages with sloping front gardens, separated by a footpath from a retained and guarded grassed area sitting above the road. The rear of this terrace is very distinctive and visible comprising of enclosed yards/small gardens, with high brick built walls.

The street leads to the two tight bends and steep inclines of Briarville and Beechcroft, two compact terraces set behind the main street frontage that follow the contours and front onto the historic route of Blind Lane. Both terraces consist of imposing terraced townhouses, tall in height with wide frontages, in rectangular plots. The front gardens at Briarville are built on a raised terrace creating outstanding views of the city centre; a small pathway separates the gardens from house frontages. The back yards are small and enclosed with low quality garage courtyards nearby.

Set below Briarville, and following the frontage of Margery Lane, Briardene is a well-designed late 20th Century housing development that follows the historic urban grain dictated by the topography. Within the development, directly to the rear, a further terrace is stepped up with its rear elevation to Nevilledale Terrace. These, wide terraced townhouses are three storeys in height with integral garages, some having enclosed patios, and centred on short cul-de-sacs with a strong building line. Their open plan grounds are well established, and planned, with belts of mature trees/shrubs.



Image 124 Briarville and Briardene





### Observatory Hill, Clay and Blind Lane

Situated within the southern part of this character area in a quiet, isolated hilltop location forming part of the ridge running along the western boundary of the Durham Bowl are The Observatory and Observatory House. Separated from each other, both are tall, long, linear buildings with imposing frontages. Observatory Hill itself is enclosed by trees, walls, hedges and fences. The open slopes of the hill form an expanse of rough pasture with extraordinary views and high landscape and scenic value, with the flatter lowest section forming playing fields for the Choristers School.

Adjacent to Observatory Hill, Potters Bank is an historic route into Durham; a steep curving road that runs east-west. Today it provides access to Quarryheads Lane running northwards before forking-off down to the riverbanks and to Prebends Bridge linking the Peninsula. The small tollhouse at Prebends Gate Lodge marks this important historic access point restricted by gates.

To the west Clay Lane is an important historic route leading from Neville's Cross and Low Barnes Bank into the City Centre. The route skirts around the back of Observatory Hill and Durham School and drops steeply down to Margery Lane providing access to Archery Rise Tennis Club and a small number of detached houses set in spacious plots.

Image 125 Observatory, enclosure, Observatory House, Gate Lodge and Clay Lane

Margery Lane consists of a number of different parts; the lower end where it merges with Clay Lane is rural in character, enclosed by mature trees and foliage prior to opening out at the bend in the road where it divides and rises steeply northwards before running level to meet Grove Street towards the east. At the divide, Blind Lane forks off rising quickly snaking around Beech Crest and St Margaret's School and leads up to Crossgate Peth. In the past this former historic route was of more importance, but is now a narrow overgrown path.

### Durham School

Durham School is a collection of Victorian Gothic style buildings with newer additions fronting directly onto the main road where Quarryheads Lane meets Margery Lane. The buildings are grouped around a courtyard within the northeast corner of the large site and accessed via a listed archway that creates a break in the built form with secondary access roads to the side from Margery Lane

The principal frontage of the Porters Lodge and Music Centre tightly enclose the courtyard with the three and two storey buildings forming a linear group having successfully coalesced together to provide a cohesive frontage. The courtyard provides access to the modern reception area to the rear further courtyards. A further modern addition encloses the courtyard to the south, successfully linking with the main listed southern block.



*Image 126 Durham School, courtyard, entrance arch and Music Centre*

To the west the courtyard opens out to lawns that rise up to the chapel sitting elevated on the ridge and accessed by a series of steps. Sat on the slopes, and accessed by a network of pathways, there are various isolated buildings including the gymnasium, pavilions and a former sanatorium.

From Quarryheads Lane the rear access road swings round the edge of the site servicing the store yard and cricket ground which at the lower level provides a central focal point and picturesque setting for the South building.



Image 127 Quarryheads Lane, Pimlico, Grove House and Grove Street

### Pimlico

On Quarryheads Lane the road forks and follows an important Medieval route to Pimlico and South Street and far beyond. This is now a reasonably quiet, exclusive residential area with some of the surviving historic buildings standing on the footprints of the Medieval cottages.

This terraced group has a strong building line fronting onto Pimlico enclosing the street successfully, with the stone walls and trees opposite reinforcing the linear nature. To the rear there are enclosed walled gardens, and to the southwest of No. 9 is a court of modern flat roof garages of little aesthetic

quality. The dual fronted Grove House sits on the corner of Quarryheads Lane and Grove Street forming a key focal point on the sharp bend. The remainder of Grove Street is different in nature, on the south side there are some fine elegant terraced frontages, part of Durham School, with successful two and a half storey infill buildings.



Image 128 Trinity Hall and Poole House

Adjacent, and completely in contrast to the tight frontage development, are Durham School's Halls of Residence. These are large detached low density buildings on expansive sites that have a staggered arrangement set well back from the street frontage and varied in orientation. Trinity Hall is the oldest of these, a large square Victorian Gothic mansion, set in enclosed grounds with a long driveway to the side.

To the west of this is The Caffinites, a large linear wide building with courtyards and spacious lawns enclosed by trees and hedges. Located adjacent, with its drive way off Margery Lane is Poole House, a large Arts and Crafts villa, again having extensive enclosed gardens and tennis courts.



#### 4 Architectural Character

##### Nevilledale Terrace

Nevilledale, Briarville and Beechcroft, are three imposing Edwardian terraced townhouses comprising of two and two and a half storeys. Built from red brick with pitched slate roofs, the houses have wide frontages with distinctive brightly painted bays incorporating raised panelling and cornices. Historic fenestration in the form of sliding sash windows survives as do their panelled doors. The dwellings feature a rich roofscape which include red bricked chimneys and pots, alongside traditional dormers with bargeboards and finials. The introduction of a number of flat-roof, box-style dormers unfortunately detracts from their architectural quality. The yards at the rear are enclosed by high red brick walls with brightly painted doors and coal chutes, important elements of the overall townscape here.

The two lines of three storey terraced properties within Briardene are examples of well-considered 1980 domestic architecture. The foremost terraces have plain facades in brown brick with vertical brown timber windows punctured in the elevation. The rear terrace has projecting extensions in hanging slate and the roofline is stepped up which provides visual interest.



Image 129 Briarville



Image 130 Observatory and Observatory House

### Observatory Hill, Clay and Blind Lane

The Grade II listed Observatory was built in 1839 in a Greek cross plan. It has coursed square sandstone with ashlar plinths, quoins and dressings. The main frontage is two storeys with three bays; the central projecting bay has a 6 panelled door and overhead light flanked by a large narrow sash window. The roof is slate and has a central projecting wooden pediment and a large copper clad central dome which is a distinctive and very visible feature. The adjoining outbuildings and cottages are modest buildings. Observatory House nearby has a strong Arts and Crafts character expressed by the steep pitch roofs, distinctive overhanging eaves, tall chimneys, prominent gables with the main frontage sloping down to ground floor level to frame the front door. Pebbledash and red tile hanging are distinctive features as well as mullioned casement windows.

The 18th century listed Prebends Gate Lodge, is constructed of coursed square sandstone with ashlar dressing with a Welsh slate and flat lead roof. The tall central square chimneys are a distinctive feature. It is single storey, built in the Tudor style with stone mullioned oriel windows. The garden wall to the left has a stone lintel over a boarded door. Further towards the Bridge is the Grade II listed Prebends Cottage (c. 1771); this is constructed of sandstone rubble with a pantiled and stone slate roof and brick chimneys. It is one storey with three bays. The 16 paned sash windows, shutters and the double 6 panelled door are notable features, recently renovated following a fire.



### Durham School

Durham School consists of both listed and non-listed buildings. The listed South building dates from 1833-4 by Salvin and Pickering incorporating an earlier house and is constructed in roughly dressed coursed square sandstone with coped plinth. Over two storeys in height, it features five gabled bays, two projecting with a small Tudor arched door at the right of the third bay and two ground floor mullioned and transomed windows under a continuous drip raised hoodmold. The first floor incorporates windows in half dormer gables, peaked gables with steep slate roof, large stone chimneys are a distinctive feature.

The frontage building is of a slightly later date; constructed in rough coursed and hammer dressed sandstone. Two storeys in height it features five irregular gabled bays, buttress, and a large projecting two centred arched entrance feature with a band of Heraldic panels above. Windows are mullioned and transomed with geometric traceried heads. The slated gabled five bay roof features a small octagonal belfry tower with louvred bell openings and a swept spire.

Adjacent and giving access to the courtyard and beyond the 1927 Memorial arched gateway has two centred central carriage arches and flanking pedestrian entrances with flattened Tudor arched heads under hood moulds.

*Image 131 (right) Music Centre, modern block, elevated view of the Music Centre, modern building and cricket pavilion*





Linking with the above the listed Porters Lodge and Music Centre designed in 1889-1904 by Blomfield are all in the Free Jacobean style with hammer dressed sandstone with ashlar dressings and Welsh slate roofs with stone gabled copings. This long and linear block fronts the courtyard and Margery Lane and consists of eleven bays. The fifth bay features a canted two storey porch with a Tudor arched door with gothic heraldic tracery and an engraved date of 1904. A coat of arms with stone mullioned and transomed windows are located below the parapet with Tudor rolled copings.

Adjacent is a central three bay extension with a flat Tudor arched door surround with carved panel dated 1899 flanked by pilasters under a continuous cornice and inscription 'Floreat Dunelنيا' (May Durham Flourish). The adjacent bay features three mullioned windows under gabled and steeply pitched roof with massive chimneys.

Throughout the school site there are a series of unremarkable modern buildings such as the reception, the new sanatorium attached to the school house and the Budsworth Sports building. These newer additions conflict and contrast with the decorative Victorian architecture of the old school buildings. They are built in a mixture of grey/browns or buff bricks, render, stone cladding and panelling; with casement openings in timber and metal and feature flat or shallow roofs. The cricket pavilion has a simple timber construction and large recessed openings.



Image 132 The Sanatorium and the Chapel

The Sanatorium on the top of the ridge dated 1870, now Langley House, is a late Victorian Gothic building that has a well-proportioned imposing frontage featuring two steep gables flanking the solid panelled front door. Stone mullion, rounded arched and transomed openings sit symmetrically to either side. The steep pitch slate roof towers above with fine stone chimneys.

The Chapel built in 1924-5 has a robust stone frontage with a large arched mullioned and transomed stain glass window dominating the front elevation. The chapel is relatively low in height without a tower or turret; however the stone buttresses and corner raised pediments provide visual interest. It is a significant landmark building with the site as a result of its location on the top of a steep hill overlooking the school site.

Pimlico

Nos. 1 to 4 occupy a terraced corner building which is dual fronted. The building features well ordered fenestration with orange terracotta detailing above the windows, doors and at eaves level. No. 5 is a two storey mid-18th century house with a rough render, frontage with ashlar detailing. It features a six panelled door with 12 and 16 paned ground floor windows with louvred external shutters. No 6 is a brick cottage with terracotta dressings, while No 7 is a listed mid-18th century two storey building in roughcast render and whitewashed. It is characterised by three regular bays with 16 paned sash windows and doorway between. It has a single storey rear wing and outshoot.

The two storey Grove is a former house built in the 17th and 18th century. It has coursed square sandstone with ashlar dressings, the rear wing is in rubble with brick below. The house has a Welsh slate roof with fish scale pattern with stone water tabling. It features 3 bays, sash windows and ground floor projecting bays.

On the south side of the street there are two and half storey terraced buildings of Durham School with fine rendered and brick terrace frontages. This group has well-proportioned elevations with high quality detailing, and features dormer mullion openings, elegant oriel windows, and sash mullion windows with orange terracotta dressings above the windows and doors.



Image 133 Two images of The Grove, Grove House, (facing) Trinity Hall and Caffinites



Opposite are Durham School's Halls of Residence, these are large detached buildings on extensive sites. Trinity Hall is the oldest property, a large square sandstone mansion with offshoot extensions in the Gothic Revival style. It features impressive gables, steep slate roofs and tall chimneys and extensive detailing including stone string courses, plinths, dentils, quoins and mullion windows with small paned sash windows.



To the west of this is Caffinites (1913-14) a wide building with courtyards and extensions. The three storey steep treble gabled frontage is imposing with its steep tiled tall roof structure. It also incorporates notable stone detailing, quoins, stone arch surrounds and a plinth, a little in contrast to the dark black flat mullion openings with leaded lights. Adjacent is Poole House (1924) a large Arts and crafts villa of some considerable size built over three storeys with courtyards. It features a steep, gabled red tiled roofscape and the overhanging eaves are a prominent feature. The elevations are pebble dashed with sliding sash openings and timber surrounds.



## 5 Important Buildings

### Listed Buildings

There are ten Statutorily Listed Buildings in this sub-character area, refer to the list below and Appendix 1. These are recognised by the Government as being of special architectural or historic interest as specified by the Planning (Listed Buildings and Conservation Areas) Act 1990. Listing is made at three levels of importance Grade I the most important, Grade II\* and Grade II. The protection afforded by this legislation applies to the whole of the listed building and any structure attached to it and land within its curtilage. Listed Building Consent is required for any demolition, extension or alteration proposed which might affect its character.

<i>Building Name</i>	<i>Grade</i>
Durham School South Building, Frontage Building and Gateway	II
Durham School Luce Music Centre and Porters Lodge Adjoining	II
The Grove, School Bursar's Office and Common Room	II
No 5 Pimlico, House	II
No 7 Pimlico House	II
The Observatory, Potters Bank	II
Prebends Gate Lodge	II
Prebends Cottage	II
Prebends Bridge	I
Bede Rest, Beech Crest	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 Crossgate Sub Area there is one Scheduled Monument, see below and refer to Appendix 1.

#### *Building Name*

Prebends Bridge

### 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 is a presumption in favour of preservation of these structures. The omission of any particular building should not be taken to imply that it is of no interest.

*Building name*

Observatory House, Potters Bank  
 Walls to the r/o the Observatory  
 Trinity Hall, Grove Street  
 The Caffinites, Grove Street  
 Poole House, Margarey Lane  
 No. 4 Pimlico  
 No. 6 Pimlico  
 Nos. 1, 2 and 3 Grove Street.  
 The Chapel, Durham School  
 Sanatorium, Durham School  
 Frontage building, Durham School  
 Swimming Pool Building, Durham School  
 Walls of Durham School  
 Walls to riverbanks in Pimlico  
 Nos. 9 to 25 Nevilledale Terrace

**6 Building Materials, Detailing and Features**

There is a huge variety of different styles and ages of properties in this sub-character area including the simple Victorian terraced architecture in Summerville, the Edwardian terraced townhouses in the Nevilledale Terrace Area, early 18th century simple cottages in Pimlico, large Arts and Crafts villas and the Victorian Gothic style buildings to Durham School.

*Walls and facades*

The two storey terraces of Summerville have simple red brick façades, as do the townhouses in Nevilledale and Beech Crest although the brick is of better quality, whilst Palatine View and Briarville are also constructed in varied brick with a warmer hue. In contrast the properties in Briardene have plain facades in brown brick while the rear has projecting extensions in hanging slate.

The Grade II listed Observatory is built of coursed square sandstone with ashlar plinths, quoins and dressings, whilst the adjoining outbuildings are of red brick construction. The cottage is rendered and painted white. Observatory House in the Arts and Crafts style has pebbledash and red tile hanging to its frontage.

Prebends Gate Lodge is built of coursed square sandstone with ashlar dressing with very tall central stone square chimneys (recently reinstated). Nearby the Grade II listed Prebends

Cottage is built of sandstone rubble. To the west along Clay Lane, the few suburban modern detached houses are built from multi red brick with standard façades. At Blind Lane, Bede Rest has been modernised and rendered. The former Blind Lane Cottage with its frontage of Victorian red brick has had some alterations in modern plain red bricks but this is not too distracting from its original character.

At Durham School the South building is constructed of roughly dressed coursed square sandstone with coped plinth, with alternating quoins and large gable footstones. The frontage building is constructed in rough coursed sandstone and hammer dressed stone with string courses, drip moulding quoins plinths. The gateway arch has a central carriage archway and a flanking pedestrian entrance built from stone with rolled coping.

The listed Porters Lodge and Music centre are in the Free Jacobean style with hammer dressed sandstone with ashlar dressings and stone gabled copings. The swimming pool, classroom, armoury and rifle range are all of a stone construction. Within the school site the detached isolated buildings scattered include the reception and Sports Centre in a mixture of grey/browns or buff bricks, render, stone cladding and panelling as facing materials, whilst the cricket pavilion is in simple timber cladding.



*Image 134 Victorian and modern brick, and examples of sandstone*

Langley House, formerly the Sanatorium, is constructed in mellow sandstone with stone detailing, in the Gothic Revival Style featuring stone dentils, string courses, architraves, plinths and quoins. The Chapel again is constructed in stone with stone buttresses and corner raised pediments that provide visual interest.

Nos. 1 to 4 Pimlico have red brick frontages with orange terracotta detailing above the windows and doors and at eaves level. No. 5 has a painted rough render frontage with ashlar detailing and a smooth rendered plinth





No. 6 is again constructed in brick with terracotta dressings while No. 7 is characterised by roughcast and whitewashed frontage with the south end featuring random rubble.

The Grove is constructed in coursed square sandstone with ashlar dressing, with the rear wing a mixture of random rubble and brickwork. The remainder of Grove Street consists of a mixture of fine rendered and brick terrace frontages featuring Terracotta detailing with more recent infill development featuring red brick and pebble dash/render.



Trinity Hall adjacent to Durham School is built in the Gothic revival style, constructed in sandstone with detailing including string courses, plinths, dentils and quoins. The Caffinites adjacent is also constructed in sandstone with detailing including quoins, arch surround and plinth. In contrast Poole House built in the Arts and Crafts Style has rendered pebbledashed elevations.



Image 135 Stone and brick materials



Image 136 Poole House

### 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.

The predominant roof covering in this area is Welsh slate in traditional simple laying patterns in blue/grey colours. Rooflines are consistently broken up by the changes in level due to the steepness of the terrain. There is a variety of brick/stone built chimneys generally square or rectangular in size, wide and narrow and more often than not in brick/stone bonding, this creates an interesting roofscape. Other features at higher levels include cornices, gabled copings and stone brackets.

Summerville has a standard terraced roof form in slate with brick chimneys and clay pots, the roofs in Nevilledale Terrace are grander and taller in height again in slate and featuring dormers, including a number of more recent flat roofed additions.



Image 137 Roofs



Image 138 Welsh slate is used widely

The Observatory has a simple slate roof with central projecting wooden pediment, and a prominent large copper clad central dome to the rear, whilst the cottage has a slate roof with the others properties in felt. Observatory House, again in slate has a steep roof, overhanging eaves with gables and tall chimneys.

Prebends Gate Lodge has a Welsh slate and flat ledged roof and the adjacent Prebends Cottage has a pantiled and stone slate roof with brick chimneys. Close by, the detached houses fronting Clay Lane have concrete red/brown tiles, whilst in Blind Lane, Bedes Rest and the former Blind Lane Cottage retain their slate roofs.

At Durham School the Grade II listed South building has a steep slate roof featuring large stone chimneys, half dormer and peaked gables. Whilst the slate roof to The Frontage Building features five irregular gabled bays, with rolled finials, a small octagonal belfry tower with louvred bell openings and a swept spire. The listed Porters Lodge and Music Centre have steeply pitched Welsh slate roofs with stone gabled copings and features including a corniced chimney, castellated rear chimney and ball finials. The adjacent, simple pitched roofs to the swimming pool, classroom, armoury and rifle range are again in slate.



The roofs to the more recent series of detached buildings including the Reception, new sanatorium and the Budsworth Sports Centre are flat and felted or shallow and tiled, somewhat at odds to the natural materiality of the historic roofscape. The cricket pavilion has a simple felt roof; whilst in contrast Langley House has a steep slate roofscape featuring prominent gables, clay ridge tiles, tall stone chimneys and finials. The chapel has a simple lead roof hidden by stone pediments.

Nos. 1 to 4 Pimlico feature slate roofs and terracotta tiling at eaves level with Nos. 5, 6 and 7 are again being in slate; however the latter includes a pantiled roof.

'The Grove' has a Welsh slate roof with stone water tabling and to the rear a separate roof with fish scale pattern. The remainder of the roofs in Grove Street vary in form however the predominant roofing material is slate. On the older terraced properties the roofscapes feature tall chimneys, ornate ridge tiles, overhanging eaves and dormers with ornate cornices and terracotta tiles. In contrast to these, the more recent terraced development, although having slate roofs have poorly conceived dormers.

Trinity Hall features a gabled steep slate roof with decorative ridge tiles, whilst to the west of this The Caffinites has a steep tiled tall roof as does Poole House with its gabled roofscape with overhanging eaves.

### *Rainwater goods*

Many of the properties in Nevilledale Terrace still retain their black painted cast iron rainwater goods, with hopper heads and spiked brackets. In Summerville a number of gutters have been replaced with plastic guttering and fixings that detract from the quality of the facades, especially where uPVC has faded with age. Many of the properties in the Pimlico area and at Durham School retain their elaborate/unique black painted cast iron rainwater goods, guttering of different shapes and profile with ornate hopper heads and spiked brackets or stone or brick support brackets.

### *Joinery, windows and doors*

The windows and doors and their associated features are integral components of a building's architectural design and contribute significantly to the character and appearance of the individual buildings and collectively to the streetscene.

Within Summerville few original sash windows and original doors remain, with uPVC windows and doors dominating. Palatine View and Nevilledale Terrace feature a large number of original double bays, with decorative panelling and cornices, sash windows and panelled doors. To the rear of this terrace the highly visible enclosed yards feature painted gates and coal chutes. Briarville and Beechcroft again feature bays and double bays painted in subdued colours, however, the loss of sash windows is notable as is the occasional incongruous dormers.



*Image 139 Sash windows, elegant bays and modern top hung casement windows*

In contrast the properties in Briardene have vertical brown timber top hung casement windows, with the terrace to the rear featuring projecting extensions with vertically orientated windows.

The Observatory has fine 6 panelled doors and overlight flanked by large narrow sash windows - in contrast the adjoining outbuildings include modern casement windows. Observatory House has mullioned casement windows and a recessed solid timber front door.

Prebends Gate Lodge features stone mullion oriels and the adjacent garden wall features a boarded door with white gates set in permanent position forming an interesting feature. Prebends Cottage just below features 16 paned timber sash windows, timber shutters and a double 6 panelled door. In contrast to the west of this the detached houses at Clay Lane have typically modern windows. Bede Rest and Blind Lane Cottage fronting Blind lane have a mixture of uPVC windows and doors, the latter featuring a front extension with a heavy bargeboard and Greek columns, out of character to the original building form.

At Durham School the South building features a Tudor arched style door and ground floor mullioned and transomed windows with geometric tracery heads. The first floor has windows in half dormer gables. The Porters Lodge and Music Centre features a canted two storey porch with a Tudor arched door with gothic tracery dated 1904, carved spandrels with a coat of

arms, stone mullioned and transomed windows under the parapet with Tudor rolled copings. The central three bay extension features a central door, flat Tudor arched surround to the door with carved panel above dated 1899, flanked by coped pilasters under a continuous cornice and inscription 'Floreat Dunelnia' (May Durham Flourish). The windows consist of crossed windows, three light mullioned and transomed windows. In contrast the modern block has simple casement and sash openings.

The remainder of the school buildings feature a variety of casement openings in timber, metal and plain doors, often proud and lacking entrance canopies. The cricket pavilion has a simple timber appearance and large recessed timber openings. Langley House has a solid panelled front door, stone mullioned windows, some with rounded arches, and some transomed openings sit symmetrically on either side. The Chapel features large arched mullioned windows with transoms and stained glass.

Nos. 1 to 4 Pimlico feature six panelled doors, sliding sash windows, with orange terracotta surrounds and dressings above the windows and doors. No. 5 features a 6 panelled door with 12 and 16 paned ground floor windows with louvered external shutters. No. 6 is a brick cottage with terracotta dressings and sash windows while No. 7 is two storeys with 16 paned sash windows.



*Image 140 High quality traditional doors and windows*

The Grade II listed Grove features sash windows and ground floor projecting bays. The remainder of Grove Street features dormers, mullioned openings, elegant oriel windows and sashes. The adjacent 20th century infill terrace features less refined windows and detailing and dormers of poorly considered proportions.





*Image 141 High quality oriel bay*

Trinity Hall has stone mullioned windows, small paned sash windows and solid front timber doors. To the west The Caffinites includes dark black flat mullion and transomed openings with leaded lights and solid front door. At the far end Poole House has sliding sash and casements openings and timber surrounds.

## 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.

The Victorian streets of Summerville front directly onto the pavement with brick walled yards to the rear. Nevilledale Terrace, Briarville and Beech Crest have Edwardian period frontages that face away from the street, exploiting views to the World Heritage Site, with rear yards and walls face directly onto the road frontages. These terraces have a mixture of small frontages and long front gardens enclosed by slender railings, low key fences, trees and hedges. To the rear of these streets there are narrow enclosed rear yards surrounded by high red brick walls and brick outbuildings with timber boarded painted gates/doors and coal chute covers.

There are stone walls and shrubs and railings along the bottom of the A690 in Crossgate Peth. Further up tree cover on embankments screens the busy main road with galvanised railings featuring at the crossroad junction. The boundaries to the footpath linkages of Clay Lane and Blind Lane are a mixture of hedgerows, mature trees, and informal fences with stone walls and railings to properties.

Observatory Hill is an open expanse of rough grassland enclosed by hedgerows, trees, ranch type fencing and barbed wire. Facing Quarryheads Lane trees, hedges and low key ranch type and timber boarded fencing front the boundaries to the Chorister School and pasture land there. On the opposite side of Quarryheads Lane the character is semi-rural informed by the open space, grass verges, mature trees, evergreen vegetation, and walls and by the land lying on top of wooded slopes to the river.

An informal hedgerow and estate rail form the boundary to Observatory Hill and the pasture land to the rear and side of Durham School. Whilst to Quarryheads Lane the school is bounded by a high sandstone wall with an avenue of mature trees to the rear, and a short section of railings providing permeability to the school grounds. The principal school buildings front the road, broken by the archway and vehicular/pedestrian access point opening views beyond. At the corner the School's Music Centre and Porters Lodge provide a hard frontage with a line of trees providing a soft boundary to Margery Lane.

On the south side of Quarryheads Lane and Grove Street, the former prestigious dwellings provide residential accommodation for the school and are set behind high stone walls with copings and piers and high dense privet hedges.



*Image 142 Boundaries vary from terrace yards to estate fencing*

Mature trees and hedges form an appropriate and natural enclosure to St Margaret's Allotments, whilst to the rear of Grove Street on Pimlico, the terraced dwellings front directly onto the street, with the stone walls and vegetation bounding the edge of the riverbanks helping to enclose the street.



Image 143 Nevilledale, Briardene, Beech Crest, Crossgate Peth

## 8 Open Spaces and Trees

The open spaces vary considerable within the sub-character area. Within Summerville the dwellings front directly onto the street, whilst in Palatine View the dwellings feature small raised front gardens from Margery Lane. The larger townhouses within Nevilledale Terrace/ Crossgate Peth and Beech Crest feature well-maintained enclosed front gardens with trees and planting with pathways between the gardens and houses, adding to the quality of the streetscene. In Briarville the topography dictates elevated garden terraces featuring lawns and patios.

The small modern estate of Briardene with its townhouses follows the rising contours, featuring landscaped grounds with linear planting of specimen trees and shrubs framing the sloping lawns. Some of the dwellings have small private enclosed patios, and all of these elements combine to enhance the setting of the estate.

The busy route of Crossgate Peth, linking Margery Lane with the Neville's Cross crossroads and the A167 is within a deep cutting. The wooded embankment and front lawned gardens of Nevilledale Terrace provide an eye-catching entrance into the City.

Observatory Hill is surrounded by green open space with impressive views. The summit consists of rough open grassland, with pasture below, surrounded by hedgerows.





*Image 144 View from Observatory Hill*

Throughout the area there are many public footpath linkages, including the woodland glade at Clay Lane that links Neville's Cross and Observatory Hill areas with Margery Lane. Footpaths also cross the hill and pastures below to Quarryheads Lane that continue to the wooded slopes of the riverbanks. The Chorister School playing field (although private) is visible in the public realm and is a flat well cared for hockey/ rugby pitch.



Image 145 Green spaces

Durham School includes extensive grounds that rise steeply from the main group of original school building. At the lower level there is a large open cricket pitch to the south of the main building surrounded by mature trees and stone walls, providing an appropriate setting to the south frontage of the Grade II listed School. From the entrance archway to the north is the car park, an unbroken expanse of tarmac that detracts from the setting of these important group of buildings.



Image 146 Durham School sports fields



Within the grounds the transgression from the courtyard and hardscape to the steep grass slopes to the Chapel above is softened in places by flower beds, with a backdrop and setting to the chapel enhanced by large mature trees. The rising land to the remainder of the site features mature coniferous and deciduous trees that follow the rising contours and the pathways leading to the higher levels.



*Image 147 Chapel and grounds*



*Image 148 Poole House and Caffinites*

Nearby the schools residential accommodation of Poole House, Caffinites, Trinity Hall and Grove House are all set in generous well-tended grounds featuring lawns, shrub and flower beds, patio areas, pathways and driveways creating a characterful and green street frontage.



## 9 Views and Vistas

From Nevilledale Terrace, to the rear of Beechcrest and Briarville and top of Briardene there are outstanding open views of the west face of the Cathedral towers looking across the green and St Margaret's Allotments, with fine views looking back of the rhythmic, climbing, historic roofscapes.



Image 149 Views of the cathedral

From the top of Observatory Hill there are panoramic views of the Peninsula and World Heritage Site, St Aiden's College, Penshaw Monument and the open countryside beyond. In the fields below, glimpsed views of the Cathedral can be obtained through the trees. The Observatory at the top of the hill provides a strong focal point from certain view points below, for example views of the copper dome are significant. Adjacent at Potters Bank there are notable framed views of the Cathedral. Footpaths from Observatory Hill lead down to the wooded paths to the riverbanks providing views through the trees to the Cathedral, Prebends Bridge and the River Wear. The footpath down Clay Lane from Observatory Hill provides interesting unfolding views of open pasture, rugby fields, and the rear gardens of properties adjacent. The footpaths up Blind Lane have similar unfolding views of back gardens in Margery Lane, Briardene and Beech Crest.



Image 150 Durham Cathedral from Observatory Hill

From the chapel on the hill at Durham School there are open views of the World Heritage Site, city centre and countryside beyond. Open views are also obtained looking down at the whole school complex and grounds. These are generally pleasing although compromised by the flat roofs of the more modern buildings and car park. From the upper slopes of the grounds and pathways there are again views to the Cathedral through the tree cover. The remainder of the site provides a series of views of the School's main listed group of buildings, in particular the long distance views of the tall imposing towers, roofscape and fine elevations. One of the most impressive open views is that across the cricket ground and to the south facing the school buildings.

Quarryheads Lane provides a number of views towards Durham School and grounds; including those of the impressive stone frontage and belfry towers hard up against the main road. From the entrance archway there are unfolding views of the school courtyard and chapel high up on the hill, whilst through the railings there are views of the cricket ground. In the other direction there are views through the trees of the landmark buildings and grounds of Grove House, Trinity Hall, Poole House and the Caffinites.

Close by in Pimlico there are worthy views towards the river and the opening up of the intimate townscape in South Street and its elegant streetscene.

*Image 151 Views of and around Durham School*



## 10 Activity

Around Nevilledale, the terraces are primarily residential, with a large percentage of the accommodation in Summerville and Palatine View rented out. The larger townhouses within Nevilledale Terrace/ Crossgate Peth, Beech Crest and Briarville are again residential; however, the majority appear still as family homes with the occasional house in multiple occupation.

As elsewhere in Durham the majority of lettings are to students that create an active and lively environment in term time with visible signs of occupation such as additional bins and bikes in the streets and back lanes. The impact of this high percentage of rental accommodation can be seen with large numbers of to let signs, poor maintenance of properties and unsympathetic building alterations all having a negative impact on the streetscene/townscape. Notwithstanding the above, these streets are generally quiet with little through traffic and despite their steepness provide well used pedestrian routes for residents linked by a series of pathways to Margery Lane, Blind Lane and Crossgate Peth.

Blind Lane provides an effective route to St Margaret's School and other busy footpath linkages within the area include the woodland glade at Clay Lane that links the Neville's Cross and Observatory area with Margery Lane.

The pastureland of Observatory Hill is used by dog walkers, local residents and the occasional visitor. Above this open expanse is the Observatory and outlying buildings still in use by the University with Observatory House recently sold. The footpaths here link through to Quarryheads Lane and the riverbanks.

Linking Margery Lane with the Neville's Cross crossroads and the A167, Crossgate Peth is a busy access route into the city centre. The high volumes of traffic generate issues of both noise and pollution, however the deep cutting and the wooded embankment go some way to mitigating this. Crossing the route for pedestrians can be difficult however there are crossing points at the crossroad and very top of the Peth.

Originally only for boys, Durham School is a private large co-educational establishment featuring a variety of educational and sporting facilities. The school is a hive of activity in term time with the facilities used seven days a week. Residential accommodation for the school is provided nearby in Poole House, Caffinites, Trinity Hall, Grove House and Nos. 1 and 3 Grove Street. Movement of pupils between the Halls of Residence and the school is lively and at times creates conflict with the busy main road. Nearby Pimlico is a relatively quiet residential area but can be busy with traffic from Durham School at peak times.



## 11 Public Realm

The floorscape in Summerville features modular buff flags set behind high protective kerbs, with street furniture including metal railings and low quality concrete bollards providing guarding against the changes in level. The road surface is in hard concrete that extends (albeit for a small tarmac area into the back lanes) into Nevilledale Terrace and the rear of Briardene to Beech Crest with a granite sett feature detail. The garage court at the far end features a distinctive granite sett detail to the entrance although the rear is surfaced in gravel. Pavements throughout the area generally consist of concrete flags or tarmac, as do the informal pathways between house frontages and gardens. There is little signage or lighting here.

Within Briardene the pavements and pathways are in tarmac with the carriageway in red tarmac. Street signage takes the form of distinctive concrete features, with lighting provided by 'modern' low level columns and fittings. The floorscape in Margery Lane includes the tarmac with red chippings to the road surface and rectangular flags to pavements in Alexandria Crescent and tarmac in Briardene. Street lighting is tall and elegant with lanterns.



Image 152 Summerville and Briardene

From Margery Lane, Clay Lane starts as an informal tarmac track before it curves up the hill to the rear of Observatory Hill, with limited signage, the occasional bollard and no lighting. Blind Lane, the historic route from Margery Lane up to Crossgate Peth, takes the form of an informal narrow gravel track again, with limited signage and lighting.



Image 153 A rural feel around Observatory Hill and Pimlico

Observatory Hill's pathway network has a rural feel and is informal in character; rough dirt tracks in places, grassland in others. The routes include stiles at the enclosure to Quarryheads Lane, and feature limited signage and no lighting. Of the pathways that lead beyond Quarryheads Lane down to the River Wear, one route passes by a former tarmac track near Prebends Gate Cottage. The gated path leads to Prebends Bridge and features river cobble drainage channels at the side. Again there is limited signage however lighting is provided by well-considered low key light columns. From the area pathways heading north to Pimlico and Durham School are steep and rough overhung by vegetation and in the wall opening to Pimlico there are two distinctive stone bollards.

The entrance section of Pimlico takes the form of tight narrow tarmac road with a narrow edge for pedestrians. There is limited signage with lighting provided by traditionally formed lighting columns. To the rest of Pimlico and in front of Durham School, paving consists of large rectangular concrete flag pavements with parking meters and elegant lighting columns. A tarmac pathway along Margery Lane behind the trees is a pleasant pedestrian route, with the tarmac on the main road including red chippings. Within the Halls of Residences access is via tarmac driveways with setts and concrete flags, signage is limited.

## 12 General Condition

Pavements in Summerville are in good condition set behind high protective kerbs. The metal railings and concrete bollards (some broken) need attention. The road surfacing in hard concrete is in good order but unattractive and continues to be in good condition at the back lanes of Nevilledale Terrace and at Beech Crest. The tarmacadam to the rear of Briarville which extends into the car park /garage court at the far end is poorer in quality in need of repair, as do the pavements to the rear of Nevilledale Terrace where flags have been broken flags by vehicular overrun.

To the front of the terraces, adjacent to well-maintained front gardens, the informal pathways appear in good condition. Likewise the boundary walls to rear yards appear well maintained. Within Briardene the pavements and roadway are generally in good condition with the landscaped grounds extremely well cared for and contribute positively to the area.

Within the terraces that have a high percentage of rental accommodation, bin and bike storage appears to be poorly managed within the back lanes, and many of the houses appear to be in need of maintenance, with uPVC windows and doors encroaching into this area. The pressure for additional accommodation has in some cases led to alterations and extensions that detract from the quality of the built environment. In addition 'To Let' signs can be very visible in the streetscene at certain times of the year. Notwithstanding the

above, within Nevilledale Terrace there still remains a high percentage of historic doors and windows.

Within Beech Crescent the infill development at Beech Croft and Bede Rest has disrupted the street to the streetscene, whilst the properties in Briardene appear in an excellent condition. In Margery Lane the floorscape adjacent Briardene is in good condition, with stone walls, front gardens and hedgerows appearing generally well maintained. The tarmac footpath that constitutes Clay Lane is in good condition, whilst the informal earthen/gravel track of Blind Lane is in variable condition with adjacent trees and hedges a little overgrown.

Observatory Hill's rough dirt tracks and pathways are generally in good condition, as is the pasture land, however the occasional stile and sections of fencing appear to require attention, whilst nearby, the playing fields to the Chorister School appear well maintained.

The tarmac tracks/pathways leading beyond Quarryheads Lane down to the River Wear are in variable condition; that have in some cases previously been washed away by extreme weather. Within the riverbanks of this sub area the vegetation appears well managed, however footpaths heading north to Pimlico and Durham School are compromised in places by overhanging vegetation.

Prebends Lodge is in good condition, but chimneys have been removed and are awaiting reinstatement. Prebends Bridge



Cottage again is in reasonable condition however recently refurbished following a fire. The floorscape to the start of Pimlico is generally in reasonable condition; however the overall general appearance is compromised by the low quality garage court to the rear, with surfacing in poor condition and building fabric appearing un-maintained. To the remainder of Pimlico and in front of Durham School the road surfacing appears in reasonable condition however the footpaths require repair where flags have been broken due to vehicular overrun.

The cottages and Halls of Residence are generally well maintained displaying few alterations with original features including doors and windows remaining intact. However windows to some dormers have been replaced with uPVC that detracts from the overall integrity of the buildings. As with the buildings, the paths, driveways and landscaping is well maintained the exception being Poole House lawn which has been damaged by parked cars.

Within Durham School the main school grouping appears in generally good condition and well maintained, although there appears to be some movement and stone erosion on the south and east elevations. The modern buildings although appearing less architecturally considered in the context of their historic counterparts, are also well maintained if not a little tired and dated. To the entrance of the school the extent of the newly laid tarmac surfacing and galvanised garage doors provides a first impression that detracts somewhat from the overall

quality of setting of the historic buildings. Within the grounds the surfacing and street furniture appear in good condition, with the sports grounds well maintained.

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

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

One of the key characteristics of the sub-area is the local topography where the steep terrain has a significant impact on the history, built form and land uses. The gorge of the River Wear is the main landscape feature providing a green edge to the area. In contrast the countryside along with the wooded slopes of Durham School creates a visually impressive, natural setting to the area. These slopes form part of the Durham Bowl and extend northwards providing a scenic green backdrop.

In terms of architecture, the area is dominated by characterful Victorian terraces and Edwardian terraced townhouses. There are a number of distinctive key buildings such as Durham School, The Observatory and Prebends Gate Cottage. A number of the buildings are listed, with others of historic and

architectural merit, considered to be non-designated heritage assets.

The setting of the historic buildings is greatly enhanced by the surviving historic floorscapes (Yorkstone flags etc.) traditional forms of boundary treatments, stone /brick walls and railings and frontages, and enclosed yards and gardens. These elements drawn together create evolving and characterful streetscapes of high architectural quality and significant interest.

The area also includes important green infrastructure ranging from front gardens, planted pathways, wooded embankment, larger areas of green open space, playing fields visible in the public realm and the extensive grounds around Durham School. These combine together to create a semi-rural character and important green corridors along key routes.

It is the sub-character areas unique terrain, topography and landscape; the diverse character of its open spaces combined with the tightly packed historic buildings, and other larger buildings of historic and architectural interest that create the townscape, setting and outstanding views that create a historic environment of high significance that contributes to that of the whole conservation area.



*Image 154 Durham Cathedral from the Chapel, Durham School*

### 3 MANAGEMENT PROPOSALS

#### 1 Introduction

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

This section is designed to fulfil the duty of the Local authority under the Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of the conservation area. The proposals will provide a management tool for the preservation of the area. Some of them are relatively straightforward to implement and can be realised quite quickly, but in many instances they are medium to long term aspirations. This is not an absolute list but outlines the main issues and possible tasks. It should be understood that the County Council cannot give a definite commitment to undertake these tasks, which will ultimately depend on future financial and staff resources.

#### 2 Future Challenges

The Pimlico Sub-Character Area has a very distinctive historic character and ambience which sets it apart from the rest of the conservation area. It retains a very strong identity but since its designation there has however been some limited erosion of the character of the area.

The appraisal of the area has identified the following threats which are harmful to the special qualities of the area and their continuity would be potentially damaging to the conservation area's significance in the long-term.

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

This part of the conservation area still manages to retain a high proportion of original historic features in terms of fenestration patterns, original windows, doors, rainwater goods and other architectural details (canopies/hoods, parapets and cornices etc). These elements fortunately remain despite many of the buildings being un-listed, and there is evidence throughout the area that many of these features have been restored and reinstated. However, sadly there is also evidence that shows that many of the historic buildings have been adversely affected by the loss of original fabric and replacement, for example loss of original windows and the insertion of modern uPVC alternatives, the insertion of modern doors (some installed flush with the face of the walls) loss of traditional cast iron rain water goods and lead flashings, loss of historic brickwork and insensitive infill etc.



This has not only degraded the historic building fabric, but has diminished the overall quality and appearance of the individual properties and in some cases the visual cohesion and the overall quality of whole streets. Mitchell and New Street are prime examples of this.

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

### *Building Condition*

At present there is visible evidence of neglect, or a lack of routine maintenance and repair of a number of the historic buildings within the Crossgate 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, for example to water ingress 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 try and monitor the condition of all of the historic buildings and to report findings and advise actions as necessary. Where the condition of a historic building gives cause for serious concern it is important 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. For example 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. A greater understanding has developed by period property owners about the damage caused by using 'modern' materials that are not compatible with traditional building construction. The best option in most cases is to repair and maintain them using the same building methods and materials.

If the repair of historic buildings is not sensitively undertaken then those qualities which make them significant will be lost and the significance of the building will be diminished. Where historic buildings are of particular importance or complexity, it may be necessary to employ experts from different specialisms to design and carry out appropriate repairs. This may include a specialist conservation practitioner and craftsmen. The use of traditional materials in any Conservation Area is an important element of its character and appearance.

### *Roof Alterations*

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

It is likely that there will be continued pressure to create accommodation in the roof-spaces and it is concerning that this could lead to further unsympathetic alterations and will continue to diminish the value of the historic roofscapes. Article 4 directions play a vital role in bringing some alterations within the control of the planning system, and new directions have now been imposed within the Crossgate area.

### *Shopfronts and advertisements*

The character area is on the edge of commercial centre along the main part of North Road however there are a few commercial buildings along Crossgate and at the junction of North Road and Sutton Street. This area features a number of surviving historic public house frontages and shop frontages, and former dwellings which have been sensitively adapted to a commercial/retail use. Over time some of the historic shopfronts have been insensitively altered mainly due to the use of modern materials, harsh corporate colour schemes, heavy obtrusive lighting, unsympathetic advertisements (fascia and projecting/hanging signs) and pavement board signs adding to the overly cluttered appearance; which all lead to a further loss of the historic fabric of the building and character of the area.

### *Redundancy*

Within the Crossgate Character Area there are a few vacant historic buildings fronting onto the Medieval streets, these include empty ground floor retail units and some upper floors

which are neglected and beginning to deteriorate as a result of their short/medium term vacant status. However, more attention needs to be paid to the more significant historic landmark buildings where their fabric has started to erode due to recent short term /medium vacancy. Although such buildings are not presently considered to be at risk, they do require continued monitoring and security until a suitable new use materialises, with the possibility of remediation short term works to preserve their character and special qualities.

### *Building Clutter*

A number of the principle elevations of the historic buildings within the character area have become cluttered by various modern additions and insertions such as prominent alarm boxes, extraction units/vents, light units, grilles, cables and wiring draped across walls and roofs, and redundant wall fixings e.g. railings. In some cases this is damaging the building fabric for instance where cables penetrate through the window surrounds. These occurrences are more commonly found in the properties in use as rental accommodation, mainly in the upper floors, and around the shop frontages of the commercial properties. There are also examples of a high number of aerials and prominent satellite dishes which are harmful to the historic roofscapes. These issues also affect some modern developments fronting the main streets but generally these details are designed into the overall frontages and their character of the building and area is not unduly affected.

Such minor alterations/interventions on the buildings in the conservation area have a collective and detrimental impact on the character and appearance of the individual property and the overall appearance of the streetscene. The fairly straightforward solutions of removing redundant elements and making good the surfaces, combined with the sensitive siting of additions, and the sympathetic routing of cable runs externally and internally without harming the architecture of the building, is likely to successfully reduce such visual clutter.

### *Change of use*

The City has a large and expanding student population which has increased the demand for rented accommodation within the Crossgate Area. This has resulted in many single-occupancy dwellings being converted into houses of multiple occupation (HMO's), some privately others managed by the University. There will be continued pressure for the change of use of buildings within this character area given that it is in close proximity to the Science Park and Colleges to the south and linkages to the Peninsula. Some of the buildings may be suitable for conversion, others less so, and it is imperative that the growth and distribution of HMO's is carefully considered.

Future conversions should seek to retain the overall character, external appearance and important features relating to the original building, 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. There is also a particular issue with deterioration of the rear street scene, with overlarge extensions absorbing vital amenity space. Increased pressure for the residential use of underused or redundant upper floor space is also an issue as proposals may require alterations to the existing buildings external elevations.

Changes of use can also negatively impact upon the surrounding physical environment and some harm has already occurred with visible to let signs, refuse and recycling bins left out in the public realm and windows divided by internal partitions etc. This can give a poor image and negative bearing on the character of the street scene. Such issues can be seen presently in places such as Hawthorn Terrace, Mowbray Street, Atherton Street and in Crossgate.

### *Modern/New developments*

Within the character area there are a number of infill developments that have been developed over time, although some are of high quality there are others that go against the historic grain and appear to make little reference to the distinctiveness of the area and do not blend in with the local vernacular. In considering proposals for new buildings, or the redevelopment of such sites, amongst the principal concerns should be the appropriateness of development in the first instance, its scale (the expression of size, floor/ceiling heights, and other definable units such as roofscape), the building's

design and its relationship with its context. A good quality new building should be in harmony with, or complementary to, its neighbours having regard to the pattern, rhythm, details and materials of the surrounding built development.

Similarly, over time a number of rear extensions have been constructed which overwhelm the original identity of the building and uniformed character of the rear street scenes. These take up valuable amenity space with often no counterbalance in terms of quality, it is imperative that this trend is managed effectively in the future. Low quality existing extensions should not inform the design or justify the construction of others of low quality. Development needs to be closely monitored and where there is a potential for a negative visual impact this should be resisted or appropriate mitigation implemented to preserve the character, appearance and special significance of the area.

### *Parking and Traffic Management*

This part of the conservation area experiences high volumes of traffic travelling into and out of the City Centre. Certain roads are also used as 'rat runs' to shorten journey times, and certain parts can become very congested at rush hour and school run times etc. This has a crucial influence on the physical environment and the area's character and appearance. The proliferation of standard traffic signs, posts, road markings, yellow lines, parking meters, and safety rails etc. inevitably introduces alien features and visual clutter, none of which

preserves or enhances the character or appearance of the designated area.

Traffic calming/parking measures have gone some way to reducing traffic speed, reducing congestion 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. Poor traffic management within the confines of the Medieval street pattern is one of the key issues that continues to harm the conservation area. Whilst it is understood that this is difficult to achieve, the impact of such measures can be lessened through careful planning. If the location is appropriate and their design and materials relate as far as possible to the overall townscape.

### *Street clutter*

In some areas of the Crossgate Character Area, street furniture including seating, refuse bins, cycle racks, bollards, road side railings, parking meters and street lighting etc. can appear un-coordinated and rather excessive. In some streets there is evidence of too many different styles and colours of street furniture, while in other areas some items are outdated or inappropriately positioned. This detracts overall from the historic townscape and gives a poor impression to the streetscene. Additionally, approaching and adjacent to the main road junctions and crossing points there is an abundance of standardised traffic signs, road markings and lines, services

boxes and other supplementary items creating additional street clutter. The extent of this roadside clutter can be harmful to the character of the conservation area as it causes significant visual intrusion and impact on important views, in addition it can be obstructive for pedestrians.

A rationalisation of the street items through a collective approach that takes into account the historic setting would be of benefit to the overall image of the area. This would improve the streetscene and enhancing the setting of the historic buildings.

### *Boundary treatments*

The Victorian brick boundary walls to the rear of the terraced houses are a distinctive feature of the Crossgate area. Although most of the rear boundary brick walls are intact, there are some sections of side/rear boundary walls that have unfortunately been demolished, compromising the character.

Pressure for off-street parking and rear extensions, along with a lack of maintenance and general care continue to threaten the historic boundaries. In the late Victorian/Edwardian larger terrace townhouses and villas, the front and back street townscape have been harmed where rear garden walls, hedges or fences and front garden walls, railings and hedges have been removed.

For example, opening up of front gardens in The Avenue to parked cars is very detrimental to the streetscene. It is

important that the surviving historic walls and hedges are retained and kept in good order and the reinstatement of missing sections and features is encouraged. New article 4 directions will play a vital role in bringing changes to boundary structures within the control of the planning system.

There are a number of important sections of traditional boundary treatments of properties within the Crossgate Character Area and it is very important that these are retained as they are distinctive components of the townscape.

Generally the stone walls and hedges to the railway line at Sutton Street and Redhills, along the riverbanks at South Street and Pimlico, adjacent Durham School and the Observatory at Quarryheads Lane and Potters Bank are in good order. However there are instances where sections have been altered and areas of walling are in a deteriorating physical condition. The stone walls along Quarryheads Lane to the riverbanks and at Potters Bank to Observatory Hill are weathered in parts, missing stones and copings and suffering from failure of the mortar joints and inappropriate repairs. In South Street there may be some stone/brick work spalling and railings above are rusting in places. It is important that they are maintained and kept in good condition.

#### *Floorscape and Surface Treatments*

Within the Crossgate Character Area there are sections of historic floorscape that still survive in some of the Medieval streets which enhances the setting of the surrounding

buildings and the overall quality of the public realm. Although they are generally in reasonable condition there are some sections degrading as a result of age, general wear and tear, a lack of regular maintenance and insensitive repairs. In the Victorian terraced streets the surfacing is generally in good order but back lanes are variable. Some have uneven surfaces, are covered with weeds and have some of the original granite/stone setts removed. This appears poor in townscape terms and creates an uninviting environment for pedestrians.

The majority of the surfacing is fairly standardised i.e. concrete flags in pavements and tarmacadam roads and hard standing parking areas. In places these are severely degrading with failing materials, cracked flags, unevenness and inappropriate repairs creating a poor patchwork appearance etc. Such issues can be seen around Pimlico, which affects the setting of the group of listed buildings; at Redhills and Farnley Hey Road area rectangular flags are cracked and road tarmac surfacing is uneven and has potholes in places. All these details, taken together, have a detrimental impact on the aesthetic quality of the area and continued decline would cause significant further harm in the future.

#### *Green Spaces*

The eastern, southern and northwest part/edges of the Crossgate Character Area has a semi-rural character formed by wooded riverbanks of the river gorge, the hillside pasture of Observatory Hill and the woodland and wildlife meadows in



Flass Vale. The vale has an abundance of mature trees, hedgerows and embankments, green open spaces, and other landscaped elements. These combine to create visually appealing green entrance corridors into this sector of the City and enhance the overall appearance of the public realm and townscape. Similarly, at Redhills along the railway line, the Miners Hall, the County Hospital and Durham School one of the main strengths of these streets is the existing mature street trees and landscaping grounds. These green spaces work well when there is a good and regular maintenance regime but sadly harm the surrounding environment if neglected. The allotments and the cemetery have a high visual and amenity value and it is important that they continue to be used and maintained and not neglected over time leading to overgrowth obstructing the pathways, and overgrown and poorly maintained areas. These spaces are subject to a range of uses and pressures and poor management can lead to a deterioration of the conservation value of many of the spaces and this continues to be a threat.

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.

### 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 Crossgate character area. These are summarised below:

- Loss of historic fabric and important original features;
- General deterioration of historic building fabric through lack of upkeep and regular maintenance;
- Inappropriate/unsympathetic alterations to historic buildings;
- Use of inappropriate repair techniques and materials;
- Insensitive roof alterations, removal of features and inappropriate rear extensions;
- Poor quality new development and design that pays little reference to the context and distinctive character of the townscape/streetscene;
- Low quality shopfronts and advertisements;
- Vacant buildings and buildings deemed to be at risk;
- Visual clutter to prominent elevations and at roof-level to buildings ;

- Loss of character to historic vennels, yards and courtyards in terms of space, buildings repairs and new building, floorscape and boundary treatment;
- Deteriorating boundary walls, loss of sections of walling, and the loss of gates and railings. Removal of hedges and hedgerow boundary;
- Degrading historic floorscapes and the more general surface treatments;
- Use of standard highway and footpath materials;
- Poor visual quality highway repairs, new road layouts and alterations;
- Excessive street and roadside clutter;
- Poor quality and out-dated street furniture;
- Damage to important green and open spaces;
- Pressure to remove trees, hedgerows and other vegetation;
- Impact and potential future increase in demand for HMO's on the historic building stock.

### Objectives

The overall objective of managing change in the conservation area is to ensure that the historic and architectural interest of the place is safeguarded and its character and appearance preserved and enhanced. To this end the County 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 maintenance 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 and the enhancement of the public realm when available;
- Negotiate through the development management process and / or make use of its statutory powers (Section 215 Notices, Urgent Works Notices, Repairs Notices) to secure the future of listed buildings and unlisted buildings that contribute positively to the special character of the conservation area in cases

where buildings are shown to be under threat as a result of poor maintenance or neglect;

- Where historic properties are vacant seek to encourage alternate uses that conserve their special interest and qualities;
- Seek to ensure that all buildings of townscape merit are protected from inappropriate forms of development or unjustified demolition;
- Review current design guidance to achieve higher standards of preservation and enhancement and to oppose those alterations which pose a special threat to the character of the area.

### Roof alterations

- Seek to encourage sensitive roof alterations where they do not benefit from permitted development rights. For example the insertion of roof lights, satellite dishes and solar panels etc. to be sited as far as is practicable, to minimise the effect on the asset and visual amenity of the area.
- Encourage chimney repair and reinstatement where possible to be rebuilt accurately to the original height, profile and materials to match existing;
- Encourage like for like replacement of original Welsh slate, stone slate and clay pantiles where possible and its reinstatement where already lost;

- Consider the appropriateness of any change in the context of the overall roofscape and seek to preserve the established roof patterns and features;
- Discourage structures on prominent roofs such as satellite dishes and other telecommunications equipment and encourage proposals to be designed and sited where they will have the least detrimental visual impact;
- Consider enforcement action where inappropriate roof alterations have been carried out which have detrimentally harmed the roof structure and the overall character and appearance of the building or streetscene;
- Encourage through the planning process that micro-regeneration equipment is to be sited, where possible, to be concealed from view of public vantage points. The careful siting of solar panels etc is important to ensure they have minimal impact on the streetscene and key views in the conservation area;
- Promote guidance on the adaption of heritage assets to ensure their safeguarding against the impacts of climate change;
- Consider further Article 4 Directions for changes of roof materials and features (including chimneys, ridge tiles, finials, soffits, fascias etc.) and the insertion of 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 nighttime uses

and evening opening hours. Ensure the illumination would not be detrimental to visual amenity or highway safety and support enforcement action against an unauthorised installation which has a negative effect on the special character of the building and townscape;

- Discourage the use of, and support enforcement action against A-frame or sandwich board signs which can have a negative effect on the streetscene and also obstruct vehicles and pedestrians.

### New development

- Resist development that would lead to substantial harm to, or complete loss of, a designated heritage asset unless demonstrated that this has overriding public benefit;
- Seek to promote high standards of design quality which respects the context of the area and its local distinctiveness;
- Encouraging new development only where it preserves or enhanced the character or appearance of the conservation area. Assessment of an asset's significance and its relationship to its setting will usually suggest the forms of extension/new development that might be appropriate. The main issues to consider in proposals for additions to heritage assets (including new development) are proportion, height, massing,



bulk, use of materials, use, relationship with adjacent assets, alignment and treatment of setting;

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

visually attractive as a result of good architecture and appropriate landscaping;

- Encourage pre-application discussions between developers and owners with the Design and Conservation Team and Development Management in relation to all development affecting the special character and appearance of the area;
- 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.

### 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 Crossgate 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**

### *Western Hill Sub Character Area*

- Seek to encourage the preservation, structural consolidation, and appropriate repair to sections of distinctive front railings and brick and stone front boundary walls to Western Hill and Albert Street frontages and basements where required and strongly resist complete removal;
- Seek to encourage the retention of the historic Yorkstone flags and stone and granite kerbs in Western Hill and improvements to the existing surface treatments and floorscapes where opportunities arise. Promote works that conform to best practice carried out to a high standard, as the condition/materials of some of the present surfaces undermines the overall quality of the historic environment;
- Ensure that any future changes and extensions to the coach houses and outbuildings in Back Western Hill are appropriate to the character of the buildings and the

locality. When opportunities are presented through the planning process seek to restore the character of these important traditional buildings;

- Seek to ensure that all development respects the important views within, into and from this part of the conservation area, as identified in the appraisal (In particular framed views of the Viaduct, open views of the Cathedral and glimpses of the Obelisk);
- Continue to protect the trees and vegetation in St Leonards School site and tree belt on the fringes in Western Hill and North Road through the Town and Country Planning Act 1990 and significant trees with high amenity value are protected individually by considering a Tree Preservation Order;
- Seek to encourage the continued repair and restoration of the listed Obelisk; and ensure that the setting and architectural quality of the building is not compromised by potential development proposals in the future;
- Seek to encourage the enhancement of the former historic buildings at St Leonards School through negotiation with the owners as the historic and architectural quality of the building is currently compromised by overlarge extensions and inappropriate alterations. It is important that the setting of the building is not compromised;

- In Western Hill area consider further selective Article 4 Directions to withdraw permitted development rights for a prescribed range of development which materially affects aspects of the external appearance of non-listed heritage assets which contribute significantly to the character and appearance of the area;
- Ensuring through the planning process that in Western Hill and Albert Street any proposed change of use of a historic building to a house in multiple occupation would only be permitted provided the building can accommodate the new use without any erosion of its special character or interest, or without having a detrimental impact on the streetscene or local amenity, and being physically capable of undertaking such alteration;
- Prepare a local list of buildings of architectural/historic value within the Western Hill/Albert Street area to ensure that the non-designated heritage assets and preserved and protected from inappropriate alterations or additions which may harm their interest, character or setting;
- Seek to protect against erosion of the edges and slopes of Flass Vale from development pressures i.e. removal of trees, encroachment etc. working in partnership with the relevant bodies;

- Continue to protect the trees and vegetation in Flass Vale and on the fringes through the Town and Country Planning Act 1990 and Tree Preservation Orders;
- Encourage accessibility for pedestrians and improvements to footpaths and access points into Flass Vale;
- Contribute to the future preservation and enhancement of the Flass Vale Local Nature Reserve;

#### The Viaduct Sub- Character Area

- Seek to encourage the continued repair and restoration of listed buildings such as The Viaduct and The Miners Hall etc. and ensure that the setting of the structures are not compromised by potential development proposals in the future;
- Seek to encourage the re-use of vacant historic properties which presently undermine the aesthetic qualities of the area, and ensure that that any re-use and potential development proposals are not harmful to the special interest of the buildings;
- Encouraging, through the planning process, that new development is only permitted where it preserves or enhances the character or appearance of the character area by virtue of its location, alignment, building line, scale, height, massing etc.

- Promote high standards of urban design in new developments with permeability and legibility. Retain a mix of uses if possible to ensure the vitality and viability of the area. Encourage well designed spaces, high quality public realm and street frontages;
- Monitor new development sites to ensure that they conforms to the good practice principles;
- Through the planning process resist overlarge and out of keeping extensions which would be harmful to the appearance of the terraced housing and to the intimate network of distinctive back streets in the Atherton Street, Lambton Street and Mowbray Street area;
- Seek to ensure that all development respects the important outstanding townscape and roofscape views from the railway station and railway line and other elevated locations within the conservation area;
- Ensure through the planning process that trees/vegetation in groups or in woodland on the fringes of Flass Vale continue to be protected in the Conservation Area through the Town and Country Planning Act 1990, and significant trees with high amenity value are protected individually by placing a TPO;
- Ensure the traditional lawns and terraced gardens of some of the important historic buildings are sensitively

treated and development carefully considers the grounds as important to setting;

- Ensure the preservation of trees and vegetation on the railway embankments to preserve the aesthetic qualities of this important green entranceway into the city centre;
- Liaise with appropriate services to encourage upgrading of poor road and pavement surfaces in the Lambton Street area and pathways to the rear of Mowbray Street and County Hospital area to ensure that future repair works and works are undertaken sympathetically;
- Seek to encourage the retention of the historic granite/stone setts in back lanes of Victorian Terrace housing in the Atherton Street and Mowbray Street area and encourage improvements to the existing surface treatments and floorscapes where opportunities arise. Advocate works to be carried out to a high standard as the condition/materials of some of the present surfaces undermines the overall quality of the historic environment;
- Seek to encourage the preservation, structural consolidation, and appropriate repair to sections of stone walls along the railway line embankment, County Hospital and Miners Hall boundary, where required and strongly resist complete removal. Encourage those responsible for the maintenance of stone walls to repair as necessary using best practice conservation methods;
- Seek to encourage the preservation, structural consolidation, and appropriate repair to sections of brick boundary walls and outbuildings to the distinctive Victorian Terraces in the Mowbray Street area and Lambton Street area where required and strongly resist complete removal;
- Consider selective Article 4 Directions to withdraw permitted development rights for a prescribed range of development which materially affects the external appearance of non-designated heritage assets;
- Ensuring through the planning process that any proposed change of use of a historic building to a house in multiple occupation in Lambton Street, Atherton Street and Mowbray Street would only be permitted provided the building can accommodate the new use without any erosion of its special character or interest, or without having a detrimental impact on the streetscene or local amenity, and being physically capable of undertaking such alteration;
- Prepare a local list of buildings of architectural/historic value within the North Road, Waddington and Sutton Street area to ensure that the non-designated heritage assets are preserved and protected from inappropriate



alterations or additions which may harm their interest, character or setting;

#### Hawthorn Terrace Sub-Character Area

- Seek to encourage the continued repair and restoration of the listed Crossgate Cross; and ensure that the setting of the structure is not compromised by potential development proposals in the future;
- Seek to encourage the re-use of vacant historic properties which presently undermine the aesthetic qualities of the area, and ensure that that any re-use is not harmful to the special interest of the buildings;
- Seek to promote high standards of conservation and urban design in new development. Ensure permeability (good linkages) and legibility, (easily understandable frontages that are accessible). Retain a mix of uses if possible to ensure the vitality and viability of the area. Encourage well designed spaces, high quality public realm and street frontages;
- Ensure through the planning process, that new development at the empty yard in St Johns Street is only permitted where it preserves or enhances the character or appearance of the character area by virtue of its location, alignment, building line, scale, height, massing, design and materials;
- Resist overlarge and out of keeping extensions to the terraced housing which would be harmful to the

appearance and to the intimate network of distinctive back streets in the Hawthorn Terrace area, where permitted ensure there is sufficient amenity space for residents and refuse;

- Seek to ensure that all development respects the important and outstanding townscape and roofscape views from the railway station and railway line and other elevated locations within the conservation area;
- Ensure through the planning process that trees/vegetation in the woodland to the rear of Byland Lodge continues to be protected in the Conservation Area through the Town and Country Planning Act 1990 with significant trees with high amenity value protected individually by placing a TPO;
- Ensure the preservation of trees and vegetation in Crossgate Peth to retain the aesthetic qualities of this important green entranceway into the city centre;
- Liaise with appropriate services to encourage upgrading of poor road and pavement surfaces in the Farnley Hey Road area and pathways in Crossgate Peth and rear of Byland Lodge area to ensure that future repair works are undertaken sympathetically;
- Resist any future proposals which would be harmful to the intimate network of distinctive back streets in the Hawthorn Terrace area and degrade the existing historic floorscapes. Support the retention and

sympathetic repairs of the existing granite sett surfaces and scoria block drainage channels where necessary;

- Seek to encourage the preservation, structural consolidation, and appropriate repair to sections of brick boundary walls and out buildings to the distinctive Victorian Terraces in the Hawthorn Terrace area where required and strongly resist complete removal;
- Seek to encourage the preservation, structural consolidation, and appropriate repair to sections of brick /stone boundary front walls and vegetation in The Avenue and Crossgate Peth where required and strongly resist complete removal;
- Seek to ensure that the prevalent forms of rear enclosure i.e. hedges, hedgerows and fencing, remain in The Avenue and the St Johns Road area in order to preserve the overall character;
- In the Hawthorn Terrace area, The Avenue Area and St Johns Road Area 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 non-listed heritage assets which contribute significantly to the character and appearance of the area;
- In The Avenue ensure through the planning process that any proposed change of use of a historic building to a house in multiple occupation would only be

permitted provided the building can accommodate the new use without any erosion of its special character or interest, or without having a detrimental impact on the streetscene or local amenity, and being physically capable of undertaking such alteration;

- Prepare a local list of buildings of architectural/historic value within The Avenue, Crossgate Peth and St Johns Road 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;

### Pimlico Sub Character Area

- Seek to ensure that Observatory Hill, an area of fields / pasture and school grounds of Bow School, remains free from built development and monitor the green open space to ensure that it remains maintained;
- Ensure that the existing hedgerows throughout the area are retained and where possible seek to encourage the reinstatement of lost sections and the introductions of new hedge planting to preserve and enhance the green character of this part of the conservation area;
- Seek opportunities to improve the setting of the Observatory including works to improve the surrounding grounds and any necessary repair work to the building itself;

- Seek to promote that high standards of conservation and urban design are considered in new development. Ensure permeability (good linkages) and legibility, (easily understandable frontages that are accessible). Retain a mix of uses if possible to ensure the vitality and viability of the area. Encourage well designed spaces, high quality public realm and street frontages;
- Seek to ensure that all development respects the important outstanding views within, into and from this part of the conservation area;
- Encourage improvements to the footpaths in the Observatory Hill area, improved accessibility (resurfacing in appropriate surfaces) and increased awareness;
- Seek to encourage the continued restoration / enhancement of the important group of historic listed buildings at Durham School through negotiation with the School and the planning process;
- Seek to ensure that the open space at Durham School and Pimlico School sites, i.e. lawned areas, trees, shrubbery and woodland areas are protected from any future development proposal which may be detrimental to their character, appearance and wildlife importance;
- Ensure through the planning process that the mature trees/vegetation within the School site are continue to be protected in the Conservation Area through the Town and Country Planning Act 1990 and trees with high amenity value are protected individually by placing a TPO;
- Whilst the School site is private, opportunities should also be taken to encourage improvements to the public realm at the front entrance/car park within the sites in order to compliment the high quality of buildings and the landscaping within these sites. The area would benefit from possible resurfacing, de-cluttering of signage and reorganisation of the parking layout and reduction of parked cars;
- If the opportunity arises seek, through pre-application discussions and the planning process, the redevelopment of the modern buildings within the Durham School complex which have a negative or neutral impact upon the site and conservation area; ensuring that any replacement development is appropriate to the area;
- Ensure the retention of the varied boundary treatments and means of enclosure to Durham School, Riverbanks and Observatory Hill which are important components of the character of the area including stone walls, railings, fencing and trees/ hedgerows and place an emphasis on the need to keep these elements in good repair;

- Encourage improved and appropriate directional signs at key points at Observatory Hill, to the riverbanks, at Clay and Blind Lane ensuring minimal visual intrusion and include interpretational material to enhance the visitor's experience;
- Encourage improvements to the riverside footpaths, improve accessibility (resurfacing in appropriate surfaces) and increase awareness;
- Work with the relevant council sections, local businesses, schools etc. to maintain a litter free environment around the riverside;
- Prepare a local list of buildings of architectural/historic value within the Pimlico, Durham School and Crossgate Peth area to ensure that the non-designated heritage assets are preserved and protected from inappropriate alterations or additions which may harm their interest, character or setting;
- 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 non-listed heritage assets which contribute significantly to the character and appearance of the area;
- Ensuring through the planning process that any proposed change of use of a historic building to a house in multiple occupation would only be permitted

provided the building can accommodate the new use without any erosion of its special character or interest, or without having a detrimental impact on the streetscene or local amenity, and being physically capable of undertaking such alteration.

### Crossgate /South Street Sub Character Area

- Encourage through the planning process that any proposals for new shopfronts, fascias and signage within the commercial properties of the character area respect and enhance the physical qualities of historic shop buildings and the streetscape;
- Encourage the retention of the historic hard surfacing treatments in Crossgate, Neville's Street and South Street which are important components of the character of the area and place an emphasis on the need to keep these elements in good repair;
- Seek to encourage improvements to the existing surface treatments in the rest of Crossgate and Allergate using best practice conservation principles;
- Prepare a local list of buildings of architectural/historic within the Crossgate/Allergate and South Street area to ensure that the non-designated heritage assets are preserved and protected from inappropriate alterations or additions which may harm their interest, character or setting;



- Consider further Article 4 Directions to withdraw permitted development rights for a prescribed range of development in Crossgate, Allergate and South Street area which materially affects aspects of the external appearance of non-listed heritage assets which contribute significantly to the character and appearance of the area;
- Ensuring in Crossgate and Allergate area through the planning process that any proposed change of use of a historic building to a house in multiple occupation would only be permitted provided the building can accommodate the new use without any erosion of its special character or interest, or without having a detrimental impact on the streetscene or local amenity, and being physically capable of undertaking such alteration;
- Ensure the retention of the varied boundary treatments and means of enclosure to the allotments, the churchyard and the riverbanks which are important components of the character of the area including stone walls, railings, fencing and trees/ hedgerows and place an emphasis on the need to keep these elements in good repair;
- Seek to ensure that the allotment open space, wildlife areas, trees, hedges and hedgerows within the site and along boundaries are protected from any future

development proposal which may be detrimental to their character, appearance and wildlife importance;

- Seek to ensure that the churchyard gravestones and open space, grassed areas, wildlife areas, trees, shrubbery and woodland areas are protected from any future development proposal which may be detrimental to their character, appearance and wildlife importance;
- Encourage improved and appropriate directional signs at key points at the churchyard, the allotments and to the riverside to the ensuring minimal visual intrusion and include interpretational material to enhance the visitor's experience;
- Encourage improvements to the riverside footpaths, the allotments and churchyard footpaths improve accessibility (resurfacing in appropriate surfaces) and increase awareness;
- Work with the relevant council departments, local businesses, schools etc. to maintain a litter free environment around the riverside.

#### 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 Crossgate Character Area and some of the issues it is facing. It could 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. Within this character area no boundary changes are proposed at this time, aside from a minor change at Flass Vale Woods to reflect current land boundaries.

## 6 Article 4 Direction

Minor development such as domestic alterations and extensions can normally be carried out without planning permission under the provisions of the General Permitted Development Order (GPDO). Article 4 of the GPDO gives local planning authorities the power to restrict these 'permitted development rights' where they have the potential to undermine protection for the historic environment. Using the provisions of Article 4 of the GPDO brings certain types of development back under the control of a local planning authority so that potentially harmful proposals can be considered on a case by case basis through planning applications to help prevent the erosion of the architectural details and character of the older traditional and historic buildings in the conservation area.

The appraisal of the character area has identified a need for an Article 4 Direction to groups of properties around Hawthorn Terrace, the Viaduct and the Albert Street (refer to plan).

The following types of work were included in the new Article 4 Direction approved on 29<sup>th</sup> July 2016 and formal Planning Permission is now required for the following:

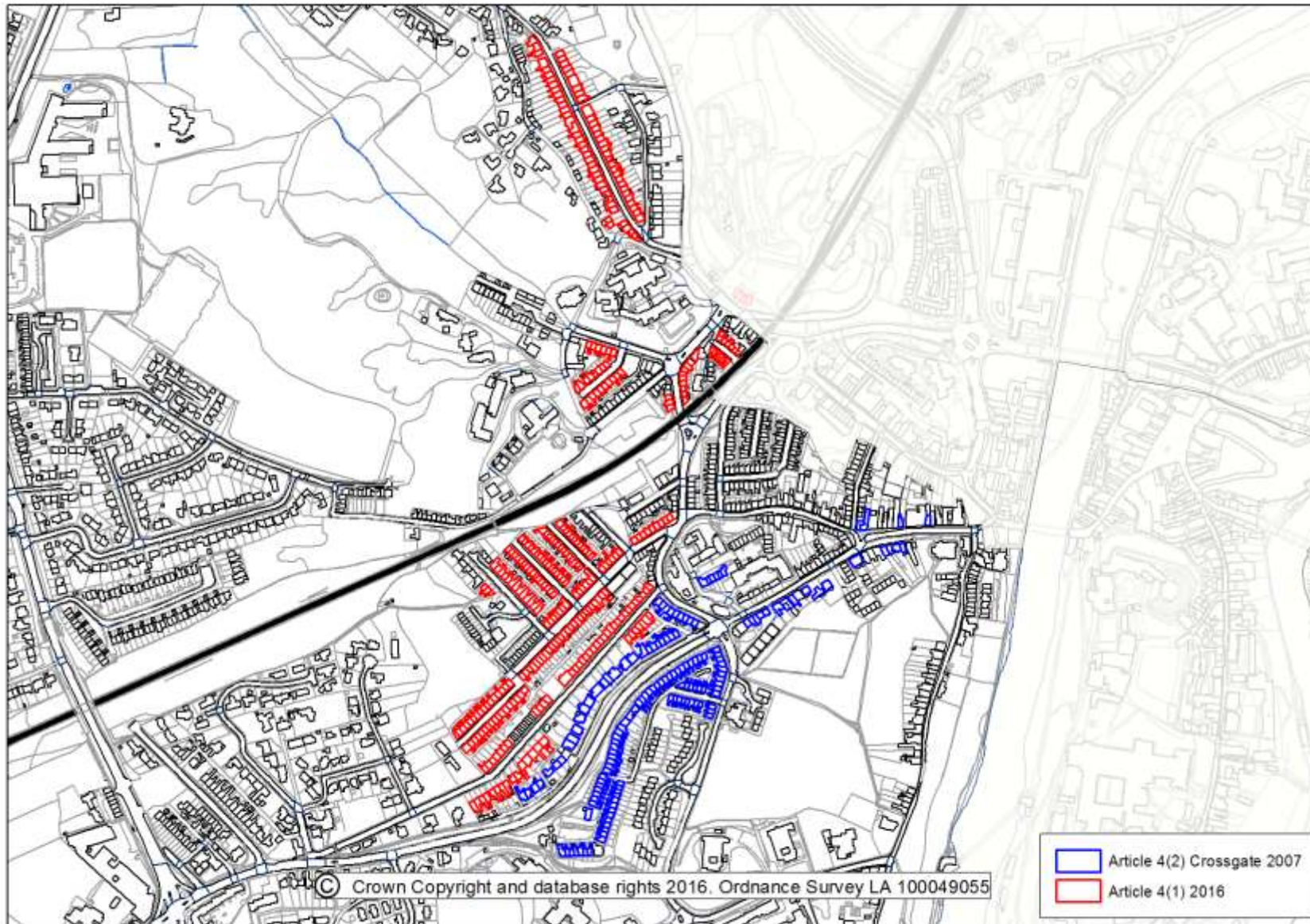
- The enlargement, improvement or other alteration of a dwelling house, where any part of the enlargement, improvement or alteration fronts a highway, or open space e.g. the changing of windows and doors;
- Any alteration to a roof of a dwelling house which fronts a highway, waterway or open space, e.g. change in roof material, Velux windows and dormer windows;
- The erection or construction of a porch outside any external door of a dwellinghouse which fronts a highway, waterway or open space;
- The erection or alteration of buildings or enclosures, swimming or other pools incidental to the enjoyment of a dwellinghouse or containers used for domestic heating purposes, within the curtilage of a dwelling house which fronts a highway, or open space.
- The laying of hard surfacing within the curtilage of a dwelling house where the hard surface fronts a highway, or open space;
- The installation, alteration or replacement of chimneys, flues or soil and vent pipes on a dwellinghouse;
- The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of

enclosure within the curtilage of a dwelling house which fronts a highway, or open space;

- The painting of the exterior of a dwelling house which fronts a highway, waterway or open space

Flats, shops, public houses and commercial premises do not enjoy the same permitted development rights as dwellings, so the Article 4 (2) 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 Crossgate 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/>

#### OBELISK, OBELISK LANE

List entry Number: 1121398

##### Grade: II

Obelisk, built as observation point. 1850. Sandstone ashlar. Very tall slender obelisk, with 3 openings on south face, stands on high panelled base with cornice; steps down to small opening at foot on north side. South face inscribed with latitude, longitude, angle of dip and height above sea level. Latin inscription on base: W I W/ASTRONOMIAE/DICAVIT/MDCCCL.

#### PREMISES OCCUPIED BY MESSRS. J. AND M. LUKE AT JUNCTION OF SUTTON STREET, BRIDGE STREET

List entry Number: 1120716

##### Grade: II

House, later factory, now bakery. Early C19. Sandstone rubble with large quoins and ashlar dressings; Welsh slate roof with brick chimney. L-plan. 3 storeys, one bay and set-back 2 storeys, one bay. East elevation has c. 1900 door under 4-paned overlight; oriel above with hipped roof; renewed flat stone lintel and projecting stone sill to 16-paned sash above. Left set-back bay has boarded door in pent front extension. Left return of 3-storey part at right has irregular fenestration with 16- and 12-paned sashes and one boarded window, with pecked flat stone lintels and projecting stone sills.

### **RAILWAY VIADUCT AND DRINKING FOUNTAIN ATTACHED**

List entry Number: 1322851

#### **Grade: II\***

Railway Viaduct and fountain. Viaduct 1857 probably by TE Harrison for North Eastern Railway Co; fountain dated 186 and illegible digit. Rock-faced sandstone Viaduct with ashlar dressings; brick soffits. Fountain sandstone with grey granite back plate and pink granite shafts. Viaduct: 100 ft. high; 11 arches. Tapered piers with coped plinths support round arches; continuous drip string. Parapet altered except over end piers, where it is flat-coped. Gothic-style fountain on south face of pier to west of North Road has shouldered surround enclosing small 2-centred arch at base. Shafts above support gabled canopy with nail-head moulding and containing scroll with illegible inscription and date. Stepped gabled surround has blind trefoils under each step; crocketed coping.

### **MINERS HALL**

List entry Number: 1161184

#### **Grade: II**

Miners' Association offices. 1913-15 by H.T. Gradon. Bright red brick with ashlar plinth, quoins and dressings; roof not visible. Baroque style. 2 storeys, 17 bays. Segmental pediments over projecting second and third bays from each end; open pediment over projecting central bay with domed round Ionic porch; Tuscan order in antis above containing large Venetian window with double key rising into pediment. All 3 pediments dentilled, the outer ones containing round windows in swags

and scrolls. Rusticated ashlar ground floor has round-headed windows with impost string and double keys; brick above impost string. First-floor sashes with glazing bars in architraves with bracketed sills and cornices. Corner pilasters. Roof balustrade; high central dome on consoles has top louvred lantern with small swept dome and spike finial.

Interior: square open-well stair with fat turned balusters and wide grip handrail; stucco ceiling decoration to entrance hall and stairwell. Marble floor.

### **STATUES EAST OF DURHAM MINERS ASSOCIATION OFFICES**

List entry Number: 1121394

#### **Grade: II**

4 statues. 1874; one signed J. WHITEHEAD/WESTMINSTER/LONDON; from Miners' Hall, North Road (q.v.). Ashlar plinths with granite name-plaques; marble statues over life size. Curved, panelled plinths with names FORMAN, PATTERSON, MACDONALD, CRAWFORD incised in plain letters, support standing figures, each holding book or scroll; that of Macdonald signed.

### **BEDE REST**

List entry Number: 1159214

#### **Grade: II**

House. 1922 on behalf of Durham Miners Association for Peter Lee. Pebble-dash render; Welsh slate roof with rendered chimney stacks and pierced curved red pots. 2 storeys, 3 bays,



the central projecting under gable. Half-glazed door at right of central bay with square window at left; Venetian window over. Flanking bays have canted ground-floor bay windows with prominent cornices under paired casements. All windows have upper glazing bars. Hipped roof has chimneys in side slopes. Source: J. Lawson, Peter Lee, 1949, p. 133.

Included for historical interest.

### **BEDE LODGE, REDHILLS LANE**

List entry Number: 1310200

#### **Grade: II**

Cemetery lodge and chapel, now house. Dated 1867 on left return lintel. Chapel of coursed rubble with ashlar plinth and dressings, lodge rendered with ashlar dressings; roofs of graduated dark slates with flat stone gable copings; rendered chimneys. L-plan. Chapel has one storey, one bay and 3 in return. Gabled front has wide 2-centred arch containing inserted boarded doors; cusped canopied niche above has statue of bearded saint, book in left hand and right hand broken off (possibly St. Cuthbert holding head of St. Oswald); roll-moulded gablets on gable coping and carved cross finial. Steeply-pitched roof. 3 small lancets in returns, one cusped and brought from the C13 Harbour House chapel, Framwellgate Moor. Right return has rear square turret with pyramidal roof; trefoil ventilators on each side.

Interior: painted plaster with ashlar dressings; scissor-braced roof.

Lodge of one storey and attics, 3 bays has door under flat stone lintel to left of chapel and painted boarded section in first bay.

Right return, continuous with chapel, has 2 ground-floor sashes with blind tympana over Carnarvon heads, and one in gable peak with shouldered lintel.

Later left extension of one storey, 2 bays.

### **COLPITTS HOTEL**

List entry Number: 1159164

#### **Grade: II**

Public house. Circa 1836, Coursed squared sandstone with ashlar dressings; Welsh slate roof with yellow brick chimney. 2 storeys, 4 bays. 4-panelled double door and fanlight under bracketed keyed arch in second bay flanked by windows of 4 vertical lights over 4 wood panels. Ipswich-type glazing bars, and pulvinated frieze and cornice, to 2 oriels above with raised fielded panels on lower parts. Fourth bay has late C19 sashes with flat stone lintels and projecting stone sills. Stone gutter brackets. Roof rounded at right over corner. Boot-scraper beside door.

### **COLPITTS TERRACE**

List entry Number: 1159186

#### **Grade: II**

6 houses. Dated 1856 on No. 1. Coursed squared sandstone with ashlar dressings; Welsh slate roof with ashlar-corniced yellow brick chimneys with tall yellow pots. 2 storeys, 2 bays each house. Flat stone lintels to 4-panelled doors with overlights and to sash windows with glazing bars and projecting stone sills. Stone gutter brackets. Incised stone

name and date panel at centre of No. 1. Boot-scraper recess beside door of No. 1; others obscured by raised footpath.

**MARIE JAYNE SHOP, COLPITTS TERRACE**

List entry Number: 1323208

**Grade: II**

Shop and house. Circa 1836. Render with painted ashlar dressings; Welsh slate roof; no chimneys visible. 2 storeys, 2 bays, with round left corner. Internal step up to flushed door with overlight at right; shop at left has Tuscan pilasters, entablature and prominent cornice. First-floor windows have renewed glazing in lugged architraves with small mask-decorated keys; bracketed sill band. Eaves string below bracketed renewed gutter. Roof rounded over corner. Included for group value.

**58-61, HAWTHORN TERRACE**

List entry Number: 1120621

**Grade: II**

4 houses. Circa 1836. Coursed squared sandstone with ashlar plinth and dressings; some lower courses rendered; Welsh slate roof with ashlar-corniced yellow brick chimneys. 2 storeys, 9 bays in all. Steps up to 4-panelled doors and overlights recessed under flat stone lintels; similar lintels and projecting stone sills to sash windows with glazing bars. Stone gutter brackets.

**CHURCH OF ST. MARGARET OF ANTIOCH**

List entry Number: 1159741

**Grade: I**

Parish church. C12, C14 and C15 with C19 widening of north aisle and other alterations. Coursed sandstone rubble with ashlar dressings; C19 work coursed squared sandstone and ashlar. Roof concealed by parapets. Stone-flagged roofs to porches. West tower with southeast stair turret; aisled nave and chancel; north and south porches; north vestry. 3-stage tower has 3 offsets; 2-light 2-centred west window; small square chamfered windows in second stage on north and south sides; elliptical-headed 2-light belfry openings; renewed battlements and large corner pinnacles. Porches, the north C19 and the south with C19 front, have Tudor-arched doors in moulded surrounds under gables; statue of St. Margaret in niche on north. 2-light Perpendicular-traceried windows in north aisle; 2-light Decorated windows in south nave aisle under renewed 4-centred-arched 2-light clerestory windows; 2-light square-headed windows in chancel clerestory above Perpendicular aisle windows. C19 east window and east aisle window of 5 and 3 lights; small cusped lancet east window in vestry. North aisle west window of 2 arched lights resited from east end. One small round-headed window in west bay of south clerestory.

Interior: painted plaster with ashlar dressings; roof has moulded tie-beams on brackets; short kingposts. 4-bay arcades, the south lower, with round columns; scalloped capitals on south, except easternmost which has stiff-leaf with face, and chamfered arches; the north has taller columns supporting round arches of 2 orders under drip mould. Slightly

misshapen round chancel arch of 2 orders, the inner shafted and the outer without capitals. South chancel aisle has very wide arch of 3 hollow chamfers, the north a lower arch of 2 orders, both without capitals. C12 window in north chancel. 2 aumbry on north. Tower has quadripartite vault and high 2-centred arch. Memorials include large slab with eroded coat of arms to Sir John Duck Bart, and members of his family to 1695

#### **4, CROSSGATE**

List entry Number: 1120660

##### **Grade: II**

House. Early C18. Incised stucco ground floor; rough render above; Welsh slate roof with brick chimneys. 3 storeys, 3 irregular bays. Renewed door in wide stone architrave in second bay. Renewed sashes with glazing bars, those on ground floor and in right bay of first floor wider. Rendered floor bands. End chimneys.

#### **7, CROSSGATE**

List entry Number: 1159764

##### **Grade: II**

House. C17/early C18. Painted rough render with plinth and painted ashlar dressings; Welsh slate roof with brick chimneys. 2 storeys, one window. C19 4-panelled door at right in wide architrave. Projecting square bay contains horizontal sliding sash on ground floor with one small light hinged; 16-pane sash above. Both have projecting stone sills. Roof has slate-hung

cheeks to square projection over bay; main roof steeply-pitched with swept eaves and wide left ridge chimney.

#### **9, CROSSGATE**

List entry Number: 1323224

##### **Grade: II**

House; C18, possibly incorporating earlier building. Datestone 1617 to left of door. Painted render with painted ashlar dressings and quoins; Welsh slate roof with brick chimneys. 3 storeys, 3 windows. 4-panelled door and overlight at right in pedimented doorcase. 2-storey canted bay at left; other windows sashes, those in first and second floor centre being narrow. All windows have projecting stone sills. Low-pitched roof has right end brick chimney.

#### **10, CROSSGATE**

List entry Number: 1120661

##### **Grade: II**

House. Late C18 with C19 alterations. Painted render with plinth; Welsh slate roof with stone gable copings and brick chimneys. 3 storeys, 2 windows. Internal steps up to 6-panelled door and overlight at left in panelled reveal and doorcase of pilasters and entablature. Tripartite sash with glazing bars at right. Oriel on first floor at right has hipped roof; other windows late C19 sashes, that on first floor with cambered head; all windows have projecting stone sills. Low-pitched roof has stone gutter brackets, moulded kneelers with gablets and 2 end chimneys.

**11, CROSSGATE**

List entry Number: 1159772

**Grade: II**

House. Late C18. Incised stucco with painted ashlar dressings and Welsh slate roof with brick chimney. 3 storeys, 2 bays. 4-panelled door and overlight at left under bracketed cornice; former shop at right has garage door under cornice. Sash windows with projecting sills on upper floors, tripartite in first bay. Steeply-pitched roof has end chimney.

**25, CROSSGATE**

List entry Number: 1323225

**Grade: II**

House, Circa 1800. Painted incised stucco with painted stone dressings; Welsh slate roof. 2 storeys, 3 windows. Renewed 6-panelled door in rendered surround under bracketed stone hood; 2-storey canted bay at left and sashes at right have glazing bars and projecting stone sills. One left end rendered chimney has top brick band.

**38-50, CROSSGATE**

List entry Number: 1120662

**Grade: II**

Terrace of houses. Circa 1840. Coursed squared sandstone with painted ashlar plinth to some houses, painted ashlar dressings to all; No. 41 painted stone. Welsh slate roofs with brick chimneys. L-plan; Nos. 49 and 50 are on right return facing

east. 2 storeys, 2 bays each house except for No. 49 which has 3 bays; 28 bays in all. Doors mostly 6-panelled; those of Nos. 40, 44, 46 and 48 renewed; most with 2-paned overlights; margined overlight to No. 48. Bracketed thick stone hoods to Nos. 43 and 44. Flat stone lintels and projecting stone sills to sashes, most with glazing bars but Nos. 40, 46 and 48 with renewed glazing; No. 38 has tripartite sashes; Nos. 43 and 44 have architraves and bracketed stone sills to windows. Most houses have stone gutter brackets; roof hipped, with ridge chimneys. Nos. 49 and 50 have 5 bays in all. Doors in bays 2 and 4 have 3-over-3 panels and margined over lights in Tuscan doorcases with prominent cornices. Sashes with glazing bars have projecting stone sills and flat stone lintels. Some houses have boot-scraper recesses.

**THE ANGEL PUBLIC HOUSE, 53, CROSSGATE**

List entry Number: 1310850

**Grade: II**

House, now public house. Mid C18. Incised stucco with pilaster strips and moulded plinth; roof of French tiles has brick chimneys. 3 storeys, 3 bays; shop inserted in left bay. Third bay contains flushed door in wide, keyed architrave to Lumsden's yard. House, door at right has half-glazed door in Tuscan doorcase with prominent cornice and raised pediment-shaped panel; paired sashes in central ground floor and in all first floor bays; small late C19 sashes in second floor all on bracketed sills in keyed architraves. 2 ridge chimneys.

Interior: dog-leg stair with wavy rail in place of balusters on upper flights.



**54 AND 55, CROSSGATE**

List entry Number: 1120663

**Grade: II**

2 houses. Early C18. Painted incised stucco with Welsh slate roof. 2 storeys, 3 windows. Paired flushed doors in moulded pegged surround between bays 2 and 3. No. 54 at left has sashes with glazing bars and projecting stone sills and one in wide ridge dormer breaking eaves. No.55 has 16-paned sash on each floor and C19 slate dormer with slate-hung cheeks. No chimneys visible.

**56, CROSSGATE**

List entry Number: 1310854

**Grade: II**

House. Mid/late C18. Painted render with painted ashlar dressings; Welsh slate roof with brick chimney. 3 storeys, 2 bays. 6-panelled door at left in doorcase of fluted architrave with corner paterae under raised pediment. Windows with early C19 sashes have projecting stone sills; rendered lintels, with protruding keys to those on first and second floors. Renewed right end brick chimney.

**PART OF CROSSGATE HOSPITAL**

List entry Number: 1159778

**Grade: II**

Workhouse, now part of hospital. 1837 for Durham Poor Law Union. Coursed squared sandstone with painted ashlar

dressings; Lakeland slate roof with brick chimneys. 2 storeys, 9 bays, the central 3 projecting slightly. Central 6-panelled door and 3-paned overlight in stone Tuscan doorcase with pediment-shaped panel, flanked by acroteria, above. Seventh bay has renewed door and overlight in raised stone surround under cornice. Wedge stone lintels to renewed door at left of first bay and to sashes with glazing bars and projecting stone sills. One storey 5-bay right extension has flat stone lintels. Hipped roof has 2 banded brick chimneys with round yellow pots.

**4, 5 AND 6, ALLERGATE**

List entry Number: 1120708

**Grade: II**

3 houses. Mid C19. Flemish bond brick with painted ashlar dressings; plinth to No. 6. Welsh slate roof. 2 storeys, 2 bays each house: 6 bays in all. 4-panelled doors; margined overlights to Nos. 4 and 5, plain to No. 6 and to yard entry between Nos. 5 and 6. Flat stone lintels except to No. 6 which has doorcase of pilasters and entablature. Nos. 4 and 5 have sash windows with glazing bars, flat stone lintels and projecting stone sills; No. 6 has a tripartite sash at right, in architrave with projecting stone sill, and an oriel above with modillioned cornice. One end brick chimney to each house. Boot-scraper recess beside each door.

Included for group value with No. 7.

### 7, ALLERGATE

List entry Number: 1159195

#### Grade: II

House. Early C18. English garden wall bond brick (6 and 1) with rendered plinth, painted ashlar dressings and large irregular sandstone quoins two-thirds up left corner; Welsh slate roof. 2 storeys, 4 windows. Door with 6 beaded panels recessed in moulded wood surround in third bay under flat brick arch. Similar arches to sashes in first and fourth bays on ground floor; soldier-course lintels to first-floor sashes, that over door smaller, (except for first bay which has plain wood lintel). All are 16-paned sashes, some renewed, with projecting stone sills. Steeply-pitched roof has end brick chimneys raised in newer brick. Interior has some timber framing at rear, with studs numbered I - XII.

### 14, 15 AND 16, ALLERGATE

List entry Number: 1120709

#### Grade: II

3 houses. Circa 1700. Painted render, that of No. 15 incised and with painted ashlar dressings; concrete-tiled roofs to Nos. 14 and 15, Welsh slate to No. 16, with end brick chimneys. 2 low storeys and 2 bays to each house: 6 bays in all. Central renewed door in plain wood surround in No. 14; central 4-panelled door and overlight in plain reveal in No. 15; half-glazed door in plain reveal at right of No. 16. No. 14 has wood drip moulds over ground floor cross windows and first-floor 16-paned sashes; No. 15 has projecting stone sills to cross

windows; No. 16 has late C19 sashes. Rendered first-floor bands to Nos. 15 and 16. End brick chimneys.

### 22, ALLERGATE

List entry Number: 1323209

#### Grade: II

House. C16. Painted incised stucco with ashlar dressings; Welsh slate roof with brick chimneys. 2 low storeys, 2 windows. Renewed door at right in C19 doorcase with bracketed cornice. Projecting stone sills to plain sashes in wide boxes. Gambrel roof, formed by addition of higher roof of wider span and lower pitch to original front roof, has slightly swept eaves and 2 end ridge chimneys to first roof and one left end chimney to addition.

### 24, ALLERGATE

List entry Number: 1311131

#### Grade: II

2 houses, now one. C18 with C19 alterations. Painted incised stucco with plinth; painted ashlar dressings; Welsh slate roof with brick chimneys. 3 storeys, 3 bays. Many-panelled door and overlight with glazing bars in Tuscan doorcase at right of first bay; canted bay window to left of door. Window at right in blocked shop with ground-floor cornice. Renewed sashes on upper floors, under drip moulds, have projecting stone sills. Shields carved on gutter brackets of left bay. Roof, low-pitched over left bay, has 2 end chimneys, that at left older.

**26, ALLERGATE**

List entry Number: 1120710

**Grade: II**

House. Early C18. Incised stucco with rendered plinth and painted ashlar dressings; pantiled roof with brick chimneys. 2 storeys, 2 windows. Step up to central 6-panelled door in moulded pegged surround under stone-bracketed hood. 16-pane sashes, those on ground floor in moulded boxes, have projecting stone sills. Steeply-pitched roof has 2 end brick chimneys raised in newer brick.

**20 AND 20A, SOUTH STREET**

List entry Number: 1322922

**Grade: II**

One house now split into 2. Late C18, incorporating earlier building. Painted render; brick rear wing; pantiled and Welsh slate roofs, with brick chimneys. Irregular plan. 2 storeys, 4 bays and low one-storey 2-bay left extension. 6-panelled door in third bay in wide architrave under overlight flanked by short fluted pilasters with moulded cornice; similar door copied in second bay. Projecting stone sills to sash windows with glazing bars; blank above door in third bay.

Garage doors in left extension with horizontal sliding sash at left at eaves. Rear wing gable rises above roof and has small sash in wide box under header course lintel; C20 bargeboards. Tall end brick chimneys raised in C20.

**32, SOUTH STREET**

List entry Number: 1161453

**Grade: II**

House. Mid/late C18. English garden wall bond brick (6 and one) with painted ashlar dressings and rendered plinth; roof of concrete tiles with brick chimney. 2 storeys, 2 windows. Half-glazed C19 door in architrave at right of first bay. Ground-floor sashes with vertical glazing bars and thin wood lintels have external shutters; first-floor 20-pane sashes in wide boxes have soldier course lintels. First floor 2-brick band. Roof has swept eaves and end brick chimneys. Boot-scraper at right of door.

**33 AND 34, SOUTH STREET**

List entry Number: 1121337

**Grade: II**

2 houses. Early/mid C18. Painted rough render and ashlar dressings; rendered plinth. Welsh slate roof with brick chimneys. 2 storeys and attics; 4 irregular bays. Internal step up to paired partly-glazed 6-panelled doors in wide elliptical arch to right of centre. Each door has tympanum with half-sunflower carved in deep relief. Projecting stone sills to sashes, those at left with glazing bars, in wide boxes. Roof has 2 gabled dormers, that at left containing paired sashes under bargeboards, the right having slate-hung cheeks and boarded gable peak. Steeply-pitched roof has end chimneys. Round gas lamp on wrought iron bracket above doors.

**35, SOUTH STREET; 36, SOUTH STREET**

List entry Number: 1161460

**Grade: II**

2 houses. Early C19. English garden wall bond brick (3 and one) with painted ashlar dressings and plinth; right return gable sandstone rubble; Welsh slate roof with brick chimneys. 2 storeys, 4 windows. No. 35 has 4-panelled door and fanlight with glazing bars, in open-pedimented doorcase with panelled pilasters, in first bay. No. 36 has 4-panelled door and overlight under wedge stone lintel in third bay. Similar lintels to sashes with glazing bars and to narrow sash at left of door of No. 35; large inserted oriel on first floor in second bay. Ground floor windows have external shutters. Boot-scraper recessed beside door of No. 35. Low-pitched roof has 3 ridge chimneys.

**37, SOUTH STREET**

List entry Number: 1322923

**Grade: II**

House. Early C19. English bond brick with ashlar dressings and painted plinth; Welsh slate roof with stone gable copings; ashlar banded and corniced brick chimneys. 2 storeys and attics, 2 bays. 3 internal steps and deep reveal to 6-panelled door and patterned overlight in doorcase with prominent cornice; narrow sash at right. 20-pane sashes in first bay, that on first floor a bowed oriel on ashlar bracket and with ashlar cornice and blocking course. Sash with glazing bars above door. All windows have flat stone lintels and projecting stone sills. Roof has 2 bargeboarded dormers.

**ABBAY VIEW, 42, SOUTH STREET**

List entry Number: 1310062

**Grade: II**

House. 1929 by W.Y. Jones for T.H. Burbridge. Timber frame with rendered infill; roof of French tiles with pebble-dash rendered chimney. Vernacular revival style. 3 storeys and attic; 2 bays. Right bay timber-framed under returned gable. Ground floor set back at acute angle to building line. Jacobean-style door at right, with small round light in carved sun, in chamfered surround with tongue stops. Full-width 3-light casement window with opening transom lights under moulded bressumer of jettied first floor. Shaped wood brackets support 2-storey oriel flanked by 2-light windows on first floor and big diagonal braces above. Shaped wood brackets support attic storey with blind quatrefoil below 2-light window. Plain left bay contains 3-light casement on ground floor, 2-light on upper floors, with painted projecting sills and dripmould lintels; lead glazing. Square-headed 2-light dormer. Massive base to left end chimney. High-quality wrought-iron work includes strap hinges; boot-scraper in angle formed with house at right; rainwater head.

**45, SOUTH STREET**

List entry Number: 1121338

**Grade: II**

House. Late C18/early C19. English bond brick with ashlar plinth and dressings; Welsh slate roof. 3 storeys and attics, 3 bays. Small door at left with overlight under soldier course lintel; internal marble-covered step up to wide 3-over-3-



panelled door and fanlight in keyed arch in second bay. Flat stone lintels to sashes with glazing bars; projecting stone sills on ground floor, sill bands above; oriels in end bays on first floor have hipped roofs. Stone gutter brackets. Roof has 2 gabled dormers with boarded peaks.

#### **46, SOUTH STREET**

List entry Number: 1121339

##### **Grade: II**

House. Probably C18. Painted render with painted ashlar dressings; Welsh slate roof with brick chimneys. 3 storeys, 2 windows. Central ledged boarded door and radial fanlight in open-pedimented doorcase; 3 beads on pilasters resemble fluting. 16-pane sashes have projecting stone sills. End brick chimneys. Boot-scraper recessed beside door.

#### **SANGREAL HOUSE, 47, SOUTH STREET**

List entry Number: 1161485

##### **Grade: II**

House. Late C18. Rough render with painted ashlar dressings and plinth; Welsh slate roof with brick chimneys. 3 storeys and attic, one window. 4-panelled door at right under fanlight with petal-shaped glazing bars in open-pedimented doorcase. 2-storey canted bay at left has top panels and hipped roof; top sash with cambered head has projecting stone sill. Gutter cornice on small modillions. End chimney. Gabled dormer at right has slate-hung cheeks and boarded peak. Square gas

lamp, with acroteria on corners and high-domed finial, on wrought iron bracket to left of door.

#### **48, SOUTH STREET**

List entry Number: 1322885

##### **Grade: II**

House. Mid C18 with C19 alterations. Painted English garden wall bond brick (5 and one) with terracotta panels and ashlar dressings; Welsh slate roof with brick chimney. 3 storeys, one bay. Door at right in lugged architrave is partly under No. 49 and has 8 panels with 2 central blank panels, c.1890 floral-patterned overlight and bracketed dentil cornice. Cambered brick arch and projecting stone sills to wide 3-light window on ground floor. 2-light windows on upper floors in 2-storey oriel, the Jacobean-style terracotta panels forming a first-floor band continuing across the oriel. Painted top cornice. End brick chimney has round yellow pots. Included for group value.

#### **49, SOUTH STREET**

List entry Number: 1161488

##### **Grade: II**

House. Late C18. Painted render with painted ashlar dressings; Welsh slate roof with brick chimneys. 3 storeys, 3 windows. 6-panelled door and 4-paned overlight at left in narrow doorcase with prominent cornice. Sash windows, most with split margined lights, are wider on ground floor and at left of first floor. Tripartite window at right of first floor; 3 sashes on top floor. End chimneys.

**50, SOUTH STREET**

List entry Number: 1121340

**Grade: II**

House. Dated 1859. English garden wall bond brick with snecked sandstone plinth and ashlar quoins and dressings; graduated Lakeland slate roof with yellow terracotta crestings. Tudor style. 2 storeys and attics; 2 bays. Ledged boarded partly-glazed door at left in chamfered Tudor-arched surround; 4-centred arch to right of that contains 9-panelled door, with Gothic tracery and 2 cusped lights above, in moulded surround with tongue-stopped chamfer and hexagonal stops to label mould. Carved spandrels to doors and to paired sashes at right in irregular alternate-block jambs, sloping sills and carved Tudor heads. Oriel above, dated 1859 on stone bracket, has pierced quatrefoil balustrade. Sill string curves down to square stops flanking window heads. Narrow paired sashes above door have chamfered alternate-block surrounds and prominent bracketed sills. Continuous eaves string with animal-head stops. Brick parapet has sloped stone coping terminating in gablets with fleur-de-lis finials. Steeply-pitched roofs of gabled dormers have patterned bargeboards, that at right flanked by shafts supporting vine-carved cornice. Roof has fleur-de-lis crestings; single left front ridge chimney with castellated yellow octagonal pot; quoins to right chimney; both with sloped copings.

**51, SOUTH STREET**

List entry Number: 1310069

**Grade: II**

House. Late C17/early C18. Rough-rendered front with ashlar dressings; brick right return gable and rear; Welsh slate roof with brick chimneys. 2 storeys and attics; 2 bays. Steps up to 3 over 3 panelled door at left in raised stone surround with large hood on wrought-iron brackets. 2-light horizontal sliding sash above. 2-storey canted bay at right has horizontal sliding sashes and pent roof with slate-hung cheeks. Large recessed attic window inserted c.1970 in steeply-pitched roof with slightly swept eaves. Right end chimney. Rear wing shows tumbled-in brickwork in gable and horizontal sliding sash under old wood lintel.

**52 AND 53, SOUTH STREET**

List entry Number: 1322886

**Grade: II**

2 cottages. Early C19. English bond brick with painted ashlar dressings and Welsh slate roof; plinth at right on slope. 2 storeys, 2 bays each house. Elaborately-panelled door at right of No. 52, and 6-panelled door at left of No. 53, in 2 centre bays, have overlights with glazing bars under thick moulded stone hoods. Wedge stone lintels and projecting stone sills to sashes with glazing bars. Low-pitched roof of No. 52 at left has bargeboarded dormer with renewed glazing and slate-hung cheeks. No. 53 has steeper roof and 2 square-headed dormers with slate-hung cheeks. Central ridge chimney to No. 52 has

square yellow pots; right ridge chimney with round yellow pots to No. 53.

#### **54, SOUTH STREET**

List entry Number: 1121341

##### **Grade: II**

House. Early C19. Brick with painted ashlar dressings and Welsh slate roof. 2 storeys, 2 bays. Steps up to 4-panelled door and overlight in Tuscan doorcase at left; wedge stone lintel and projecting stone sill to 16-paned sash above. 2-storey canted bay at right, on renewed brick base, has panelling between floors. Right end chimney with square yellow pots. Rear brick extension not of interest.

Included for group value.

#### **55, SOUTH STREET**

List entry Number: 1161496

##### **Grade: II**

House. Mid C18. English garden wall bond brick (3 and one) with painted ashlar plinth and dressings; Welsh slate roof. 2 storeys, 3 bays, the right wider. 4-panelled door and overlight in architrave in second bay; wedge stone lintel and prominent cornice above. Similar lintels and projecting stone sills to late C19 sashes in moulded boxes. First floor 2-brick band. Steeply-pitched roof has end brick chimneys.

#### **56, SOUTH STREET**

List entry Number: 1121342

##### **Grade: II**

House. Early C18. English garden wall bond brick (6 and one) with rendered ashlar plinth and side steps and painted ashlar dressings; Welsh slate roof. 3 storeys, 3 bays. 2 flights of side steps to central 6-panelled door and overlight with radiating glazing bars in architrave; wedge stone lintel to door and to sashes with glazing bars and projecting stone sills. High plinth has pierced cellar hatch at right. 2-brick floor bands interrupted by lintels. End brick chimneys. Plain wrought iron handrail on square posts, up both flights and across landing, has rounded ends; boot-scraper attached at top.

#### **57, SOUTH STREET**

List entry Number: 1310072

##### **Grade: II**

House. Early C18. Rendered, with rubble plinth revealed; painted ashlar dressings; Welsh slate roof. 2 storeys, 3 bays. Rubble base to sandstone side steps up to 6-panelled door with 3-paned overlight in architrave; renewed hood. Renewed sashes with glazing bars and projecting stone sills. One right end rendered chimney. Plain wrought iron handrail with rounded end on square posts.

### 5, PIMLICO

List entry Number: 1121390

#### Grade: II

House. Mid C18. Painted rough render with painted ashlar dressings and smooth rendered plinth; Welsh slate roof with roll-moulded yellow ridge tiles. 2 storeys, 3 windows. Central 6-panelled door in keyed stone surround; flat stone lintels and projecting stone sills to sashes with glazing bars; ground floor windows have louvred external shutters. End brick chimneys. Boot scraper recess beside door.

### 7, PIMLICO

List entry Number: 1161145

#### Grade: II

House. Mid C18. Rough render; left return gable sandstone rubble raised in brick at roof; roof of concrete tiles with brick chimneys. 2 storeys, 4 irregular bays. Boarded door in plain wood surround in third bay; blank above. Sashes with glazing bars, some renewed, in other bays. Ground floor windows have external boarded shutters. Ridge chimneys at ends and between first 2 bays.

### THE GROVE (DURHAM SCHOOL BURSAR'S OFFICE AND COMMON ROOM)

List entry Number: 1121393

#### Grade: II

House, now part of school. C17 and C18. Coursed squared sandstone with ashlar dressings; rear wing rubble below, brick above. Welsh slate roof with flat stone gable copings; fishscale pattern on rear wing; brick chimneys. 2 storeys, 3 bays. Central renewed door in C19 gabled porch has surround of chamfered keyed voussoirs and alternate-block jambs. Similar surrounds to first floor windows with projecting stone sills; all sashes, 2 with glazing bars; ground floor projecting square bays inserted. Roof has moulded kneelers and 3 ridge chimneys. Rear wing has steeply-pitched roof.

Historical note: the home of the actor Stephen Kemble in the early C19.

### DURHAM SCHOOL SOUTH BUILDING, FRONTAGE BUILDING AND GATEWAY

List entry Number: 1310230

#### Grade: II

School buildings. South building 1843-4 by Salvin and Pickering incorporating an earlier house. Frontage building of slightly later date. Gateway 1927 as memorial to Graham Campbell Kerr. Roughly-coursed squared sandstone with ashlar dressings in older parts; hammer-dressed squared stone in later parts, with similar dressings. Welsh slate roofs with stone copings and stacks, leaded belfry spire. Modified Gothic style.



South building at left 2 storeys, 5 gabled bays, the 2 at right projecting. Small Tudor-arched door at right of 3rd bay. Two-light mullioned-and-transomed windows, those on ground floor under continuous drip string raised to form hoodmoulds above 2 right windows; 4-centred relieving arches above. First-floor left windows in half-dormer gables except for 1 small window at left of 3rd bay, and round small lights in right gable peaks. Coped plinth, alternating quoins. Large square gable footstones. Left return shows ground-floor windows in raised ashlar panels.

Frontage building 2 storeys, 5 irregular gabled bays. Large buttress at left. In left bay a large projecting 2-centred-arched entrance, double-chamfered and with carved spandrels. Band of heraldic panels above. Mullioned-and-transomed windows, the upper ones with geometric traceried heads. To right of entrance a small extruded octagonal belfry tower with cusped louvred bell-openings in drum, and swept spire. Small openings or tracery panels in gables. Third bay projects and has taller gable with cresset finial; roll finials elsewhere.

Gateway triple screen with large double-chamfered, 2-centred central carriage archway and flanking pedestrian entrances with flattened Tudor-arched heads under hoodmoulds. Screen wall with rolled coping stepped up to low central gable.

## **DURHAM SCHOOL LUCE MUSIC CENTRE AND PORTER'S LODGE ADJOINING**

List entry Number: 1322870

### **Grade: II**

Lodge; gymnasium, music room, workshop and laboratory all now music building. 1889-1904 by Sir Arthur Blomfield. Hammer-dressed sandstone with ashlar dressings; Welsh slate roof with stone gable copings. Free Jacobean style. 2 storeys, 5 bays and one storey and attics, 6 bays: 11 bays in all. 5 left bays: canted 2-storey porch in fifth bay has Tudor-arched door with Gothic tracery, dated 1904, and carved spandrels; raised panel over has coat of arms in stepped moulded surround; small windows either side. Stone-mullioned-and-transomed windows above under parapet with Tudor flower string and roll-moulded coping. Ground floor windows of one, 2 and 3 lights; high windows above, similar to porch upper windows, break eaves under gabled dormers which have moulded, flat-ended copings. Heraldic glass in porch window. 5 bays to right: central 3-bay pent extension with central door under attic gable. Flat Tudor-arched surround to door, with carved panel above dated 1899, flanked by ogee-coped pilasters under continuous cornice; cross windows either side. 2-light windows above; clock and inscription FLOREAT DUNELMIA above door. 4-light gabled dormers flanking clock gable. Left end bay has ground-floor plain door and window. One-bay right wing has 3-light mullioned-and-transomed window under gable. Steeply-pitched roof has massive corniced left end chimney; battlemented centre rear chimney; plain right chimney. Ball finials on gables.

### PREBENDS COTTAGE, QUARRYHEADS LANE

List entry Number: 1322871

#### Grade: II

Cottage. Circa 1771. Sandstone rubble; roof of pantiles with one row of stone slates at eaves; brick chimney. One storey, 3 bays. One step up to 6-panelled double door under stone lintel. Stone lintels and projecting sills to windows; 16-paned sashes with external shutters. Gable edges have large blocks. Central brick chimney. Left return gable, on path to Prebends' Bridge has cellar door and oriel window.

### PREBENDS GATE LODGE

List entry Number: 1161177

#### Grade: II

Lodge. Late C18/early C19. Coursed squared sandstone with ashlar dressings; Welsh slate roof. Tudor style. One storey, 3 bays and one bay behind garden wall at left. Main block has 2 stone-mullioned oriels with lozenge glazing bars; central blank bay. Cavetto-moulded cornice; roll-moulded parapet, continuous around oriels, hides roof. Garden wall at left has stone lintel to ledged boarded door in chamfered surround; small square window inserted to left of door; sloped coping. Very tall central square chimney has 4 conjoined square flues. Boot-scraper recess beside door.

### MILL HOUSE, FOOTBRIDGE AND WALL ADJOINING

List entry Number: 1121343

#### Grade: II

Water mill. Probably C18 incorporating earlier buildings. Sandstone rubble with quoins. Roof Welsh slate and moss-covered flat concrete tiles, with brick chimneys. L-plan. North elevation: 3 storeys, 3 bays at left and 2 storeys, 2 bays at right on higher ground; irregular fenestration. 3-storey part has 2-panelled door in right bay under wood lintel with wood jambs; 2-storey part has boarded door in centre under stone lintel. A variety of window shapes and sizes with wood or stone lintels. Low blocked opening at left has wood lintel. Roof has narrow gable to front at right end behind and above ridge. Brick chimneys on right return. Wide stone wall parallel to left return encloses mill race, and is joined to house by footbridge.

### OBSERVATORY, POTTERS BANK

List entry Number: 1322869

#### Grade: II

Observatory. 1839-40 by Anthony Salvin for the University. Coursed squared sandstone with ashlar plinth, quoins and dressings; roof not visible; copper-clad dome. Greek cross plan with full-width one-storey north and south extensions. 2-storey, 3-bay central range and one-storey 3-bay front and rear ranges. Projecting central bay has 6-panelled door and overlight flanked by long, narrow sashes; sashes either side under eaves band and coped parapet with corner pilasters.

Upper floor has 4 pediments flanking central dome; central bay projects under wood pediment and contains a sash window; side bays have glazed doors opening onto roof of ground-floor extension. All sashes have glazing bars under flat stone lintels and projecting stone sills. Prominent gutter cornice continuous with pediments.

Interior shows beaded tongue-and-groove boarded lining to upper floor; stair with turned newels, square rods and round handrail ramped at one point. Dome has boarded lining and rests on rack-and-pinion gear.







## 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.

#### Area 1

##### **Kings Lodge**

The Kings Lodge is a hotel situated to the rear of the County Hospital off Waddington Street. It was formerly known as The Rose Public House and appears to pre-date the first edition OS map published in 1860, this was a former coaching inn facing Fass Lane/former Back Lane., an important route north The original building is of stone construction with a slate roof,, new extensions have been added in recent times and have been finished in render and windows are in a multi paned sash style. The building was previously listed and was delisted following a fire in the 1990's but still retains some of its original features

##### **St Leonards School, Gatehouse and Walls**

St Leonards School is a former Victorian mansion, previously known as Springwell Hall. It is a former coal-owner's mansion, dating from 1859, it began life as Mount Beulah. This was the name given to the property by its owner Joseph Love. The name refers to a place of peace in sight of Heaven, but a later owner renamed it Springwell Hall from an old spring that existed in the neighbourhood. The hall stood in land that was historically part of Dryburn and the field on which it was built was known as the Gallows Field on old tithe maps, suggesting that this was the place of execution in times past. The building opened as a school in 1936. The old school buildings at St Leonards are constructed in fine coursed sandstone with ashlar dressings, the main block has attractive detailing –string courses, dentils, sills, heads and cornices. The imposing three and four storey core building has a Westmoreland slate hipped roof with stone chimneys. Fenestration to the principal elevation consists of sliding sash windows with diminishing scale. To the side is the main entrance with the portico and panelled front door providing an impressive frontage. Albeit compromised by the large scale late 20th Century wing extensions.

The gate lodge is a small single storey stone building, associated with the former Springwell Hall. The Lodge has an attractive slate roof, with ornate water tabling and a prominent chimney. The arched openings, sashed recessed windows,

stone sills and heavy stone canopy above timber doorway are attractive details.

### **The Piers, Railings and Walls**

The prominent stone piers and very ornate cast railings and stone walling at the entrance are particularly attractive feature in the streetscene. A stone boundary wall with copings encloses the site along North Road to the east, Field House Lane to the west and Obelisk Lane to the south.

### **St Cuthbert's Vicarage, Western Hill**

A prominent, double fronted, brick terraced property with impressive symmetrical double bay windows on both sides of the front entrance, the elevation has attractive stone mullions, cornices and surrounds. Property on three storeys incorporating a basement level. Recessed timber sliding sash windows to front elevation. Stone canopy over front door with attractive carving incorporating carved pillars. Palisade railings with finial detailing along frontage and stone steps leading to panelled front door. Key landmark buildings on corner with fine walls along frontage to Obelisk Lane,

### **Milburn House**

Milburn House at the northern end of Western Hill, is a tall Victorian Villa, three storey in height of brick and render. On the ground floor is a timber mullioned bay window with sashes on ground and first floor, at second floor level there are half dormers and prominent gables and slate roof. The building

originally had fine grounds and orchards, however this has been redeveloped in recent times and the grounds are now completely developed by large rear extensions, the new Milburn Court development and hard surfacing. The original brick wall encloses the site along the Western Hill frontage.

### **36 Albert Street**

A prominent, double fronted, stone terraced property with bay window to right hand side of front elevation and attractive string course detailing. Property on three storeys incorporating a basement level. Recessed timber sliding sash windows to front elevation. Stone canopy over front door with attractive carving incorporating 2 no. marble pillars. Palisade railings with finial detailing along frontage and stone steps leading to panelled double front door. This property was the former junior school attended by former Prime Minister Tony Blair.

### **Grey House**

Large imposing Villa, built in the early 20th century in Arts and Crafts style. Prominent slate roof and tall chimneys with fine overhanging eaves and timber dentiles. Pebble dash frontages and attractive timber mullion casement openings. Simple partly glazed low front door, well recessed underneath a plain hood. Artist Nerys Johnston once resided here. Garden opened up with extensive driveway.



### **Field Houses Back Western Hill/Fieldhouse Lane**

Field Houses are linear cottages fronting directly onto the back of Western Hill; they are unassuming, shallow buildings following the line of this original route. They possibly date back to the early 19th century and are two storey with slate roofs. They have smooth rendered frontages and small, horizontal, Yorkshire sliding sash openings at ground floor level.

The DLI Cottages Date back to 1903, the semi-detached pair were built to accommodate Durham Light Infantry Soldiers. A plaque located centrally highlights this. The prominent Edwardian gable in red brick and pebbledash has a symmetrical frontage with sash windows above and timber mullions below. Roof is in red clay tiles, with prominent gable and bargeboards Small tiled canopies above panelled front doors and fanlights. Front gardens have sadly been removed and replaced by driveways.

### **Industrial buildings at the bottom of Back Western Hill**

At the lower end there is a set of historic buildings comprising a 19th century industrial unit (which possibly related to gravel / sand extraction at Flass Vale). These tall, fenestrated red brick and stone buildings, with slate roofs front directly onto the street, are striking in terms of their height in relation to the street. Two of the buildings are linked by a modern flat roofed garage area, with yard area and attractive scoria blocks. Series of timber boarded doors across various elevations and window openings of traditional proportions, now largely blocked up.

The single stand-alone tall narrow brick building has a prominent chimney at the rear, and faces Back Lane/Flass Road.

### **Area 2**

#### **The County Hospital & Walls**

The County Hospital was built about 1850, and opened to patients in 1853 on land called Hill Field. Built to resemble an Elizabethan house it was situated in something of a rural oasis at the time. The new hospital was initially called Durham Infirmary and was the initiative of George Waddington, Dean of Durham Cathedral who with other wealthy notables provided funds for the opening of the institution. About 139 inpatients and 514 outpatients were treated in the early part. In the 20th century the Hospital became known as the County Hospital and was added to extensively in the 1920's and late 30's, the extensions subsumed the attractive front elevation and terraced landscape grounds. In recent years the hospital has closed and moved to Earls House, near Sniperley.

The County Hospital was built to resemble an Elizabethan house situated in attractive terraced landscaped grounds. Constructed in sandstone it features distinctive Jacobean projecting gables, and fine mullion windows and bays however it has been compromised by incongruous mid-20th century extension. The building has a particularly attractive and imposing roof very visible in the streetscene and from the railway line, with intricate architectural detailing including a

series of gabled roofs, towers, ornate chimneys, finials of stone construction with a slate roof.

### **Stone walls to County Hospital**

The County Hospital site is enclosed by a stone boundary wall of approximately 1.5m in height with saddle back coping, which slopes off to form the main entrance in the eastern corner. Very prominent in North Road, Sutton Street and Waddington Street.

### **Gatehouse and entrance to Miners Hall**

At the bottom of Redhills lane is the small, squat, single storey Lodge having an architectural simplicity quietly guarding the entrance to The Miners Hall. Brick built with slate roof, casement openings and fanlight windows and prominent dormer. The front boundary to the hall is defined by stone piers with unique listed Miners statues with cast iron railings and gates to the entrance.

Railway walls leading to the Viaduct up Flass Street/Redhills / A stone boundary wall of approximately 1.5m in height, with round coping, runs along the southern side of Flass Street enclosing the railway embankment., approximately half a mile in length. Where Flass Street runs into Redhills Lane, past the entrance to the Miners Hall there are boundary walls to both sides of the road.

### **Miners Hall Walls at Flass Street/Redhills Lane**

The wall to the northern side of the street enclosing the Miners Hall is stepped in height as it runs down the bank, approximately 1.5 m in height. Random sandstone with a rounded stone coping, approximately quarter of a mile in length.

### **The Bridge Hotel.**

Built slightly later than the Viaduct, The Bridge Hotel occupies a prominent corner plot underneath it. It is of three storeys in height, with oriel windows to the first floor and a slate mansard roof incorporating three dormer windows. The front elevation is rendered with sliding sash windows to the upper floors and more simple, traditional casement windows to the ground floor. The public house is shown on the first edition OS map dating to 1860 and is likely to pre-date this. The building attached at the side has a prominent large oriel window with stain glass fanlights and shop window below

### **Flass Well**

Flass Lane is an important historic route adjacent to Flass Well a spring to the rear of Mowbray Street, and the cut through was once a busy and important route north. The well provided much needed clean water to local residents. Today it is a poor state of repair, filled in and fenced round.

### **Miners Hall Villas (2) in Miners Hall Grounds / Redhills Villa, Flass Street**

Located alongside following the same height and building line as the Hall are the large Edwardian red brick villas that formerly belonged to union officials. Red brick with stone pillars and plinths to sashes, wide fronted. Timber mullion windows with sash openings and pairs of bay windows. Slate roofs with prominent tall brick chimneys. Now offices, set in beautiful landscaped grounds.

Redhill Villa in Redhills Lane to the south is the prominent white painted late 19th century property. This is a square elegant building with attractive fenestration pattern that retains its original sash windows. Adjacent green houses and outbuildings area surround the building to the south.

### **Flass House, Ainsley Street**

Flass House is a substantial, double fronted dwelling set within its own grounds off Ainsley Street. The primary elevation is in brick with two bay windows at ground floor level, with rendered elevations to the sides and rear. Windows are of traditional proportion in a sash style. The front door has a timber canopy with attractive detailing and a slate roof over. The property is now in use as accommodation for students.

### **Waddington Street United Reform Church**

The principal feature of the street is the United Reform Church, dating from 1878 built in the Victorian Gothic revival style.

That mainly employs details taken from the Early Church and Decorated periods of Medieval English architecture, mostly the former. There may also have been influence from the Chapel of the Nine Altars at the east side of Durham Cathedral, though more probably the architect was using details from one of the many pattern books or Medieval architectural text books from the period. The Church is constructed of sandstone and features a fine steeple, large extended steep slate roof, a prominent gabled frontage, and arched mullion and rose like window openings. The simplified detail of the church suggests that it was designed by a local architect or at least one who is not of national reputation.

### **St Bede's Cemetery Walls and some gravestones**

On Redhills Lane alongside the railway is St Bede's Lodge, mortuary chapel and churchyard of 1868. Further along Redhills Lane is the Roman Catholic cemetery of St Godrics Church in Castle Chare where there was no available space for a graveyard. Very attractive slightly overgrown churchyard of Victorian gravestones and evergreen foliage. Recent Commonwealth War Graves added. Stone walls at the front are important

### **Area 3**

#### **5 Crossgate**

A 2.5 storey, mid terraced dwelling incorporating two pitched roof dormers. Slate roof has a brick chimney with prominent bargeboard at eaves level. Frontage brick painted with a sage

green finish, plinth in brick painted a forest green. The property incorporates a two storey elegant bay, with sash windows 2 over 2 with side light sashes, with attractive cornice detailing to each bay. The front elevation is of brick construction with a painted finish. All windows to the front elevation are of timber sliding sash design, 2 over 2 and painted sills.

### **6 Crossgate**

A two storey, mid terraced dwelling, with a rendered finish to the front elevation and painted stone plinth. Windows are of traditional proportion in a timber sliding sash design (2 over 2). A single recessed metal painted garage door is incorporated to the right hand side of the front elevation with a contemporary curved opening. Timber painted panel door and ornate surround and timber canopy is situated above the front door which is attractively detailed slate roof with brick chimney. Has important group value.

### **8 Crossgate**

A two storey, mid terraced dwelling, with a rendered finish to the front elevation. A single recessed garage door is incorporated to the left hand side of the front elevation. The front door to the property is in a six panelled design with a small fan light above. Windows are in a modern, multi paned casement style. Slate roof, cast iron rainwater goods. Has important group value.

### **The Elm Tree Public House, 12 & 13 Crossgate**

This 17th century, two storey double fronted building is in use as a public house and appears to have originally been 2 no. separate properties. The front elevation is in traditional Flemish bond facing brick, with a painted plinth at ground level and painted quoin detailing. It incorporates 2 no. bay windows, one oriel at first floor level (2 over 2 sash windows and ornate cornice) and the other on the ground floor (1 over 1). Windows are in a traditional sliding sash style and those to the left hand side of the front elevation have attractive moulded surrounds. Windows vary 2 over 2, 3 over 3 and one mullioned window with two sashes. The building has two timber boarded front doors with arched fan lights above, the door to the left hand side has a moulded surround with head detailing and stone cornice. Two slate roofs of the same plain with three prominent chimneys. Attractive hanging sign and bracket and signage boards.

### **26 Crossgate**

A two storey, mid terraced dwelling, with a dash rendered finish to the front elevation and slate roof. The front door to the property is in a traditional six panelled design with a small stone step. Windows at ground floor level are wide traditional sliding sash design (3 over 3) with stone cill, with those at first floor being in a multi paned Yorkshire sash design (6 over 6). The original cast iron down pipe is retained to the left hand side of the front elevation.



**27 Crossgate**

A two storey mid terraced dwelling, with a rendered finish and a double fronted layout to the front elevation. The front door to the property is in a traditional six panelled design and overlight with a small stone step. Windows are in a six paned, traditional sliding sash design (3 over 3) at ground and first floor level, symmetrical fenestration, with those at ground floor level having shutters either side. The original cast iron down pipe is retained to the centre of the front elevation slate roof and brick chimney.

**28 Crossgate**

A two storey, mid terraced dwelling incorporating a single garage door to the right hand side of the front elevation. The front elevation is of brick construction with a green painted finish, string courses also painted. All windows to the front elevation are of multi paned (8 over 8), timber sliding sash design. The front door is in a traditional six panelled design with a moulded surround slate roof, brick chimneys, cast iron guttering, spiked brackets.

**The Fighting Cocks Public House**

A prominent three storey building dating back to the 18th century, occupying a corner plot between Crossgate, North Road and Framwellgate Bridge. The public house frontage occupies the ground floor, with attractive shopfront, multi paned windows and simple surround, plain flat pilasters and stallriser all painted dark red. At time of survey, most recent

fascia removed to expose a stone fascia with original lettering. stone cornice/parapet above. Panelled doors and elaborate doorway on the right hand side, with pilasters and elaborate consoles and cornice above. Upper floor windows are mullion windows in traditional sliding sash, top multi paned windows and simple side panelled glazing. Stone elegant surrounds. The first floor of the right-hand side of the front elevation features a tall attractive window 9 over 9, with an ornate surround and plinth and a triangular head. The eastern gable features an exposed original timber frame. Slate roof.

**51 Crossgate**

A small, stone corner terraced cottage occupying a corner plot, related to the stone terrace No 19 -23 Neville Terrace. The building is orientated west-south and presents a gable to the eastern elevation facing Neville Street. Two storey stone dwelling incorporating stone half dormers at eaves level. Victorian Gothic revival style house built in random stone with slate roofs, stone water table and stone chimneys. The front door is situated with a chamfered corner detail above and is a double panelled door. Windows are multi paned (6 over 6), traditional sliding sashes, with deep recesses and heavy stone chamfered lintel and cill detailing. On the south elevation, at ground floor is a mullion window with sash openings and a pitched roof half dormer. Important for group value.

### **52 Crossgate**

A two storey, mid terraced dwelling of brick construction in a Flemish bond. There is a bay window, sliding sash (2 over 2) with attractive head and cill detailing at first floor level on the front elevation and remnants of a bay at ground floor level to the right, now a four paned sash opening to match above. Mullion window at ground floor with sash openings, timber sliding sash openings and side lights. The front door is in a traditional four panelled design with a fan light above. Slate roof with dentiles at eaves level, brick chimney. Important for group value.

### **59 Crossgate**

A two storey brick building with a simple elevation incorporating 4 no. symmetrical, sliding sash windows fronting on to Crossgate. The principal entrance is situated down an alley adjacent to the property. Attractive stone detailing at eaves level.

### **64 Crossgate**

A three storey, mid terraced dwelling, with a rendered finish to the front elevation. The building appears to have been a former shop with a wide, horizontal shop window with slim fanlights above and fascia and cornice detailing on the ground floor still remaining. The property also has 2 no. doors to the front elevation, one within the shopfront, now panelled with overlight above and another panelled door with an attractive timber surround and head/cornice with detailed moulding

above. Upper floor windows are in a traditional sliding sash design (4 over 4). Slate roof and brick chimney. Important for group value.

### **66 Crossgate**

A three storey, mid terraced property, of brick construction with slate roof, ornate string course eaves detail and brick chimney. The ground floor once in commercial use, is now a mullion window with two sliding sash. There is a bay window at first floor level, sash window 2 over 2, side sash windows, with timber panelling below. Sash windows at first and second floor level 2 over 2 with stone sills and heads. The building has a panelled door at ground floor level with overlight above. Important for group value.

### **69 & 70 Crossgate**

A large, three storey, double fronted end terraced property. Former commercial use on the ground floor with associated shopfront detailing, simple timber shopfront with slender fascia, modern shopfront glazing bars, pilaster, stallriser and recessed partly glazed panelled door. The front elevation in brick has a white painted finish, with brick to the exposed east facing gable. Traditional sliding sash windows (2 over 2) to first and second floors, painted stone sill and heads symmetrical fenestration pattern. Slate roof with conservation rooflights. Important for group value.

**19 Allergate**

A two storey, mid-terraced property, of brown/red brick Flemish bond construction. The front elevation comprises 4 no. symmetrical and traditionally proportioned multi paned sash windows 6 over 6 with stone painted sills. The front door is in a six panelled design and has a detailed timber surround and triangular head detail and cornice. Slate roof, brick chimney, cast iron guttering.

**20 Allergate**

A two storey, mid terraced property with a rendered finish to the front elevation. Double bay window with timber square mullions, timber cornice and detailed curved mouldings. Front door is timber four panelled design, with a detailed timber surround, small fanlight and small canopy over with fluted support brackets. Windows are of traditional sliding sash design two over 2, with sills and heads. Attractive fascia mouldings at eaves level and ornate string course feature. Slate roof, brick chimney and metal guttering. Important for group value.

**27 Allergate**

A 2.5 storey, mid-terraced property with a red brick finish to the front elevation. Small pitched roof dormer in a symmetrical arrangement with ground and first floor windows below. Bay window at first floor level with timber panelled detail below and cornice above. Windows are of traditional sliding sash design with multi paned sash to top (6 over 1). Stone sills and

heads Front door is in a panelled design with overlight above. Slate roof, brick chimney and cast iron down pipe retained to left hand side of front elevation. Important for group value.

**28 Allergate**

Two storey, wide fronted mid terraced property, with coursed random sandstone to the principal elevation. Windows to the front elevation are in a traditional sliding sash style (2 over 2) with stone heads and sills, and the front door is a four panelled timber design with over light and stone head above. Slate roof and cast iron guttering.

**29 Allergate**

A two storey, end terraced property occupying a corner plot fronting onto Crossgate and Nevilles Terrace. The principal elevations are in coursed random sandstone with a slate roof, cast iron guttering and chimney. The building was previously in commercial use and has a large shop windows to each of the principal elevations, with mullion windows, sash openings (2 over 2), pilasters and fascia and cornice details. The corner of the building is chamfered and accommodates the front door, in a four panelled style with fan light and has a projecting square bay window above. Windows are generally in a traditional sliding sash style with the exception of the elevation onto Neville Street which is multipaned. The Neville Street elevation also features a basement level with windows at street level.

### **38 South Street**

A prominent three storey building with rendered frontage and applied timber boarding. Slate roof and a gabled dormer with slate cheeks to the front elevation. Brick chimneys. The building features a bay window on the first floor, (2 over 2) with attractive timber, moulded panelling beneath. Windows are traditional sliding sashes (2 over 2), stone sills, with panelled shutters to those on the ground floor. The front door is recessed, panelled door with overlight, with ornate panelled detailing to the reveal and a moulded surround with canopy above. Important for group value

### **39 South Street**

A two storey, mid terraced property, with render to the principal elevation and black painted stone plinth. Windows to the front elevation are in a traditional sliding sash style (4 over 4) and there is a bay window at first floor level (4 over 4 with side sash glazing). The ground floor window has panelled shutters. The front door is in a six panelled style and recessed within an attractive moulded surround, pilasters and fluted brackets support canopy above. Slate roof, brick chimney and cast iron rainwater goods.

### **40 South Street**

A grand, three storey, mid terraced property, featuring an interesting roofscape, a gabled frontage to the roof on left hand side with water table and prominent flat roofed dormers to the front elevation. Rest of roof slate with rendered

chimneys, with very ornate heavy overhanging eaves level. Rendered dash frontage with stone plinth. The larger of the two flat roofed dormers is in a bay style and links to a bay window on the first floor, which is divided by a large stone cornice spanning the width of this section of the building. The front door, in a traditional panelled design, is recessed within a grand dressed stone surround with a prominent and detailed curved carved canopy above. Windows are sliding sashes with a multipaned top sections, a mixture of 6 over 1, 9 over 1 or 12 over 1. The larger windows are mullion openings in timber. An arched feature window is situated to the left hand side of the front elevation.

### **St Margaret's Rectory South Street**

St Margaret's Rectory is a large tall two storey Victorian Tudor style mansion built in 1830, set in substantial grounds. It is of a T-plan form with a service wing and is constructed of coursed roughly squared stone with ashlar dressing and stone quoins. The building has stone mullion and transom windows and casement openings, a flat roof bay with stone cornice is prominent on the main frontage overlooking South Street. Timber boarded door and stone chamfered architrave. Slate roof, with a prominent gable and water table facing South Street. Tall stone chimneys are a distinctive feature. Cast iron rainwater goods on spiked brackets



**St Margaret's Rectory walls**

Stone boundary wall approximately 1.5m in height, random sandstone, likely to be source from local quarries, with curved coping. Poor recent smeared repointing. Main wall lies to the western side of South Street and extends into Pimlico. Stone piers with pointed copings on either side of entrance, modern metal gates.

**22 South Street**

A two storey, long fronted detached property, of stone construction with smooth render to the front elevation. A stone out building is attached to the northern side and the main building has a slate roof and brick chimneys to each gable. The front elevation has sliding sash windows (2 over 2) with boarded shutters to the ground floor and Yorkshire sashes to the first floor (6 over 6). The front door situated to the right hand side of the front elevation is in a painted simple boarded style with glass panel within. Cast iron rainwater goods and metal brackets.

**21 South Street**

A curious dwelling comprising of three very distinct components likely to have been separate buildings at some stage in the past. The northerly section of the building is of 2.5 storeys in height, of brick construction with a rendered finish to the front elevation and a slate roof incorporating a tall pitched roof half dormer and brick chimney. Windows are of sash style in varying different forms, 3 over 3, 2 over 2 and mullion

openings. The central section of the building is the lowest part of the building at 1.5 storeys in height and is of red handmade brick, Flemish bond construction with a pantile roof, incorporating a flat roof half dormer at eaves level with a large sash, 6 over 6. Below is a unique wide multi paned window and a low six painted panelled door, with a stone head. The southerly section of the building is of two storeys in height with a rendered finish and slate roof, with brick chimney and cast iron guttering. This former out building displays a high solid to void ratio, windows are very small at eaves level and there is a small sliding sash middle window, 2 over 2.

**Walls and railings along South Street**

Low stone boundary wall approximately 1m in height, coursed random sandstone, likely to be source from local quarries, with triangular coping. Main wall lies to the eastern side of South Street overlooking the river bank and extends to approximately third of South Street and beyond into Pimlico. There are some sections of railings in the middle and towards the southern end of South Street, these are generally in a palisade style, some with ornate intricate metal posts, generally painted black or with a light green painted finish. Further down South Street there are a number of boundary walls along its eastern and western edges, some of brick and some of stone construction, of varying heights, with a mixture of flat and round copings.

### **Walls/railings /Gravestones Crossgate churchyard/Grape Lane**

Stone walls running along the boundary to historic Grape Lane, subdividing two churchyards. Random stone walls with coping, some brick infill repairs, approximately 1.5 m in height.

Prominent stone piers with ornate pointed coping stone and chamfered plinth, metal gate not in use. Forlorn gravestones.

### **St Margaret's former C of E School Margery Lane**

St Margaret's centre is a large detached Victorian building of coursed sandstone built in the Gothic style including a series of prominent gabled steep slate roofs with stone water tables and elaborate large stone chimneys. The windows are a mixture of mullions, gothic rounded arch windows, and inset headed openings with a mixture of uPVC and timber casements.

### **St Margaret's walls**

Stone boundary walls to St Margaret's former C of E School fronting onto Margery Lane. Coursed sandstone and rounded copings and stone piers. Wall varying in height from below 1m to 1.3m.

### **Former Crossgate Workhouse/ Hospital**

#### **Former Crossgate Hospital, Crossgate Centre**

This site on the corner of Alexandria Crescent and Crossgate, was originally constructed as the Durham Union Workhouse in 1837. The Victorian building of the former St Margaret's Workhouse and later Hospital is a key landmark building of

considerable architectural interest which have been converted and restored with new development successfully integrated into this site. The buildings are of coursed sandstone with ashlar dressings beneath natural slate roofs. They have an interesting rhythm bays where the central projecting bay and entrance porch enhance the overall quality of the frontage. Some of the detailing is of particular note for example the stone window surrounds and connecting string courses; the elaborate fanlights and air vents and the sash and casements windows with their slender margin lights.

Workhouse /hospital expanded significantly during the 19th century to include an infirmary with differing wards, pharmacy, dining area and chapel. These buildings are prominent in the site, two and three storey buildings, of stone construction with heavy architectural detailing.

### **St Margaret's Garth**

The central building to the rear is also part of the workhouse complex; it has two storeys on the south side and three on the north, and has nine bays, built in coursed sandstone with ashlar dressings again featuring an attractive Lakeland slate roof with stone chimneys. On the eastern end it has a prominent projecting gable and other features include the sash windows, projecting stone sills and panelled doors with overlights. The building has been converted into attractive townhouses (St Margaret's Garth). Along the southern frontage there are stone walls and railings.

**St Margaret's Chapel**

The Workhouse/Hospital chapel dates to 1870, is in coursed sandstone with stone string courses, dentils and plinths and is a key focal point in the centre of the site. The tall gable end fronted building is two to three storeys in height with a Welsh slate roof, prominent water tables, pediments and stone finials. The building has been successfully converted to form part of a nursing home development in the centre of the site. The conversion has managed to retain the large full length frontage window opening, the 4 bays at the side, and the narrow tall casement openings; although some original windows have been replaced.

**Crossgate Hospital, associated boundary walls**

The former workhouse/infirmary site is enclosed along Alexandria Crescent by a stone boundary wall with palisade railings above, as the road travels north the railings stop and a recessed high 2m plus stone retaining wall supports the elevated site. Along Crossgate frontage the listed terrace has an attractive random stone wall with rounded copings, approximately 1.5 m in height, hedges and railings appear from above. The stone piers are particularly attractive and ornate carved coping stone is particularly pleasing.

**19 – 23 Neville Street**

A mid-terrace group of four stone dwellings incorporating stone half dormers at eaves level. Victorian Gothic revival style terraced houses individually stepped down with the gradient,

two storey properties with the exception of no 20 at three storey. The properties are stone built (random stone) with slate roofs and stone chimneys and they have a distinctive attractive rhythm and staggered roofline. Nos. 19, 21 & 23 are of two storeys and no. 20 is of three storeys in height and incorporates a bay window at first floor level. Nos. 19-21 and 23 have traditional sliding sash windows (8 over 8) and attractive painted boarded doors with overlights above, with attractive stone chattered lintel/head detailing above all openings. No. 22 has replaced the traditional windows and doors with modern uPVC. Important for group value.

**Area 4****Rington Teas Former Workshop/office HQ, John Street**

A two storey detached brick building, formerly the premises of Ringtons Tea but now converted to residential use. The building has a prominent brick frontage with moulded signage board in an art deco style at eaves level. The front entrance is a key feature to the front elevation, with a moulded surround, although this has now been altered to accommodate two front doors to the respective dwellings. Windows are narrow openings separated in the centre by a mullion, although original windows have been replaced in a modern style. The steep slate roof is set behind the front parapet, providing residential accommodation.

### **Harrison and Harrison Organ Works, Hawthorn Terrace**

Harrison and Harrison first occupied the building in 1872, when the former 18th century paper mill was extended. The company built organs for cathedrals and churches across Britain and as well abroad, including Durham Cathedral and the Albert Hall. The main part of the building is an imposing three storey brick warehouse with a prominent four storey gable in attractive red brick with steep slate roofs. A metal winch is still visible on the main frontage. The main part of the building has arched multi paned casement windows. To the north the later addition is a two storey wing with large glazed openings extending over two levels. The building has subsequently been converted to a mix of commercial and residential uses in the 1990's, the organ factory has moved to new premises in Meadowfield.

### **Byland Lodge, Laburnum Avenue**

Byland Lodge is an imposing Victorian villa that stands within a mature residential part of Durham City to the west of the commercial centre. Originally known as Almner Villa, and one of several substantial private homes set in generous tree planted grounds within the neighbourhood, it was built in the late 19th century for one of the City's entrepreneurs. The building is double fronted and 2.5 storeys in height, with a central gabled dormer to the front elevation and flat roof dormers in the roof either side. The building is of stone construction with heavy architectural detailing, including large, detailed lintels above the windows. To the ground floor there

are two bay windows with stone head detailing. Above the front door is a unique trefoil fan light detail in dressed stone. Windows are in a traditional sliding sash style. The building was formerly in use as Council Offices, however has now been converted to residential use. To the side the double pitched gable roof and chimneys are prominent to the south.

### **Jubilee Cottage, May Street.**

End of Victorian terrace, more substantial than other terraces. Red brick with slate roof and brick chimneys. Mullion ground floor sash windows and sash windows above, stone heads and sills. Very attractive terracotta painted plaque of Queen Victoria, celebrating the Jubilee in 1887.

### **Tower Cottage, The Avenue**

A late 19th century detached property situated directly to the east of Farnley Tower. The simple linear building is finished externally in render, with slate roof and short squat chimneys. The front elevation incorporates a bay window at ground floor level, sliding sash windows at first floor level and timber fake framing /detailing at first floor level. The building has been substantially altered since its original construction and includes a number of large extensions, some with flat roofs which detract from its original character. The garden is quite substantial with lawns and trees and rises steeply to The Avenue.



**Farnley Tower, The Avenue**

Farnley Tower is a prominent Victorian mansion built in 1870 for a Mr. S. Forster, a local architect, who built The Avenue and this unique house as his private residence using only the finest materials and craftsmanship and is now in use as a hotel and restaurant. It is of coursed stone construction set in large gardens. The principal elevation is south facing and incorporates two front facing gables, one of which has stepped detailing to gable roof and both include individual bay window detailing and stone mullions windows. This elevation also includes the prominent tower with castellated parapet detailing and a tall entrance door. The rear elevation is of less significance in aesthetic and architectural terms and accommodates the more ancillary functions of the residence.

**Nevilles Court, The Avenue**

Belonged to John Hardings Vitch, a Durham printer and stationer. A prominent three storey, late 19th century Victorian Gothic property of red brick construction. The south facing elevation includes attractive head and cill detailing to sash windows, with a prominent arched surround above the front door. There are double height bay windows to the east elevation and a single bay window to the ground floor of the southern elevation. The original slate roof has been replaced and small dormers inserted on south elevation. The building has been substantially enlarged during the mid-20th century with a number of modern extensions and flat roof offices, replacing the attractive terrace gardens. This has been

replaced by more modern contemporary two storey nursing home development. The site is enclosed by a stone boundary wall and prominent stone coping and fine avenue of trees.

**Coach House**

Brick former coach house to Neville Court. Taller central section, two former carriage doors and infilled boarding and inserted mullion /sash windows. Tall slate roof with converted roof space. Smaller wing has single storey slate roof and carriage door inset. Dovecote retained on south elevation.

**No 24 Codeslaw House, The Avenue**

Codeslaw House was once the home of Durham football Association, moved there from Tenter Terrace in 1923. Large double fronted Victorian Villa fronts onto The Avenue, two and half storey in red brick, stone painted decorative heads and lintels and stone string course. Stone decorative surround and pediment to front entrance. Sliding sash single windows and two pairs of double with central mullion (1 over 1). Slate roof with brick chimneys and dormers, slate roofs and cheeks. Front wall brick with stone coping and stone piers.

**Rosslyn House, The Avenue**

Edwardian detached, substantial villa on a narrow restricted site, dual fronted with The Avenue/Crossgate Peth. Two storey in red brick (ground floor) and white dash render above. Red tiled prominent roof tapering down to ground floor level, with two storey hipped roof, heavy overhanging eaves, tall rendered

chimneys, visible in skyline. Replacement casement windows. Glass roof lights in roof. Brick piers and hedge along boundary.

### **Oak Lea, The Avenue**

A large, three storey, detached late 19th century dwelling of red brick construction with prominent gable fronting The Avenue and a series of slate roofs. Barge boards include finial detailing on the ridge are an attractive feature. The property incorporates a series of gabled dormers to the second floor. Windows are traditional sash style with multipaned detailing to some of the top sashes and there is a prominent bay window to the principal elevation. The site is enclosed to the north by a stone plinth wall with railings and hedge boundary. The villa is set in large grounds with mature trees.

### **Dunster House, The Avenue**

Former home in 1990's of Tom Hugh Harrison, master organ builder. A large, three storey, detached late 19th century dwelling of red brick construction with a slate roof, set in large grounds. The property incorporates a front facing gable with double height bay. It has attractive head and cill detailing, including a plaque dating the property to 1879. The panelled front door and fanlight and stone surround and ornate canopy is particularly attractive. Windows are traditional sash style. Barge boards include finial detailing on the ridge and corbels along the eaves. A substantial and prominent external chimney is situated to the west elevation. The site is enclosed to the

north by a small stone plinth wall with coping and distinctive painted piers with hedging behind.

### **Avenue House, The Avenue**

Large Victorian Villa, in substantial grounds on an elevated site. Attractive frontage facing The Avenue in stone, coursed with stone heads, cills and plinth, symmetrical with two double bays, sash windows 2 over 2 and central gable fronted porch with half glazed /half panel door. Slate hipped roof with pitch roofs extending over the bays. Garage extension is more recent. Boundary walls covered in vegetation extensive, important vegetation/trees on boundary.

### **Hillcrest, Farnley Hey Road**

A large, detached Edwardian dwelling of red brick construction with a slate roof overhanging eaves and prominent chimneys. Windows are sliding sash and mullion with multi paned detailing to some of the top sections, (6 over 1). The front door is in a traditional panelled style incorporating glass in the upper panels and has a slate canopy above. The site is enclosed to the west by a stone boundary wall, which increases to a substantial height to the northern end. The building is set in large grounds, in an elevated position with remarkable views.

### **Farnley Hey/Lyndhurst, Farnley Hey Road**

Farnley Hey was originally a detached early 20th century villa, a substantial property, in recent years it was converted into two semi detached dwellings with extended front garages. Brick

and pebbledash render to elevations, with a substantial slate roof incorporating over hanging eaves and prominent chimneys and pots. Timber casements opening small paned in Arts and Crafts style.

### **Percy House, Percy Lane**

A large prominent villa, the former home of retired grocer John Chapman in 1881, set in secluded grounds. White rendered property with substantial steep gabled and overhanging eaves with distinctive chimneys, later extension has hipped roof. Sash windows, bays and modern replacements.

### **Percy Lodge**

A linear simple two storey lodge building that has been extended. White rendered frontage, concrete red roof tiles, rendered chimneys. Double bays provide an attractive symmetrical frontage with large leaded light metal windows. A recent porch extension provides a modern entrance.

### **Sunnybrae, Percy Terrace**

A substantial, detached early 20th century dwelling built in the Arts and Crafts style. Brick and pebbledash to elevations, with a slate hipped roof incorporating over hanging eaves with corbel detailing to the fascias. The building includes 2 no. prominent brick chimneys. There are a variety of windows, some still original casements and bays with timber mullions, some have stain glass fanlights. There are some additional modern window insertions. The site is enclosed by a brick

boundary wall with fencing and hedging above. The original villa has been enlarged with various extensions during the late 20th century.

### **The Hermitage, Percy Terrace**

A delightful and distinctive two storey detached property, dating to the early 20th century. The Arts and Crafts villa has a front elevation in red brick with brick string courses, with a prominent tall slate gable including attractive timber detailing to the gable and bargeboard and finial. All gables to the property have strong barge board detailing, as does a detached garage. The southern elevation includes a pitched roof dormer within the roof. There is a large bay timber mullion window to the front elevation with attractive head detailing and timber casement windows above. Other windows have curved heads. The property is enclosed by a brick boundary wall with stone coping.

### **Rokeby, Percy Terrace, No 1 St Johns Road**

The latter property was home to Henry Dodd, Secretary of the Weardale and Shildon Districts Waterworks. Substantial Victorian Villa dated 1881 on an important corner plot, Percy Street, Crossgate Peth, key landmark building. Two and half storey in red brick with a prominent curved tower frontage with ornate balustrade on roof of second floor. Roof, steep slate with tall prominent chimneys, stone dentiles, one small dormer and a distinctive tall gable roof above curved tower, patio door access. Windows have cills and heads and sash

openings (2 over 2), curved windows to the tower. Good size front garden with brick walls, stone coping and piers with hedge boundary.

### **Cross View Heights, 1C St Johns Road**

A two storey, stone, end terraced property of religious character and appearance, incorporating, string coursing, arched window detailing on ground floor and a stone circular plaque. The roof is slate with finial detailing to the gables. Windows are traditional sliding sashes and the front door is in a six panelled design with arched fan light above with a coloured glass design. The site is enclosed by a plinth brick wall with railings above. The rear of the property facing the access road is also similar in treatment although it is three storey in height and has a plaque dating 1902.

### **Hilda House, St Johns Road**

End of terrace late Victorian house attached to Cross View House, stone frontage in coursed stone with stone quoins, painted stone heads, cills and string courses. Oriel window with timber mullions and sash windows (2 over 2) and side lights (1 over 1). First floor and ground floor sash (1 over 1). Dormer, double sash window, slate with timber boarding and bargeboard. Timber panelled door and overlight. Slate roof and brick chimneys.

### **Baliol House, St Johns Road.**

Detached Victorian villa in brown/red brick and prominent gable frontage. Slate roof with large bargeboard and finial for gable, simple roof to the rear with conservation rooflights. Ground floor bay to gable with sash and first floor sash, top lights smaller (2 over 2). Casement replacements on ground floor. Timber panelled door with an attractive stone carved head with corbels, brick raised surround. Brick wall surround and pier to the side and hedge along front boundary.

### **No 25 to 8 (Even, St Johns Road- Group Value**

St Johns Road an important wide open street, this was the main route north before the A167 and crossroads were built in 1950's. The street still shows evidence of its importance in relation to some of the key buildings and terrace houses. This Edwardian Terrace features a mixture of attractive terrace properties, some with unique distinctive characters, although there are a mix of styles there is overall a number of similarities in terms scale, height and fenestration pattern. Frontages display fine leaded lights and decorative doors, stain glass overlights and fanlights to front doors and bay windows in the Arts and Crafts Style. There are a number of double fronted bays, single bays and oriels, with sash, mullion and casement openings. Panelled doors with etched glazing and stain glass. Roofs are in slate and extend over bays, brick chimneys prominent and slate and lead canopies above doors. Hedges, railings along front wall boundaries.



**Cross View House, Crossgate Peth**

A late Victorian Gothic, three storey, red brick property. A narrow fronted property that extends deeply with a prominent frontage fronting the narrow access road. The building has attractive arched tripartite windows to the first floor of the southern elevation, where the building is at its tallest. A series of pitched roof dormers are situated within the roof of the western elevation facing the access road and there is also a prominent gabled dormer to the three storey section of the building to this side. The property incorporates a number of differing window styles, i.e. casements and sash.

**Cross View Cottage**

This is a Victorian building converted from a former coach house and outbuilding one and a half storeys in height. The building is rendered with a steep slate roof. The building has few window openings, none original, but retains the cart door opening with the original lintel and painted partly glazed cart doors. Small stone outbuilding arched opening, single storey adjacent fronting access road

**Neville's Cross Social Club, Crossgate Peth**

The oldest part of the building dates to the late 19th century and is of three storey construction. Red brick frontage with stone string courses, steep pitch slate roof with prominent gable facing the busy crossroad. The main building has a regular fenestration pattern and incorporates a bay window to the ground floor with sash windows. Original windows have

been removed and the building now has uPVC casements replacing simple 2 over 2 sash windows. Attractive panelled front door and surround. Rear extension two storey later Victorian addition. A large flat roof extension has been added to the southwestern side of the building, large community hall part of the former social club. Low wall and scrub vegetation surround tarmac car park.

**Nos. 25 to 22 Crossgate Peth and No 20 to 11 Crossgate Peth**

Important street of Victorian and Edwardian terrace townhouses, semis and detached houses, with the odd cottage in Crossgate Peth, this was where Durham's wealthy middle classes started to congregate. Buildings feature some of the finest intact details, windows and doors in this character area. Comprising of a variety of variously configured sliding sash and timber casement windows including bays, oriels, dormers, and mullioned openings. Dormers feature decorative cornices, parapets, panelling, leaded cheeks and finials. In addition there are fine panelled doors. Variety of surviving solid wood singular and paired 4 and 6 panelled doors, and half glazed doors with either etched glass or stain glass. Carved timber canopies and ornate architectural ironmongery add to the overall architectural quality that reflects the status of this street as one of the finest in Durham. Generally two and half and two storey, often rooms in the steep slate roof with dormers. Attractive chimneys, ridge tiles, terracota dentile details and ornately decorated bargeboards to projecting gable roofs. Attractive

front gardens filled with trees and shrubs and brick walls and hedges along boundaries.

### Area 5

#### **Nos. 9 – 25 Nevilledale Terrace**

A winding terrace of two and half storey, red brick properties, dating to the late 19th / early 20th century, new properties for Durham's new middle classes. Properties in the lower section of the terrace incorporate a distinctive double height bay window with attractive painted panelled detailing in between the ground and first floors. Properties in the upper part of the terrace include bay windows to the ground floor. There are substantial brick chimneys including a number of pots, in between properties. Windows were originally timber sliding sashes a large number remain whilst others have since been replaced. Roofs slate with rear dormers to some properties A prominent stone retaining wall with railings above borders the site along Crossgate Peth to the western side, distinctive brick yards with colourful painted coal chutes and doors.

#### **Observatory House, Potters Bank**

Observatory House is located to the northern side of Potters Bank. The property was once divided as a house and ancillary cottage related to the Observatory, a classical domed building built for the University on top of Observatory Hill, a wide open site with natural pasture land subdividing the two buildings. Observatory House has a strong Arts and Crafts character informed by the steep pitch roofs, distinctive overhanging

eaves, tall chimneys, prominent gables with the main frontage sloping down to ground floor level to frame the front door. Pebbledash and red tile hanging are distinctive features as well as mullion casement windows.

#### **Observatory Walls**

The main wall to The Observatory is at the rear and follows the right of way pathway leading to Observatory Hill. The stone boundary wall is approximately 1.5 m in height. Sandstone walls with a round coping, walls random coursed. New section of brick and bird wire has replaced part of the original wall. Original wall needs some repointing.

#### **Trinity Hall, Grove Street**

Trinity Hall is currently in use as residential accommodation for St Chad's College. It was previously used as a boarding house for Durham School. The building was originally constructed as a parsonage; the date of its construction is unknown. This large detached building is the oldest residential hall, a large square sandstone mansion with offshoot extensions in the Victorian Gothic Revival style. It is characterised by impressive gables, steep slate roofs and tall Chimneys and extensive detailing including. Stone string courses, plinths, dentils, quoins and mullion windows with small paned sash windows are part of its distinctive character.

**The Caffinites, Grove Street**

The Caffinites is an elegant sandstone building dating back to 1913-14. It owes its unusual name to Benjamin Charles Caffin, Second Master of Durham School from 1863 until 1877, and is still in use by the school today. To the west is Caffinites (1913-14) a wide building with courtyards and extensions. The three storey steep treble gable frontage is imposing with its steep tiled tall roof structure; it also incorporates notable stone detailing, quoins, stone arch surrounds and a plinth, a little in contrast to the dark black flat mullion openings with leaded casement lights. There are 2 no. bay windows to the ground floor of the front elevation.

**Poole House, Margery Lane**

Poole House, situated slightly apart from the main school buildings, is one of the three after Robert Henry John Poole, a former pupil and Second Master of the School from 1909 until 1923. This is a large Arts and crafts villa of some considerable size built over three storeys with courtyards. It features a steep, gabled red tiled roofscape with overhanging eaves as a prominent feature. The elevations are pebble dashed with sliding sash openings and timber surrounds.

**No. 4 Pimlico**

A 2 storey property that occupies a prominent corner plot between Grove Street and Pimlico with a chamfered frontage. The building dates to the late 19th century and has attractive red brick frontages with ornate terracotta detailing. The

property has attractive corbel detailing along the eaves with distinctive terracotta tiles and has a flat corner with a detailed door and window surround and terracotta ornate hood details. Windows are sliding sash with multi paned top sashes. There is a prominent first floor bay window to the northern elevation with attractive head detailing and panelled detailing around the base. The front door is panelled. Slate hipped roof with finial and prominent chimney.

**No. 6 Pimlico**

A 2.5 storey, red brick, mid terraced property, incorporating pitched roof dormers in the roof. The building dates to the late 19th century. The property has attractive terracotta tiles and corbel detailing along the eaves. Windows are sliding sash with multi paned top sashes. There is a prominent first floor oriel window to the front elevation with attractive head detailing and panelled detailing around the base. The ground floor window is a mullion window with sash opens as are the two distinctive dormers with slate cheeks. The front door is panelled and has a detailed terracotta tiled surround and terracotta ornate hood. The windows have a similar surround with simpler detailing. The roof is slate with brick chimneys.

**No 1-3 Grove Street**

A terrace of 2.5 storey, red brick and rendered Victorian properties, incorporating pitched roof dormers in the roof. The terrace dates to the late 19th century. Properties have attractive corbel and terracotta ornate tiled detailing along the

eaves. First floor windows are sliding sash with multi paned top sashes. Each of the properties has a prominent first floor oriel window to the front elevation with attractive head detailing and panelled detailing around the base. The ground floor windows are mullioned with sash openings as are the two distinctive dormers with slate cheeks. The front doors are panelled incorporating glazed top panels, one has a very ornate terracotta surround and ornate terracotta cornice and frieze above and another has a moulded scalloped canopy, Windows have a simpler terracotta tiled surrounds. Roof in slate with prominent tall chimneys and pots. Ground floor flat roof extension complements original style, with well balance window fenestration, central positioned door and flat lead roof.

### **The Chapel, Durham School**

Hilltop chapel of 1924-6 by Brierley and Rutherford. The Chapel was built in the 1920's as a memorial to the 98 Old Dunelmians killed during the First World War and the 98 steps leading up to the school are in their remembrance. It is situated on top of Chapel Hill. The building is of stone construction in a heavy gothic style, the Chapel has a robust stone frontage with a large arched mullioned ransomed stain glass window is dominating the front elevation. The chapel is relatively low in height, it has an internal vaulted ceiling. Externally there is no tower or turret; however the stone buttresses and corner raised pediments provide visual interest. It is a significant land

mark building with the site as a result of it location on the top of a steep hill overlooking the school site.

### **Sanatorium, Durham School**

The Sanatorium was added between 1853-1882 when Henry Holden was Head Teacher of the school. The Sanatorium on the top of the ridge dated 1870, now Langley House, is a late Victorian Gothic building that has a well-proportioned imposing frontage featuring two steep gables flanking the solid panelled front door. Stone mullion, rounded arched and transomed openings sit symmetrically to either side. The steep pitch slate roof towers above with fine stone chimneys.

### **Swimming Pool, Durham School**

The swimming pool block was built in 1923 along with the classroom, armoury and rifle range, all added with the main focus being the hilltop chapel of 1924-6 by Brierley and Rutherford. The indoor swimming pool is a long linear range is situated to the northern part of the site fronting onto Margery Lane, a single storey building rising to two storey. Built and faced in random stone externally, with brick detailing internally. There are leaded light stone mullion windows with stone surrounds, arched timber panelled door with a vertical emphasis to detailing and castellated detailing in the stone surrounds. Stone steps leading to the regularly spaced doors are a distinctive feature. Roofs are steep in slate with prominent vents on the ridge, overhanging eaves and dentils are a feature.



### **Frontage Building, Durham School**

The frontage building is of slightly later date than the adjacent collection of Victorian Gothic style buildings. The building sits adjacent to the listed Gateway Memorial arch 1927, on the busy junction / bend where Margery Lane meets Quarryheads Lane. There is a secondary access road at the side. The two storey building is designed in the Gothic Revival style, stone faced in coursed sandstone. The stone details; string courses, plinths, water tables, stone surrounds, parapets provide interest to the prominent elevations. Windows are leaded light mullion windows on ground and first floor and half dormers, the prominent gables have larger mullioned windows. Entrance doors are arched boarded doors in the Gothic style.

### **Walls of Durham School**

The main Durham School site, centred around Margery Lane and Quarryheads Lane is enclosed by a stone boundary walls. This varies in height in different sections, generally is about 1.5 m in height. Sandstone walls with a round coping, walls random coursed. Section of cast iron railing allows fine views into grounds and cricket pitch.

### **Walls to riverbank in Pimlico**

Low stone boundary wall approximately 1m in height, coursed random sandstone, likely to be source from local quarries, with triangular coping. Main wall lies to the eastern side of Pimlico overlooking the river bank and extends the full length of Pimlico and beyond into South Street. Stone stile / bollards at

the entrance to the riverside pathways are quite distinctive. A section of stone wall of similar design encloses the green space to the west of Pimlico.





## 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:

### **Industrial buildings at the bottom of Back Western Hill**

Set of historic buildings comprising of 19th century industrial units (related to gravel / sand extraction at Flass Vale). These tall, fenestrated red brick and stone buildings, with slate roofs front directly onto the street. They are striking in terms of their massing and height but are in a very poor condition as a consequence of their long-term vacant status and the front

elevations somewhat detract from the frontage. The warehouse buildings need structural and major roof repairs, and water egress from the banks to the rear needs to be addressed. The series of timber boarded doors across various elevations and window openings of traditional proportions are now largely blocked up. Works are required to restore the various elements for example externally, the paintwork, defective window openings and rainwater goods. The single standalone tall narrow brick building with the prominent chimney at the rear requires major structural and repair work. Brick repairs and repointing are required. Despite proposals being submitted for the upgrading of the existing accommodation, building refurbishment, renovation work and extensions, this work is yet to be carried out.

### **Flass Well**

Flass Lane an important historic route passed by adjacent to Flass well a spring to the rear of Mowbray Street and the cut through was once a busy and important route north The well provided much needed clean water to local residents. Today it is a poor state of repair due to years of neglect, filled in and fenced round. Needs major renovation work.

### **The County Hospital & Walls**

The County Hospital was built about 1894/1850, opened to patients in 1853. Built to resemble an Elizabethan house it was situated in something of a rural oasis at the time. The new hospital was initially called Durham Infirmary and was the

initiative of George Waddington, Dean of Durham Cathedral who with other wealthy notables provided funds for the opening of the institution. In the 20th century the Hospital became known as the County Hospital and was extended extensively in 1920's and late 30's, the extensions subsumed the attractive front elevation and terraced landscape grounds. In recent years the hospital has closed and moved to Earls House, near Sniperley. The site has been up for sale, and there has been recent interest shown in conversion and extension to provide student accommodation. An application for student housing development was refused in April 2015, and an appeal hearing against the refusal was held in December 2015.

The building may require some major repairs externally, possible major roof repairs, repair to stonework, reinstatement of walls etc. repair and repainting of windows and doors, and defective rainwater goods needs attention. Full internal refurbishment likely to be required. The building adds to the streetscene, and makes a positive contribution to the conservation area. Potential for demolition of some lower quality later additions, but retention of the building advocated.

### **St Bede's Cemetery Walls and some Gravestones**

On Redhills alongside the railway, is the churchyard of 1868, linked to St Bede's Lodge former mortuary chapel, it is also a Roman Catholic cemetery of St Godric's Church in Castle Chare where there was no available space for a graveyard. Very attractive slightly overgrown churchyard of Victorian

gravestones and evergreen foliage. Poor condition as a result of natural deterioration of the fabric (some leaning gravestones), unchecked growth of encroaching vegetation and some vandalism. Needs a management regime, repair work, vegetation clearance etc. Important stone walls at the front may need some repair and repointing.

### **Observatory Walls**

The main wall to The Observatory is at the rear and follows the right of way pathway leading to Observatory Hill. The stone boundary wall is approximately 1.5 m in height. Sandstone walls with a round coping; walls random coursed. New section of brick and bird wire has replaced part of the original wall. Original wall needs some repointing and odd stone replacement. Ideally rebuilding of the original wall that was replaced in recent times by brick and chain link fencing would be encouraged.

### **Walls/railings/Gravestones Crossgate churchyard/Grape Lane**

Stone walls running along the boundary to historic Grape Lane, subdividing two churchyards. Random stone walls with coping, some brick infill repairs, approximately 1.5 m in height. Prominent stone piers with ornate pointed coping stone and chamfered plinth, metal gate not in use. Stone repairs and some replacement stone and repointing required. Within the churchyard are a number of forlorn leaning gravestones, poor condition as a result of natural deterioration of the fabric,

unchecked growth of encroaching vegetation and some vandalism. Needs a management regime, repair work, vegetation clearance etc.







**Appendix 4**  
**Public Comments**



## APPENDIX 4

### SUMMARY OF CHARACTER ASSESSMENT TOOLKIT (CAT) COMMENTS

The Toolkit is essentially a character assessment survey designed to assess the character of spaces, buildings and places, and to identify the features that contribute to the distinctiveness, interest and amenity of the area.

The Toolkit was used successfully from August 2012 until July 2013 by officers from the County Council working closely with local residents to carry out a survey of the whole conservation area. The following is a summary of the comments made during those survey sessions:

#### Sub Character Area 1 - Western Hill

##### Positive Aspects

- Very attractive pleasant architecture;
- Great variety of architectural features in the Victorian building;
- Tree lined streets especially North Road Obelisk lane, Mature trees;
- Fieldhouse Lane and School site;
- Well maintained residential area;
- (Back Western Hill) Attractive interesting variety of buildings, walls, hedges and features;

- (Valeside) Well spaced houses in attractive gardens and thick beech hedges, well enclosed;
- (Flass Vale) Excellent variety of vegetation and open spaces, woodland, meadowland, allotments and bog. Very attractive area which is a huge asset and wildlife haven. Wonderful treasure;
- Generally an attractive interesting variety of buildings/houses.

##### Negative Aspects

- (Western Hill) Heavy traffic –busy rat run-2 way traffic, narrow street, pavements getting over run and flags breaking;
- Problem with some uPVC replacing traditional windows;
- Introduction of meter boxes;
- Rubbish bins required;
- Expansion of multiple letting;
- Out of character red concrete paving Block Paving of some garden areas;
- DLI cottages dreadful frontage now just for cars, used to be attractive front gardens and trees, now all removed- Bad visual impact.

##### General Comments

- Article 4 needs to be explored;
- Extension of conservation area possibly at North End;

- Lack of enforcement – very big issue;
- A pleasant, residential area, quiet and peaceful to live in;
- Very attractive residential area;
- Good central location;
- Flass Vale is a wonderful asset and green lung in city centre;
- Development of the bus depot should not be allowed/major planning issue;
- Access to Maiden Bower is poor;
- Access improved into the Vale required.

### Suggestions

- Prevent further modification of UPVC windows, doors and meter boxes;
- One way traffic to prevent breaking flags and in interest of public safety;
- Prevent further sub-letting;
- Council need to consider making regulations about destroying front gardens;
- Try to find compromises so that cars can be parked off road retain trees and shrubs;
- Improve Coach houses gates, stonework and roofs, repair walls in Back Western Hill;
- Development of the bus depot should not be allowed;
- County Council should do more management than the Friends group;

- New path required to Maiden Bower.

### Sub Character Area 2 - The Viaduct

#### Positive Aspects

- Attractive ancient lane (Flass Lane) with surrounding woodland from Flass Vale;
- Depot and Henderson's site potential for good quality development, planners need to be aware of the unique nature;
- Miners Hall listed statues extremely attractive, grounds extensive and impressive. Significant to North East's mining heritage;
- Convenient town centre location has an attractive semi-rural feel to this part of the conservation area;
- Trees very important to the character;
- On the doorstep of Flass Vale Nature Reserve, a rich in wildlife, flora and fauna, wonderful resource;
- Good ambience especially in daytime;
- Close proximity to shops, services, railway, bus station;
- Close proximity to Flass Vale – local Nature Reserve;
- Attractive townscape and superb views of the Viaduct, townscape, Cathedral and Castle;
- Prominent views of the Miners Hall;
- County Hospital an important historic building, very attractive, vital it is retained;
- Grounds and trees and walls to the County Hospital very important in the townscape, should be retained



- Miners Hall and The United Reform Church key focal points - non designated Heritage Asset;
  - Mowbray Street, Waddington Street and Flass Street very attractive streets, modest Victorian terraces with distinctive features, oriel bay windows, gothic half dormers and gothic shaped window /door fenestration, ornate door head surround in brick and stone;
  - Back lanes in setts and passageways/vennels and vegetation very intimate and characterful spaces;
  - Ainsley's Mustard was in Waddington St - lots of history;
  - Flass Wall – significant asset;
  - Attractive intimate area – interesting townscape under Viaduct – quite a surprise;
  - There are still quite a few buildings with original windows, doors;
  - Viaduct – extraordinary structure – historic and architectural significance;
  - Close to city centre, bus and train station;
  - Spectacular views from Redhills lane, town/Cathedral;
  - Greenery, stone walls provides a semi-rural feel in Redhills – particularly attractive part of townscape.
- Negative Aspects**
- Ugly noisy dominant bus depot, views from attractive Waddington Street to depot poor;
  - Bus depot noisy and fumes pollute Flass Vale. Also light pollution;
  - Fred Henderson site is large unattractive gloomy site, derelict buildings/issues about flooding;
  - Redevelopment must be carried out sensitively of the two sites;
  - Possible contamination of 2 sites;
  - PH has been extended and car park extension destroyed sand martins nests;
  - DH/HH overlarge houses for width of site, not very distinctive to the Durham context;
  - Companions Club – poor image of car park/paving;
  - Rubbish, dumped furniture in back vannel;
  - Lack of maintenance of vannels;
  - Student rentals - too many, resulting in an imbalance – with related problems;
  - Student rentals neglecting outside of houses;
  - Too many agents boards at certain times of year;
  - Alterations to windows not very sympathetic uPVC;
  - Bus depot noise and fumes;
  - Alteration to roof heights in Waddington Street;
  - No paving stones on most of Waddington Street;
  - County Hospital very attractive Victorian gothic building now empty, concern about the future use and the site, poor additions;
  - Lots of bins;
  - Feeling of just a car park in Flass Street at top end;

- Corner of Flass Street poor alterations/signage to Union building;
- Flass Well in poor condition;
- Apart from Redhills/Grays Terrace: residential properties in Sutton Street, Lambton Street, Bridge Street is now predominantly student accommodation;
- Few long term residents – community lost;
- Issues of maintenance, appearance, noise, vandals and thieves;
- Busy area at Sutton St, North Road roundabout – traffic – cars/buses fumes, noise – rat run;
- Speed of cars going up Redhills and one narrow pavement for pedestrians;
- To let signs – visible.

### General Comments

- All planning applications should be linked together;
- Council needs to be made more aware of the unique nature of this place, adjacent Nature Reserve and Local Wildlife site;
- Important that development is sympathetic to terrace housing nearby and bus depot site must not be more than 3 storeys. Fred Henderson site enhanced by 3 to four bedroom family homes;
- Issues of access, car parking and traffic here from redevelopment;

- Ainsley Street looks scruffy and run down backs of buildings in Waddington Street. Needs to be addressed;
- Very attractive distinctive architecture/townscape of the Victorian Terraces;
- Terrain adds interest to townscape;
- Roofscape of the terraces and County Hospital is delightful, full of variety scale, heights etc.
- Student lets seem to dominate and have a negative impact on the area;
- Bus depot noisy /fumes but is being developed;
- All new development in area to be family homes;
- The city centre needs to become a more balanced community as it was before, with families, professional couples, retired people – who could live in the town and walk/use bus, rail to support shops;
- More residents could community watch, clear leaves and rubbish, use local services and libraries.

### Suggestions

- All planning applications should be linked together;
- Council need to be made more aware of the unique nature of this place;
- Important that development is sympathetic to terrace housing nearby and bus depot site must not be more than 3 storeys;
- Improve floorscape for Flass Lane and Ainsley Street;
- Repair and restore well;

- Need to maintain back lanes/passageways, spaces, road. more litter picks;
- Restore Flass Well at top end of Mowbray Street;
- Control student lets as now dominates the street;
- Control/stem changes to windows, doors etc. Possible Article 4;
- Stop sky dishes;
- Retain County Hospital and ensure it is restore carefully and converted sympathetically;
- Remove County Hospital's poor extensions;
- Retain trees and wall in County Hospital and Miners Hall site, possible TPO;
- More hanging baskets and window boxes (private);
- Need to control the growth of the student population as has destroyed sense of community;
- Need to somehow control houses of multiple occupancy;
- Encourage people to live back in city centre. Promote rail/bus/shops etc.
- Information board about Viaduct.

### Sub Character Area 3 - Crossgate

#### Positive Aspects

- Beautiful stone boundary walls and black railings, copings running down South Street;
- Traditional floorscape, using materials distinctive to Durham City's character, such as granite setts,

- Yorkstone slabs, granite kerbs. Provides a very attractive appearance;
- Outstanding postcard views across to Durham Cathedral and Castle from the top end of South Street emphasising Durham's buildings, townscape, roofscape and unique topography of the site. Views of the graveyard/allotments to the rear;
- The graveyard and woodland behind South Street is beautiful landscape, living lung and a wildlife pocket. Although slightly overgrown this does provide a truly rural feel, despite being so close to Durham City Centre;
- The historic buildings along the eastern side of South Street are of great architectural and historic importance and each has their individual character with many original features retained. Many are listed and provide a significant presence in the streetscene;
- The woodland and vegetation on river embankments provides a lovely setting for South Street;
- Modern housing developments at the bottom of South Street are of a very high standard and are sympathetic to Durham's distinctive character;
- The Glass Centre provides an attractive vibrant use to this simple charming building;
- There are well connected pathways to the allotments, St Margaret's Centre, the graveyards and the riverbanks, which the rest of town;

- Interesting area of town, variety of uses, reasonably lively – residential, shops, pubs, cafes, church attractive. Gallery – vibrant;
- Very attractive townscape, variety of heights, staggered up the hill provides delightful roofscape;
- Outstanding views of Cathedral, Castle and townscape;
- Attractive floorscape/hardsurfacing – historic stone setts, cobbles, granite setts – lighting columns attractive in Neville Street;
- Church and churchyard key landmark building;
- Georgian cottages in Allergate are attractive;
- Open spaces in Atherton Street/Allergate – useful breathable spaces for Viaduct and the road.

### Negative Aspects

- At times South Street is a very busy street with the bulk of vehicles travelling northwards from Pimlico. This has an impact on the ambience, as the street is narrow, there are a number of parked cars and the pavement runs out in places;
- The traditional floorscape, although attractive, does amplify the sound of vehicles although it acts as some traffic calming;
- Heavy traffic use could eventually have a detrimental impact on the condition of the granite setts if there are no measures taken to limit traffic flow;
- Yorkstone slabs used along pedestrian pathways are not completely level at times;
- Some concrete flags are included in the floorscape along South Street, not really a suitable hard surfacing material in such an outstanding street;
- The floorscape near the lower end of South Street is less in keeping with the more traditional materials used higher up South St; tarmac used in St Helens Well and the housing and pavement opposite is a poor surface treatment. Although the housing developments are of a very high quality, more attention could have been given to right choice of materials, ideally stone flags in pavement and granite setts in parking areas/rumble strips;
- Double yellow lines are sadly quite prominent;
- Some garage doors are slightly out of keeping, the design and materials;
- Grape Lane is out of keeping, scale, massing, layouts – poor 1960's development – railings & space around buildings poor;
- Shop fronts in Neville Street unattractive and poor condition;
- Infill at bottom end of Crossgate and has a large gateway opening/bin store – poor design/brick;
- uPVC windows encroaching;
- Bins an issue in Neville Street.



### General Comments

- Attractive townscape mainly of Victorian terraces – designed on a dense grid system compact and enclosed spaces located close to the city centre and its amenities – shops/bus station;
- Distinctive architecture, brick and stone terraces;
- Distinctive oriel windows, mullion windows, panelled doors;
- Ideally would be good to see a mixed community - families as well as some students – currently completely unbalanced;
- This is a particular outstanding area; South Street consists of virtually a whole street of significant listed and historic buildings;
- The gentle curve and rise of the building frontage is absolutely delightful and provides a superb backdrop to the historic public realm here, mainly granite setts, granite kerbs and Yorkstone flags. Modern housing developments at the bottom of South Street are of a very high standard and are sympathetic to Durham's distinctive character. The terrace developments stepped down the hill fit in harmoniously with the built up frontages;
- The views out from the top of the street towards the Cathedral and Castle are quite breath-taking. Views also from the top of the graveyard /woodland site are also superb in this direction;

- The elevated position on top of the gorge adds to the drama and provides a very attractive backdrop to the riverbanks, which are very green and leafy;
- The overgrown graveyard also provides tranquillity and peace and open space, a living lung and wildlife haven;

### Suggestions

- Make South Street a one way road, this would limit traffic and help preserve the floorscape;
- Improve and maintain the pedestrian footpath, Yorkstone flags could be re-laid and extended;
- Improve the floorscape towards the northern end of South Street, granite sett rumble strips, and parking bays, and flags in pavement to new housing development;
- Cut back some overgrown vegetation along the pathway to the Graveyard/Woodland area behind South Street, to encourage people to walk in the area. Perhaps even introduce a seating area at the opening where the view is outstanding of the Castle and Cathedral;
- Article 4 Direction to control the changes in doors and windows on non-listed buildings here;
- Grape Lane – parking and external layout could be improved – new railings, planting, redesigned parking especially at Crossgate end;
- Shopfronts/commercial buildings in Neville Street could be tidied up and improved;

- Reduce rents in town as gallery owner would prefer to be in town but rent is too high – visitors ask for other gallery etc.
- Halt the advance of uPVC – looking at Article 4 for area;
- Playground in Allergate to be restored for local children;
- Student population need to be more responsible for their rubbish – use recycling bins properly and other bins rather than dumping bags in the back lanes. Bins should be moved to rear/of properties or within yards – not left at bottom of street. Landlords need to be there – proactive;
- Shopfronts need ideally to confirm and fit in.

### Sub Character Area 4 - Hawthorn Terrace

#### Positive Aspects

- Very attractive Victorian terraces with a delightful simplicity in terms of scale, height and massing, the vertically proportioned timber sash windows, oriel windows and panelled doors adds to and forms the character of the conservation area;
- The rhythm of the terraces with their strong building line and steep pitch roofs and chimneys provides delightful views of the townscape and roofscape from various viewpoints, particularly the railway line;
- Attractive back lanes with regularly tall brick walls enclosing yards, reasonable condition and scoria blocks

add to the streetscene and help break up the tarmacadam;

- Colpitts Terrace and PH has very attractive sense of symmetry and stonework and curves gently;
- The former Organ Factory is an interesting delightful building of considerable historic value and has been converted sensitively;
- May Street has an end terrace Cottage with an attractive and ornate plaque of Victoria;
- Attractive views of the Viaduct;
- Attractive views of the townscape, roofscape etc.
- Good location in terms of facilities railway and bus station, PH and Town centre shops;
- Very attractive woodland in the heart of the city, a delightful surprise. Important for skyline views, creates a rural feel and important wildlife corridor along railway line;
- Good pathway link from St Johns Road here, very attractive walkway under the foliage;
- A little gem of a pocket park, quite hidden and a surprise;
- The terrace housing development at Byland Lodge has picked up the distinctive character of the Victorian terraces;
- Good to see Byland Lodge retained and restored carefully;

- Farnley Hey Road has a strong distinctive character on this eastern side, large detached houses set in generous plots. 1920's villa's generally manage to retain some of their original features;
- Outstanding views from Farnley Hey Road of the townscape and Cathedral;
- From the railway line very attractive views of the Cathedral, Viaduct and townscape;
- Other areas have attractive views of the Cathedral, Viaduct and townscape;
- Attractive city centre location near shops, services and bus/train station;
- The large detached properties at the top of The Avenue are very impressive attractive Victorian and Edwardian villas, some with substantial grounds and impressive trees e.g. Willows, Farnley Mount. Good family houses with good sized gardens;
- Terrace housing along Alexandria Crescent provides a strong and important building line for the A690, the curve of the crescent is attractive. Terraced housing in The Avenue is very attractive with distinctive frontages, an asset to Durham;
- The houses in Crossgate Peth Lane are very varied and quite unique, delightful details e.g. ornate panelled doors, windows, bargeboards, finials and conservatories;
- Roof of Ginger Music is a really attractive concave shape, lovely corner building;
- A good pedestrian short cut through houses from Neville's Cross down Crossgate Peth Lane onto The Avenue;
- Crossgate Peth Lane is an attractive footpath that opens up onto a more formal lane (cul-de-sac); this provides a tranquil setting for houses that otherwise would directly front Crossgate Peth;
- Crossgate Peth Lane is set down, with embankment either side, this acts as an effective buffer for sound and fumes of constant traffic;
- Great views on the top of The Avenue out to surrounding countryside and cityscape;
- Crossgate Peth provides a wonderful entrance/gateway into Durham with good views of the Cathedral Tower through woodland, better in winter;
- The vacant plot on The Avenue does provide a nice gap between the buildings, providing views of Byland Lodge, Railway Line and the attractive roofscape of Hawthorn Terrace;
- An attractive residential community along The Avenue feels quiet, safe and very pleasant.;
- Footpath at the North end of St Johns Street provides great linkages between Farnley Ridge, Byland Lodge and A167, busy with school children and dog walkers;

- The informal back lane along St Johns Street is very peaceful and attractive, very green and leafy has a rural feel;
- St Johns Street is a very green and leafy cul-de-sac, with a vibrant mixed of house types, character and age. Some original features on the Victorian/Edwardian terraces and houses are fairly rare and of considerable character and are worth retaining and recording;
- Cross House, Rokeby Villa, Neville's Court and Heights are very important landmark corner attractive properties, with distinctive character and history, delightful former Victorian villas;
- The remains of Neville's Cross and information board help inform people of the areas historic context;
- Seating and community notice board on grass verges along roadside provide good community facilities;
- Trees and hedges in gardens, along grass verges and on the railway embankment are a strong feature here.

### Negative Aspects

- Nelson's Yard an unattractive yard and eyesore;
- Spiritualist Church fairly poor design and plain, detracts from the streetscene;
- Car park for the Spiritualist Church poorly surfaced and landscaped;
- Traffic in Sutton Street relentless and causes excess pollution, makes Colpitts Terrace very grimy;
- Hawthorn Terrace area is now dominated by students, not a cohesive community, very busy in term time but in the holidays empty, very quiet and soul less;
- Empty local shops or converted shops to student accommodation results in lack of variety and vibrancy;
- Very attractive terraces but the introduction of plastic, metal and new timber modern unsympathetic windows and doors detracts from the character of the conservation area;
- Car park to the rear of Byland Lodge is a rather unattractive opening;
- Badly broken flags in Colpitts terrace near PH;
- Loss of trees and vegetation around Byland Lodge has opened the site up and changed the character and setting for the Lodge;
- The removal of trees and walls at Byland Lodge has had a negative impact on the Laburnum Avenue streetscene;
- High fences and the elaborate boundary fence and cascading planters are excessive and rather alien to the area.
- 1960's semi-detached housing with their open frontages is unattractive and breaks down the compact and cohesive character of the streetscene In Laburnum Avenue;
- Bins at front and slightly uncared for appearance in Laburnum Avenue, likely to be student housing;



- Too many student properties provide an unbalanced community;
- Lack of signage at woodland path and to the play area;
- Poor pavements in Farnley Hey Road;
- The number of student lets on Alexandria Crescent has resulted in houses becoming neglected. What once was attractive Victorian terrace housing now look rather neglected with peeling paint, broken steps and weeds. The poorly maintained gardens are very visible;
- Some encroachment of uPVC especially in Alexandria Crescent, although is small in comparison to many other street;
- Removal of some of the attractive walls and vegetation and the replacement of well laid out gardens in the odd property in The Avenue with gravel driveways and parked cars. This provides a breakdown in the streetscene;
- Some of the concrete square/modular flags on The Avenue are no longer level, so can be hazardous to pedestrians;
- A690 is a very busy road, at times traffic can tail quite far back and traffic lights change very quickly. Crossroad suffers from noise and fumes;
- No 51 and 53 have removed important walls to build driveways, this is detrimental to the overall streetscene;
- Concerned about the loss of a balanced community;
- Poor uneven floorscape, likely to be un-adopted along Cross View, the back lane of Georges Street needs attention;
- Views of the original Victorian Building (Neville's Cross Social Club) are blocked by the modern single storey extensions and two storey extensions at the side and the rear;
- Large open car park with an excessive amount of hard surfacing is a poor setting for Neville's Cross Social Club;
- The modern section of Neville Cross Social Club is in a poor state, originally built using poor quality materials and an inappropriate design/scale the building now looks neglected. Some original features are evident on the older building and still retains some grandeur;
- Inappropriate dormer windows, uPVC windows and extensions are unattractive at the front and also visible when walking along the back lane of George Street;
- Heavy traffic at the Neville's Cross crossroads, traffic noise, pollution and congestion, fairly constant;
- Bins and skips/litter are evident to the rear of George Street/Club;
- Insensitive infill in a very attractive residential street, the new squat detached house (no 1a) and the modern terrace infill just opposite pay little or no respect to the local context;

- The former garage site surrounded by blue metal fencing is a poor frontage and provides missed townscape opportunities;
- The barrier on the A167 is a bit garish.

### General Comments

- Very attractive Victorian terrace streets which have a strong sense of rhythm and symmetry and are part of the architectural and historic character of Durham. The roofscape with the uniform steep slate pitch roofs broken up by brick chimneys provides a very important distinctive roofscape and townscape. The attractive sash windows, oriel windows and panelled doors still left intact are essential to the character here and contribute to the character;
- The former residential tight community has been broken down to student ghetto sadly. It would be good to return some families and shops to this area;
- Attractive residential area in a city centre location near shops, services and bus/train station. The character of the tight compact Victorian streets gradually changes as you climb up the hill and becomes almost suburban in character. Farnley Hey Road is an attractive residential street on the east side with the attractive distinctive 1920s houses, streetscene breaks down on the west side. Outstanding views here are a delight;
- The woodland behind Byland Lodge is very attractive and dense and is vital to the character of this area, the railway corridor and skyline views. Imperative it should remain. Sadly the development at Byland Lodge although of a high standard has eaten into this woodland and has affected the setting. Ensure woodland is protected and maintained for the future;
- The steep topography of The Avenue and Crossgate Peth provides great views out towards the surrounding countryside and cityscape, marred by the Soccarena. Short cuts between streets and informal footpaths make the area is linked well together. The large detached houses/villas near the top of The Avenue have a sense of grandeur, suburbia and are very impressive in contrast to the tight Victorian terraces further down which are very attractive. Within The Avenue and Crossgate Peth Lane the houses can be quite unique with wonderful, details, decorations and embellishments, with many of the original features retained. The mature trees and vegetation and good size gardens throughout, running alongside Crossgate Peth and in private gardens along The Avenue make this area particularly attractive. The terraces additionally are attractive distinctive houses quite different in nature, dense and tight housing grain with a strong urban feel. This is currently a vibrant community with a mix of families and students; this balance needs to be maintained as there are already signs of neglect on buildings rented to student;

- A very attractive residential suburban area, with high quality townscape, historic buildings and some quite unique and delightful details. The mixture of house types, styles, architecture and ages seems to blend together well into a cohesive streetscape that provides interest and surprise. The existing trees, hedges, shrubs and grass verges provide a sleepy image despite the noise of trains and constant hum of traffic. There are great development opportunities on the former garage site and the Neville Cross Club but the Victorian building must be retained.

### Suggestions

- Set up an Article 4 direction to protect important original windows and doors, there are still a number of them left and they are very distinctive and important to the character of the conservation area;
- Provide a planning brief and encouragement for a sensitive scheme to be designed for Nelson's yard;
- Improve the planting in the car park to the rear of Bylands Lodge and Spiritualist Church;
- Try to encourage a better balanced community, less students housing and more families;
- Replace broken paving outside the Colpitts PH;
- Encourage local corner shops;
- Woodland pathway needs to be better signposted in order to improve accessibility and connectivity;
- Pocket park needs to be signposted;
- More planting required at Byland lodge around car parks, and the Lodge;
- Some of the fencing at Byland Lodge ideally should be replaced by brick walls and railings/hedges;
- Controls required on new housing to ensure they are not all student lets;
- Article 4 Direction required on this part of the City Centre to stop the encroachment of uPVC etc.
- TPO blanket required for the trees to the rear of Byland Lodge/North area near telephone mast /railway line;
- Control the number of student lets along Alexandria Crescent, The Avenue (and wider area); the beginning signs of neglect are visible. To lose such an attractive Victorian family terrace to student housing helps to break down the sense of community;
- Control the permitted changes and alterations to the residential properties here; halt the further introduction of uPVC, Article 4 direction is necessary;
- If in future the vacant plot and extended garden is developed in The Avenue, ensure it conforms ideally to the bottom part of the street, green and leafy and does not obscure the view that the vacant lot currently has opened up;
- Improve the surfacing on The Avenue;
- Ensure that further removal of the walls in Avenue is not encouraged;

- Remove any graffiti along the back of Crossgate Peth Lane;
- No. 1 on Crossgate Peth Lane is an integral corner building/space; the garden/garage is very important and should not be built on;
- Please do not build any more wind turbines on the hillside could be detrimental to the views;
- Paint the Soccarena building green or grey, in order to blend in with the landscape;
- The willow trees on Farnley Cottage garden perhaps need a TPO place don them;
- Improve floorscape on Cross View Lane, resurface and reduce number of bins/litter;
- Recommend to remove the modern section of Neville's Cross Social Club which is a poor unattractive addition;
- Develop the Neville's Cross Social Club site, remove the modern additions and poor extensions but retain and protect the older Victorian building connected to it. Mixed uses within the site should be explored to retain a vibrant community within this area, the existing Club building could be converted to residential flats while adjacent there could be possibly mixed uses, housing/corner shop/community facility. Opportunity to improve the appearance of this corner plot;
- The vacant garage plot could be used for housing; a small cul-de-sac/mews development linked to St John Street would make this area attractive with a safe

welcoming access's Margaret's Primary School and Durham Johnston Comprehensive nearby, this is a golden opportunity for residential development;

- Ensure boundary fencing along George's Street is maintained;
- Article 4 Area for the John Street, the large villas, George St to ensure key details is protected.

### Sub Character Area 5 - Pimlico

#### Positive Aspects

- Area has quite a suburban feel and the canopy of trees form a quaint atmosphere within the space;
- The school is nicely set within its surroundings and the changing typography of the site;
- The Observatory is a distinctive building on the Durham skyline, with great historic value;
- Observatory House is a distinctive building synonymous with the Arts and Crafts movement. A non-designated historic asset which is an important part of the Observatory building group. The garden provides an attractive setting with hedges and trees surrounding the property;
- Prebends Bridge Cottage is of historic value, original features must be retained. This applies to all the houses along this row;
- Outstanding panoramic views of the Cathedral and townscape from Observatory Hill;



- Outstanding framed view of the Cathedral from Potters Bank;
- Very attractive elevated open space; wild and rural a wonderful asset to Durham;
- Group of historic, listed buildings of considerable historic and social interest;
- Well landscaped roundabout and route from Potters Bank;
- This is an attractive very green and leafy area; tall trees, hedges and stone walls are a distinctive feature and provide a gentle backdrop, making the area a delight to walk through;
- The green space between Pimlico and Quarry Head Lane is lovely and an important wildlife corridor, with the public footpath offering a safe shortcut between the two lanes. This provides good links to the riverbanks;
- The terraces in Pimlico and Quarryheads Lane are a sheer delight, graced by attractive bays, stain glass windows, terracotta tiles, fiancés, and architraves;
- Trinity Hall and Caffinites are fine examples of Edwardian houses /halls of residence in expansive well landscaped grounds. Poole House is an interwar building, but of a similar quality.
- Durham School is a lovely example of the Victorian Gothic architecture of its time;

- The Grove, and properties in Pimlico No 7 and 5 are of important historic value. Listed buildings dating back to 17th and 18th century are of real interest and a delight;
- The views from Pimlico, especially during the winter season are outstanding, looking across to the Cathedral and down to the River. Views along from the northern boundary to the Cathedral and allotments are superb.

#### Negative Aspects

- Blind Lane – steep for general access (may also be quite dark and unwelcoming at night);
- Junction at Margery Lane suffers from low visibility to enter/exit safely for vehicles;
- Signage to tennis club at junction not very clear;
- Fences/walls to housing too high and inappropriate for the surrounding area;
- Some of the observatory buildings are showing signs of neglect and subsequently bring down an otherwise very attractive area;
- Historic chimneys have been removed from the Prebends Bridge Cottage;
- The tree line that divides Observatory Hill is currently in quite a poor condition;
- Observatory Hill is fairly exposed to the elements, very little shelter;
- Private ownership of Observatory house, cottages and buildings mean public access to the area is restricted;

- Very little celebration or information regarding the history of Observatory Hill;
  - Bird wire fencing restricts access to The Observatory and is unattractive;
  - Dangerous for pedestrians emerging from the footpath and woodland onto Quarryheads Lane;
  - Blind corner on main road at Durham School/Pimlico junction, this is quite dangerous from pedestrians, cars and cyclist. Potentially dangerous for Durham School students;
  - The narrow footpath along Quarry Head Lane can be a single track with no pavements in places bit dangerous during busy times, with traffic and school children;
  - The road in Pimlico can be busy and there is no pavement at places, this is dangerous for pedestrians;
  - The garage court in Pimlico is quite a surprise and quite out of keeping;
  - Timber fencing and concrete slabs used in Trinity House etc. are not particular attractive or in keeping with the more traditional materials such as York stone, red brick and others. Cars parked on grass verges at Poole House;
  - Some signs of sandstone erosion on Durham School frontage, needs attention.
- General Comments**
- Small area to the edge of the conservation area has a nice suburban fell/green leafy image;
  - Hard surfacing to be maintained and signage to remain at a minimum;
  - Observatory Hill is very attractive elevated area of open space which is an important part of the inner Durham bowl, an essential green backdrop to the setting of Durham Cathedral. The Observatory is a key building on the Durham skyline and is of historic value, although public access to this area is restricted. The footpath that runs behind The Observatory building has the potential to be very charming, but barbed wire makes the area look uninviting. Observatory Hill provides a fantastic viewing platform for panoramic views across Durham's townscape and the countryside, an open and fairly wild rural green space. Still rough grass land with trees lining the boundary, little has changed for over a century! Potters Bank is an attractive shaded road with woodland either side opening up onto a light and airy grass roundabout, this is a good example of best practice! The line of houses running along one side of Quarry head Lane are very attractive and have retained many original features, including the attractive former toll house , Prebends Bridge Cottage. Observatory House and Cottages are an important group of buildings that uphold the character of the Observatory;
  - This is a delightful area of Edwardian/Interwar gothic academic buildings and halls of residence set in superb grounds and gardens filled with large mature trees, shrubs, hedges and extensive lawns;

- The architecture is a rich tapestry of Victorian Gothic/Edwardian Arts and Crafts academic grandeur and more domestic late Victorian dwellings. Attractive vegetation throughout and good links to the river, with outstanding views of the Cathedral are a prominent feature. Pimlico and the Grove have a number of earlier, very attractive historic listed buildings dating back to the C17th and C18th; they provide an intriguing ambiance to the area and are a delight.

### Suggestions

- Blind Lane very steep – was also quite slippery underfoot. Perhaps a handrail to part of the pathway would be beneficial;
- Recommend better maintenance of the Observatory Cottages/out buildings; they currently are showing signs of neglect;
- Restore the chimney that has been removed from the Prebends Bridge Cottage;
- Strengthen the tree line (divisions) on Observatory Hill; this would restore the original boundary line;
- An information board to explain the history and panoramic view from The Observatory would be very informative and emphasis the historic value of the site;
- Signposting is poor to Observatory Hill at present and finger posts from Quarryheads lane to Potters Bank;
- Ensure that this wonderful green lung in the city is protected and development of it is restricted, important to the setting of the Cathedral within the Durham bowl;
- Future developments should be sympathetic to the semi-rural character of the area and green and leafy ambiance, protecting the overall setting of the Observatory;
- Improve pedestrian crossing at Quarry Head Lane, especially when emerging from the public footpath. It is particular surprising there is no safe crossing considering how busy the area is during school hours. Warning signs and cutting down the odd branch would help;
- The blind corner at the T Junction could be improved by a traffic safety mirror and more warning signs;
- Resurface the road along Grove Street, is it looking in poor condition;
- Ensure future alterations to buildings are not at the detriment of the areas character i.e. dormers in Pimlico.










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