



Conservation Area Management Plan

Conservation Area Character Appraisals

Durham City Hill Colleges Conservation Area



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I. Introduction



1.1 What is a conservation area?

The statutory definition of a conservation area, as defined in the primary legislation, the Planning (Listed Buildings and Conservation Areas) Act 1990 is:

"An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance"

In determining the above there are no specific set criteria upon which an area is designated. But there are several key elements that are generally considered. These include the topography and landscape, building ages and architectural styles, the materials used and detailing, street patterns and grain, land uses, the public realm, green spaces, boundary treatments, and views.

The extent to which buildings and structures contribute generally derives from their frontages onto the street that is most experienced in the public domain. But in many places the sides and rears of buildings and streets can also be viewed, particularly in Durham City where many buildings and areas can be seen three dimensionally. This is due to how the buildings have developed in response to the landform and how the city has evolved over the centuries, spreading out in all directions from the peninsula.

Spaces can contribute very positively, connecting buildings and places, dictating movement, and creating interactions. These range from key open historic civic spaces such as Durham Market Place, to the contemporary Millennium Square, intimate medieval streets, narrow historic vennels and green lanes, and the riverside footpaths.

Green spaces are in abundance in Durham City, and they contribute significantly to its special character, distinctiveness, and sense of place. They vary greatly in type, use and extent, ranging from large areas of dense ancient woodland, local nature reserves, community allotment gardens, public parks, private front gardens in the streetscene, roadside verges, the riverbanks, and street trees.

Such green assets and the wider surrounding landscape have high scenic and aesthetic qualities that enhance the setting of buildings, streets, spaces, and the city as a whole. All of the above, and the varying topography, create and provide different visual experiences, and ambiances, with notable historic landmarks featuring in a range of different views.

The designation of a conservation area under the Town and County Planning (Listed Buildings and Conservation Areas) Act 1990 <https://www.legislation.gov.uk/ukpga/1990/9/section/69> gives the Local Planning Authority (LPA) certain statutory and general duties:

- **s69(1)** requires the LPA to designate from time to time any areas which they consider to be of special architectural or historic interest as conservation areas,
- **s69(2)** requires the LPA to review such designations from time to time.
- **s71(1)** requires the LPA to formulate, prepare and publish proposals for the preservation and enhancement of its conservation areas from time to time.
- **s72(1)** requires that when assessing applications for development in conservation areas, the LPA must pay special regard to the desirability of preserving or enhancing the character or appearance of the conservation areas.

1.2 What is the purpose of this appraisal?

The key objective of this character appraisal is to define, and provide an understanding, of the special interest of Durham City Crossgate Conservation Area. It identifies and evaluates the different elements and features and how they contribute to the area’s distinctiveness, sense of place, character, and appearance, which justifies its designation. It then identifies the issues, problems, and potential threats the conservation area faces, and the opportunities, that assist to inform the management aims and action set out in the overarching management strategy document.

This appraisal will be an important tool and evidence base to inform the area’s on-going management to ensure its special architectural and historic interest is conserved and where possible enhanced moving forwards. It has been prepared in accordance with Historic England’s *Advice Note 1, Conservation Area, Appraisal, Designation and Management*, 2nd edition. (2019).

The appraisals form part 2 of the Durham City Conservation Area Management Plan (CAMP). Part 1 is the Durham City Strategic Context document, and part 3 the Management Strategy.

The documents should be read in combination, the purpose of the Strategic Context document is to;

- Set out the approach to the protection of the city’s special architectural and historic interest and how this can deliver other positive placemaking outcomes.
- Set out an overview of the city in terms of its special interest, historic timeline, topography & landscape context.
- Provide an understanding of the seven individual conservation areas, their inter-relationships and how in combination they inform the overall heritage significance of Durham City.
- Provide an understanding of the process and methodology that has been carried out.
- Set out how the Durham City Conservation Area has evolved from its original designation in 1968 through to its subdivision to seven conservation areas.
- Set out the justification for the designation of the seven new conservation areas.
- Set out how the CAMP documents work, and how they sit alongside other strategies and plans that are in place and emerging.

Fig 1 below. The conservation area has an interesting and distinctive mixture of historic buildings of different use and 20th century purpose-built college buildings with their own distinctive architectural style.



Together the conservation area character appraisal and wider management strategy will:

- Help decision makers to be able to assess the impact of new development proposals and change upon the area's special interest, character, and appearance.
- Provide a detailed understanding of the area's special interest that can be used to inform future planning decisions.
- Identify positive features to be preserved, and negative features to be improved.
- Identify potential future risks to the area's special interest and character so that they can be avoided.
- Offer solutions to the issues and potential risks through the management aims and actions.
- Identify positive opportunities for change and improvements.
- Support the delivery of good design and assist in the preparation and implementation of enhancement and regeneration opportunities when they arise.

Fig 2 below. *The open forecourt, and fine landscape grounds at St Mary's College that provide a very fitting setting to the high architectural quality of the main Ferguson Building.*



2. Overview



2.1 Location and description

Durham City is one of the most historic cities in the UK founded in the 10th century with its core on the peninsula, crowned by the castle and cathedral, and bounded by the River Wear. It has always been, and continues to be, a place of change and growth. It is centrally located within County Durham and is well connected to many strategic road and rail routes, including the A1(M), and the east coast mainline. Within the city, radiating out from the peninsula is a network of streets, roads, and different routes spreading wider afield to connect the city with the surrounding villages.

Durham City Hill Colleges Conservation Area occupies the southern part of the city across the River Wear from the Durham Peninsula. The area comprises of St Mary’s College, St Aidan’s College, Van Mildert College, and Trevelyan College with a limited number of 19th century buildings of different uses and character, and some late 20th and 21st century developments.

Durham University is collegiate in structure divided into seventeen colleges in total with two main groups; the Bailey Colleges located on the Durham Peninsula around the cathedral and what have become known collectively as the “Hill Colleges”. These have been developed on purpose-built sites, in the 20th century, centred around Wind Mill and Elvet Hill. More recent college development has taken place into the 21st century to the south of Elvet Hill.

The conservation area boundary in the north follows the historic route of Quarryheads Lane, with the east side informed by the A177/South Road between the Stockton Road junction in the north up to the Botanic Gardens access point in the south.

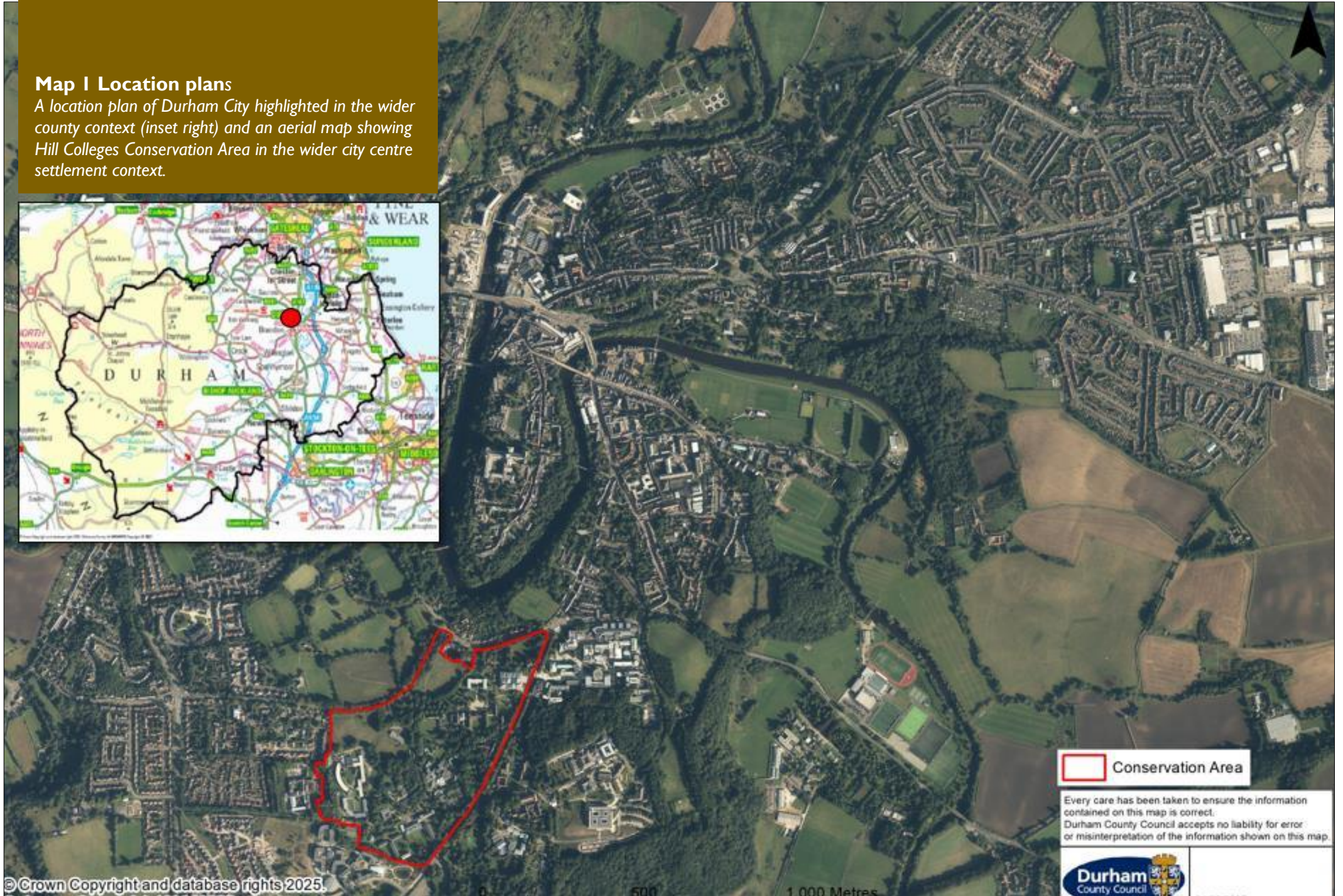
In the west it follows the curving route of Potters Bank, the rear plots of the 20th century housing at Chevallier Court followed by the tree belt separating St Aidan’s College and the faculty buildings at Mill Hill Lane. The south boundary follows the path of Mill Hill Lane for a short distance then the perimeter of Van Mildert College back to the main road.


Fig 3 below. *The buildings of the Hill Colleges were designed to embrace the distinctive landscape retaining a historic “leafy” parkland character combined with designed open amenity and communal spaces as demonstrated at St Aidan’s College below.*



Map 1 Location plans

A location plan of Durham City highlighted in the wider county context (inset right) and an aerial map showing Hill Colleges Conservation Area in the wider city centre settlement context.



 Conservation Area

Every care has been taken to ensure the information contained on this map is correct. Durham County Council accepts no liability for error or misinterpretation of the information shown on this map.



2.2 The conservation area boundary

An important part of the appraisal process is to provide an understanding as to how the boundary to the conservation area has been drawn, what is included and excluded, and why certain physical features have been used to define it. The following provides a list of the key points that have informed the Durham City Hill Colleges Conservation Area boundary identification process:

- A separate conservation area for the Durham City Hill Colleges is appropriate and meaningful given the uniqueness and architectural distinctiveness of this area compared to the rest of the historic city core.
- The boundary is rational, generated by the southern campus in complete ownership by the University, same land uses, and the historic street pattern that frames it.
- In the north the boundary is drawn up to the edge of Quarryheads Lane to capture the main access point to St Mary’s College, and Bow School that has historic interest and is an important part of the college’s setting.

- The west boundary excludes Durham University Business School, while the south boundary excludes John Snow College, South College, Collingwood College, and those beyond. These were assessed as having insufficient architectural quality to justify conservation area status.
- Grey College is not included as its identified significance does not lie in the site’s architectural interest, character, or appearance but in its social/educational history, its setting and cathedral view protected by the world heritage site’s setting.
- Durham University Science Park Site is excluded as this does not have the depth of age or quality, developing piecemeal where older buildings are mixed with modern of limited quality, hence of limited character.
- Modern buildings such as Teikyo University of Japan, and the Oriental Museum, are included based on rationalising the boundary, but are neutral in contribution.

- Architecturally, the main college buildings are individually designed and distinctive but follow similar themes.
- The individual college sites are related by land use and their relationship as part of the University’s 20th century expansion programme.
- The public realm is well connected with designed axial linkages.

The conclusion is that the Durham City Hill Colleges Conservation Area boundary is logically informed by the topography, street pattern, historic landscape elements and built form of high architectural quality that contrasts with the ancient city core. These combine to create a unique place of architectural and historic interest, distinctiveness, and individual character with unifying themes to merit designation, which deserves careful management to be preserved or enhanced for this and the future generations.

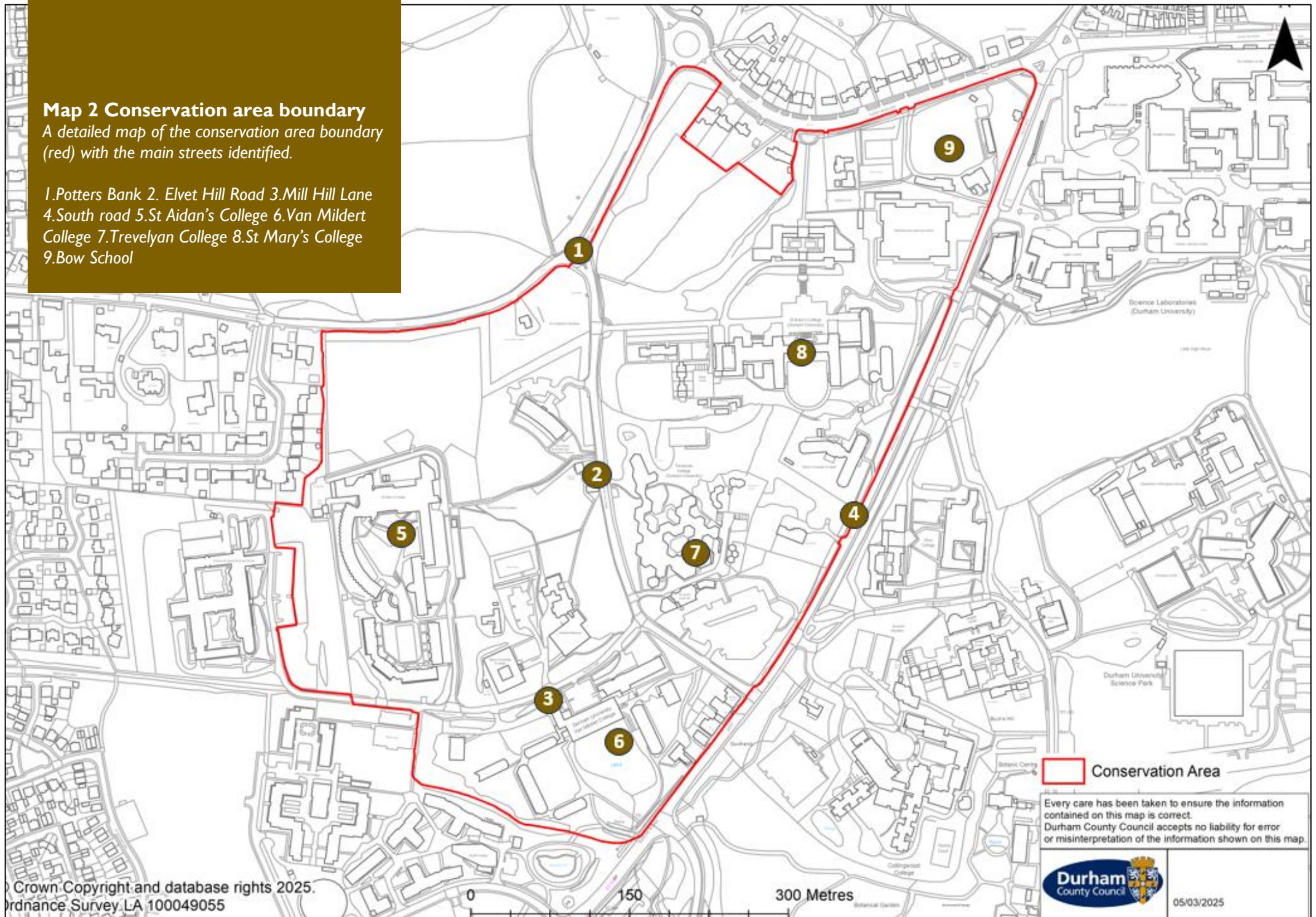
The significance of the conservation area architecturally and in landscape terms is acknowledged by Martin Roberts in his book *“The Buildings and Landscapes of Durham”* (2013).

“Durham University has changed the face of the City of Durham over the past 180 years. The university has done great good here, and the richness of what it inherited and has conserved, and the beauty of what it built and newly landscaped, is its legacy to the city.”

Map 2 Conservation area boundary

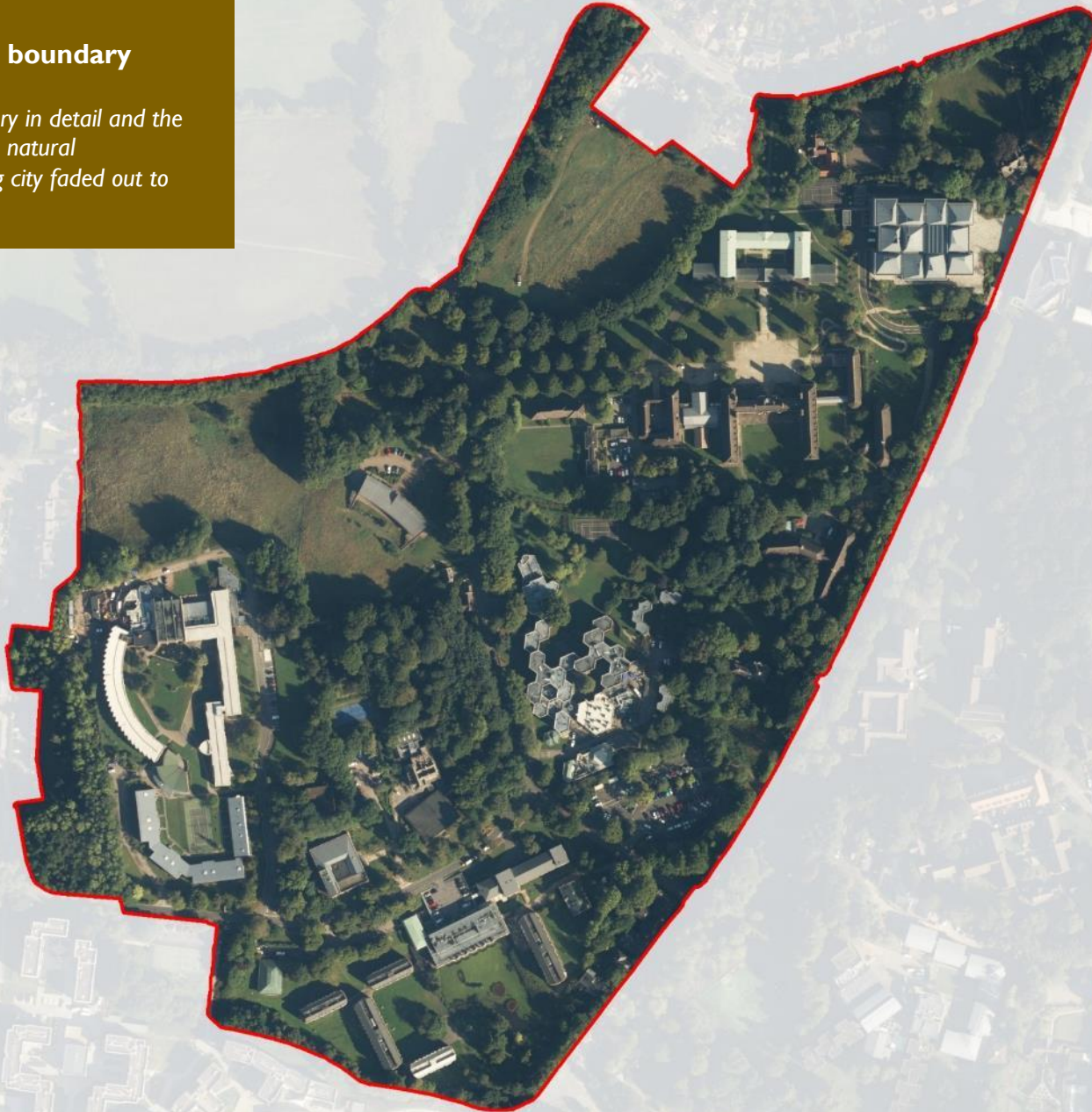
A detailed map of the conservation area boundary (red) with the main streets identified.

1. Potters Bank
2. Elvet Hill Road
3. Mill Hill Lane
4. South road
5. St Aidan's College
6. Van Mildert College
7. Trevelyan College
8. St Mary's College
9. Bow School



Map 3 Conservation area boundary (aerial map)

The aerial map shows the boundary in detail and the distinction between the urban and natural environments with the surrounding city faded out to give greater clarity.

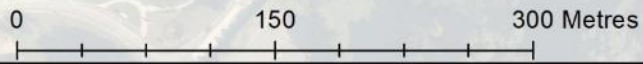


 Conservation Area

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05/03/2025



2.3 Summary of special interest

Architectural interest

- The architectural distinctiveness, and high quality of individually designed purpose-built colleges by well-known national and locally important architects.
- Bold modernist styles, of different compositions, with inventive detailing, seen as innovative at the time.
- Original designs completeness with later additions adding architectural interest.
- Consistent theme of buildings designed to embrace the unique topography, landscape features and setting, with designed sightlines of the cathedral.
- Architecturally the buildings are unlike anything else in the city providing a unique collection of innovative 20th century development.



Fig 4 above. A main block at Van Mildert facing the water feature.

Historic and evidential interest

- Significant part of the University’s post-war expansion programme, representing a specific phase in the historic development of the city.
- The surviving remnants of the historic landscape associated with Elvet Hill Hall estate.
- The conserved and legible historic layout of Quarryheads Lane, South Road, Potters Bank, Elvet Hill Road, and Mill Hill Lane.
- The surviving 19th century buildings of different form, use and character.
- The historic value of St Cuthbert’s Cemetery that contains tombs to the great and good, academics, and Scottish soldiers.



Fig 5 above. A 19th century former private house.

Community and intangibles

- There is high significance in the life of the student communities at the colleges and in providing workplaces for the wider region.
- The importance in terms of the collective memories of college and university life for students and staff.
- The importance of the colleges as part of the historic and internationally renowned Durham University.



Fig 6 above. A college’s private communal space.

Topography and setting

- The distinctive and varied topography, with the Elvet Hill site specifically chosen for its unique topography and openness.
- The landscape setting contribution to the other city conservation areas and to the inner setting of Durham Castle and Cathedral World Heritage Site.
- The significant views the landscape affords across Durham City.
- The combination of the area’s position, topography, and surrounding landscape features including Great High Wood, Little High Wood and Windmill Hill Plantation informing the high quality setting to the colleges campus sites and woodland backdrop to the wider city.
- The sense of containment and individual identity of the college sites informed by the topography and landscape setting.



Fig 7 above. An open grounds and trees at Bow School

Green and blue infrastructure assets

- The abundance of greenery and variation in type, spatial scales and unifying leafy parkland character of high aesthetic value.
- The contrast of the openness within the college campus sites and enclosure provided by surrounding trees and woodland.
- The area’s intrinsic contribution as part of the landscape setting to the city centre, and the green corridor approaches it provides.
- The high value of the groups of trees, smaller pockets of woodland, hedgerows lining boundaries, and open green spaces as part of the original college designs.
- The uniqueness of Van Mildert College where the vision was to create a romantic landscape with the lake as its centrepiece and the college buildings laid-out around it.
- The overall parkland character testifying to the area’s historic roots.

Views

- The designed visual relationship between the colleges and the peninsula, providing spectacular views of the cathedral from elevated ground. These are of importance to the college sites and the setting of Durham Castle and Cathedral World Heritage Site.
- The high value of the unfolding views approaching the colleges giving a visual appreciation and understanding of their architectural style and quality.



Fig 8 above. A view of the cathedral from the hill next to St Mary’s College.

Public realm

- The high emphasis placed on the site layouts as part of the original designs with buildings designed to embrace and enclose space.
- The high quality of the spaces often set on different levels, and connections around and between the college campus sites.
- The spaces are enhanced by the careful placement of ornamental features and public art pieces adding interest.
- The many different routes that spread throughout the area and the changing experiences they provide, for example at Van Mildert College lakeside paths designed to take natural lines snaking away from the college to South Road, contrasting with the open hardscape forecourt, tree lined avenue at St Marys, and the steep steps up Windy Hill to St Aidan’s College.



Fig 9 above. A selection of images showing different areas of public realm within the conservation area Van Mildert College, St Mary’s College, and Durham University Teaching and Learning Centre, displacing the parkland character.

2.4 Topography and setting

The unique topography (*the physical form, features, and appearance of land surfaces for example rivers, valleys, hills*) of Durham City is one of its most significant features that has shaped its plan and built form and is a defining characteristic of its special interest and sense of place.

Durham City lies within a wide belt of coal measure in a broad valley at the confluence of two rivers, the River Browney, and the River Wear. In the Ice Age, glacial deposits of sands and gravels were left and choked the river valley. 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.

The historic core of the city is focussed on this deeply incised gorge forming a tight bend in the river which provided a strong defensive site and an arresting setting for the Norman castle and cathedral. The medieval city lay on the peninsula behind its defensive walls, spreading out across the neck of the peninsula and onto the opposing riverbanks from Framwellgate and Elvet Bridges and up the ridge to the north-east towards Gilesgate.

South of the peninsula the topography is varied, with the individual colleges relatively flat but set on higher ground at variable altitudes. The landscape is a mixture of surviving historic parkland, and the ancient hilly woodland and ridges of Great High Wood, Little High Wood, Hollinside Wood and Blaid’s Wood. These woodlands provide containment to the urban core, and both an immediate and broader scenic green backdrop to the city, and there are mature trees and hedgerows scattered across the area.

The landscape has historically been valued for the openness and leafiness it contributes to the approaches to the city along the A167, Potters Bank, and the A177/South Road. It is of historical interest, associated with Mount Oswald, Elvet Hill and Oswald House country estates. This landscape penetrates the heart of the city’s urban form creating a green setting to its buildings that is of high aesthetic value.

The 20th century resulted in areas of farmland and historic parkland on the northern, eastern, and southern approaches to the city developed in a very open form. In the south the Hill Colleges and various teaching buildings of the University developed in open campuses creating a gradual leafy transition with the surrounding countryside. Despite the density of urban form, it still has a high urban tree canopy cover which contributes significantly to the character of the place and the quality of views.

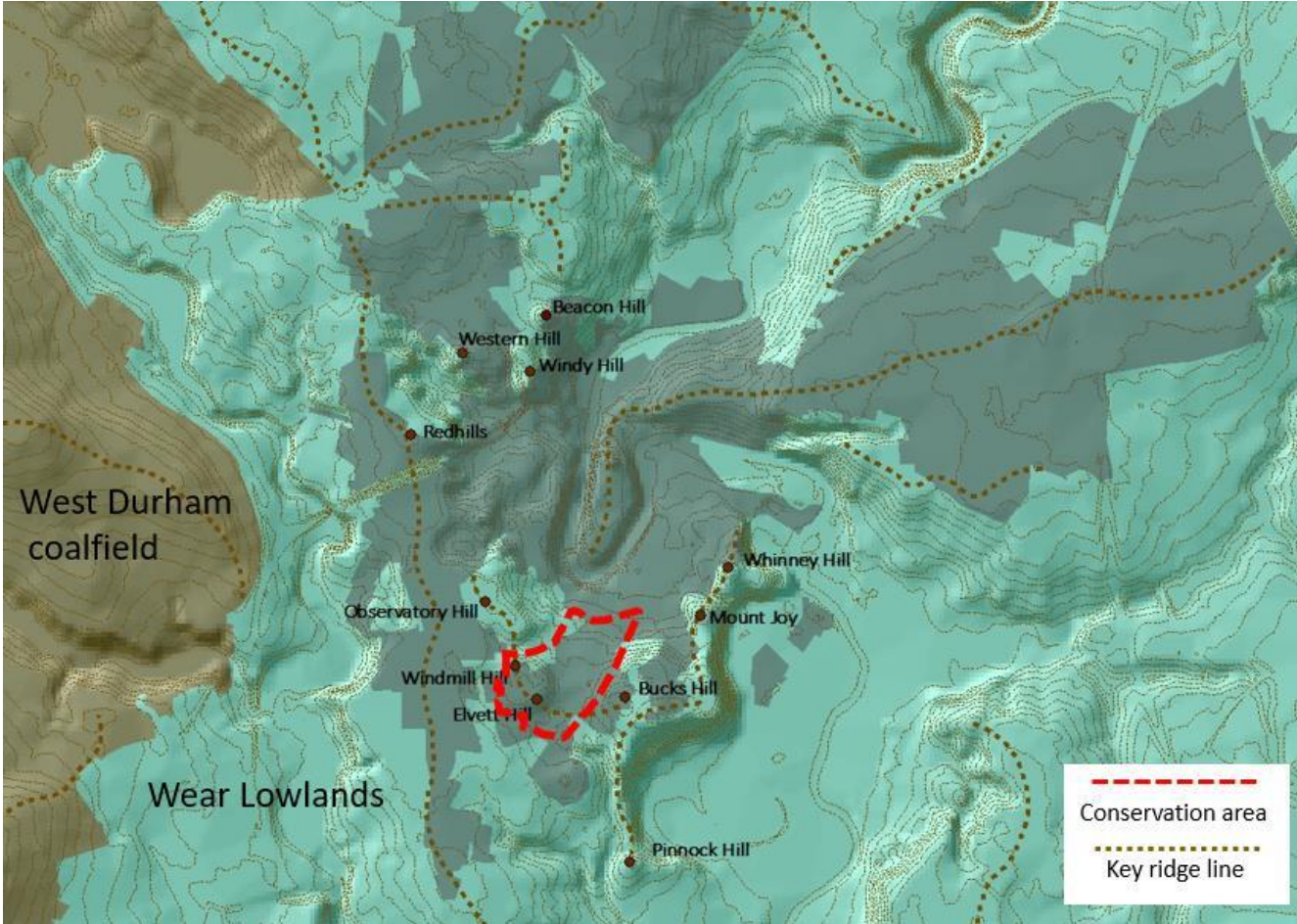


Fig 10 above. Examples of the leafy parkland character experienced across the Hill Colleges Conservation Area, which has a very high urban tree canopy cover contributing positively to its character and sense of place.

One significant reason for the development of the colleges on Windy Hill and Elvet Hill was because of the area’s unique topography and openness. The individual colleges were designed to embrace the landscape, with St Mary’s acknowledging the view of the cathedral, and likewise St Aidan’s out from the library, maintaining a visual connection back to the university’s home on the peninsula.

The immediate setting of Durham City Hill Colleges Conservation Area varies from place to place. In the north it is informed by the suburban street of Quarryheads Lane with the peninsula woodland providing a green backdrop. In the east it is dominated by the highly varied and large scaled piecemeal 20th and 21st century development on the Durham University Science Park Site. In the west Potters Bank is semi-rural in character that changes to an area of dense 20th century residential development up to the A167. In the south are further colleges then the former mid-Victorian parkland overlaid by the 20th century botanic gardens, and the surviving 19th century estate of Mount Oswald including parkland, pleasure grounds and roadside woodland.

Fig 11 below. A digital terrain map showing the varied topography of Durham City and the main ridge and hill lines surrounding the historic urban core, with the conservation area highlighted in red for context.



Map 4 Setting

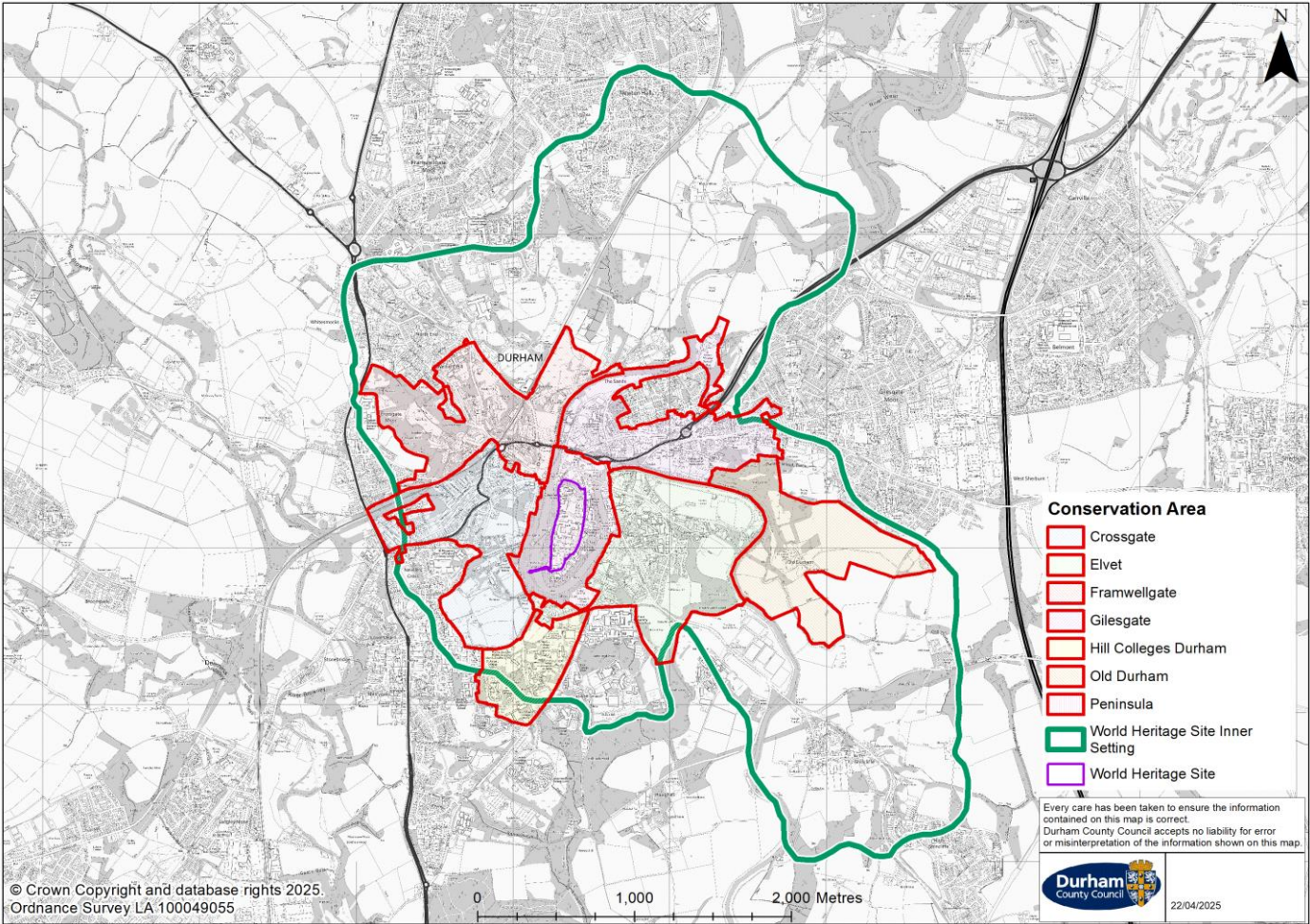
The map shows the 7 Durham City Conservation Areas in combination and the boundary of Durham Castle and Cathedral World Heritage Site, and its inner setting. This demonstrates the intrinsic relationship. It should be noted that the World Heritage Site setting boundary is not tightly delineated but is more “zone” like where the topography, tree coverage, buildings heights, road, and street patterns determine cathedral visibility.

The inner setting is loosely defined as the ridges and hill tops surrounding the historic core of the city in which the World Heritage Site sits and contains the more significant views of the castle and cathedral.

An important attribute of the significance of the Durham City Hill Colleges Conservation Area is the important role it plays as part of the wider city. It has intrinsic group value with the other conservation areas in Durham City, which form a major part of the setting of Durham Castle and Cathedral World Heritage Site.

The conservation area contributes positively in terms of the significant views it provides of the cathedral marking the university’s home on the peninsula, the framework of the different approaches along the principle historic streets and other historic routes, and the different visual experiences they provide.

This includes the change in character from the modern college campus and enclosed green corridor approaches opening to the historic city centre in the form of Victorian/Edwardian terraced housing lining the roadside. Further the preserved historic parkland and landscape provides a sense of how historic approaches into the city would have been experienced.



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The splendid designed panoramic view of Durham Cathedral taken from the higher ground at St Aidan's College. The limestone escarpment provides the distant skyline, with the cathedral a majestic skyline focal point in its broad landscape setting, better revealed in the winter months.

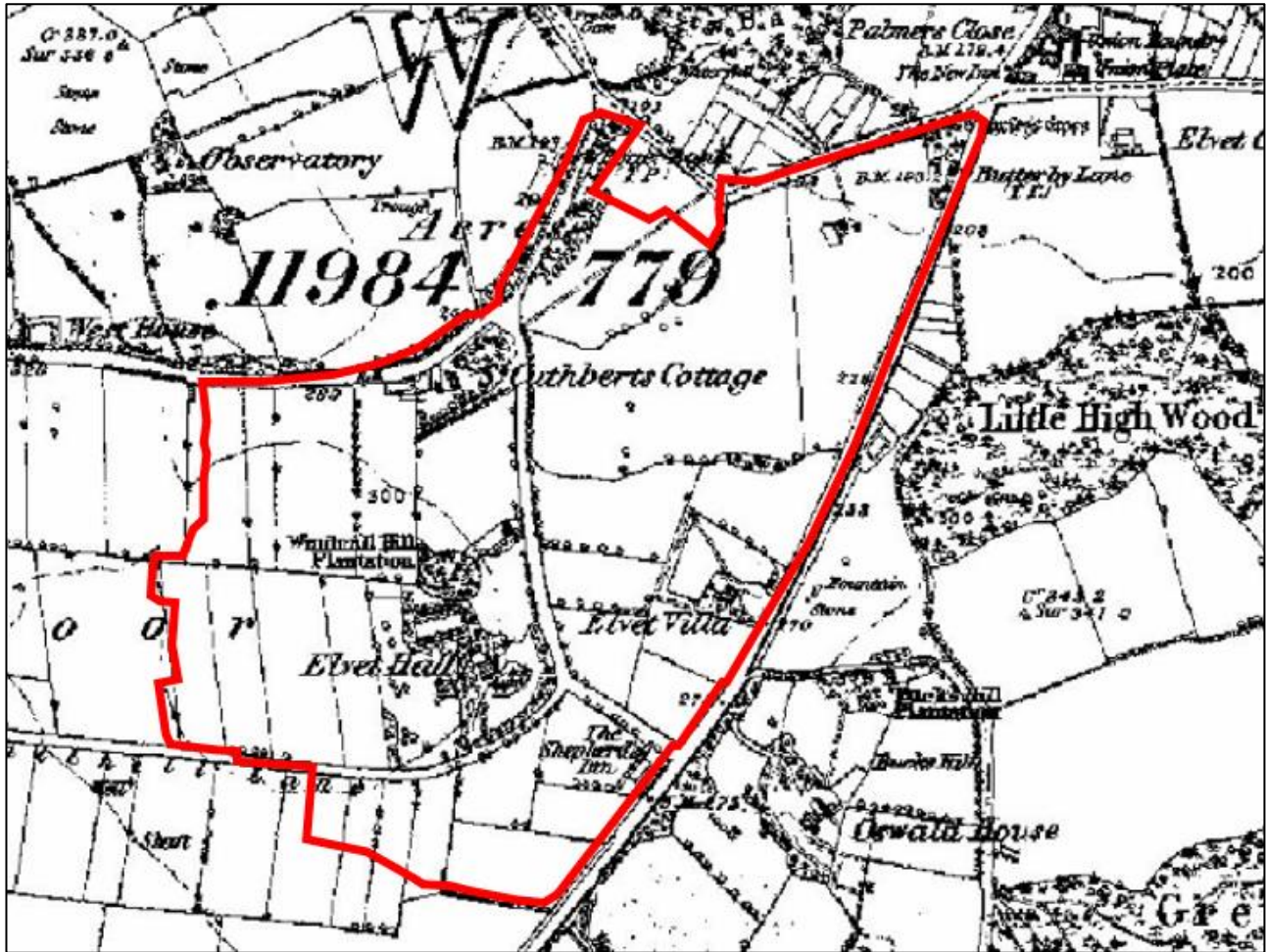


2.5 Historic development

Durham University was legally established in 1832 and is the third oldest university in England. It opened in 1833 with 19 scholars and 18 students. It continued to grow significantly with new colleges founded and an ever increasing number of students. After WWII the university expanded rapidly believing that growth was essential and that more accommodation was the necessary first step. New colleges were also needed to meet the number of new university places that the Government wished to create. Durham’s response was to propose new colleges on land it owned to the south of the peninsula, on which there was no room for large-scaled expansion.

OS map c.1856 (right) the detailed 1st edition Ordnance Survey records that the conservation area consisted of open farmland, plantations, and the historic county house estate of Elvet Hall with a scattering of smaller scale buildings such as Elvet Villa, The Shepherds Inn, and St Cuthbert’s Cottage. The area is dominated by landscape with the street pattern of Mill Hill Lane, Elvet Hill Road, and South Road depicted as seen today. It also shows St Cuthbert’s Cemetery and cottage in the north east corner of the Elvet Hall estate.

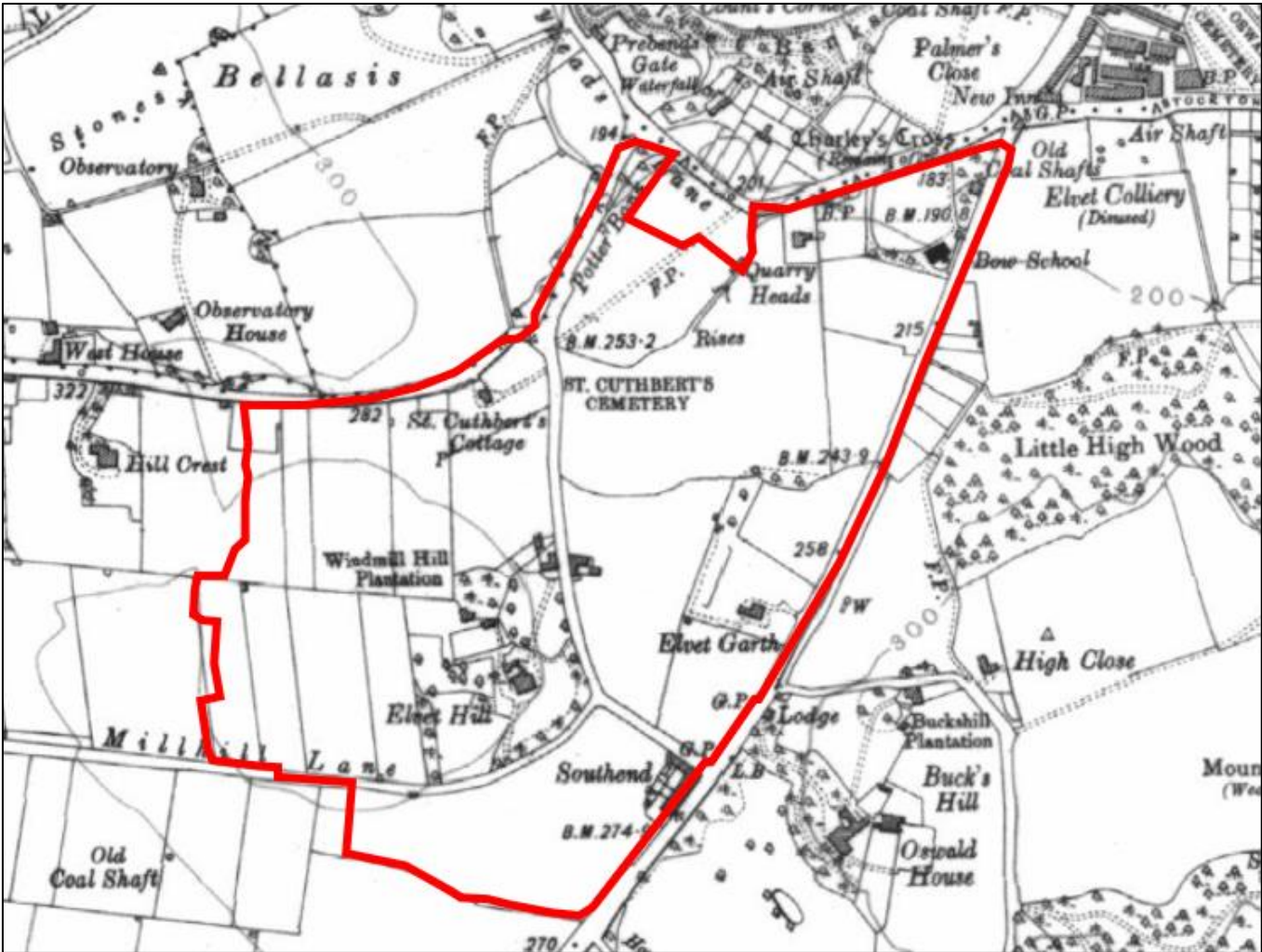
Fig 12 below. A series of historic ordnance survey maps follows from 1860 to 1979.



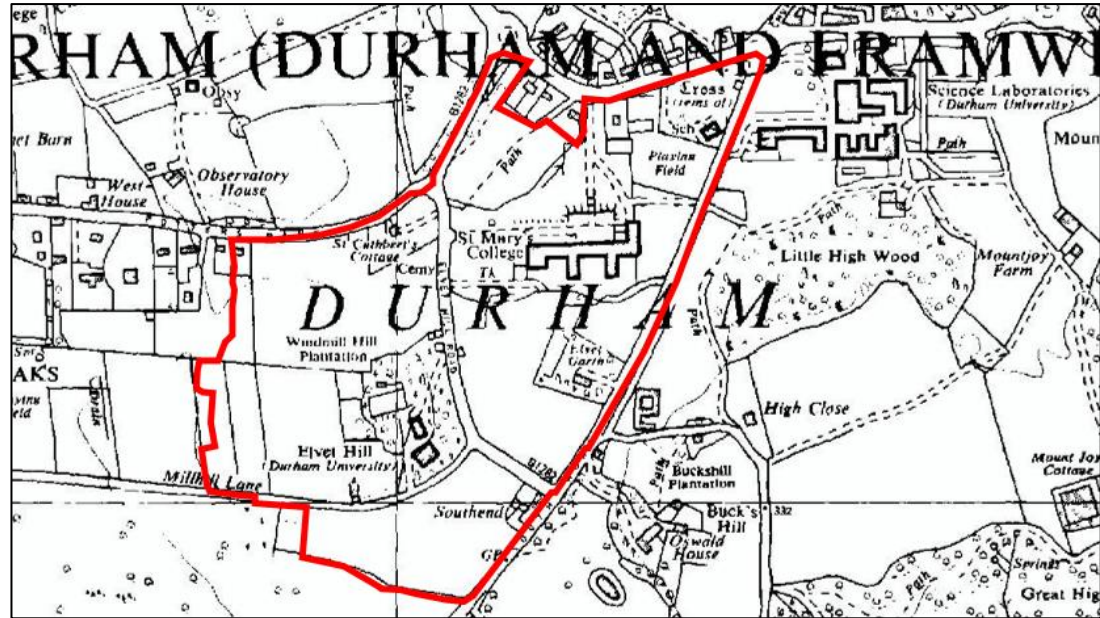
The area remained largely in an undeveloped open form up until the mid 20th century. The 3rd edition **Ordnance Survey map of c1923 (right)** records only limited changes. Bow School is established in the north corner of the conservation area and the detached property of High Close in the southeast near to Oswald House.

St Mary's College became the first of the University's new "Hill Colleges" to be built. Construction began in 1947 with the lower north block added later in the 1960s. A further planned increase in student numbers resulted in the construction of St Aidan's College in 1964, Van Mildert College in 1965, and Trevelyan College in 1967. Some limited residential development also appeared at this time on Quarryheads Lane.

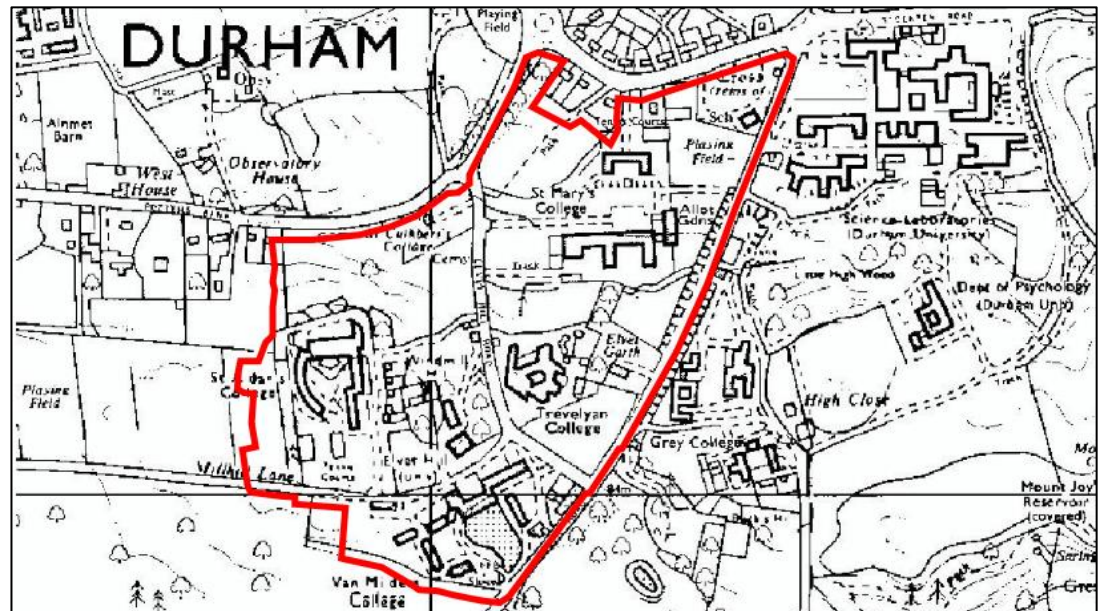
There was further development at the different college sites during the mid and later parts of the 20th century with the Williamson Building constructed at St Mary's College along with four new staff houses and later extension blocks. At St Aidan's College detached staff accommodation, a Principal's house, and extensions were added, and finally the Lindisfarne Centre in 1993. At Trevelyan College a hall, library and accommodation blocks were later additions, whilst Van Mildert College was extended over two phases towards Elvet Hill Road.



OS map c.1960-69 records the introduction of the first new college of St Mary's, and the residential dwellings lining Quarryheads Lane.



OS map c.1970-79 shows the original Hill Colleges with the Williamson Building added on lower ground in the north from the main building at St Mary's.



2.6 Heritage assets

Durham City Hill Colleges Conservation Area, a designated heritage asset in its own right, contains a number of individual heritage assets that create its historic identity and distinctiveness making an invaluable positive contribution to the conservation area. The designated and non-designated heritage assets within the conservation area are identified on the following page.



Fig 12 above. The grade II listed former coach house, saddle room, byre, hay loft and hen house of c.1868 recently restored.

Definition of heritage assets

Scheduled monuments

Archaeological sites and monuments which meet the test of national importance may be scheduled.

Listed buildings

These are buildings and structures defined by the Secretary of State as being of “special architectural or historic interest,” and of importance on a national scale. **Grade I** buildings are of exceptional interest, (only c.2.5% of listed buildings)

Grade II* buildings are particularly important buildings of more than special interest; (c.5.8% of listed buildings)

Grade II buildings are of special interest; (c.91.7% of all listed buildings)

Non-designated heritage assets (NDHAs) and Locally Listed assets

These are buildings, monuments, sites, places, areas, or landscapes identified as having a degree of significance meriting consideration in planning decisions because of their heritage interest but which do not meet the criteria for listing.

Fig 13 below. The characterful Elvet Hill Cottage dating from the 19th century and a non-designated heritage asset, below the Arts and Crafts style Chorister School building facing Quarryheads Lane.



Map 6 NDHAs

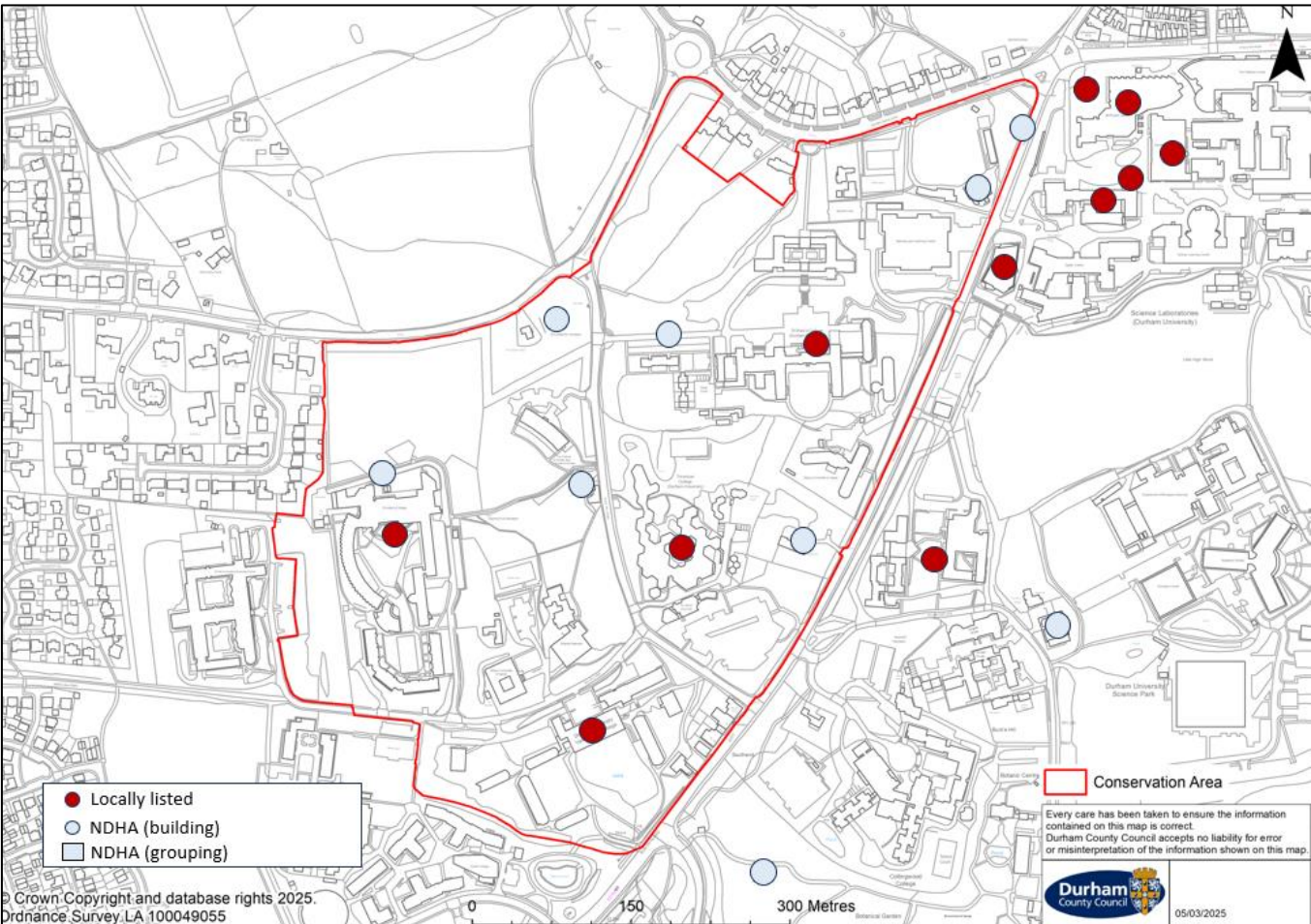
The map identifies the NDHAs identified within the conservation area.

The process setting out how the non-designated heritage assets were identified can be found within the Strategic Context document. It should be noted that the NDHA's are subject to change with further identification. The omission of a particular building, structure, or feature, at this time should not be taken as an assumption that it is not a NDHA.

Locally listed: St Aidan's College, Van Mildert College, Trevelyan College, St Marys College.

NDHAs: Wheel Cross Sculpture St Aidan's College, St Cuthbert's Cemetery (or Bow Cemetery), Elvet Hill Cottage, Elvet Garth, lamp posts main avenue St Mary's College, Bow School, former Toll House South Road.

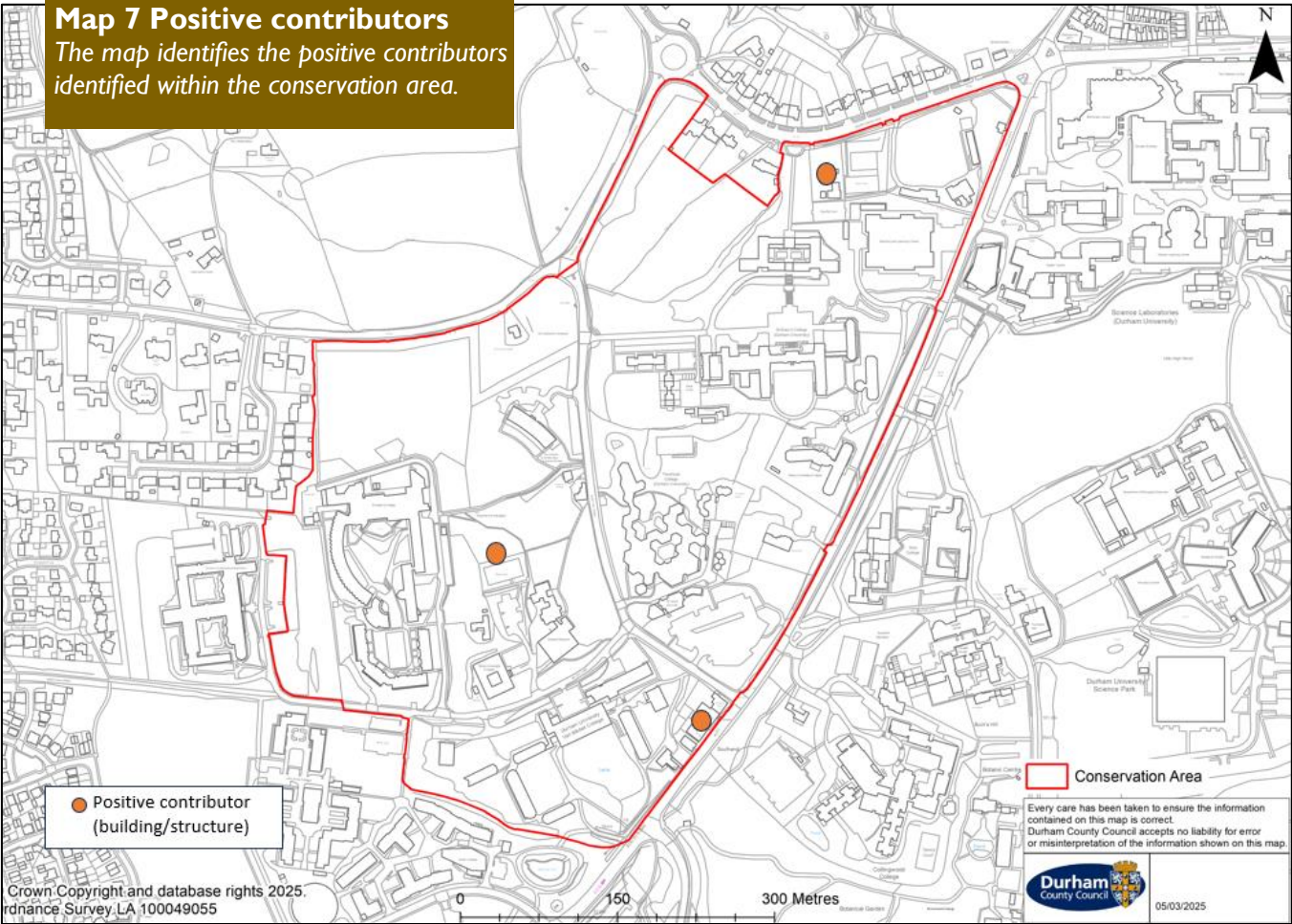
Locally listed / NDHAs on the periphery of the boundary and within the conservation areas setting (included for context): Physics Building Lower Mountjoy, Grey College, Department of Geography Science Park, Dawson Building Science Park, Bill Bryson Library Science Park, Cry for Justice Sculpture Science Park, British Isles Floor Sculpture, Fountains Hall, Botanic Gardens.



2.7 Townscape – positive contributors

There are many other buildings of low to moderate significance which make a positive contribution to the area’s character and appearance but do not meet enough selection criteria to be classified as non-designated heritage assets. It is important that such positive contributors are identified separately, as such buildings still help to shape the area’s character, identity, and sense of place. It should be noted that this is not a definitive list, the omission of any particular building, structure, or feature, should not be automatically taken to imply that it is of no interest.

Positive contributors: Durham School Building / Chorister School (No 22 Quarryheads Lane), surviving section of 19th century walled garden boundary, Nos 1-5 South Road.



2.8 Landscape, green and blue infrastructure assets

Green infrastructure (GI) is the term used to describe the network of natural features within both urban and rural areas. They are not just limited to green spaces in the traditional sense such as public parks but can be a variety of types, uses, different spatial scales and character that thread nature into the urban environment. Such green assets can contribute significantly to the areas special character, visual quality and to the setting of its streets, spaces, and buildings. As well as enhancing biodiversity, generally improving the quality of the environment, helping with climate change mitigation, and people's sense of wellbeing.

Two categories of green infrastructure assets have been established as part of the CAMP. The first is the broad range that includes common features such verges, roundabouts with soft landscaping, general green amenity spaces, sports pitches, street trees, play spaces and private gardens visible in the streetscene. The second category are the more significant green spaces that have added historic, evidential, communal, social, and aesthetic values.

Although identified as an urban landscape, the original design theme of the college campus sites was to embrace the unique topography, openness, and landscape features and as a result the area boasts a high volume of GI assets.

At a broader level they include the trees, hawthorn hedgerows and scrub vegetation bounding the carriageways and footways. These features often combine to provide containment and an intimate feeling with the college sites. Along South Road and Potters Bank such features combined with embankments create green corridor approaches into/out of the city centre. There are street trees, open green amenity spaces, and areas of planting, which add positively to the aesthetic quality of the place.

Part of the conservation area along the east side of Potters Bank up to St Aidan's and St Mary's Colleges is designated as part of an Area of Higher Landscape Value. This is defined as an area which is considered to be of high landscape quality with strong distinctive characteristics that make them particularly sensitive to development.

The GI assets of higher significance include St. Cuthberts Cemetery, containing mature mixed woodland and meadow, the original designed landscaped grounds of the main Hill Colleges, some by well-known landscape architects, Windmill Hill and plantation, and the grounds at Bow School.

The grounds of The Institute for Middle East and Islamic Studies building are also notable, the building embraces the landscape sensitively with the site enhanced by soft landscape design including new woodland and structure planting to visually soften the introduction of the large building.

While not contained within the conservation area boundary areas of dense ancient and secondary woodland at Great High Wood and Little High Wood play a significant role in the setting of the conservation area and inform part of the woodland backdrop to the historic core of the city, contributing significantly to the quality of views. Additionally, in parts the woodland plays a vital function in screening surrounding modern developments.

In terms of blue infrastructure this relates to the lake at Van Mildert College and ponds found at St Aidan's and Trevelyan Colleges which add different natural features of interest, which enhance the setting of the respective buildings.

Fig 14 right. An aerial view identifying the green and blue infrastructure assets that contribute positively within the conservation area.

Map Key

-  Old Enclosure (Area High Landscape Value)
-  Woodland (setting contribution/Area of High Landscape Value)
-  Parkland/Trees
-  Designed open green amenity spaces
-  Green corridor
-  Churchyard
-  Playing fields
-  Water feature



Fig 15 below. Examples of green spaces within the conservation area; the grounds at St Mary's College, Van Mildert College, Trevelyan College, Mill Hill Lane, and South Road.



2.9 Landmarks, views and vistas

Durham is a city renowned for its views, where the topography, historic development, and layout combine to generate a high number of important and evolving views¹ that contribute significantly to its special character and how this is experienced. Views can be sequential, static, or dynamic¹, they may be short or long range, glimpses between or above buildings, or panoramas. As referenced previously, the site for the University's southern campus was chosen in part to take advantage of the higher ground and its openness to exploit views of Durham Cathedral. Added to this are the close quarter views of the architecturally distinctive college buildings that define this conservation area's special interest.

Key views are identified in detail in Part B.

Map Key

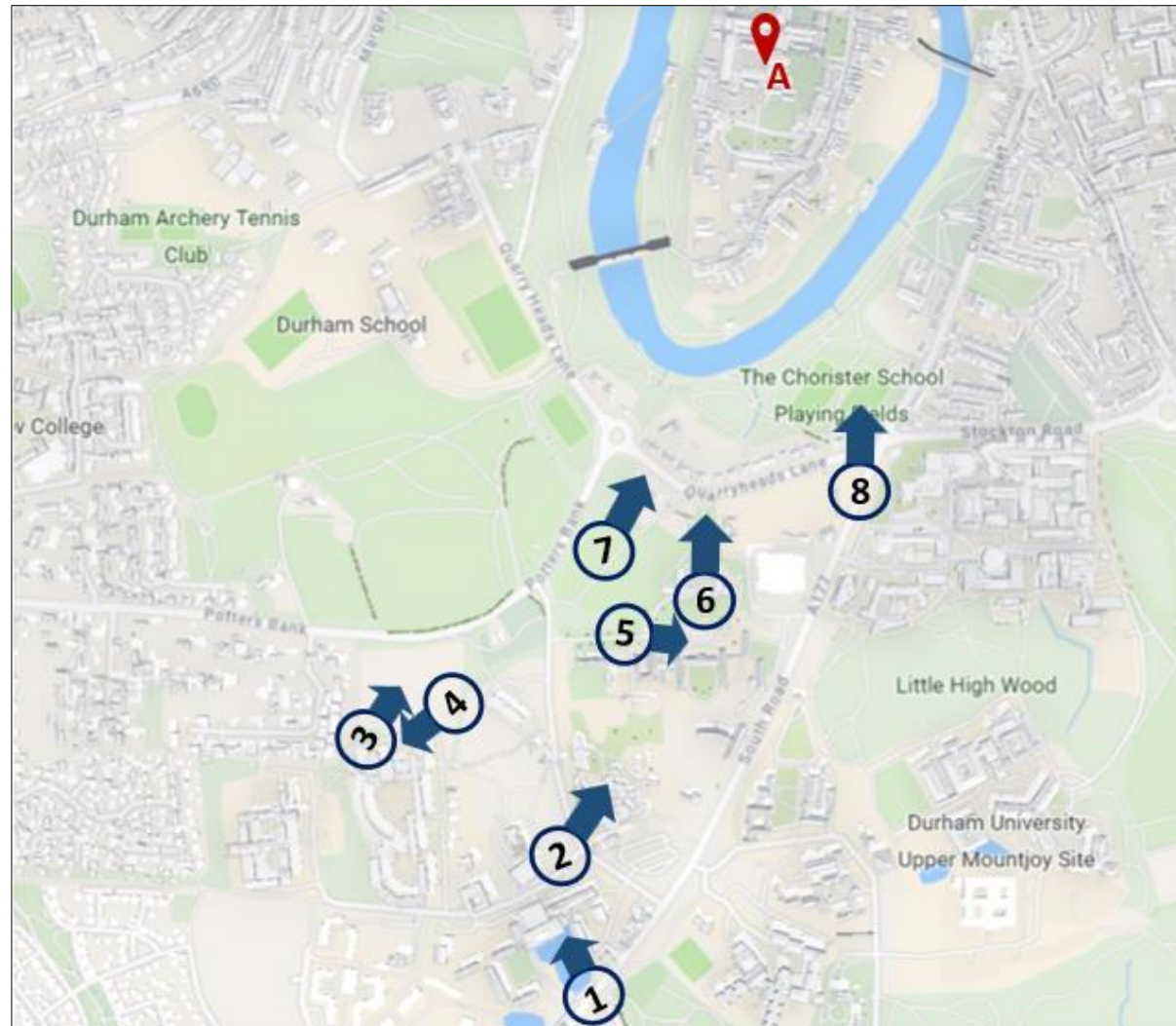
1. View north of Van Mildert College
2. View east of Trevelyan College
3. View north eastwards of Durham Cathedral.
4. View southwest of St Aidan's College
5. Emerging view of St Mary's College.
6. Middle distance view north from St Mary's College main forecourt of Durham Cathedral.
7. View north from hill south side of Potters Bank
8. Cathedral view along South Road.

Landmark A-Durham Cathedral,

¹ a view where the focal point draws in with movement and is not at first always apparent

Map 8 View/vantage point map

The map identifies a selection of important views/vantage points. Exclusion should not be seen that others do not contribute positively to the character and appearance of the conservation area.



2.10 Movement, activity and atmosphere

The Hill Colleges are set around a conserved and legible historic layout. This layout and the experiences it provides is fundamental to the special interest of the conservation area. The 19th century pattern is informed by the historic routes of Quarryheads Lane, South Road, Potters Bank, Elvet Hill Road, and Mill Hill Lane. These provide the main traffic and pedestrian routes, with Potters Bank and South Road key gateways and approaches into/out from the city centre. These are also the main bus routes within the conservation area with the park and ride facility a short walk away in the south.

Pedestrians can enter the college sites and buildings from different routes and there are deliberately designed routes between the separate colleges. The most appealing are the tree lined avenue approach to the Ferguson Building at St. Mary’s College, the steep climb up the steps up Windmill Hill to St Aidan’s College, and the winding lakeside paths around the front of Van Mildert College. Some routes are however via steps or steep gradients that may be difficult for some people.

There are other pedestrian routes linking the campus to the other college sites in the south, the university science site and city centre in the north, the science park in the east, and the city centre.

Given the predominant educational and accommodation land uses and wider connections the area can be very busy and noisy with traffic along the main east and west routes, and with high student footfall. In contrast within the college sites, vehicular movement is limited, with a focus on a pedestrian friendly environment, and overall, the conservation area is a highly permeable place offering a pleasant walking experience.

The individual sites have a quiet academic atmosphere and feeling of community. There are also designed outdoor spaces that encourage people to stop and interact that strengthens the sense of community and encourages activity, but equally can provide a place of quiet retreat.

Fig 16 right. Example of different routes along Mill Hill Lane and the steep climb up to St Aidan’s College.

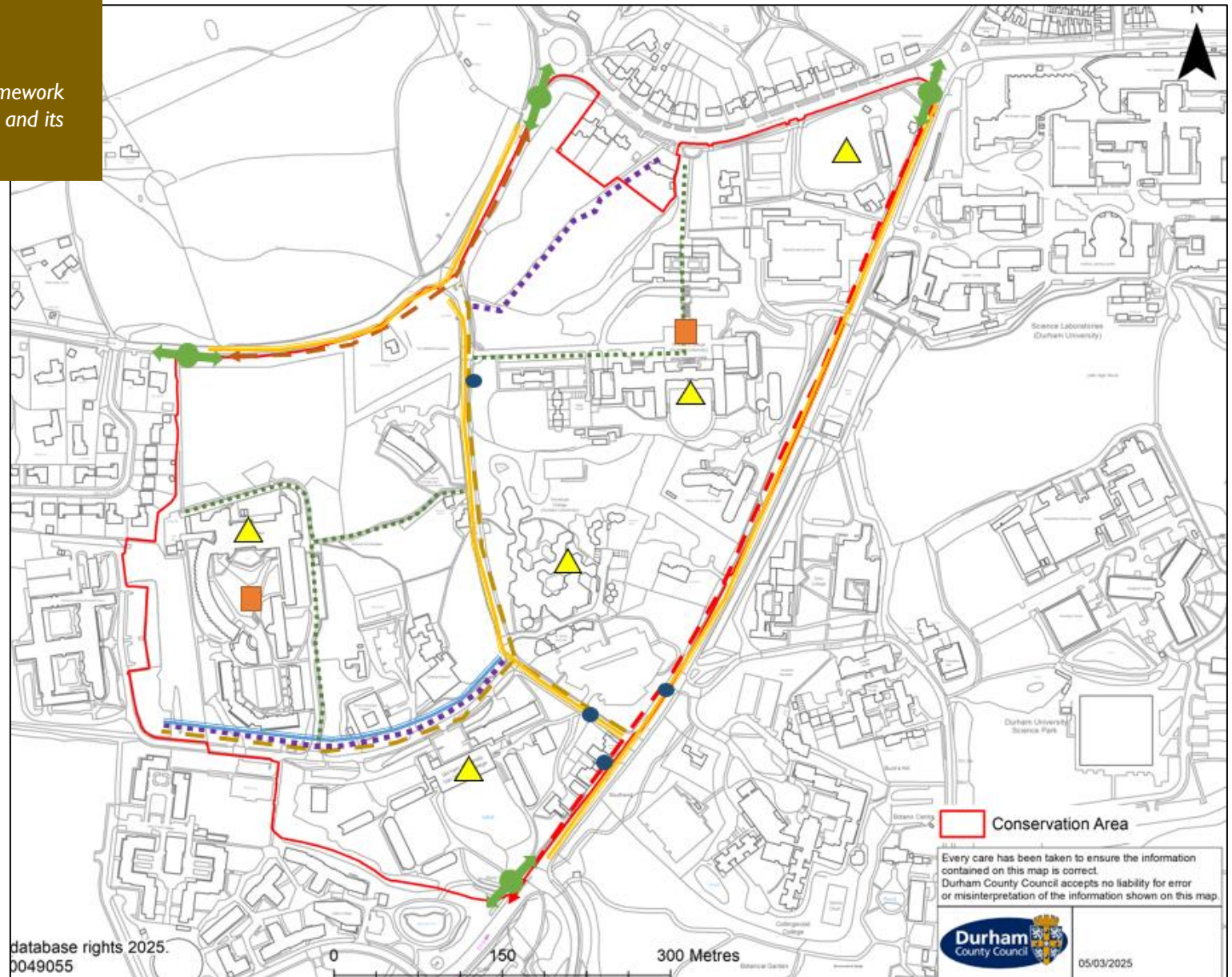


Map 9 Movement map

The map identifies the main movement framework and key points within the conservation area and its surrounding environment.

Key to map

-  Gateway
-  major through road
-  Smaller/secondary road
-  Unclassified road
-  Public Rights of Way
-  Other pedestrian route/unadopted
-  Bus stops
-  Primary walking route/High usage
-  Walking route medium usage
-  Walking low usage
-  Key destination
-  Key node/communal space



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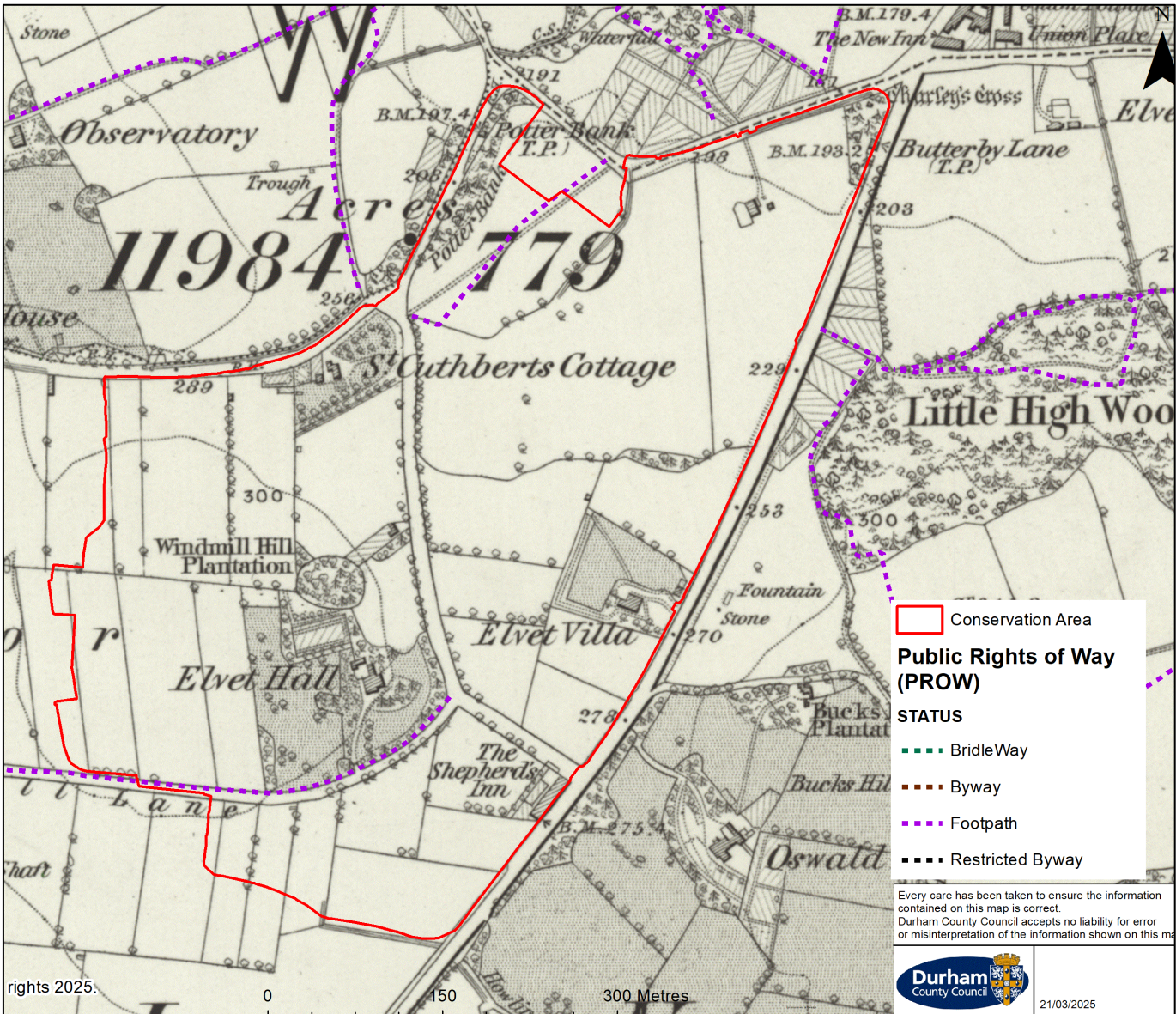
Map 10 Movement map (historic)

Movement map overlaid onto a 1st edition Ordnance Survey map c.1860 showing the pattern of historic routes many likely pre-dating the detailed recording.

The early layout of the road pattern combined with the historic lanes, paths and tracks have a formative impact on access and movement through the area and are characterful distinctive routes contributing positively to the significance of the conservation area. The historic routes are still legible and navigable, with obvious routes to the cathedral. Some of these are potentially part of the pilgrim trail, although this is conjectural, adding to the better known linkages to Finchale, Beaufrepaire, and Kepier, and the route of Cades Road.

Cades Road is an undefined Roman route believed to have been constructed between 138 and 161AD, a decade or so after Hadrian's Wall. It represented a north-south link between York and the Tyne, in County Durham passed Chester-le-Street, Kepier, Old Durham and Shincliffe. It is named after John Cade of Durham, an 18th century antiquarian who in 1785 proposed its existence and possible course.






They are key to understanding the historic development of Durham and thread together all the historic assets, offering a tangible link back to Durham's past.



2.11 Land use

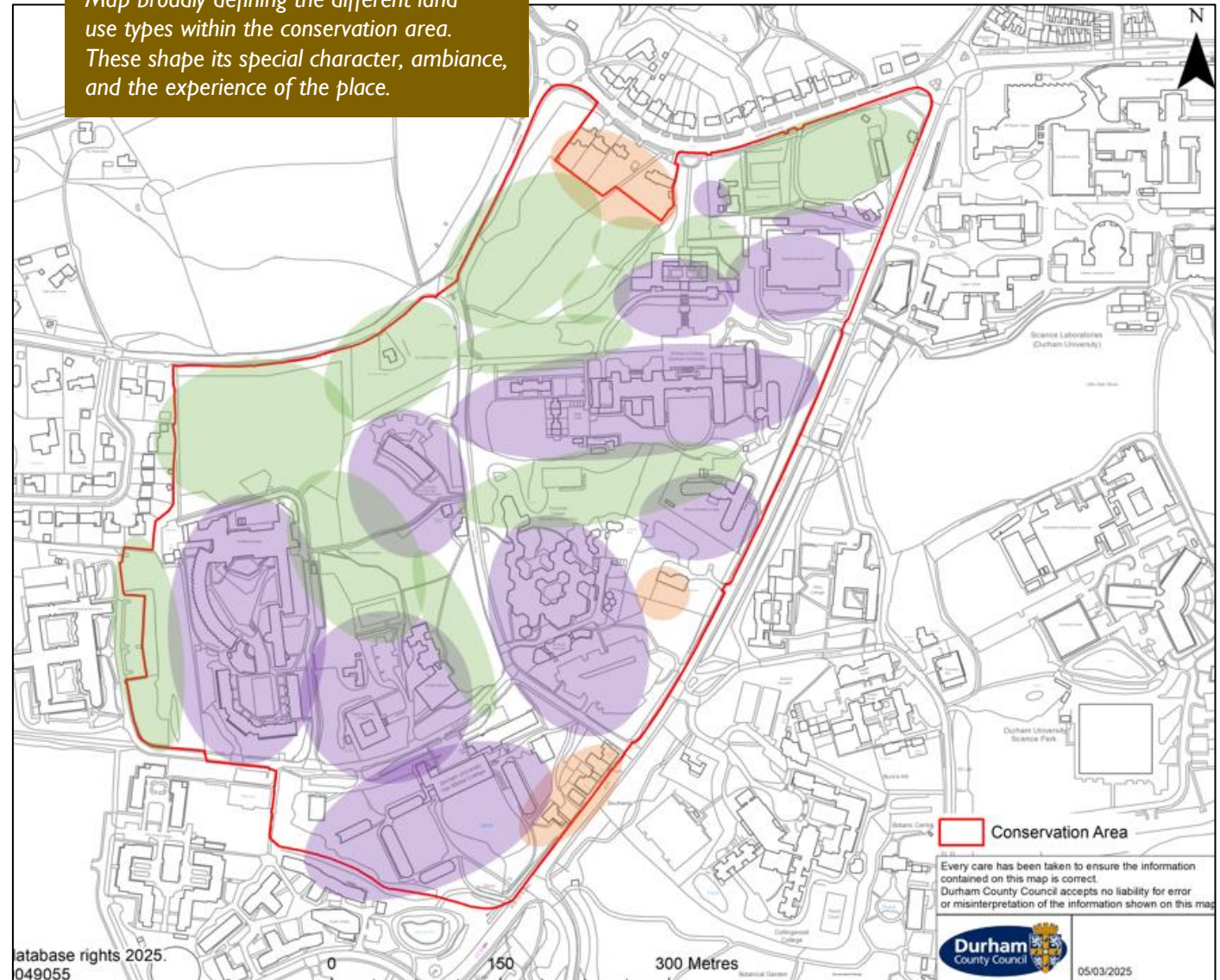
Land use defines building types and character that changes from place to place, the plan broadly illustrates the land uses within Durham City Hill Colleges Conservation Area.

Map key

-  Residential
-  Ecclesiastical
-  Commercial
-  Educational/Student Accommodation
-  Landscape/Recreation / Leisure

Map 11 Land use

Map broadly defining the different land use types within the conservation area. These shape its special character, ambience, and the experience of the place.



2.12 Layout, pattern and grain

The conservation area has developed organically over hilly land that is most strongly noticed when travelling to the colleges from the city centre. The layout and loose grain of the area provides an understanding of how it has evolved and how built development has been introduced into the landscape, a key part of the areas special interest and character.

As identified in the historic development section the area remained largely unchanged up until the mid-to late 20th century when rapid change occurred with the construction of the hill colleges. However, this retained the historic street pattern with a lot of buildings and infrastructure crammed into the land between the main streets and lanes, that act as containment boundaries.

The area has a high density of built form but still manages to retain an open parkland feel that also provides important breathable space around the buildings and between the different college sites that helps to maintain their individual identities. Building lines, scales, plot shapes and sizes are all highly varied and generally there is no definable or legible layout and pattern to the built development.

That said there are some limited recognisable unifying features including the east-west axis and north, cathedral, facing orientation of St Aidan’s, and St Mary’s, in the built development being set back from the main carriageways with buildings bounding or framing and overlooking green open space, and utilising the different level to create terracing, with the topography used to elevate the dominance of the main buildings.

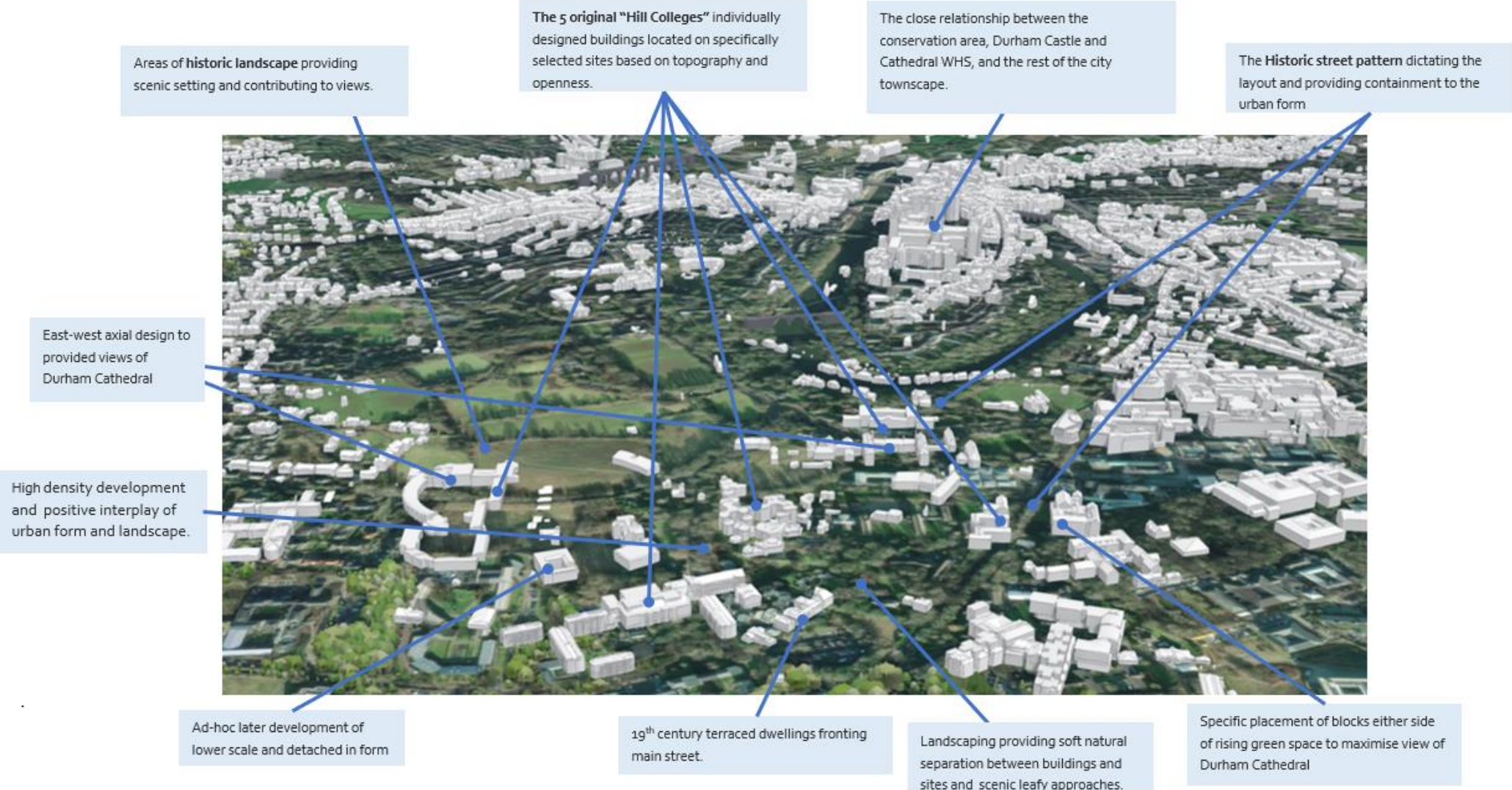
Fig 17 below. Examples showing the intentional relationships between buildings and space that is a defining positive characteristic of the conservation area.



The 19th century buildings are varied comprising of a short, terraced block pressed tight against the back of the pavement fronting South Road adjacent to Van Mildert College, with Elvet Garth, formerly Elvet Villa, detached and set back in spacious private grounds. The early 19th century School of Oriental Studies no longer stands detached in its parkland but is lost behind modern development blocks pushed closer to the road, however the landscaped surrounds give a hint of the former historic parkland character.



Fig 18 below. A 3D model demonstrating the general pattern and characteristics of the conservation area, and elements of its setting.



3. Street characterisation



3.1 Layout, streets and spaces

The core layout and street pattern is simple, informed by the 19th century primary routes of Potters Bank and South Road supplemented by Elvet Hill Lane that connects the two main roads, and Mill Hill Lane, a secondary route travelling westwards. Elsewhere there is no legible street pattern in the traditional sense or a unified layout. Given that the colleges are individually designed, this is a fundamental characteristic of the place.

At **St Mary's College** the original design of the site layout has a notable dual alignment. With a tight east-west building line, and a north-south axis. The main approach is from the west via a tree lined avenue, with the built form set back on the south side. The drive leads first to a small forecourt that then merges into the larger forecourt space ended and enclosed by the northeast wing of the main building. This space has a feeling of grandeur and openness with a military-like air, which is distinctive from anywhere else in the city.

In the north, steps head down the steep hillside to the Williamson Building, where there is an enclosed courtyard space followed by a straight path out to Quarryheads Lane. The avenue, steps, and forecourts are all surrounded by green open spaces, which continue to the rear where the openness embraces the surrounding landscape. This contrasts very pleasantly with the more formal hardscaped spaces.

There are a series of footpaths skirting around the edges of the buildings and around the grounds with notable new contemporary connections as part of the Teaching and Learning Centre development. These comprise of gravelled paths leading to an open plaza space and crossing point. Such routes contribute positively to the overall layout of the college site.

At **Trevelyan College**, the buildings are placed in the southwest corner set back from Mill Hill Lane, this created the opportunity for a landscape plan intentionally designed to act as a counter to the hard urban form. The emphasis placed on preserving the openness of the space around the main college building, complemented by trees, creating a space with its own unique character and visual appeal. The setting is however detracted by the presence of the car park on the corner with South Road, despite the attempt to soften its impact with trees and planting.

The main vehicle access to **St Aidan's College** is from the south with parking provision along this route, and more parking along the western boundary. The design of St Aidan's is based on a traditional college concept with the building wrapping around to enclose communal open space. These spaces are hidden from view behind the built form, but this is positive reflecting the sense of community. It also maximised the college's location on top of Windmill Hill with the open frontage providing expansive views towards Durham Cathedral, which contribute very positively.

Fig 19 below. The fine tree lined avenue providing the main approach to the open forecourt at St Mary's College, the open space to the rear, and pathway through the communal space at St Aidan's.





Fig 20 above. The west boundary of the conservation area defined by Potters Bank, and enclosed green corridor approach into the historic core of the city centre. It provide a positive contrast with the openness of the college campus.



Fig 21 above. Top the open courtyard at St Aidan's predominantly green open spaces and wider gravel pathways the space enhanced by trees. Below the wide open grounds at Trevelyan College.



Fig 22 above. Top South Road a key entry/exit to the city centre and colleges the dense tree cover creating a green corridor. Bottom the view up Mill Hill Lane, a wide open space with formalised carriage and footways and wide grassed verges.

Across the road in the south from St Aidan's College is **Van Mildert College** which has a regular block layout set around a central lake feature, accessed from different directions. Again, there is an east-west arrangement distorted by the two detached south turning blocks. There is a series of green open spaces that follow the building lines with others defining corners, which soften the built form. In some places these rise up steeply from the roadside with the buildings perched on top increasing their prominence. The lakeside paths were designed to take naturalistic lines snaking away from the college towards South Road and past the neat Principal's House.

Within the campus as a whole there are many green open and hard standing spaces often hosting trees and planting, which make up further key components of the character of the area and contribute to its visual appearance. Some spaces are however of lesser quality and can be detracted by parking, particularly when positioned in front of buildings.

The historic buildings are dispersed across the area with no legible pattern the exception being the short, terraced block fronting South Road. The others are detached either bounding or close to the carriageway.

Fig 23 below. The entrance to Van Mildert College with a formalised hard standing area flanked with parking, the entrance to the School of Oriental Studies dominated by parking, and lesser quality spaces at Van Mildert.



3.2 Architectural style, form and detailing

St Mary's College was constructed over different phases with the first designed by Vincent Harris known for his traditional styles but with a much bolder approach. Other important works by Harris include Sheffield City Hall, Nottingham County Hall, Leeds Civic Hall, and Manchester Central Library. The first phase, known as the Ferguson Building, was constructed in the 1950s built from distinctive Otterburn stone and grey slate in an English Baroque theme. It is a distinctive and very striking building because of its Baroque style.

The main building comprises of a U-plan with a main communal block orientated east-west of two stories flanked by larger residential wings of three stories extending southwards. The building is accessed via a flight of stone steps and a simple understated doorway that emphasise the scale of the projecting wings rather than the central block. Notable elements are the very tall chimney stacks, one real, and three dummies added to maintain symmetry, and to frame the projecting flat roofed entrance. These along with the ordering of the windows, larger on the ground floor, balances the façade handsomely.

Attached on the west side is the dining hall, the notable feature being the entrance comprising of a large and grand portico that catches the eye.

This is followed by the kitchen court with a more modest vernacular revival style featuring high stacks and an arched gateway entrance.

St Mary's was the first completed new college away from the peninsula and remains the grandest.

Fig 24 below. *The Ferguson Building, east wing enclosing the forecourt, dining hall entrance, and kitchen court gateway.*



The rear is dominated by the large projecting south wings of significant presence over the lower cloister bounding the forecourt. The cloister element gives an important understanding of the intention to site a chapel here but instead it was located in the northeast wing designed by architect George Pace.

North of the Ferguson Building, beyond the forecourt, is the Williamson Building, designed by Marshall Sisson. This dates from the early 1960s and complements the original site axis while using the sloping ground to sensitively introduce two, three storey wings. It is of a symmetrical form with an open inner courtyard accessed through a three-part columned entrance in the south-facing elevation. It is constructed from stone with a metal roof covering, multi-pane timber windows and includes a lower central connecting element included specifically so as not to block the cathedral view from the main forecourt above.

Later in 1964 four new staff houses were built to the designs of Sir William Whitfield, who also designed Glasgow University Library, Newcastle Students Union and the Business School and Science Library at Durham University.

Then in the early 2000's the detached buff brick residential accommodation block was constructed adjacent to the west court. This later two storey block is prominent fronting the main drive but is complementary in design to the original buildings and site layout.

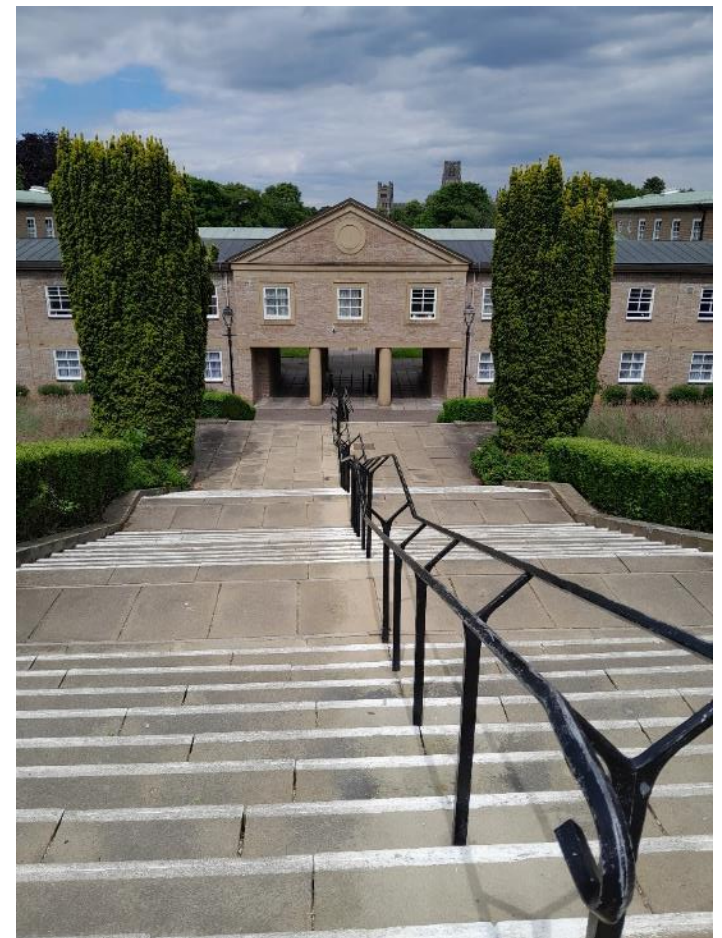


Fig 25 above. *The Ferguson Buildings rear elevation, the cloister, and Williamson Building.*

Trevelyan College comprises the original main college building and principal's house of 1965-67, the slightly later Sir James Knott Hall built in 1972-73, with later extensions added in the 1980s and 90s designed by well-respected local architect Dennis Jones.

The original building was designed by Stillman & Eastwick-Field based in London, noted for their restrained "new Brutalist" architectural style with robust detailing in brick and concrete.

The building is unique as a series of interlocking hexagonal forms creating unusual angles, which enclose courtyard spaces. It is intentionally undecorated, with a simple material palette of plain dark brown brick. It has simple plain windows set back in deep reveals in different narrow vertical and larger square shapes in an ordered pattern.

The building is compact, and intimate contrasted by the larger and irregular dining hall. To the rear it would appear that the building's format was designed around a small mound and tree, the built form clearly embraces the historic landscape retaining a parkland character and spacious feel.

The building won a Civic Trust Award that recognises outstanding architecture, planning, and design in the built environment.

Fig 26 below. Views of different parts of Trevelyan College.



Across Elvet Hill Road in the west is **St Aidan's College**, designed by Sir Basil Spence, known for a modernist/brutalist architectural style. It dates from 1964 following a traditional college design. The built form developed around a central communal space, but with a more unique defining north south axis. This focused on the dining hall (north) and unbuilt chapel (south) representing "body and soul."

The dining hall is of a large scale constructed from buff brick and concrete with large fully glazed curve-topped walls that heavily over sail. The east and west accommodation wings running south, are of different contrasting forms straight but dog-legged, and saw-toothed, respectively. Other components are less interesting consisting of plainer flat roofed blocks, some angled, but these serve to emphasise the main hall, to the rear overlooking a water feature.

The site developed through the later part of the 20th century notably in 1973 with the construction of the principal's house, a simple L-plan building continuing the modern theme. Then later in the south on elevated ground next to Mill Hill Lane further accommodation was added. This is detached from the original building but responds to the plan form by wrapping around the south end to create a secondary inner courtyard space.

The main street elevation presents an aesthetically interesting ripple of angled vertical windows and metal sheeting, this contrasts with the opposite simpler private elevation that is domestic in character.

Fig 27 below. *The front and rear elevations of the main hall, the curved form of the inner side of the west wing, and the rippled elevation of the south extension.*

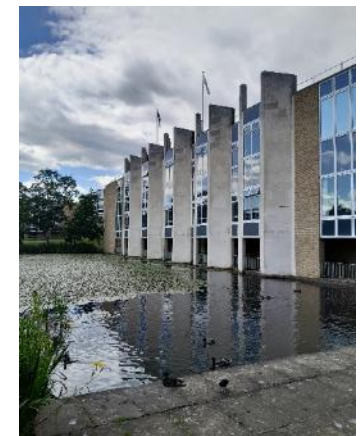


On the south side of Mill Hill Lane stands the impressive **Van Mildert College**. The original college building was built in 1965 to the design of Middleton, Fletcher, and Partners. The water draining into the site from surrounding higher ground was the inspiration of the design using a lake as a centrepiece with the built form laid-out around it.

The college consists of a series of impressive formal four storey blocks of buff brick with full height triangular shaped bay windows sub divided by vertical full height columns. The central focus is the dining hall of larger scale featuring tall narrow windows and canted concrete fins that rise above the roof line forming a serrated silhouette. The building's positioning directly behind the lake gives a unique floating effect from certain viewing angles.

The design utilised the higher ground to the rear to create an assertive entrance block of one storey with a copper mansard roof. The later blocks are plainer, but respect the original plan form, and are neutral in contribution.

Fig 28 below. Views of the main college blocks at Van Mildert College.



In terms of contemporary development, adjacent in the east from the Williamson Building at St Marys, is the new **Teaching and Learning Centre Building**, on South Road. This has had a major impact on the character of the townscape introducing a building of major presence at an important transition point between the historic city core and the later colleges and teaching buildings.

It is of a bold contemporary design comprising of twelve separate rectangular modules each with an asymmetrical pyramidal roof, the blocks rotated and orientated differently. To South Road the central entrance element is set down and back, with different materials to the adjoining blocks and elements of detailing providing visual interest. The colour of the facing brickwork chosen to reflect St Mary's with darker brick to aid in breaking up the massing. It received a Royal Institute of British Architects National Award in 2021.

On the west side of Elvet Hill Road is **The Institute for Middle East and Islamic Studies**, which is well arranged with respect to its landscape setting and response to topography. It is of an interesting curving form of two faceted pavilions linked by a lower entrance element. The roof profile follows the slopes contours, and it has a distinctive rhythm with a soft material palette to reflect the natural surroundings.

The building makes a positive contribution, but the harshness of the forecourt and frontage parking detracts from the sites character and appearance.

Fig 29 below. The new Teaching and Learning Building



Despite the dominance of the 20th century college buildings that characterise the conservation area there are a number of historic buildings that contribute positively. They provide a valuable record of historic land use and the former character of the area before it was developed.

Standing adjacent to the north pedestrian entrance into Trevelyan College is a detached 19th century potato store building. This is a small one storey stone and slate building of a simple robust character. Opposite, the former Language Laboratories, is a distinctive and interesting building due to its original use as a coach house, saddle room, byre, hayloft, and henhouse. It is of single storey with a lower element and has a L-plan constructed from stone with quoins and dressings. The steeply pitched roofs have a fish scale pattern. The buildings have casement windows in chamfered stone surrounds.



Fig 30 above. The 19th century former coach house.

Some 110 metres south is the School of Oriental Studies dating from 1820 designed by Ignatius Bonomi as a residence for himself. It is of two storeys and three bays constructed from stone below a Lakeland slate roof with stone copings and chimney stacks. It is in a distinctive Gothic style with well-preserved woodwork.



Fig 31 above. The 19th century School of Oriental Studies.

Bow School occupies the north east corner of the conservation area. The main school building appears to have been originally built as a large, detached house, many of which appeared on the outskirts of the city in the Victorian era. The building is 2 storeys built from red brick and the façade is extended asymmetrically given the building different levels of depth.

It has prominent steeply pitched gables, with overhanging eaves and bargeboards, large bay windows, prominent dormers, and substantial chimney stacks.

St Cuthbert's Cottage is a small characterful cemetery lodge dating from 1820 comprising of a simple L-plan form of one storey, and four bays. It is constructed from stone with quoins and dressings with a slate roof and rendered chimney in the Tudor style.



Fig 32 above. The early 19th century St Cuthbert's Cottage.

Summary

The significance of the original Hill Colleges derives from their high architectural value and the intriguing post-war battle between the modernists and traditionalists established in the early to mid-20th century. This encompassed the view that design, materials, and new technologies could raise architectural standards.

Further it represents the growth higher education played as part of Britain's urbanisation. Universities such as Durham required modernising to meet the growth of students, with Durham one of a small number of collegiate universities. In the 1960s when the Hill Colleges were building all students were still expected to live in college residences. The Hill Colleges perfectly illustrate this growth in a unique architectural way.

Further reading [Back to School in the Mid-20th Century: Modernist Student Accommodation | Historic England](#)



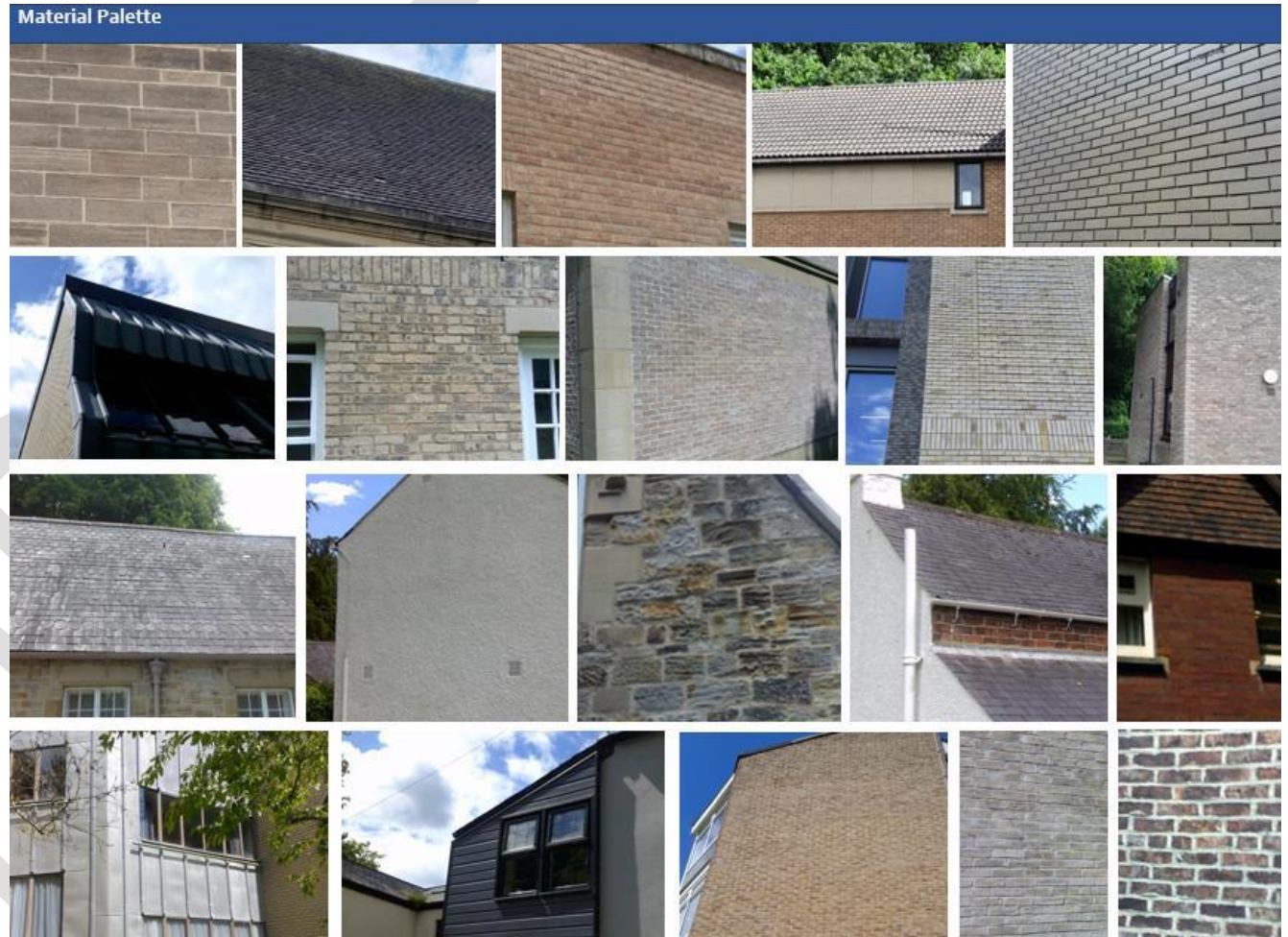
The variation in material age, type, texture, colour, and tone, adds high aesthetic interest that contributes very positively. Materials are also important in creating a sense of identity, and in reflecting changes in fashion and taste as well as reflecting building use and status. Given the different historic and modern uses there is far less consistency in materials compared to other parts of the city.

The 19th century buildings are a mixture of sandstone and red brick with some limited use of render. Positively, they have traditional timber painted windows and doors with the use of uPVC found on only one building in the form of cladding to a later extension.

St Mary's College is a mixture of Otterburn stone and buff brick with grey slate roofs. Doors and windows are all timber in different styles. There is some limited use of inappropriate uPVC to the east block that detracts from its character and quality. Trevelyan has dark brown brick and timber windows in a plain casement style, with some use of full height narrow vertical metal windows. St Aidan's is a mixture of buff brick, concrete, metal cladding and rendered panels, with varied fenestration including full height feature glazing, and casements in both horizontal and vertical forms.

Van Mildert College is characterised by buff brick, rendered panels, copper and timber cladding to the rear. The windows are metal of different shapes and sizes in plain style.

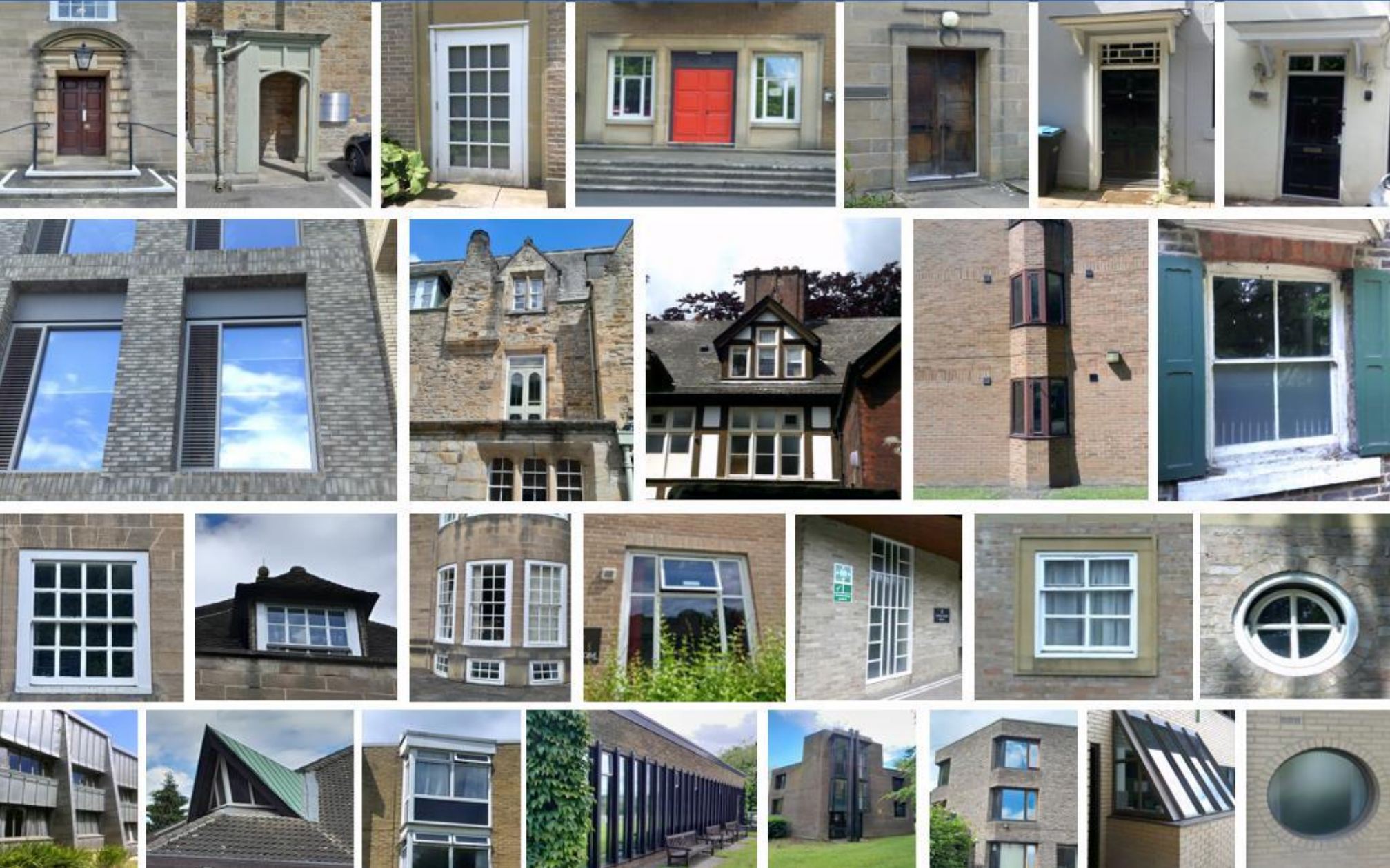
The contemporary learning centre building has a mixture of buff and dark grey brick, with slender grey metal framed windows.



Architectural Detailing Palette



Door & Window Palette



Negative elements

One site has been identified as detracting from the area’s special character - the large car park on the junction of Elvet Hill Road and South Road. The car park is prominent at the road side where it reads as a visually intrusive space despite softening and some shielding provided by trees and planting. The site has never been developed and it holds no significance other than the green features that have high visual amenity value. The site is allocated for purpose-built student accommodation in the County Durham Plan and has the capacity for positive change in a well-considered and appropriate manner.

The Principal’s House at St Aidan’s College has a long term vacancy status, the building is deteriorated, and the grounds overgrown which impacts negatively.

The group of 19th century buildings, Nos 1-6 South Road, is detracted by No 4 having been rendered over the historic brickwork and from the insensitive first floor extension above the garage of composite cladding and uPVC windows.

The east facing elevation of the forward end wing at the Ferguson Building is negatively impacted by the presence of low quality uPVC windows that have replaced the original timber windows.

Fig 33 below. Examples of the negative element of Elvet Hill car park and insensitive uPVC windows installed at St Marys College.



3.3 Ambiance and pedestrian experience

South Road feels spacious and has wide formalised footways. It can be congested at peak times; however, some valuable crossing points are provided connecting the colleges on the different sides of the carriageway. The crossroads of South Road, Quarryheads Lane, Church Street Head and Stockton Road can be a very busy, and noisy environment often with queuing traffic and pedestrian congestion and it is visually cluttered by highway associated items.

The biggest weakens along South Road is the vegetation encroachment that narrows the pavement and often forces pedestrians to walk in the road, where they can conflict with passing traffic.

Potters Bank has a more informal and intimate feel. Both routes are characterised by walls onto the street and an abundance of greenery providing enclosure and sequential views of Durham Cathedral providing a sense of arrival that enhances the experience.

Throughout the campus is a network of short, formalised carriageways, footways and steps, soft and hard standing courtyard spaces, some busy others quieter, that contribute positively to the area. Of note are the informal paths around the edge of the lake at Van Mildert, surrounded by green open space with seating encouraging

people to stop and enjoy the quiet and lakeside view. There is a pleasant open feel to the communal space at St Aidan's College with wide gravelled pathways leading up to the water feature with seating encouraging students to stop and enjoy the peaceful atmosphere.

Vehicular movement within the colleges is generally not too congested. There is an obvious focus on a pedestrian friendly environment, and it is a highly permeable area, although some routes are up steps and steep inclines that may be problematic for people with mobility issues.

The different colleges have parking provision on site, some are discreetly placed, but others are more prominent. For example, St Mary's College provides parking courts hidden behind the main building but at Van Mildert College, and The Institute for Middle East and Islamic Studies there is parking in front of the buildings which detracts, and the car park on the corner of Elvet Hill Road and South Road is visually intrusive.

Given that the conservation area comprises a large university campus, activity levels and the atmosphere of the place depends on the time of year. The large student population creates a hive of activity, and movement, combined with traffic on the main west and south approaches, it can be a busy environment with high student footfall moving between places and down to the city centre. However outside term times the campus is significantly quieter, traffic less frequent, and fewer parked vehicles.

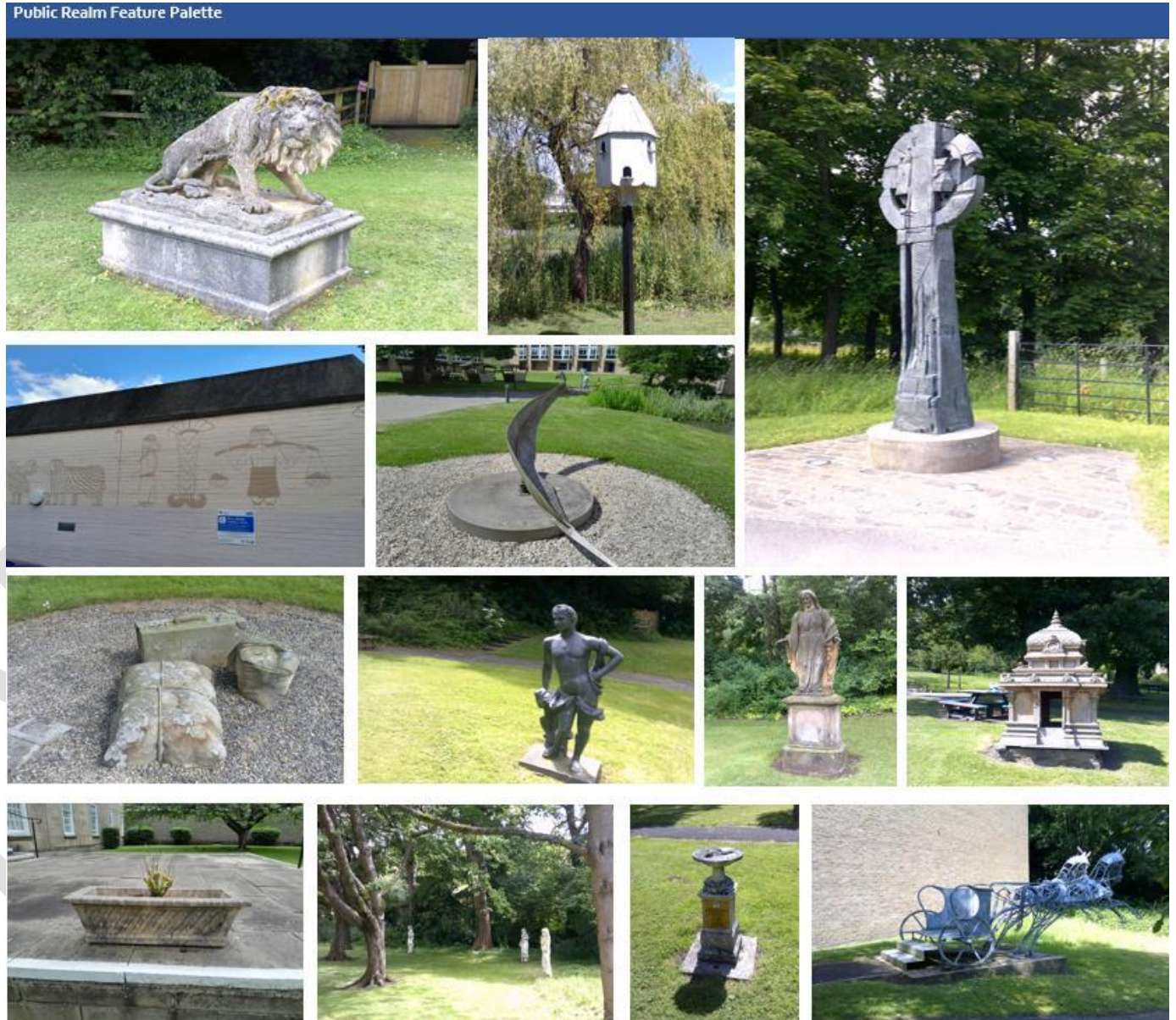
The colleges have an enclosed private atmosphere and are mostly used by students and staff members, but they are accessible, and the quality of the public realm is high. The buildings are softened, and the aesthetic quality enhanced, by green open spaces, trees and hedgerows with open spaces and courtyards giving a feeling of openness by intentional design. Also of note is the public realm in the area where Mill Hill Lane adjoins Elvet Hill Road. This has a wide and spacious leafy parkland feel and high aesthetic appeal.

St Mary's College provides a splendid pedestrian experience, the site enhanced by the tree lined avenue, terracing, spacious forecourt, and careful placement of ornamental features with groups of statues sited under the tree branches in places, or standing guard at notable points and entrances, the main avenue illuminated at night by fine Victorian style lamp columns.

At St Aidan's College there is a notable public art piece "The Wheel Cross" by well-known local sculptor Fenwick Lawson. It takes the form of a bronze cast of the same sculpture in the Gospel Garden, Lindisfarne. There are other art pieces and decorative elements spread across the conservation area that add visual interest and stimulation, enhancing the experience of the place.

The Hill Colleges are a unique part of the city with a distinctive character but there is the perception that they should not be experienced by those who are not directly connected with the colleges, and this is a weak point of the area. It means less people get to experience and enjoy the high architectural quality of the area, the fine public realm, and the splendid views of Durham Cathedral it provides, despite much of the area being publicly accessible.

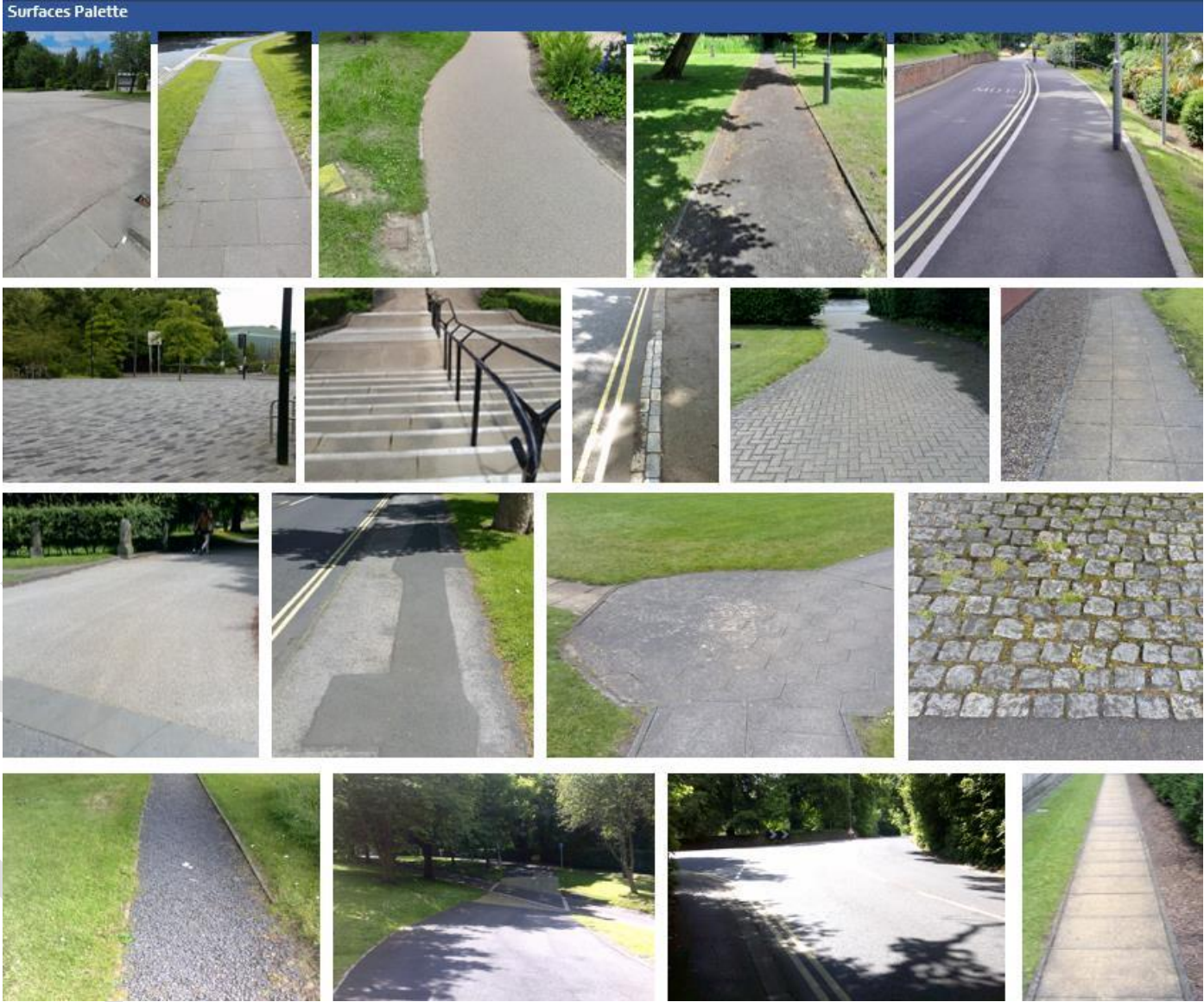
St Cuthbert's Cemetery is the main historic space accessible to the public, this provides a tranquil place of retreat of a different natural character to the urban dominated conservation area that is of high value.



Street surfacing is mostly of standardised materials including tarmac, concrete kerbs, and paving with the occasional use of traditional setts and granite set edging. However red chipped tarmac is found along Elvet Hill Road, which is aesthetically more pleasing, but the condition is poor with a patchwork visual appearance.

The contemporary Teaching and Learning Centre building has a small entrance plaza onto South Road with hard landscaping of stone faced retaining walls, high quality grey paving, and gravelled paths providing a pleasant pedestrian route to St Marys College, softened with landscaping.

Elsewhere there is a mixture of flags in different modules and colours, resin bonded gravel and unmade tracks. While not so harmful around the main college buildings some surfacing material is not so befitting of the architectural quality of the buildings and landscaped green spaces.

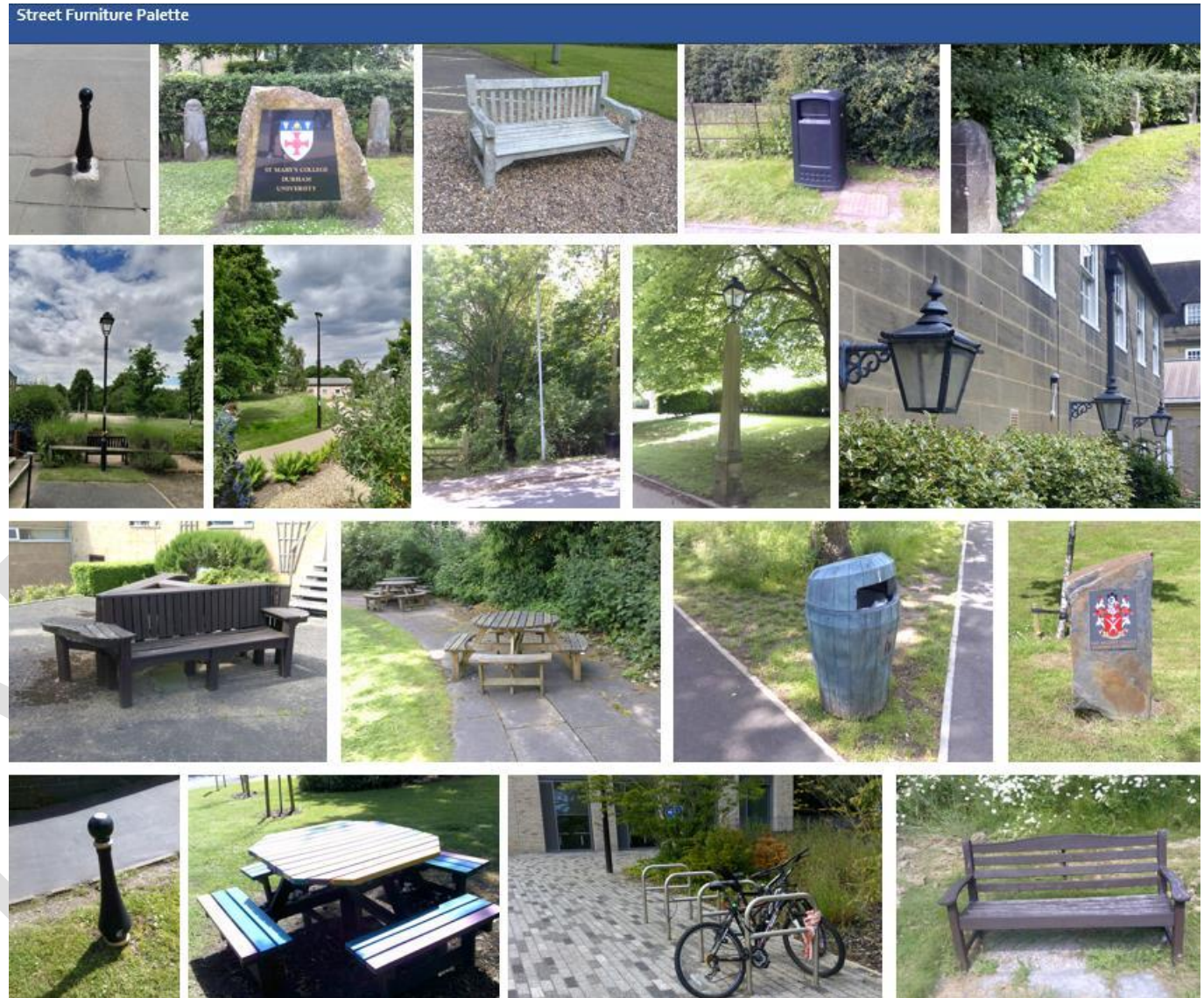


There is an overall general absence of street furniture along the main public streets, which is positive. Those that are present are standard highway and parking items, alongside some concrete and cast bollards, bus stops, bins, traffic lights with guard railings, and service boxes.

There are positive examples of street furniture such as the rock style college name signs, distinctive concrete bollards with metal bar connections at the entrance to St Mary's College, different styles of timber seats and outdoor tables.

The overall impression is that the area is not adversely cluttered by items of street furniture. The exceptions being the open frontage to the Teaching and Learning Centre building, and the entrance to the science laboratory site opposite, but this is likely unavoidable.

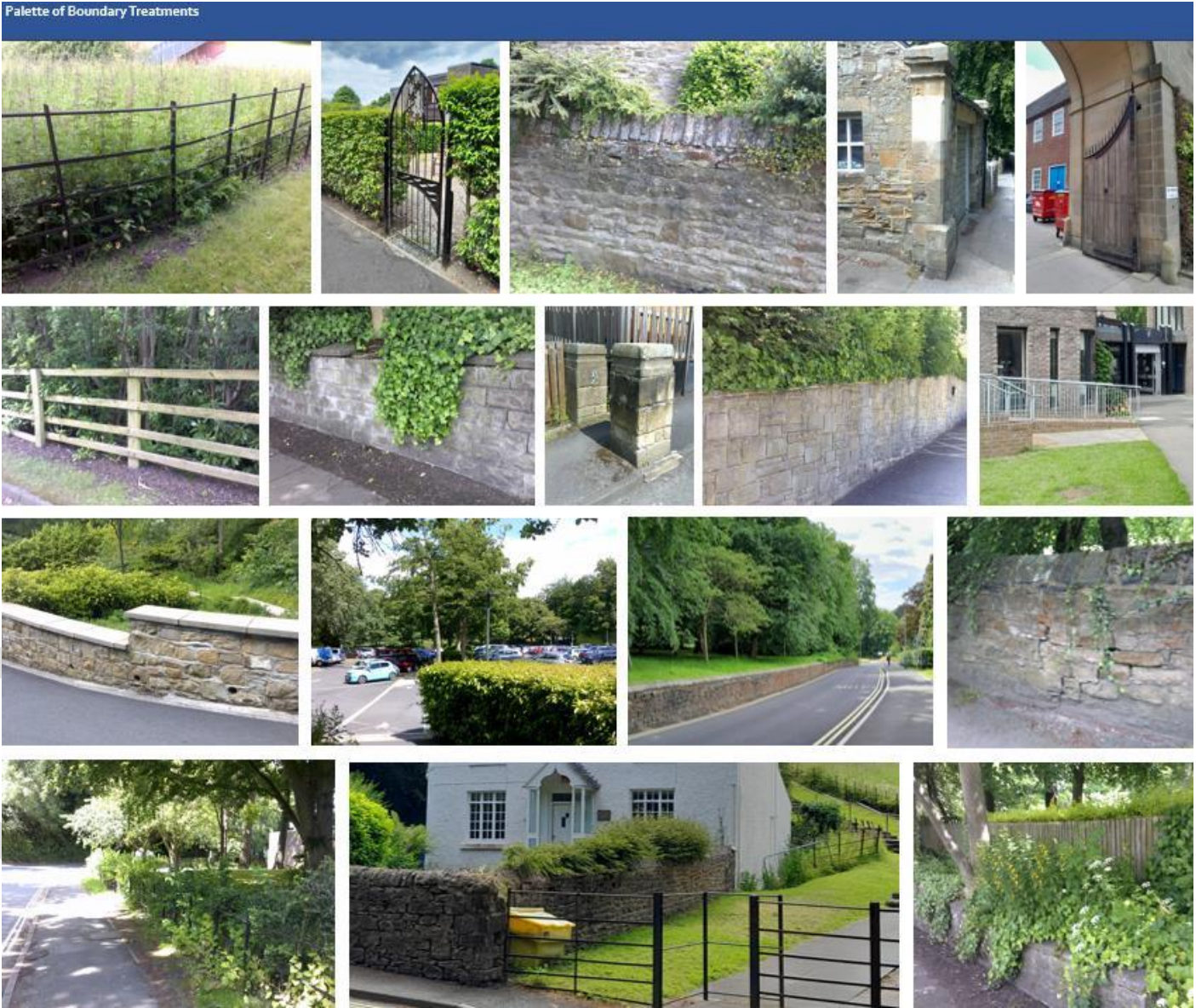
Lighting columns are mostly modern of differing styles. Lighting units are positive at St Mary where there is heritage cast columns with decoration and Victorian lamp style wall fixed units. There are recently installed contemporary style lighting columns in keeping with the surrounding character.



Boundary treatments are important contributors to the character and appearance of the area delineating, enclosing, and reinforcing the main routes, individual college sites and the buildings within them.

The style of boundaries is highly varied with examples of traditional metal estate style fencing, rural style timber fencing, hedges, and gates. There are sections of historic stone walls with coping and occasional stone gate piers, brick walls both historic and modern and hedgerows. Some older sections of brick wall are deteriorated most notably along Hollinside Lane. There is some limited use of close boarded timber fencing which is visually harsh in its surrounding.

Historic walls of note are found at St Cuthbert’s Cemetery, along Elvet Hill Road, and around the School of Oriental Studies. To the north of the building there is a surviving section of what appears to have been a substantial garden wall with heavy buttresses hiding amongst the trees behind the tennis court. This seems to correlate with the garden depicted on the c1856 OS map.



3.4 Visual Experiences

The different visual experiences and views play an important role in influencing the character of the area. The distinctive, individually designed, college buildings of high architectural quality are generally unseen in the wider townscape owing to the topography, tree cover, and shielding by built development. They are best experienced and appreciated in close quarter views that are often unfolding along the approaching footways, paths, and steps.

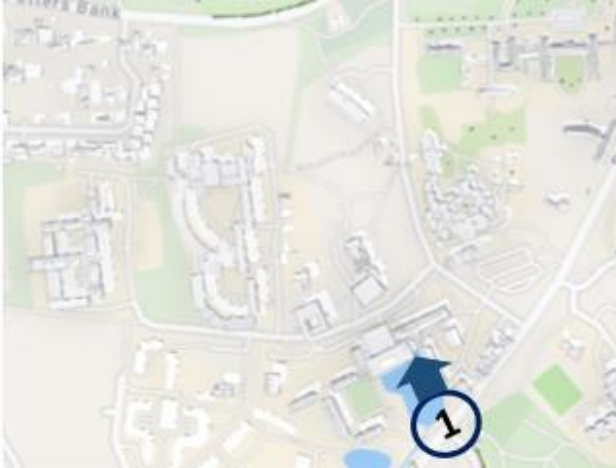
For example, at St Mary’s College the main building is unseen along the tree lined east-west avenue before revealing itself dominating behind the open forecourt, the elevated vantage point, axis, and openness, providing a cathedral view.

The key vantage points/views identified within the conservation area are:

- 1) Kinetic close quarters view north of Van Mildert College
- 2) Close quarters view east along Mill Hill Lane of Trevelyan College
- 3) Middle distance view north eastwards of Durham Cathedral.
- 4) Close quarters view southwest of St Aidan’s College
- 5) Emerging close quarters view of St Mary’s College Ferguson Building.
- 6) Middle distance view north from St Mary’s College main forecourt of Durham Cathedral.
- 7) View north from hill south side of Potters Bank



Key Views
Location



Image



Description

View north into Van Mildert College from the entrance off South Road.

At first the main college building is hidden from view approaching the site from the northeast along the main road. At first there are glimpses through the trees of the building, the view then opens moving into the site presenting a pleasing juxtaposition of built and natural forms. The visual experience is enhanced by the footpaths hugging the side of the lake.



Views east along Mill Hill Lane and Elvet Hill Road

A close-up view of Trevelyan College, its hexagonal form and brown brick work distinctive within its leafy parkland setting.

Key Views
Location



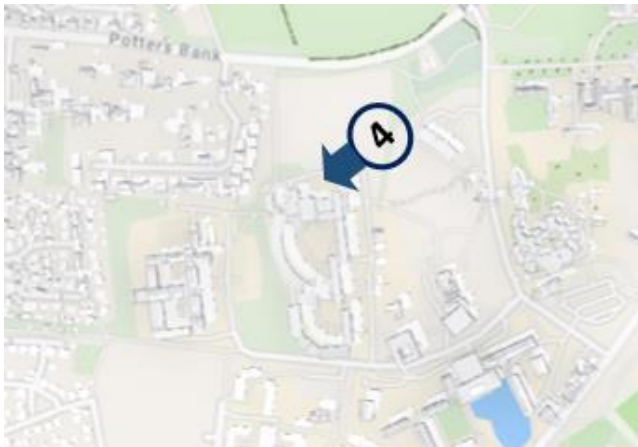
Image



Description

View northeast from the seating area in front of St Aidan's College.

The position of the college on Windmill Hill has created a direct sightline to Durham Cathedral, seen at distance in its broad landscape setting. The extent and quality of the view has been reduced in recent years on account of the unmanaged high tree canopy cover.



View southwest from the public footpath in front of St Aidan's College

A close quarters view of the front elevation of the dining hall at St Aidan's College designed by Sir Basile Spence, demonstrating the theme of curves and straights in parallel corridors enclosing the landscaped grounds behind.

Key Views
Location



Image



Description

Sequential views east along the main drive at St Mary's College.

The main college building is unseen at the site entrance and walking along the tree lined drive. The view then opens out at the forecourt when the building is revealed in all its splendour, displaying its neoclassical architecture and picturesque landscape surroundings.



View north from the forecourt in front of St Mary's College.

A designed sightline from the forecourt of Durham Cathedral, the later additions restrained in height to protect the view, which has been reduced in quality and extent due to trees.

Key Views
Location

Image

Description



View north from the summit of the hill adjacent to St Mary's College in the west

A splendid "hidden view" of the cathedral seen majestically above the rooftops and tree canopy, a view not experienced by people on a regular basis.



View north at the end of South Road

A revealing view the cathedral seen in the skyline above the tree canopy. While most of the cathedral is block from view it still provides an important sense of arrival into the historic city core, with the cathedral unseen along the approach from South Road.

3.1.6 Appraisal summary – condition, negatives, issues, threats, and problems that affect the character and appearance of the area.

Built form

- There is some insensitive use of modern uPVC at St Mary’s College where it has replaced traditional timber.
- No 4 South Road is detracted by render, composite cladding, and uPVC windows.
- The Principal’s House at St Aidan’s College is disused and deteriorating.
- There are some modern blocks that contribute nothing positive to the character and appearance of the area.

Urban spaces

- There is some mismatched and degradation of the surfacing materials that impact negatively.
- Some material types do not reflect the quality of the surroundings.

- Some sections of historic stone walls are showing signs of deterioration and may require maintenance.
- Car parking detracts from the area in places in particular when sited in front of buildings.

Green spaces

- Some roadside verges are deteriorating mostly at the edges.
- Vegetation encroachment along South Road forces people to pass in the road.
- The unmanaged tree canopy has reduced the extent and quality of the views of Durham Cathedral that is a major negative factor.
- Street furniture is mixed, but this is not detracting, some would benefit from general maintenance works or updated sympathetic replacement relevant to context.

Threats

- Potential for unsympathetic alterations to the unlisted buildings that could not be controlled.
- Continued disused status of the Principal’s House with the condition of the building fabric worsening overtime.
- Continued deterioration of historic walls and surface treatments.
- Continuation of unmanaged trees further impacting on the extent and quality of views.
- Continued vegetation encroachment over and onto the footway along South Road worsening existing problems.

4. Condition of place and strengths, weaknesses, opportunities and threats (S.W.O.T) analysis



4.1 Condition of place and S.W.O.T

The methodology for assessing the condition of place is set out in the strategic context document. Right, is a table showing the condition score for each street.

A summary of the findings of the condition of place surveys and resulting opportunities for deliverable actions are set out within the individual character zone sections.

The tabulated summary shows the conservation area scores optimal to fair.

- **Optimal** – the condition of the area is in very good condition and retains the vast majority of historic fabric and architectural detailing. Public realm is in good condition and there are no major issues identified in any of the categories.
- **Fair** - the condition of the area is good, but there has been the loss of some historic features of architectural detailing such as changes to windows and doors. Public realm may require improvement or repair, but the overall area clearly forms a positive contribution to the conservation area.

Street Name	Score
Bow School	Fair
Elvet Garth	Optimal
Elvet Hall	Fair
Institute for Middle East and Islamic Studies	Optimal
South End	Fair
St Aidan's College	Optimal
St Cuthbert's Cemetery	Fair
St Mary's College	Optimal
Teaching and Learning Centre	Optimal
Van Mildert College	Fair

Strengths

- Unique part of the city centre with its own sense of place, community, and identify.
- Integral to the setting of Durham WHS and the setting of other Durham City Conservation Areas.
- High architectural and some historic interest despite the predominance of modern development.
- 20th century purpose-built colleges of high architectural quality in a range of modernist styles.
- Buildings set within a historic road/route framework.
- Unique topography and position within the city centre.
- Buildings set in historic leafy parkland.
- Significant views of Durham Castle and Cathedral WHS, many of which are designed.
- High quality public realm with maintained spaces.
- Interest of the area enhanced by public art pieces.
- High level of permeability and linkages, providing pleasing and changing experiences.
- Quiet academic atmosphere and community feel.

Weaknesses

- Some modern development that does not make a positive contribution to the special interest of the place.
- Some limited but noticeable introduction of insensitive replacement materials.
- One long term disused building identified.
- Perception that the college grounds are not accessible to the public.
- Some aesthetically poor and deteriorating surface treatments.
- Some deteriorating historic fabric of stone boundary walls.
- Car parking occupying prominent positions in front of buildings.
- Elvet Hill car park prominent on the street corner that is visually detracting within the streetscene.
- Vegetation encroachment along South Road.

Opportunities

- Potential development opportunity on Elvet Hill Car Park site.
- Potential scope for limited development opportunity at St Marys College.
- Potential to bring the Principal's House back into active residential use.
- Potential to replace some existing development
- Sympathetic reinstatement of traditional materials and features where lost.
- Sympathetic street surfacing renewal and exploring options for better treatments in key areas.
- Repairs and restoration of boundary walls.
- Active tree management improving views.
- Potential to improve access/routes at cemetery and interpretation.

Threats

- Potential for insensitive changes and unsympathetic alterations to buildings of high architectural quality.
- Continued deterioration of street surfacing and boundary features.
- Unsympathetic development in the future, harming the areas special interest, character, and appearance.
- Potential loss of trees, green spaces harming leafy parkland character.

5 Management strategy



5.1.1 Introduction and methodology

Durham County Council has a framework of local planning policies in place to ensure that new development and change in the conservation areas, and within their settings, and that of Durham Castle and Cathedral World Heritage Site, preserves, or enhances where possible, their special architectural and historic interest, character, and visual appearance.

The adopted County Durham Plan and City of Durham Neighbourhood Plan contain specific heritage policies to achieve the above. These underpin the principles and requirements set out in the National Planning Policy Framework (NPPF) Section 16, Conservation and Enhancement of the Historic Environment.

The Durham City Conservation Area Management Plan (CAMP) and specifically the aims and actions within the management strategy document, supports the national and local planning policy framework.

The CAMP is designed to ensure that proposals for new development and change follow a “*informed conservation*” led approach. This is one based on an understanding of significance and character and the individual elements that contribute positively, to help inform appropriate design and management decisions in the future.

The intention of the management recommendations is to set out a realistic and deliverable framework for the positive and proactive management of change in the Durham City Conservation Areas, aligned with the planning policy framework and relevant supplementary planning documents (SPD’s).

Durham City Hill Colleges Conservation Area is distinct from the other six Durham City Conservation Areas. This is due to almost being exclusively owned and managed by Durham University as part of its wider city estate and as is characterised by post-war college development. The two exceptions are the St Cuthbert’s Cemetery and Bow School sites that fall outside of university ownership.

As a result, it has very specific challenges and opportunities and putting a clear management strategy in place, separate from the CAMP overarching management strategy, is appropriate to reflect this. Key to ensuring the strategy’s success is the continuation of the collaborative approach taken between Durham County Council, the university, and its heritage consultants.

Conservation area designation is not to stop change but to manage the area effectively in a manner that preserves its special interest and character.

The management strategy is intended to act as a strategic and operational document setting out the significance and contribution of the individual

elements to help inform future change through an appropriate, conservation-led, philosophy.

Traditional collegiate models unify the conservation area, but it also includes notable 19th century buildings, all situated within a historic parkland setting. Sites are therefore very individual in terms of layout, form, architectural style, scale, massing, detailing, and materiality.

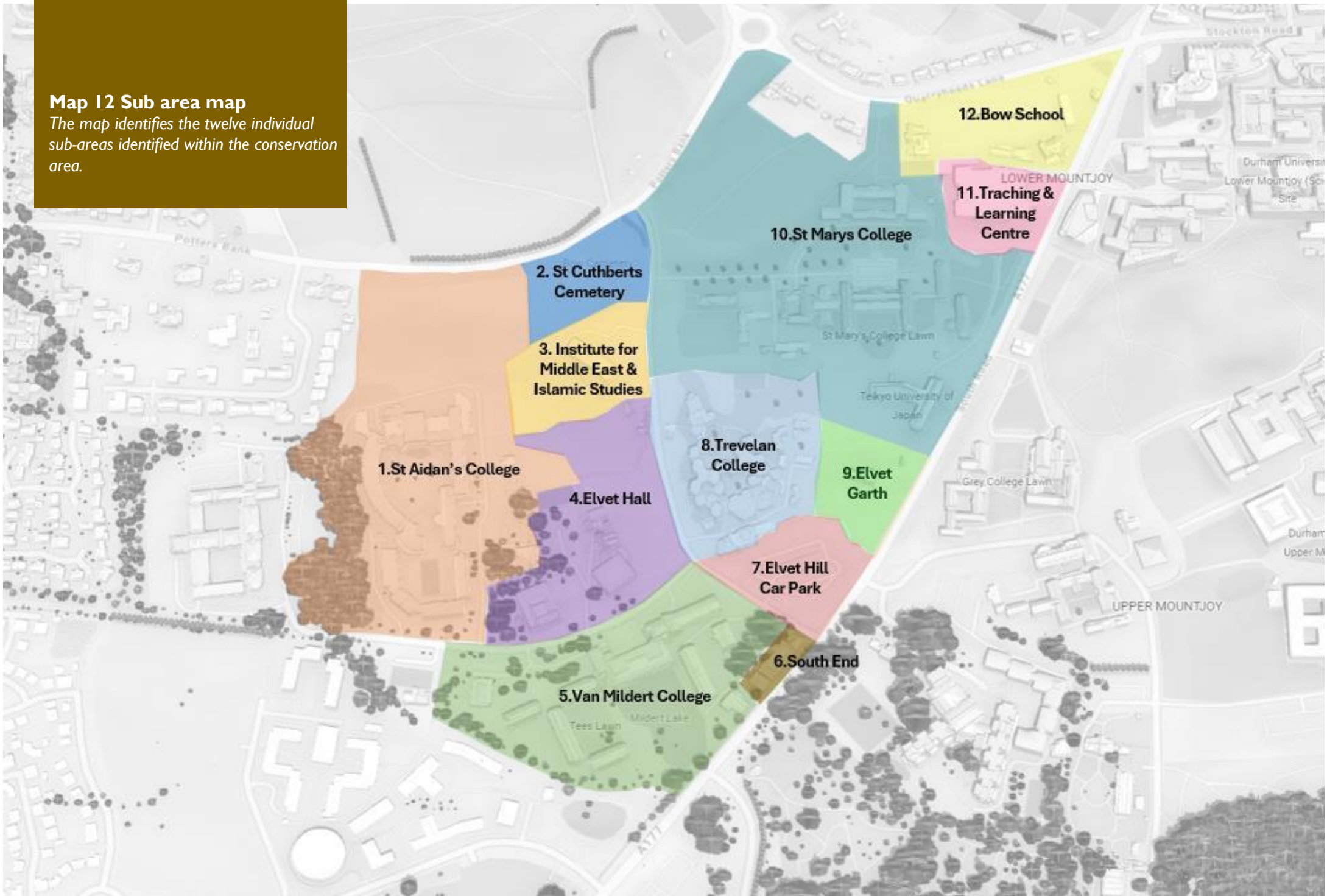
The conservation area has therefore broken down into its constituent parts (12 sub-areas shown on the following page) in order to understand how each component contributes to the overarching special interest of the area, as well as identifying potential opportunities.

The analysis uses a gazetteer approach and grading system for significance and contribution to inform the potential capacity for change. This is also in recognition that there is greater potential for change and adaptive uses to such post-war buildings and sites. This is because they can have a limited life span and can be difficult to retrofit and upgrade to meet modern standards and expectations.

The process that should be used to define the above is set out in **section 5.1.5**, that provides the general parameters and overarching principals for future change. This is to ensure change meets the universities aspirations with a positive conservation based approach, and to ensure accordance with relevant planning policies.

Map 12 Sub area map

The map identifies the twelve individual sub-areas identified within the conservation area.



A method of classifying heritage value is needed to identify what must be protected and the capacity for change. All heritage assets have some significance; however, some can be judged to be more important than others, and levels of significance can vary within individual buildings, groups, and spaces.

The significance of heritage assets can be derived from a number of different, but interconnected, values. The key areas of interest that contribute to an assets significance as defined in the NPPF are; historic, archaeological, architectural, and artistic. The level of authenticity, and extent of interest is also considered and to what extent the surroundings contribute towards significance.

Added to the above, are features or characteristics that contribute positively to the area’s character and appearance that also relate to its special interest. Elements of high significance make a high positive contribution to the conservation area, while elements of no significance generally make a neutral contribution, and those elements detrimental to significance can be negative or neutral depending on location and level of visibility in the public domain.

The grading and criteria for establishing each element (built and landscape) and sensitivity to change is set out with definitions right.

Grading (significance and contribution)	
High significance	Element considered intrinsic to architectural, historic, artistic or archaeological interest or to setting contribution to significance. Loss, inappropriate alteration, or development would be harmful compromising, integrity, architectural quality, and heritage value. Contribution to the conservation area – high positive.
Medium significance	Element helps to define architectural, historic, artistic or archaeological interest, is of importance to setting contribution to significance, or may have individual value. Loss, inappropriate alteration, or development would diminish value, integrity, character and understanding. Contribution to the conservation area – medium positive.
Low significance	Element may contribute to, or complement architectural, historic, artistic or archaeological interest, or setting contribution to significance, but is not intrinsic, has a minor/limited connection, or may have individual value. Loss, inappropriate alteration, or development may have a degree of adverse impact. Contribution to the conservation area – low positive.
No significance	Element of no architectural, historic, artistic or archaeological interest, and makes no setting contribution to significance. Loss, alterations or development would likely have no adverse impact and could potentially be beneficial and positive. Contribution to the conservation area –neutral.
Detrimental to significance	Element causes ham, damages or detracts from architectural, historic, artistic or archaeological interest, and/or to setting contribution to significance. Loss, alterations or development would have no adverse impact and could potentially be beneficial and positive. Contribution to the conservation area – negative or neutral (measured by level of visibility and impact in the public domain).

5.1.2 Key definitions

“Heritage Asset” – a building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest.

“Significance” – The value of a heritage asset to this and future generations because of its heritage interest.

“Setting” – The surroundings in which the significance of a heritage asset or assets can be experienced, appreciated, and understood.

“Architectural and artistic interest” – Interests in the design and general aesthetic. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. Architectural interest is in the art or science of the design, construction, craftsmanship and decoration of buildings and structures. Artistic interest is an interest in other human creative skill, like sculpture.

“Historic interest” – Interests in past lives and events. Heritage assets can illustrate or be associated with them, they can provide a material record of the past and the nation’s history but can also provide meaning for communities derived from their collective experience and can symbolise wider values such as faith and cultural identity.

“Archaeological interest” – derives from if a heritage asset or place holds, or potentially holds evidence of past human activity worthy of expert investigation at some point.

“Contribution” – the part played by the building, structure, feature, or space to the significance and/or setting of a heritage assets its character and appearance.

“Detrimental” – tending to cause harm or damage or detracting from interest and quality.

5.1.2 Hill Colleges Conservation Area
Management gazetteer



1. St Aidan's College



Fig 34 above. St Aidan's College sub-area boundary map.

1.1 Heritage designation

- Conservation Area.
- Non-designated heritage assets.
- Locally Listed Building (Durham City).

1.2 Other designations

- Area of Higher Landscape Value – the land sloping down in the north from the main college building to Potters Bank is included within the designated Area of Higher Landscape Value.

1.3 Indicative images



1.4 Brief description

Sir Basil Spence and Partners were invited to design St Aidan's College for Durham University in 1960. The design is based upon a traditional college model with the original buildings grouped in three blocks around a central open communal space. The project was led by the Scottish office of the practice under Peter Ferguson.

The dining hall is the central feature at the north end overlooking and centrally aligned with a water feature. It is of greater scale with larger areas of glazing set back being buff brick piers that support concrete arches. The interior of the dining hall is impressive focused upon a sense of space and light enhanced by the vaulted ceiling with the brass light fittings notable features.

The west wing is concave and saw-toothed with the east wing dog legged. In the south is later, yet distinctive, detached accommodation blocks of a U-plan with rippled waves of metal sheeting.

Standing detached in the south east corner of the site is the Principals House of a neat L-plan and plain design that complements the main college.

In the north opposite the dining hall is "The Wheel Cross" sculpture, a bronze castling by Fenwick Lawson of 2013.

1.5 Historical development

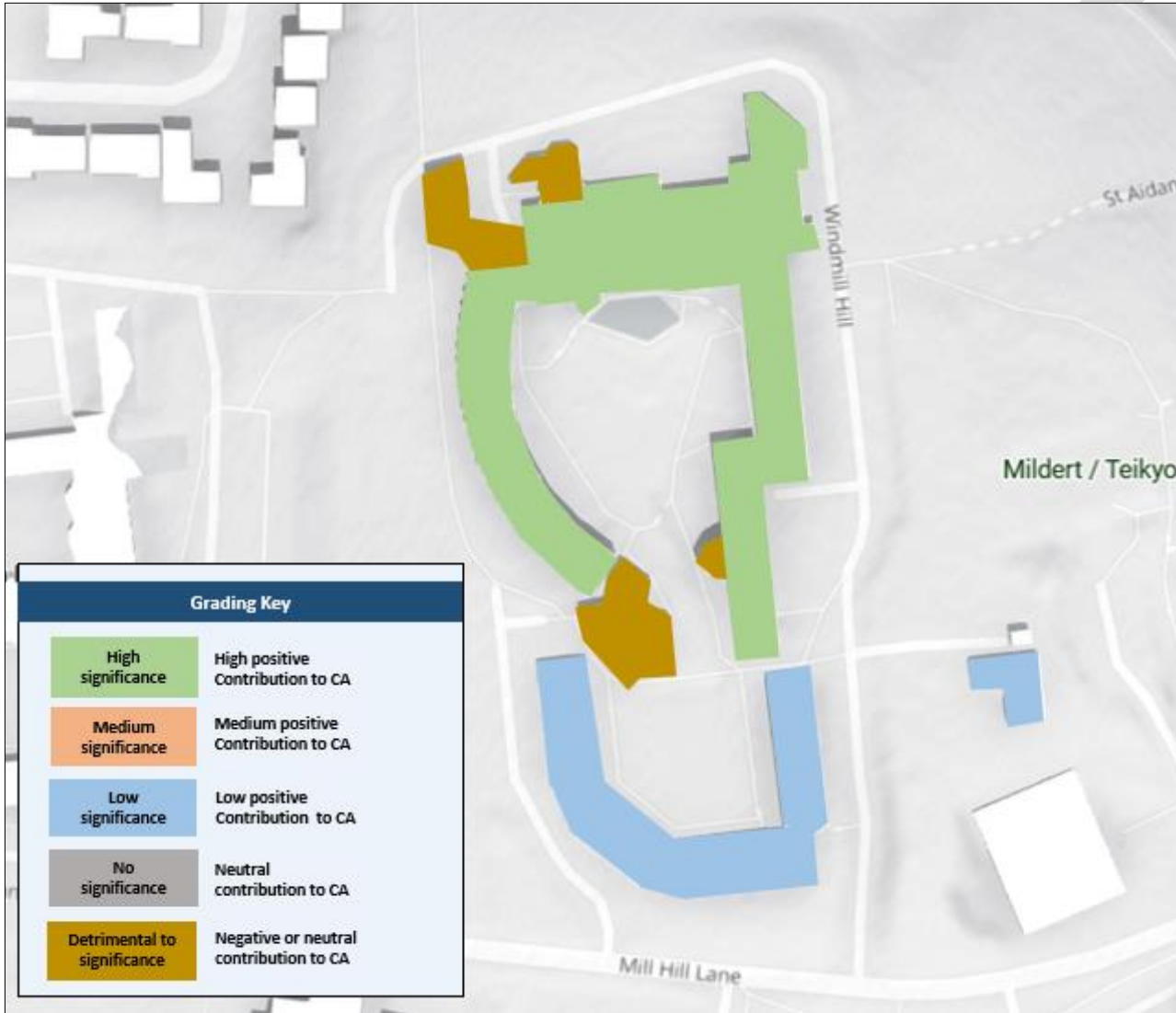
The original college was constructed in 1964. Detached staff accommodation was built later in 1960s on land on the east side of the drive, these buildings were demolished in the 21st century. The detached house came in 1972, then in the early 1980s the detached south accommodation was added, followed by the Lindisfarne Centre in 1993. Two extensions were added in the 21st century, one two storeys to the west elevation of the south dog-legged block to provide social space, the second a small kitchen extension in the north.

Fig 35 below. Historic development map (built development).



1.6 Significance/Contribution Grading
(built development)

Fig 36 below. Significance/contribution plan (built development).



High significance/ High positive contribution

- The original St Aidan’s College (main dining block, east and west accommodation wings, and junior common room) as a significant example of modernist post war architecture and an important example of post-war college architectural heritage.
- High architectural quality by notable architect Sir Basil Spence who designed a number of university buildings across England and Scotland.
- Historic interest deriving from being part of the Universities post-war expansion programme and move away from the peninsula.
- Strong community and social significance derived from original use that continues.

Low significance/ Low positive contribution

- The detached Principals House to the east of the main access has associated value being part of the collective ensemble but added later in 1973. It has a degree of architectural merit owing to its distinctive courtyard form and aesthetic.

- The later southern accommodation blocks of value owing to their distinctive architectural style and aesthetic, and in being legible as part of the college’s evolution. They are very distinct from the original design but respectful of the layout.

Detrimental to significance/neutral contribution

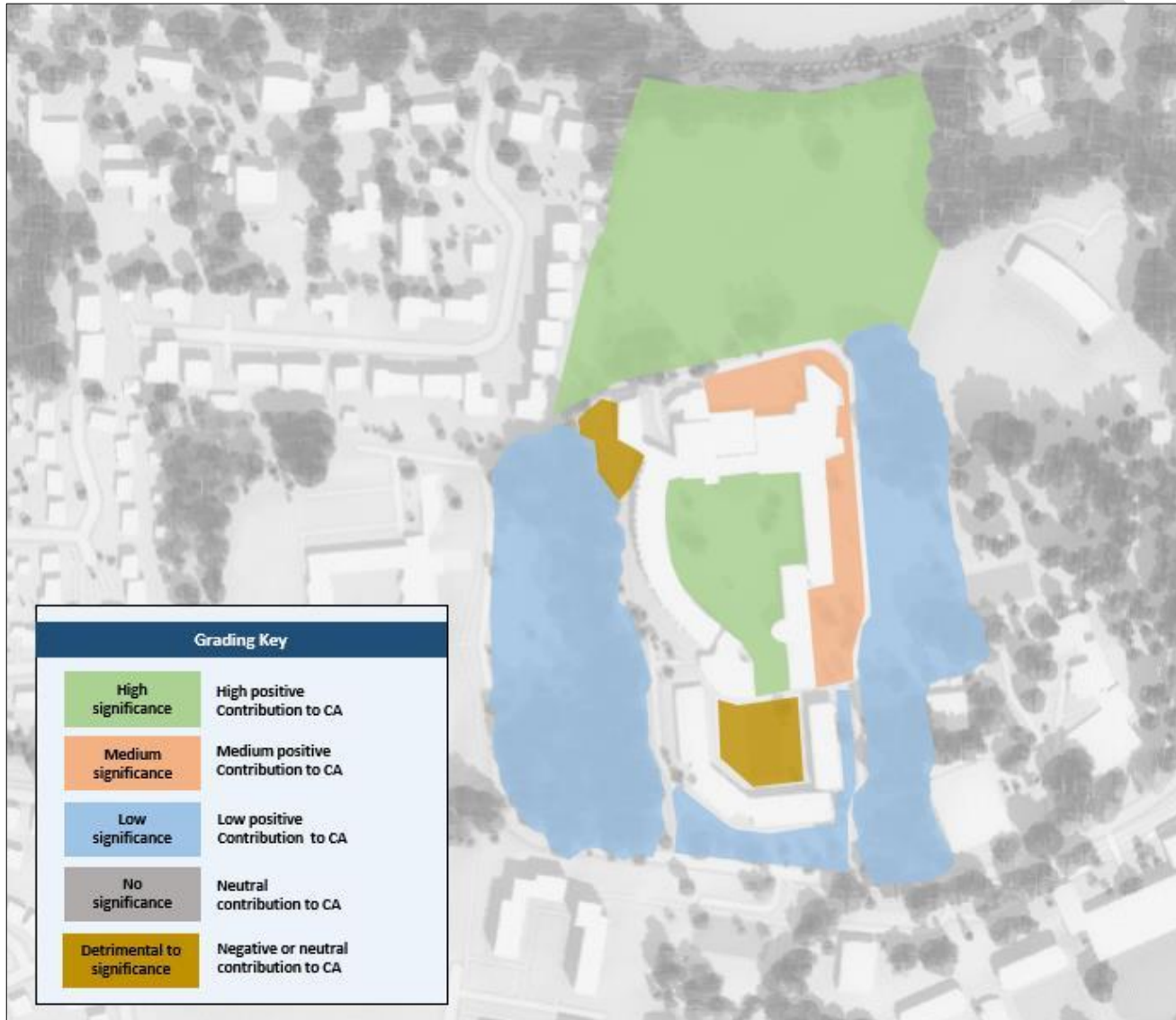
- The Lindisfarne Centre at the south end of the western accommodation block and the two storey extension to the west facing elevation of the original east accommodation block are later additions that detract from the original design concept, layout, and architectural quality.
- The blocks are neutral in contribution to the conservation area owing to their restricted visibility in the surrounding public realm, impacting only within the context of the private communal space.
- The north west service blocks are later functional additions of no interest that detract from the original design and architectural quality. They are tucked away in a discreet location, hence neutral in contribution.



Fig 37 left and above. A later addition to the original east wing and above the Lindisfarne Centre on the site of what was originally supposed to be a chapel building.

1.7 Significance/Contribution Grading
(Landscape, trees, and space)

Fig 38 below. Significance/contribution plan (landscape, trees, and spaces).



High significance/ High positive contribution

- Open landscape (designated as part of Area of Higher Landscape Value) in the north that drops steeply down to Potters Bank is significant to setting and fundamental to sites original selection including exploiting cathedral views.
- The central communal space is part of original architectural design that is a mixture of hard and soft landscaping with a water feature. It is fundamental to the original layout and college concept, with social and communal values.

Medium significance/Medium positive contribution

- Designed green open spaces bound the main college building on the north and east sides. These are shown on original design plans and have visual amenity and setting values.

Low significance/ Low positive contributors

- The area of mature woodland on the college’s west side has visual amenity and setting value and acts as an important buffer to the Business School.

- Area of green space with mature trees wrapping around the southern extension blocks, has visual amenity and setting value. The land rises up from the footway with the block elevated that overstates their presence in a positive way.
- Area of green open space and woodland on the east side of the drive has visual amenity and setting value but was previously developed with low density detached dwellings.
- The areas of woodland on the east and west sides are important in providing containment to the site adding to its own sense of place.

Detrimental to significance/neutral contribution

- The inner courtyard space created by later development is dominated by a sports court that detracts from the openness of the original design and is a visually incongruous feature.
- The service yard and bin storage area in the north west corner detracts from the site and the appreciation of the saw toothed west accommodation block.

- Contribution to the conservation area is neutral as the negative effects are not appreciable from the surrounding public realm.

1.8 Issues and Opportunities

1.8.1 Issues

- There is an acknowledged shelf-life to such 20th century purpose built colleges.
- Post-war construction is challenging in terms of adaptive re-use of buildings, including climate change mitigation.
- Quality and level of the existing accommodation offer may not be up to modern standards.
- Some built and hard/landscaped elements identified that are of no significance and make a negative contribution to character and appearance.

1.8.2 Opportunities

- There is an opportunity to explore new development options on land to the east side of the main driveway where buildings existed previously.
- Opportunities for replacement of existing buildings of no/low significance and elements of negative contribution.
- Potential opportunities for internal and external refurbishment.
- Opportunity to reuse vacant detached dwelling, enhance setting and outlook.
- Opportunity to consider the above alongside interior modifications/re-fit as part of wider scheme for regeneration of this part of the campus.

1.9 Capacity for change

Moderate – excluding the original dining hall, east and west blocks and communal plan form by Spence, there is capacity for external development. Minor in the north with greater capacity in the south and east.

Fig 39 right The plan shows the areas identified for potentially have the greatest capacity of change within the college site, this includes the building and external spaces.

Area 1 – removal and replacement development with a better design response and relationship to the original building.

Area 2 – repurpose or replacement of the existing redundant dwelling, and appropriate new development on the site of former housing.

Area 3 – original east wing limited to refurbishment.

Area 4 and 5 – removal and redevelopment appropriate to context with relationship and layout to original college critical.



2. St Cuthbert’s Cemetery - also known as Bow Cemetery (outside University ownership)



Fig 40 above. St Cuthbert’s Cemetery sub-area boundary map.

2.1 Heritage designation

- Conservation Area.
- Listed Building – St Cuthbert’s Cottage, listed at GRII as “Bow Cottage” list entry 1323250 10-March-1988.

2.2 Other designations

- Non-designated heritage asset –19th century cemetery including stone boundary walls, Lych Gate, and gravestones.
- Area of Higher Landscape Value.

2.3 Indicative images



2.4 Brief description

The site comprises of a small cemetery that is a local green space enclosed by stone boundary walls. The access is through the timber Lych gate on Elvet Hill Road. It contains a one storey stone cottage that was the original cemetery lodge built in c.1820 in the Tudor style. It contains woodland with two main pockets of green open space and numerous historic gravestones. The present day layout is representative of its detailed recording on the 1st edition OS map c.1856-65.

2.5 Historical development

The cemetery dates from the early 19th century and was created when the churchyard to St Mary-le-Bow, North Bailey closed hence its name Bow Cemetery. It includes the reburial of Scottish soldiers who were imprisoned and died in Durham following the battle of Dunbar in 1650, laid to rest in 2018 after being discovered during the construction of a new café at Palace Green Library. It is also the burial place of several university lecturers and professors.

2.6 Significance/Contribution (built development)

Fig 41 below. Significance/contribution plan (built development).

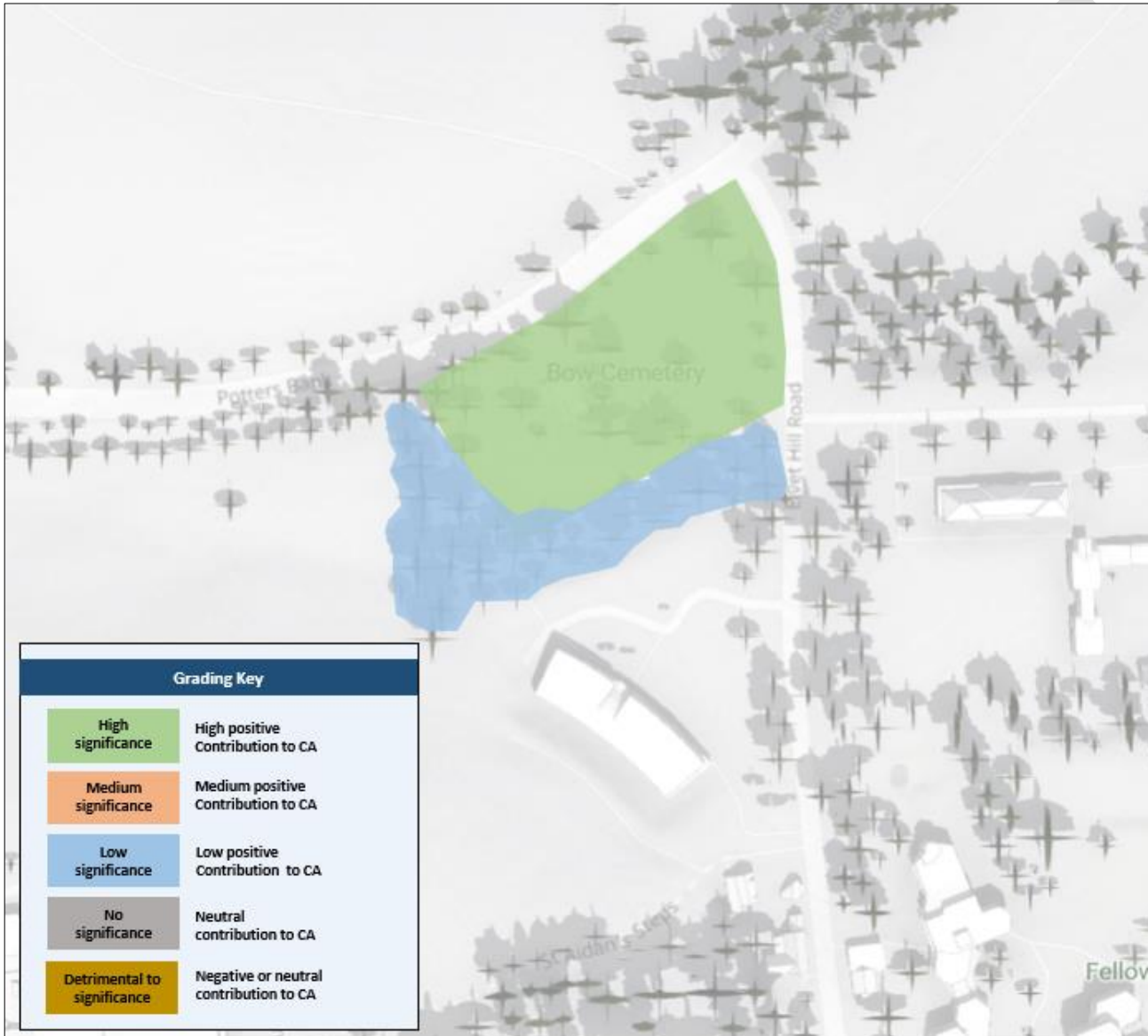


High significance/positive contribution

- The stone boundary walls, lych gate, gravestones, and cemetery lodge have high significance as a group dating from the early 19th century.
- Lych gate or resurrection gate is an important example of structure type in the city has historic significance from usage being the sheltered point at which the coffin was set down to await the clergyman’s arrival.
- This site has associative value with St Mary-le-Bow Church, North Bailey.
- The architectural and historic interest of the cottage individually is high, recognised by its listing, therefore of national importance.
- Important record of the area’s social history and a biography of its community.

2.7 Significance (Landscape, trees, and space)

Fig 42 below. Significance/contribution plan (landscape, trees, and spaces).



High significance/positive contribution

- Cemetery has historic, evidential, aesthetic, and communal value, is a local green space asset offering a place for quiet and reflection.

Low significance/positive contribution

- Surrounding mature woodland contributes to intimate character and setting and provides an important buffer to the Institute for Middle East and Islamic Studies site.

2.8 Issues and Opportunities

2.8.1 Issues

- Stone boundary walls in variable condition, cemetery has a lack of legible routes and no interpretation.

2.8.2 Opportunities

- Opportunities to repair boundary walls, improve access, and interpretation.
- Potential for ecology and biodiversity net gains through cemetery maintenance regime, planting, and habitat structures.

2.9 Capacity for change

- Minor relating to cemetery improvement works.

3. The Institute for Middle East and Islamic Studies



Fig 43 above. Institute for Middle East and Islamic Studies site boundary map.

3.1 Heritage designation

- Conservation Area.

3.2 Other designations

- None.

3.3 Indicative images



3.4 Brief description

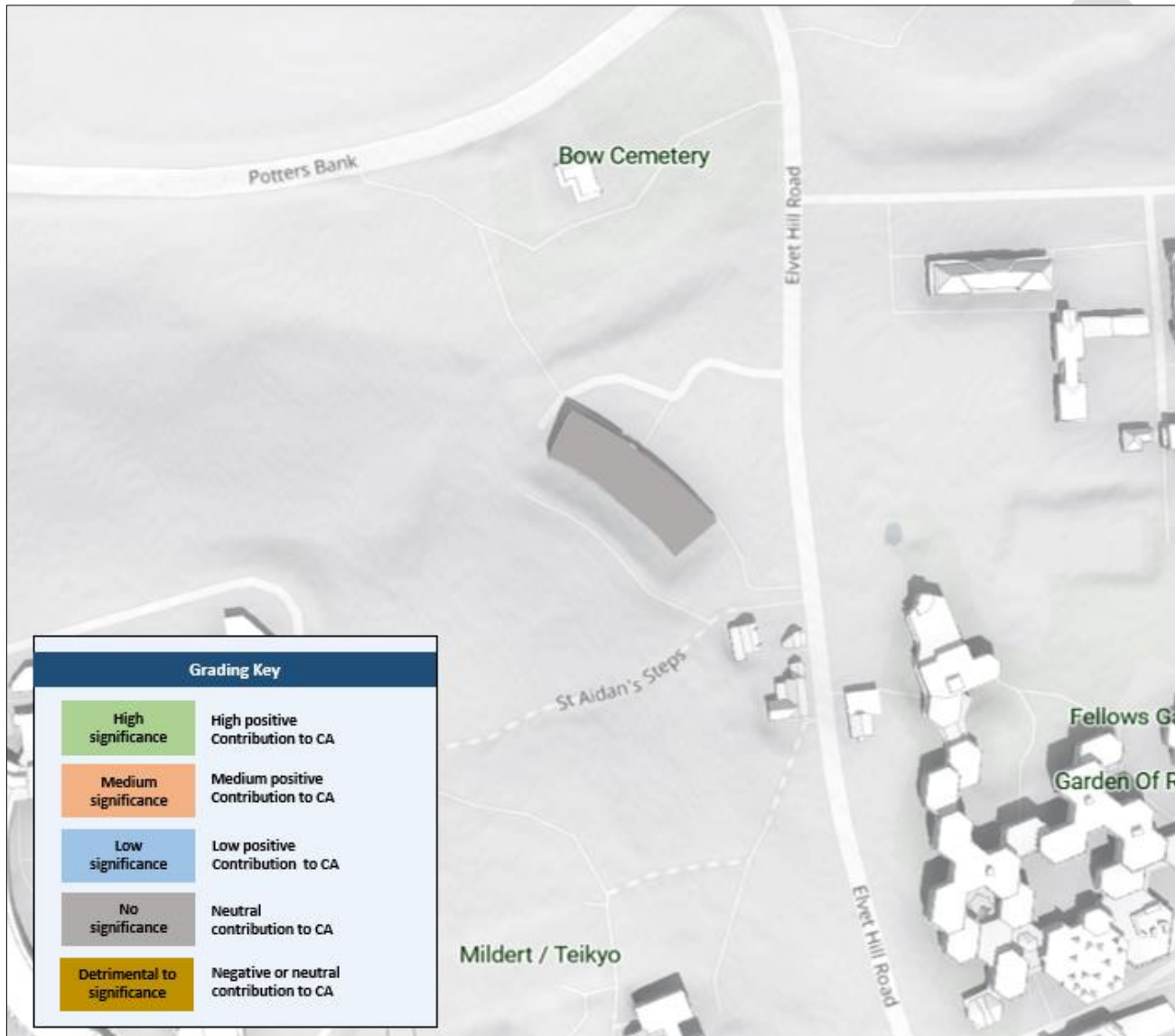
The modern building comprises of two storeys with a curved plan form and pavilion elements flanking a lower entrance section. The design sought to reinforce the sites sense of enclosure by forming the third edge between the north east and north west tree belts. It features a timber façade with a vertical emphasis and “flowing” roof form to pick up the contours of the land behind the building. The glazing configuration, detailing and materiality creates a busy appearance.

3.5 Historical development

The site was undeveloped as far back as the 1st edition OS map c.1860. It comprised of an area of mature mixed open and woodland landscape between Bow Cemetery, and Elvet Hill Road and at the foot of Windmill Hill, with the existing building, associated access and parking constructed in the early 2000's.

3.6 Significance/Contribution (built development)

Fig 44 below. Significance/contribution plan (built development).

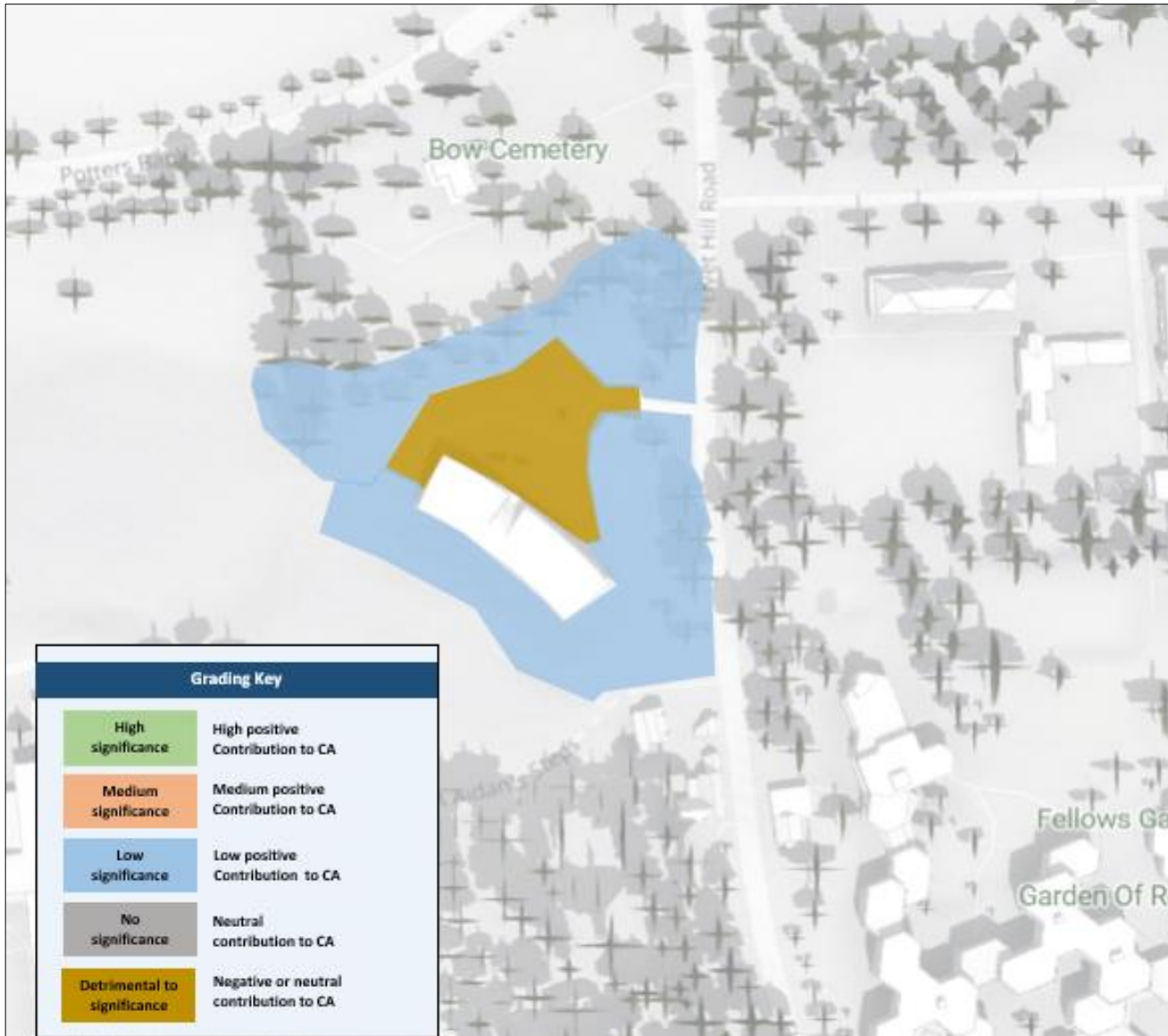


No significance/neutral contribution

- The single building occupying the site is of no heritage significance owing to its modern early 21st century construction.
- The building makes a neutral contribution but has some design interest in terms of its response to the topography and landscape, its distinctive “flowing” form and timber-clad sweep.

3.7 Significance (Landscape, trees, and space)

Fig 45 below. Significance/contribution plan (landscape, trees, and spaces).



Low significance/positive contribution

- The topography and tree cover influenced the buildings design, provide positive enclosure, and have visual amenity value.

No significance/negative contribution

- The hardscaped pedestrian forecourt and frontage parking areas detract from the natural character, degrade the view of the building, and have a stark/harsh visual appearance.

3.8 Issues and Opportunities

3.8.1 Issues

- Main issue is the hardscaped areas and frontage parking detracting from the aesthetic quality of the site.

3.8.2 Opportunities

- The site has strong potential for redevelopment in the future.
- Opportunities to improve and soften the negative hardscape elements

3.9 Capacity for change

Major – there is the potential to remove the building and redevelop the site in the future.

4. Elvet Hall



Fig 46 above. Elvet Hall sub-area boundary map.

4.1 Heritage designation

- Conservation Area.
- Listed Building – Language Laboratory and adjacent gate piers, list entry 1120636, 10-March-1988.
- Listed Building – School of Oriental Studies, list entry 1323251, 10-March-1988.

4.2 Other designations

- Non-designated heritage asset – Elvet Hill Cottage.

4.3 Indicative images



4.4 Brief description

The Teikyo University of Japan and Oriental Museum buildings are two storey plain buff brick flat roofed blocks set into the hill sides. The museum is by Middleton, Fletcher, and Partners. In contrast the School of Oriental Studies is a fine Victorian Gothic style stone villa by Ignatius Bonomi, built as his private residence.

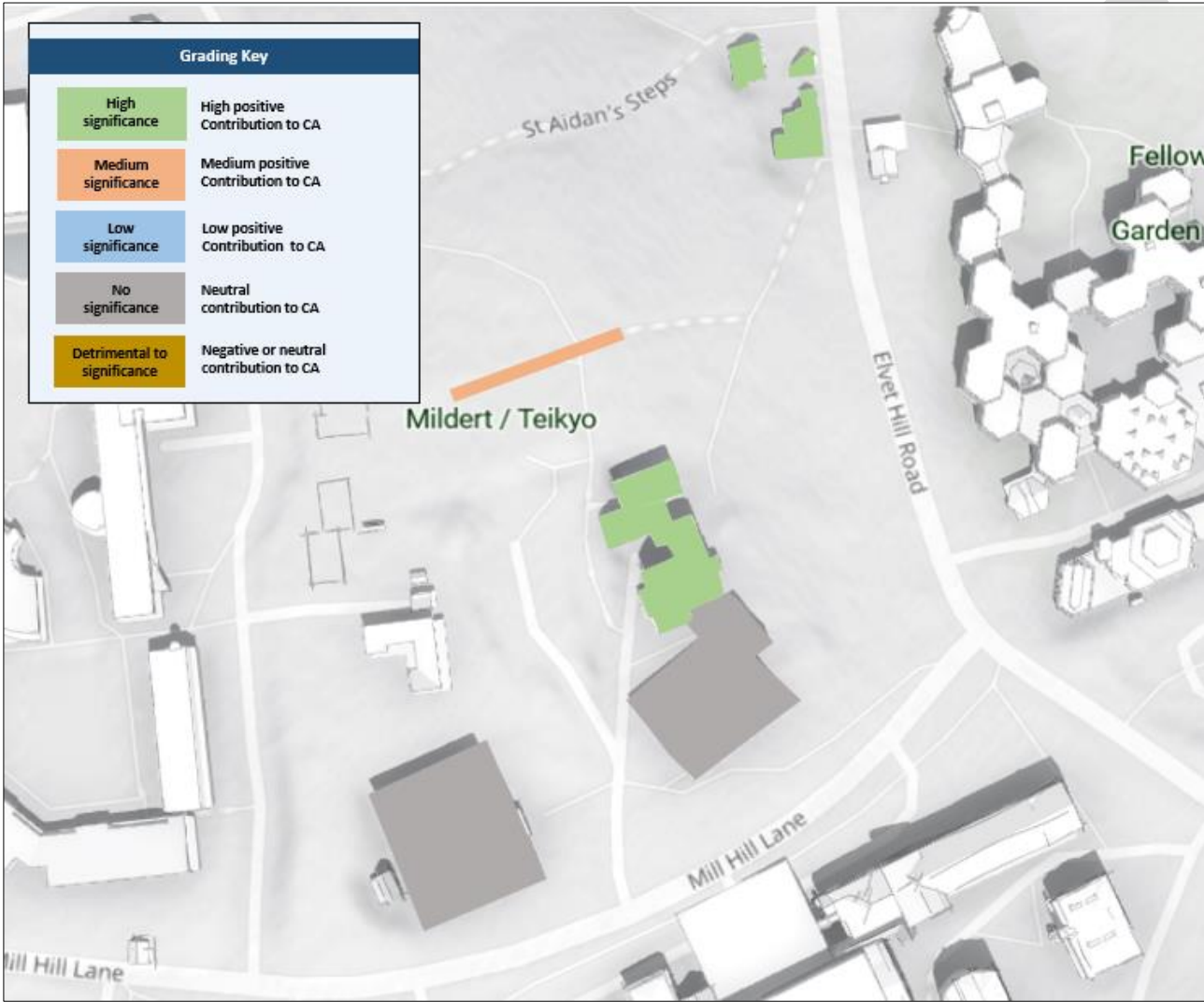
In the north the Language Laboratory is again Victorian comprising of a L-plan stone and steeply pitched slate construction of one storey in three parts. Adjacent and set back Elvet Hill Cottage is a Victorian cottage of two storeys, three bays and rendered with half dormers, and porch.

4.5 Historical development

The School of Oriental Studies was constructed in the 1820s, annotated as “Elvet Hall” with detached gardens in the north, on the site of the present sports court, of which a substantial section of the garden wall survives. The language laboratories are slightly later of c.1868 with the adjacent cottage identifiable on the 1st edition OS map, c.1856-65. The flat roofed blocks onto Mill Hill Lane date from the mid to late 20th century.

4.6 Significance/Contribution (built development)

Fig 47 below. Significance/contribution plan (built development).



High significance /positive contribution

- The architectural and historic interest of the former Elvet Hill Hall and Language Laboratories individually is high recognised by listing, therefore of national importance.
- Elvet Hill Hall has added associative value being designed as the private house of renowned architect Bonomi.
- The cottage has high significance identified as a NDHA for its historic, evidential, architectural, and aesthetic values.

Medium significance /positive contribution

- The surviving section of the halls garden wall has historic, evidential, and aesthetic value and is an important remnant giving an insight into the hall estate layout and operation. However, its significance is reduced as the full wall garden enclosed is no longer complete with the other walls lost reducing its authenticity and integrity.

No significance /neutral contribution

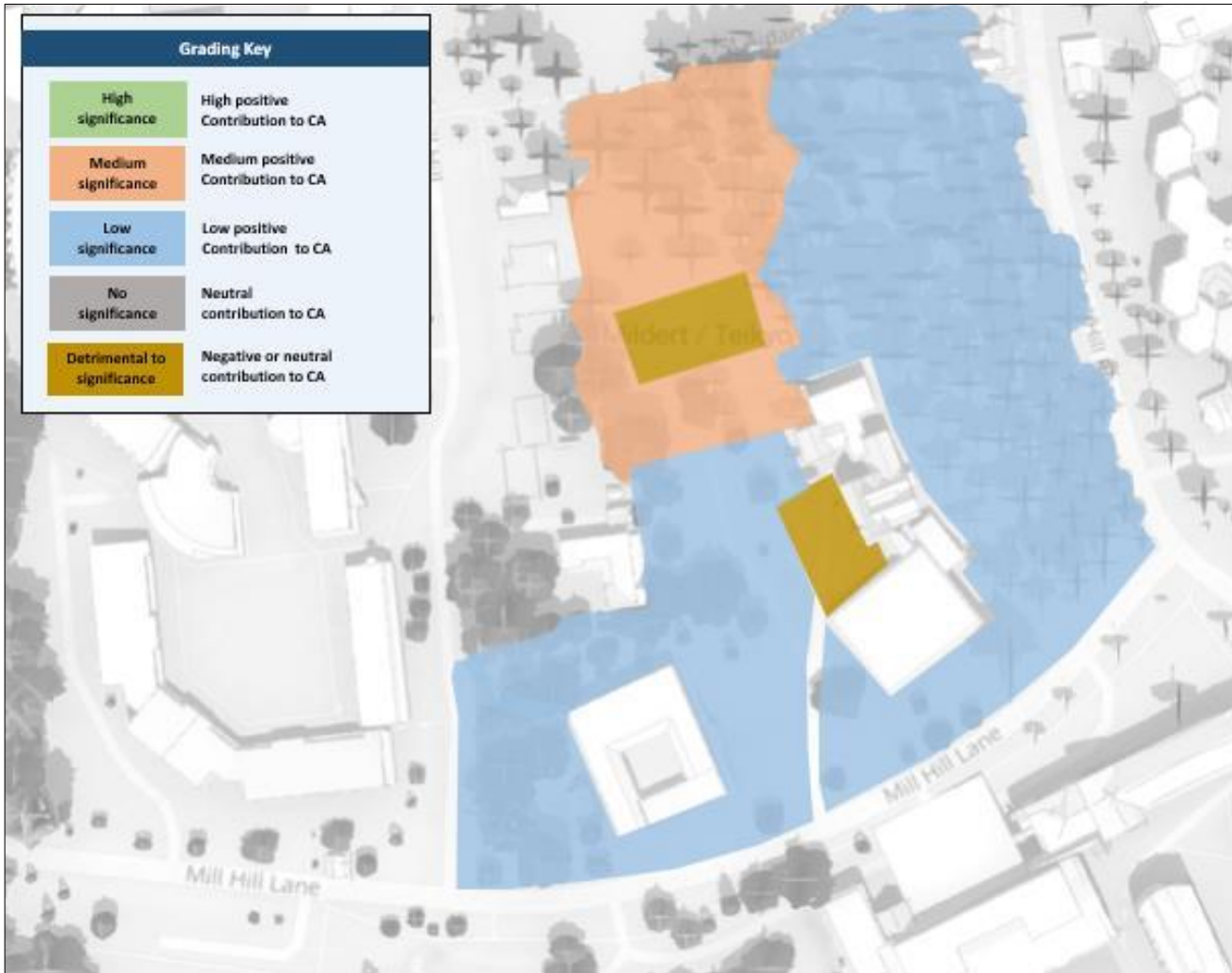
- Teikyo University of Japan and the Oriental Museum buildings are nondescript modern flat roofed buildings of no interest.
- Their quality is such that they do not make a positive contribution to character and appearance but neither do they detract.

Fig 48 below. The neutral buildings within the area with Oriental Museum building showing in the context of the grade II listed building



4.7 Significance (Landscape, trees, and space)

Fig 49 below. Significance/contribution plan (landscape, trees, and spaces).



Medium significance/positive contribution

- The mature woodland and tree belts in the north appear to correlate with the walled garden, plantation, and wooded areas recoded on the 1st edition OS map as part of the hall's grounds. They have historic, evidential, visual amenity and setting value.

Low significance/positive contribution

- The mature woodland, open green spaces and roadside hills in the south all contribute positively to the overall parkland character and have visual amenity and setting value.

No significance/negative contribution

- The hardstanding car park area in front of the grade II listed building is a low quality space that detracts from the view of the building and its setting. The sports courts is incongruous in its setting.

4.8 Issues and Opportunities

4.8.1 Issues

- The 20th century development blocks are prominent and visible at the roadside but add nothing positive.
- The surviving section of garden wall is in a ruinous condition, it is hidden within the woodland and is not very accessible.
- The car parking area detracts but there does not appear scope for potential re-siting.
- The sports court is an incongruous feature in its historic context.

4.8.2 Opportunities

- There is the opportunity to remove and redevelop the mid and late 20th century development blocks and improve the relationship with the listed building.
- Potential to explore opportunities to improve and soften the negative effect of the car parking areas or re-locate.
- Potential opportunities for repair and restoration of the historic garden wall.

- Potential opportunity to improve the impact or replace the sports court.

4.9 Capacity for change

Major – there is major capacity relating to the removal and replacement of the two mid and late 20th century developments, but they are constrained by the topography, landscape character and proximity to the listed building.

Limited - There is limited capacity for change elsewhere given listed and NDHS status, significance, integrity and setting contribution.

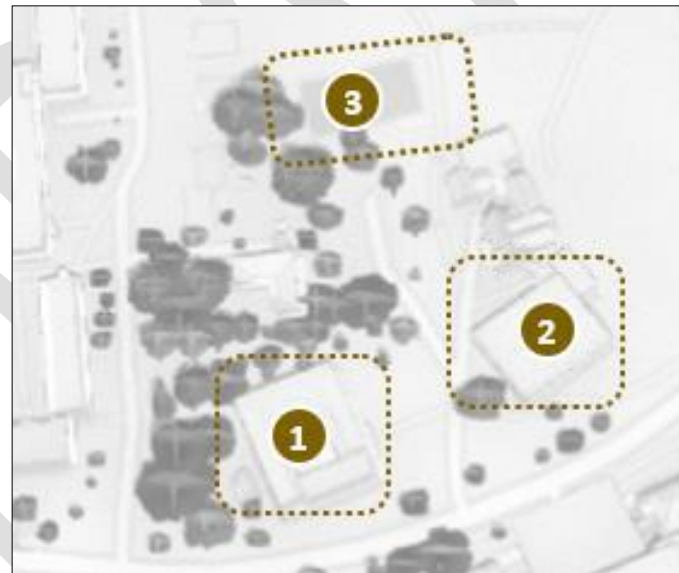


Fig 50 left. The plan shows the areas identified for potentially have the greatest capacity of change within the site, this includes the building and external spaces.

Area 1 – repurpose or removal and redevelopment

Area 2 – repurpose or removal and redevelopment with improved relationship to listed building.

Area 3 – removal and reinstatement of landscape or landscape improvement.

5. Van Mildert College



Fig 51 above. Van Mildert College sub-area boundary map.

5.1 Heritage designation

- Conservation Area.
- Locally listed building (Durham City).

5.2 Other designations

- None.

5.3 Indicative images



5.4 Brief description

The original college comprises of four four-storey blocks of buff brick with zig-zag full height triangular bays separated by brick columns. The main north block includes full height concrete fins with the main entrance behind on higher ground that is one storey raised above service storeys and yards, notable for its copper mansard roof. The buildings are arranged in a U-plan form around the central focus of the water feature. There is a cloister walk on the inner lake side elevations to all of the buildings.

In the south east corner is a detached split-level, flat roofed and buff brick dwelling of a linear plan form with full width balcony.

The north side of the site is dominated by a detached later block. This is three and four storeys rectangular in form of buff brick with accents of timber cladding and render, and vertically balanced fenestration.

Adjacent in the south is the Tunstall building, a three storey light brown brick block with a pitched roof, recessed glazed elements, horizontal windows, and vertical narrow bays.

5.5 Historical development

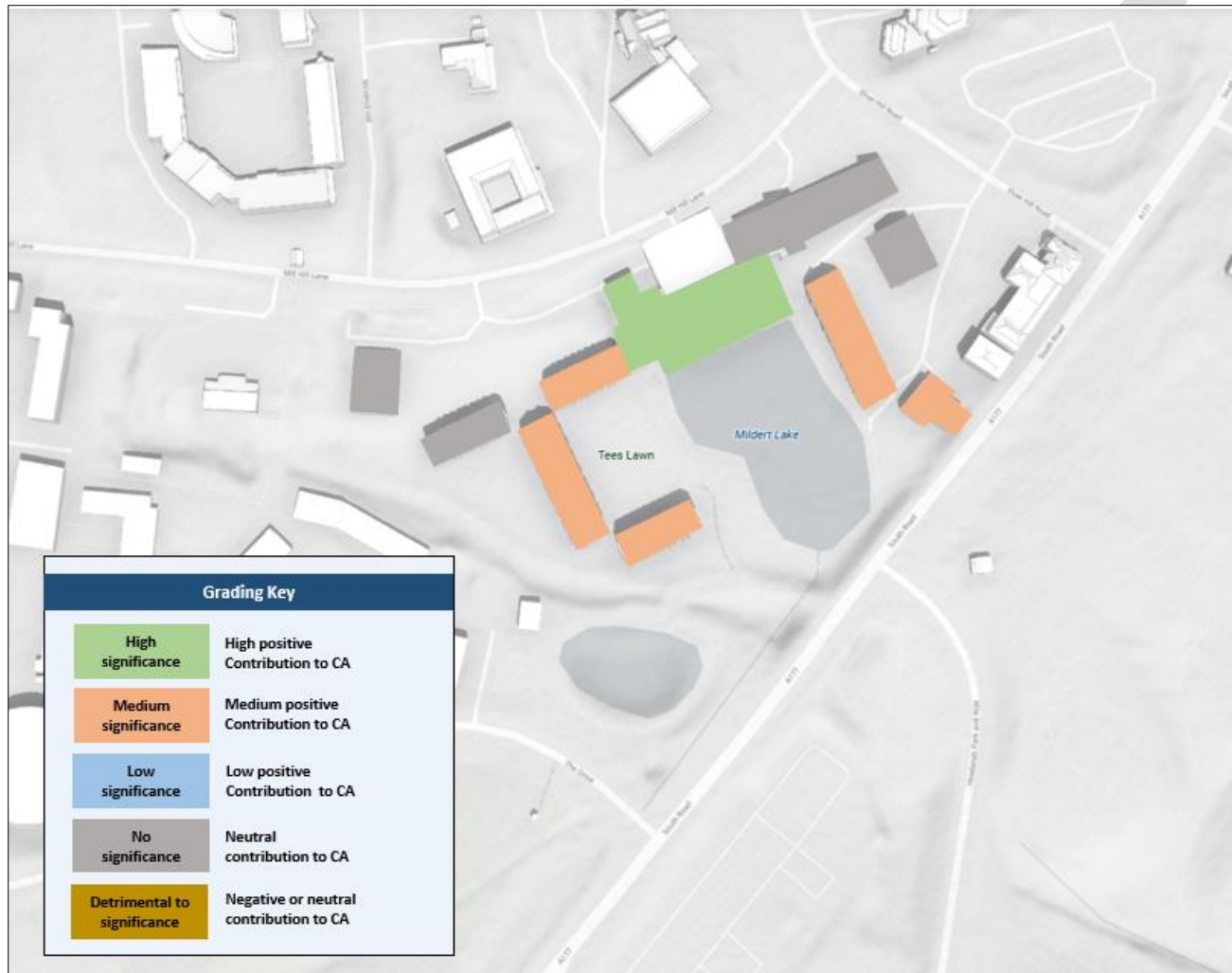
Construction of Van Mildert College was completed in 1965 that was extended later in 1972 with the south-west block, then again in 1986 with the construction of the conference centre. Further expansion occurred in the early 2000's with the construction of the north accommodation block, which replaced an earlier 1970s block in the same location, this was followed shortly by the Tunstall block.

Fig 52 below. Van Mildert College development plan.



5.6 Significance/Contribution (built development)

Fig 53 below. Significance/contribution plan (built development).



High significance /positive contribution

- High significance being on the local list for Durham City with the main north block of uppermost architectural and aesthetic merit.
- Plan form and relationship with the central lake is of high significance. Layout and formal composition fundamental to the success of the original architectural design and response to landscape.

Medium significance /positive contribution

- Architecturally and aesthetically the south east and south west blocks are of lesser quality than the main north hall block. They retain their original plan, and interest largely relates to group value as part of the original layout design and college model.
- The detached residential property has been intentionally sited so as not to compromise the original college plan. It has a degree of architectural interest and an aesthetic relationship with the main college blocks through simplicity, horizontal form, and elements of materiality.

No significance /neutral contribution

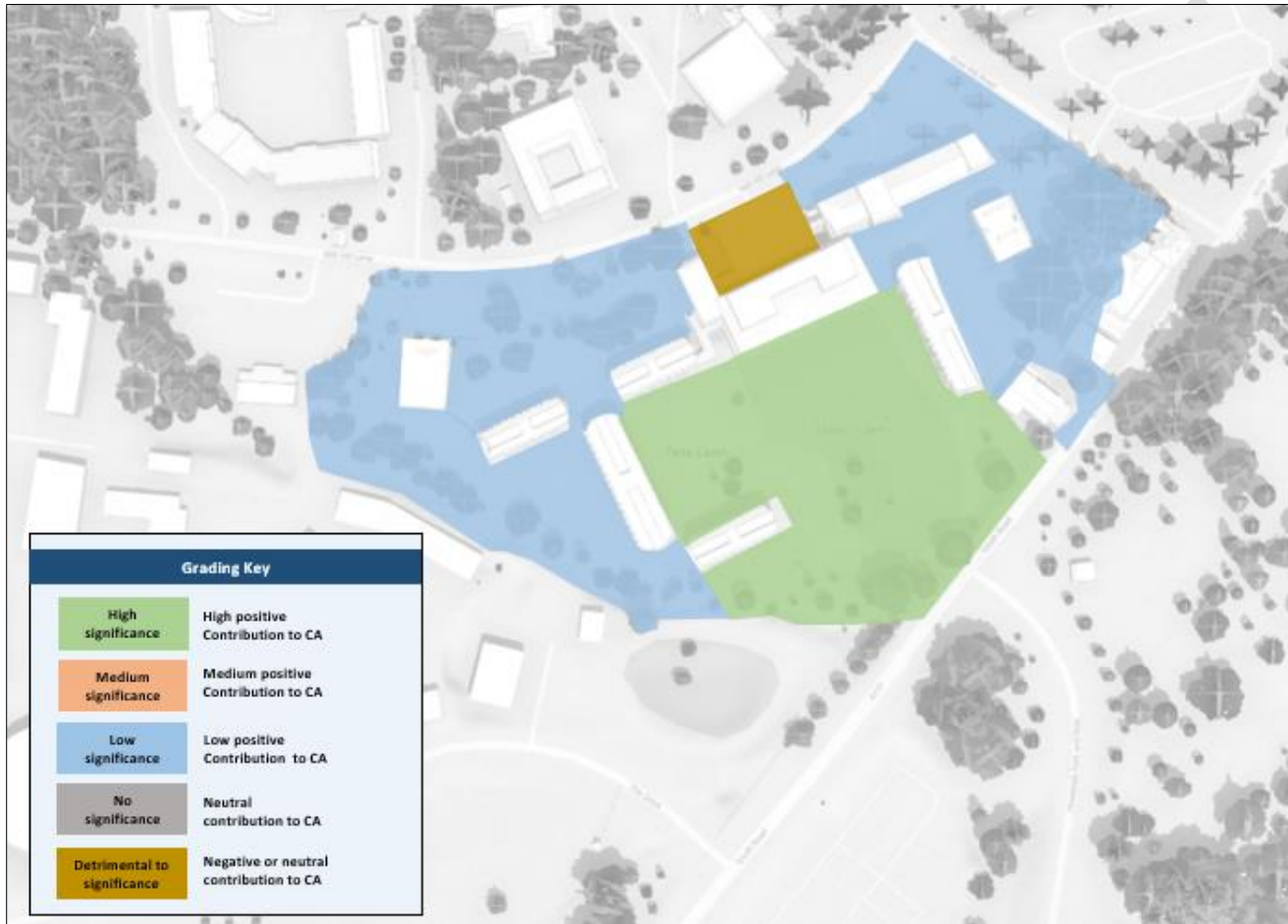
- The north, north-east, and western buildings are late 20th and 21st century additions to the site, which are of no interest.
- They offer nothing positive to the sites character and appearance but have not compromised the original college plan.



Fig 54 Above. The main central college block designed to appear to float on the lake.

5.7 Significance (Landscape, trees, and space)

Fig 55 below. Significance/contribution plan (landscape, trees, and spaces).



High significance/positive contribution

- The water feature is the central focus of the college site, influencing the building designed, that along with the surrounding green open spaces are fundamental to the layout.
- The spaces have added communal and social value as part of everyday college life with some used for recreational activities.
- The spaces have aesthetic value intrinsic to the character and visual appearance of the college site.

Low significance/positive contribution

- The green open spaces to the north, east and west sides of the college have visual amenity value, provide positive openness, soften the buildings and hard standing car parking areas.
- The woodland belts have visual amenity value, provide natural screening important to the sites inwards character and sense of privateness, and act as natural buffers to South College and John Snow College.

- The woodland belts on the college sites boundaries contribute positively to the overall parkland character and feel to the wider conservation area.

Detrimental to significance/negative contribution

- The hardstanding parking forecourt to the main entrance off Mill Hill Lane is very negative and detracts from the character and appearance of the college. This is furthered by parking, service and refuse storage areas at lower level on the east side that are visible from the lane.

5.8 Issues and Opportunities

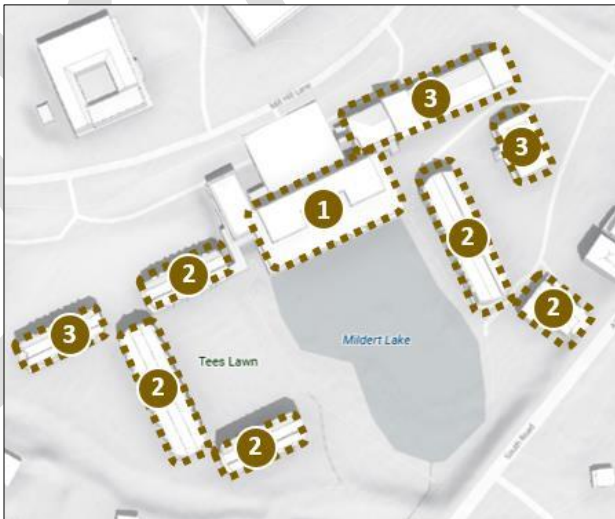
5.8.1 Issues

- There is an acknowledged shelf-life to such 20th century purpose built colleges.
- Post-war construction is challenging in terms of adaptive re-use of buildings, including climate change mitigation.
- Quality and level of the existing accommodation offer may not be up to modern standards.

- Some hardscaped elements identified that are of no significance and make a negative contribution to character and appearance.

5.8.2 Opportunities

- Potential opportunities to repurpose buildings, internal refurbishment and reconfiguration and external refurbishment.
- Potential to address negative external spaces.
- Opportunities to consider the above alongside removal and redevelopment of blocks of no significance and neutral contribution.



5.9 Capacity for change

Major – if the fabric expires and the buildings become no longer fit for purpose then major replacement could be explored but loss must be justified. This would then be subject to replacement development being of a high quality design and taking a holistic site approach with building relationship to landscape, lake, orientation, and layout integral.

Fig 56 left. The plan shows the areas identified for potentially have the greatest capacity of change within the site, this includes the building and external spaces.

Area 1 – Original central block should be retained and refurbished.

Area 2 – retention and refurbishment preferable option, but the blocks have some redevelopment potential subject to justification arguments as set out in the general parameters section 5.15

Area 3 – removal and reinstatement of landscape or landscape improvement.

6. South End

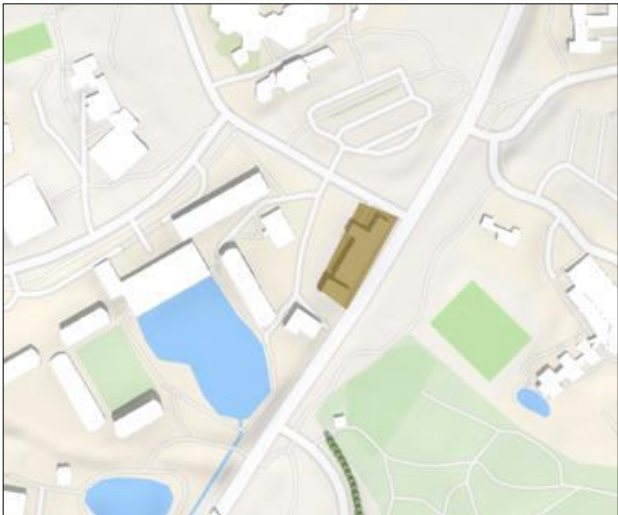


Fig 57 above. South End sub-area boundary map.

6.1 Heritage designation

- Conservation Area.

6.2 Other designations

- Tree Preservation Order PN1-366 single Beech tree to rear of South End House.

6.3 Indicative images



6.4 Brief description

South End House comprises of two storeys and three bays with a rear wing at the north end. It is rendered with a slate tall hip-ended roof including prominent brick chimneys, double height canted bay and multi-pane sash windows.

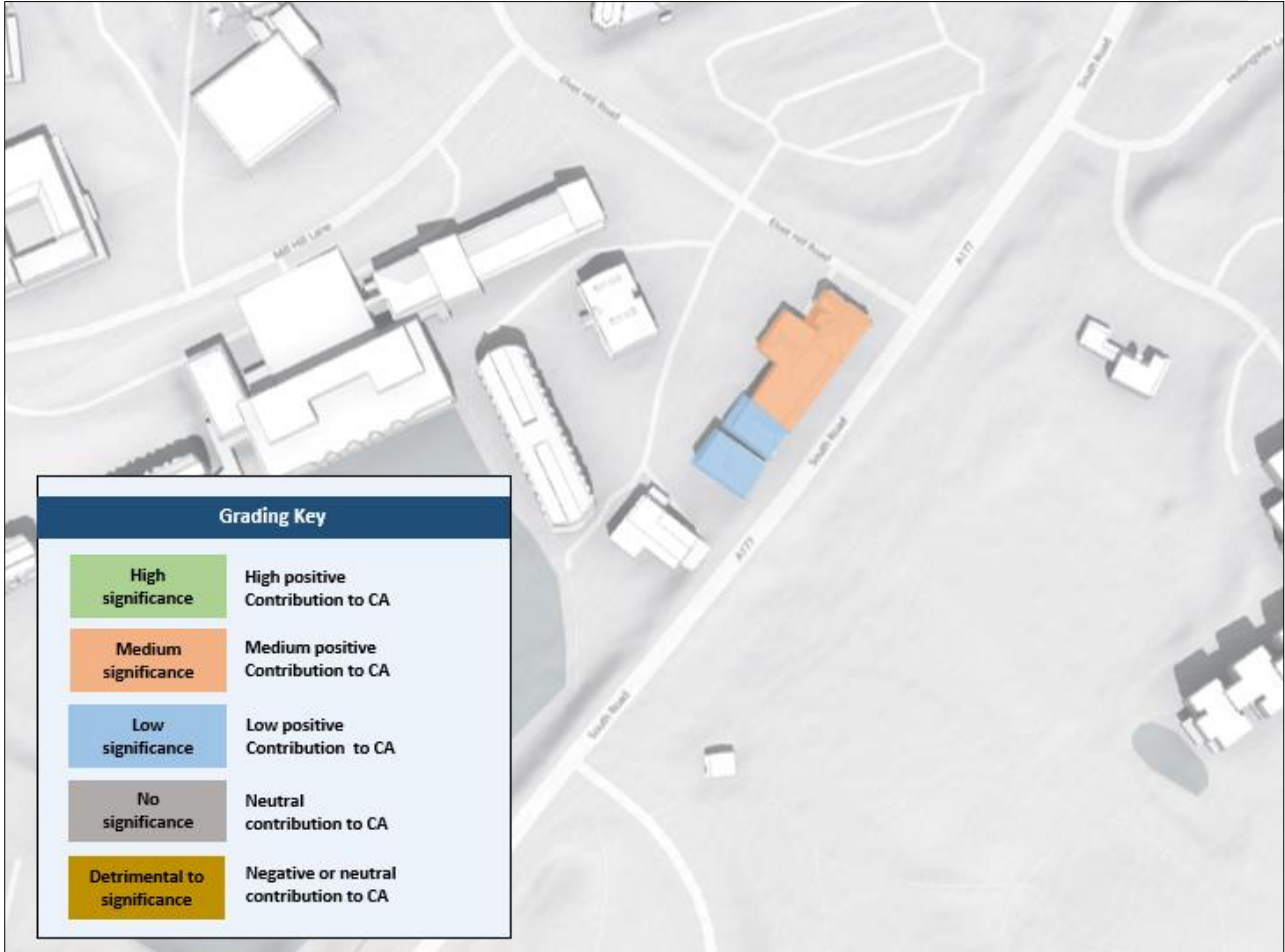
The houses adjacent continue in a line of two storeys of red brick and render with panelled doors and sash windows. These are followed by a detached two storey rendered property with hipped roof and double height canted bay.

6.5 Historical development

South End House was an old coaching inn, with its form appearing to be early 19th century but the north wing could be the remnant of an older building. It is labelled "The Shepherd Inn" on the 1st edition OS map c.1856-65. The other terraced properties appear to be early 19th century. The detached end property seems to be an altered later building of undetermined age.

6.6 Significance/Contribution (built development)

Fig 58 below. Significance/contribution plan (built development).



Medium significance /positive contribution

- Medium significance deriving from historic, evidential, and aesthetic value.
- Positive contribution to character and appearance as legible surviving 19th century domestic development in the area, distinct from the 20th century colleges.
- Group value with the other limited number of 19th century buildings in the conservation area

Low significance /positive contribution

- Part of the areas limited historic development but significance devalued owing to alterations and modernisation weakening character and integrity.

6.7 Significance (Landscape, trees, and space)

- The beech tree to the rear of South End House is of high importance and amenity value given its Tree Preservation Order (TPO) protection.
- Private rear gardens with mature trees make some positive contribution to surrounding green character.

Fig 59 below. TPO location plan.



6.8 Issues and Opportunities

6.8.1 Issues

- Loss of historic railings to frontages.
- Rendering over historic brickwork, low quality first floor extension above garage with composite cladding and uPVC mock sash windows that detract from No 5.

6.8.2 Opportunities

- Reinstatement of traditional wrought iron railings to frontages.
- There may be potential for some small scaled residential extension to the rears.

6.9 Capacity for change

Low – there may be some limited scope for ancillary domestic development to the rear but appears to be highly constrained due to small plot sizes and mature tree coverage.

7. Elvet Hill Car Park

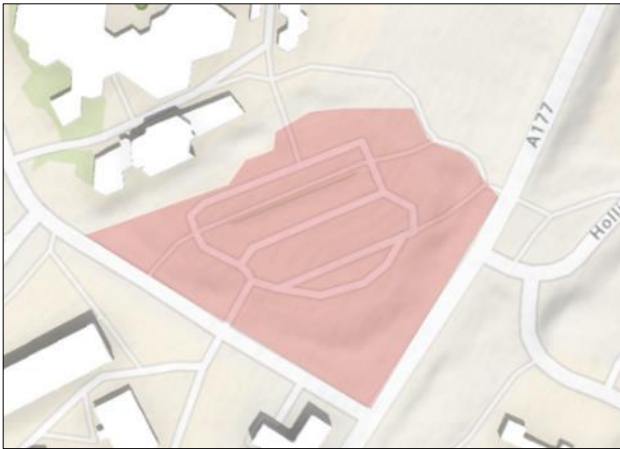


Fig 60 above. Elvet Hill car park sub-area boundary map.

7.1 Heritage designation

- Conservation Area.

7.2 Other designations

- Purpose Built Student Accommodation (PBSA) under Policy 16 of the County Durham Plan.

7.3 Indicative images



7.4 Brief description

The site is occupied by a modern tarmacked car park that is enclosed by trees, hedgerows, and vegetation around its boundaries, and extend into the centre of the site.

7.5 Historical development

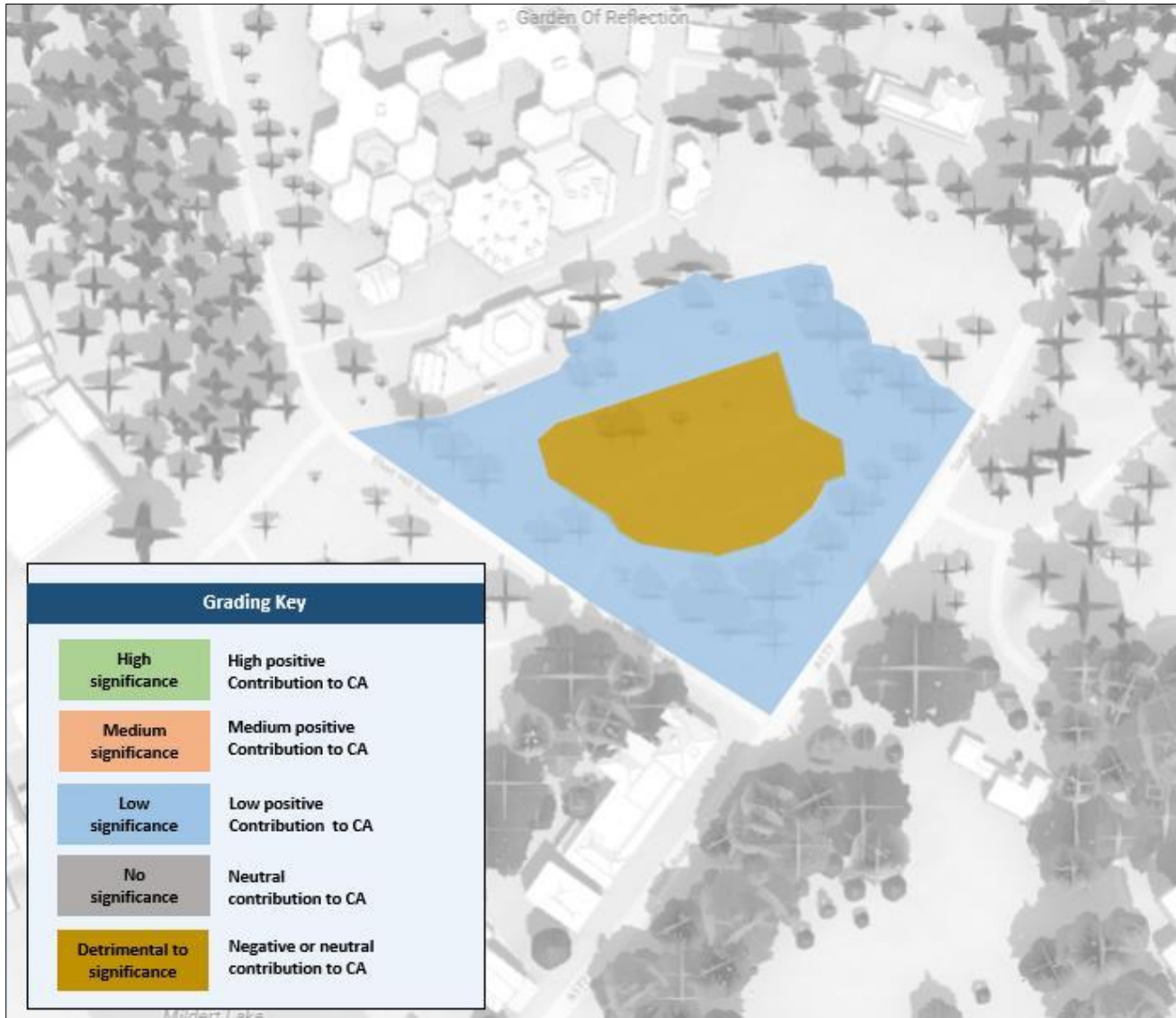
Historic map regression shows that the site formed part of the extended rural area of "Elvet Hill" comprising of three roadside fields. The car park is not shown on the OS map c.1971-79, first appearing on the later 1994-99 edition.

7.6 Significance/Contribution (built development)

Not applicable as the site is devoid of built development.

7.7 Significance (Landscape, trees, and space)

Fig 61 below. Significance/contribution plan (landscape, trees, and spaces).



Low significance /positive contribution

- The car park site has none of the characteristics of the former historic landscape however the trees, hedgerows and vegetation have visual amenity value that contribute positively to the character and appearance of the surrounding area.
- The greenery has further value as part of the original landscape plan for Trevelyan College.

No significance /negative contribution

- The highly visible open hardstanding car park has a negative influence on the character and appearance of the area at a prominent corner roadside position.

7.8 Issues and Opportunities

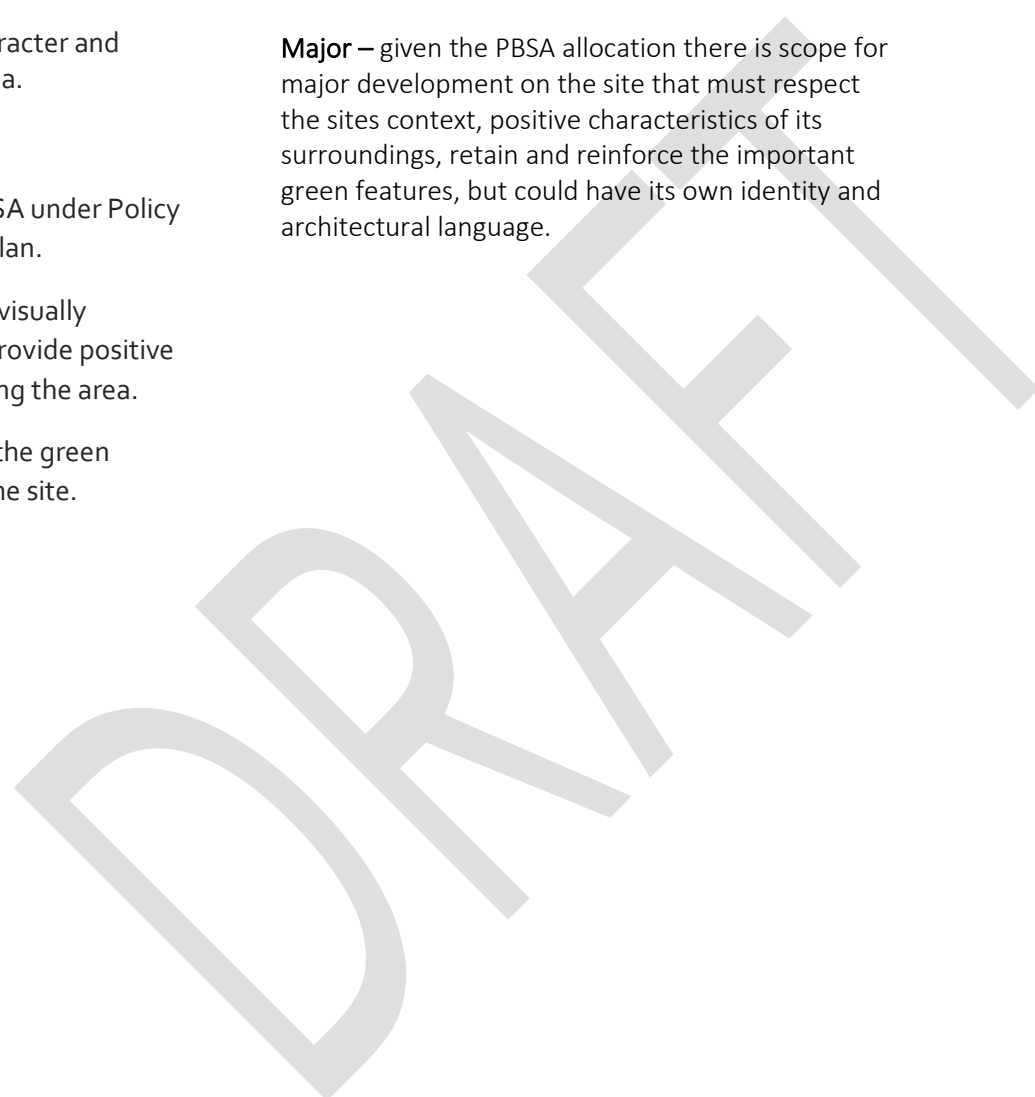
The car park detracts from the character and appearance of the conservation area.

7.8.2 Opportunities

- The site is allocated for PBSA under Policy 16 of the County Durham Plan.
- Opportunities to remove a visually incongruous car park and provide positive built development enhancing the area.
- Opportunities to reinforce the green features and character of the site.

7.9 Capacity for change

Major – given the PBSA allocation there is scope for major development on the site that must respect the sites context, positive characteristics of its surroundings, retain and reinforce the important green features, but could have its own identity and architectural language.



8. Trevelyan College



Fig 62 above. Trevelyan College sub-area boundary map.

8.1 Heritage designation

- Conservation Area.
- Locally listed building (Durham City).

8.2 Other designations

- None.

8.3 Indicative images



8.4 Brief description

Stillman and Eastwick-Field designed the college. It comprises of a distinctive group of neatly planned hexagonal blocks constructed from stark brown brick punched by deeply recessed openings. The blocks vary between two and four storeys with one storey glazed connecting elements. The form in the north is of a U-layout specifically designed around a hill with central tree.

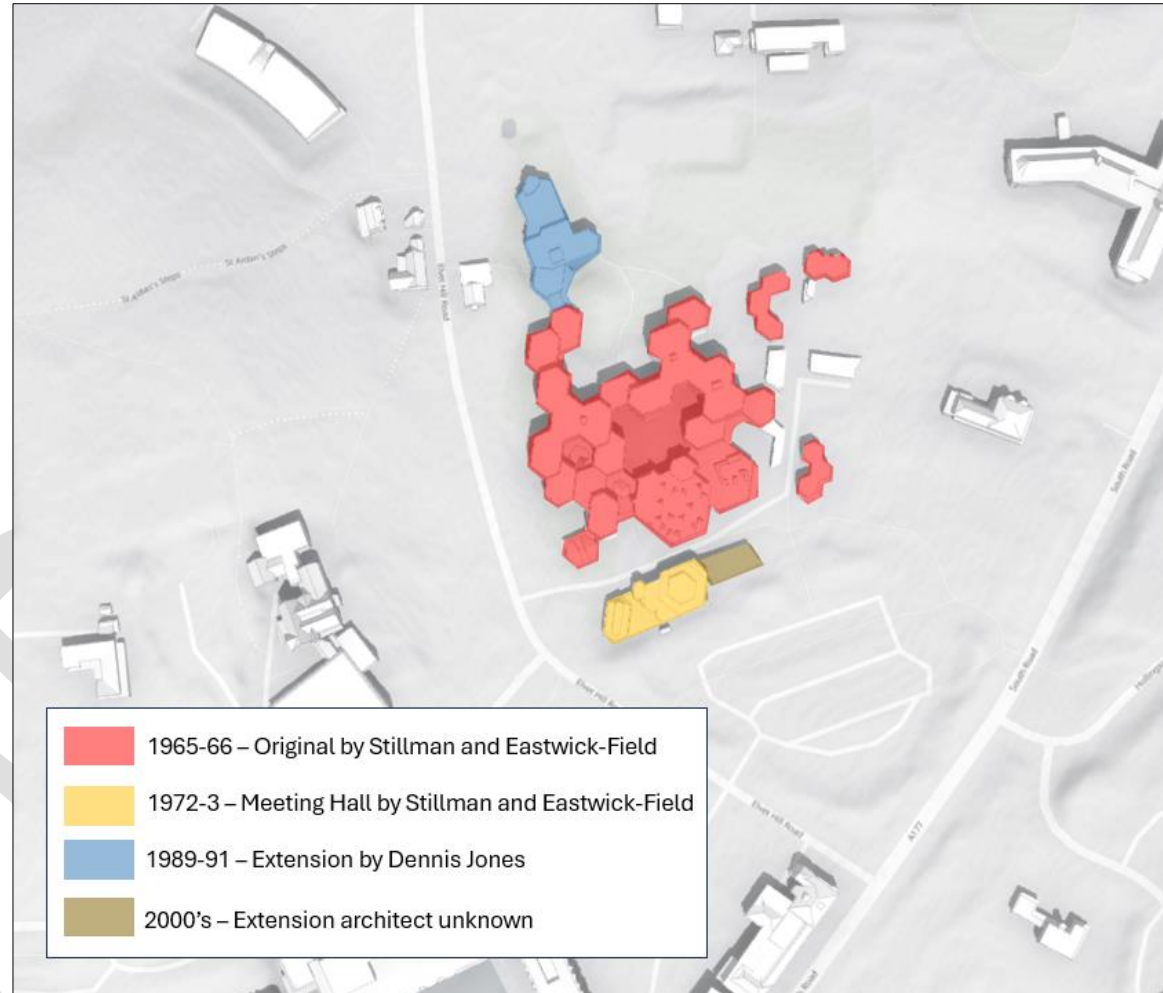
Detached on the south side of the main drive is James Knott Hall, of one and two storeys. It is flat roofed, of brown brick with stepped blocks in linear form.

8.5 Historical development

Trevelyan College opened in 1966 constructed on undeveloped farm land surrounding Elvet Villa, which consisted of three large fields. The detached buildings in the north east corner first appear on historic mapping at the same time as the main college building.

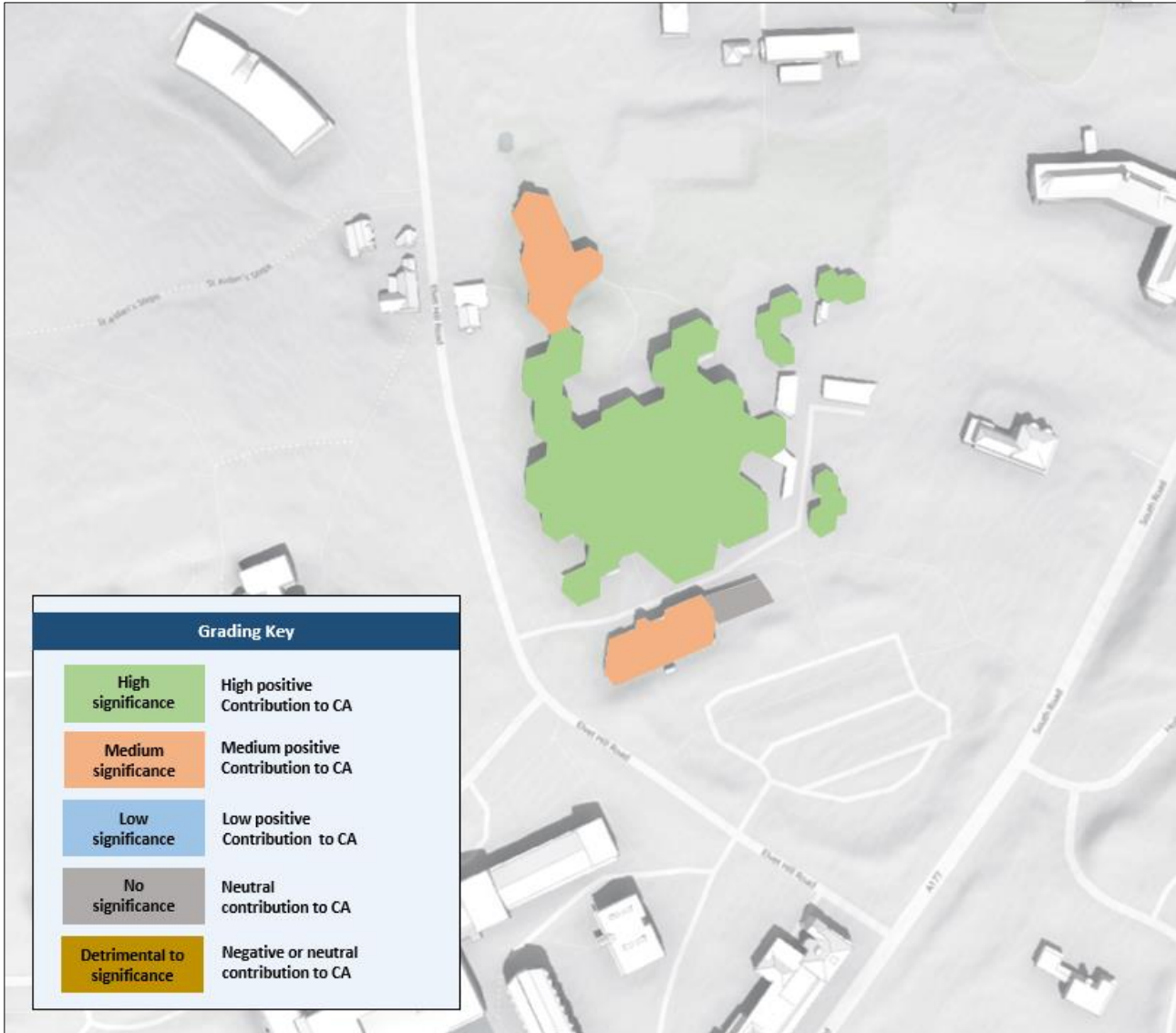
James Knott Hall was added later in 1972-3, on its north elevation is an angled extension of the early 2000's. Further expansion occurred in the form of the library of 1982-3 to the south west corner followed by the final extension in the north of 1998-91. In the north part of the grounds a sports court was added in the later part of the 20th century.

Fig 63 below. Trevelyan College development plan.



8.6 Significance/Contribution (built development)

Fig 64 below. Significance/contribution plan (built development).



High significance/positive contribution

- The original college buildings have architectural and aesthetic values created by the distinctive hexagonal block form and materiality.
- Significance drawn from the original buildings and landscape designs being by well-known architects. They made notable contributions to Britain’s post-war reconstruction, first with schools and hospitals then later with housing and university accommodation. Much of their output displays a restrained “brutalist” style with robust detailing.

Medium significance/positive contribution

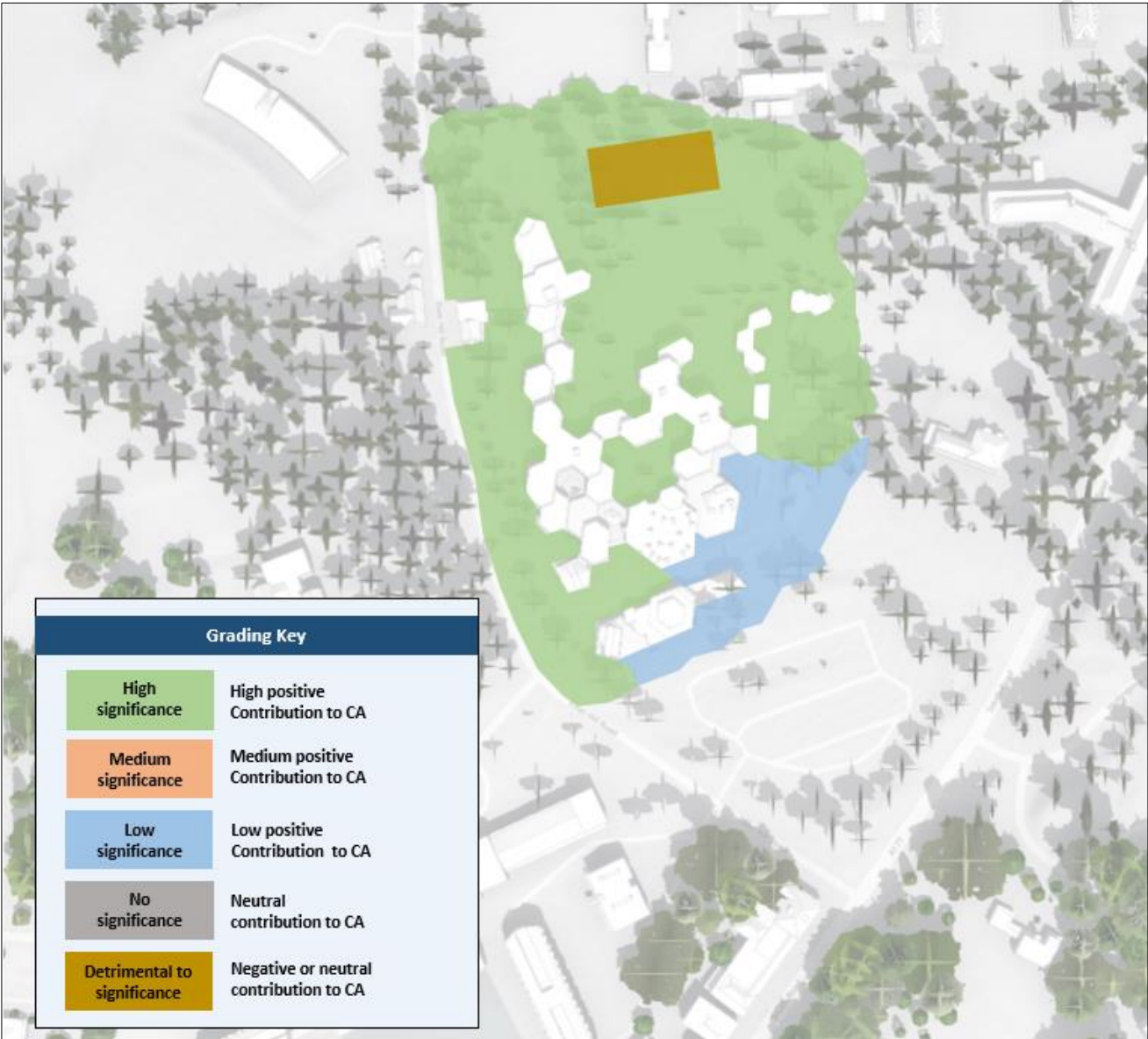
- The detached meeting hall and northern extension are later element and therefore of lesser significance. however, they responds positively to the original plan form, design, and materiality, complementing the original building.

No significance/neutral contribution

- The east extension to the meeting hall pays no regard to the original design of the host building or the main college but does not detract from the overall quality and character of the college site.

8.7 Significance (Landscape, trees, and space)

Fig 65 below. Significance/contribution plan (landscape, trees, and spaces).



High significance/positive contribution

- The original landscape plan was by Brian Hacket noted as being one of a small group of landscape architects who played a significant part in the development of various sites after the second world war.
- The original landscape design implemented extensive tree and shrub planting. The greenery was intentionally designed to act as a foil for the large areas of brickwork, to emphasise the historic parkland character.
- The landscape is of high aesthetic and visual amenity value, enhances the setting of the buildings and contributes positively to the character and appearance of the conservation area.
- The spaces have added communal, recreation and social value as part of college life.

Detrimental to significance/negative contribution

- The modern sports court in the north is a notable incongruous intervention into the high quality designed landscape. Its impact in the conservation area is reduced to neutral given limited visibility.

8.8 Issues and Opportunities

8.8.1 Issues

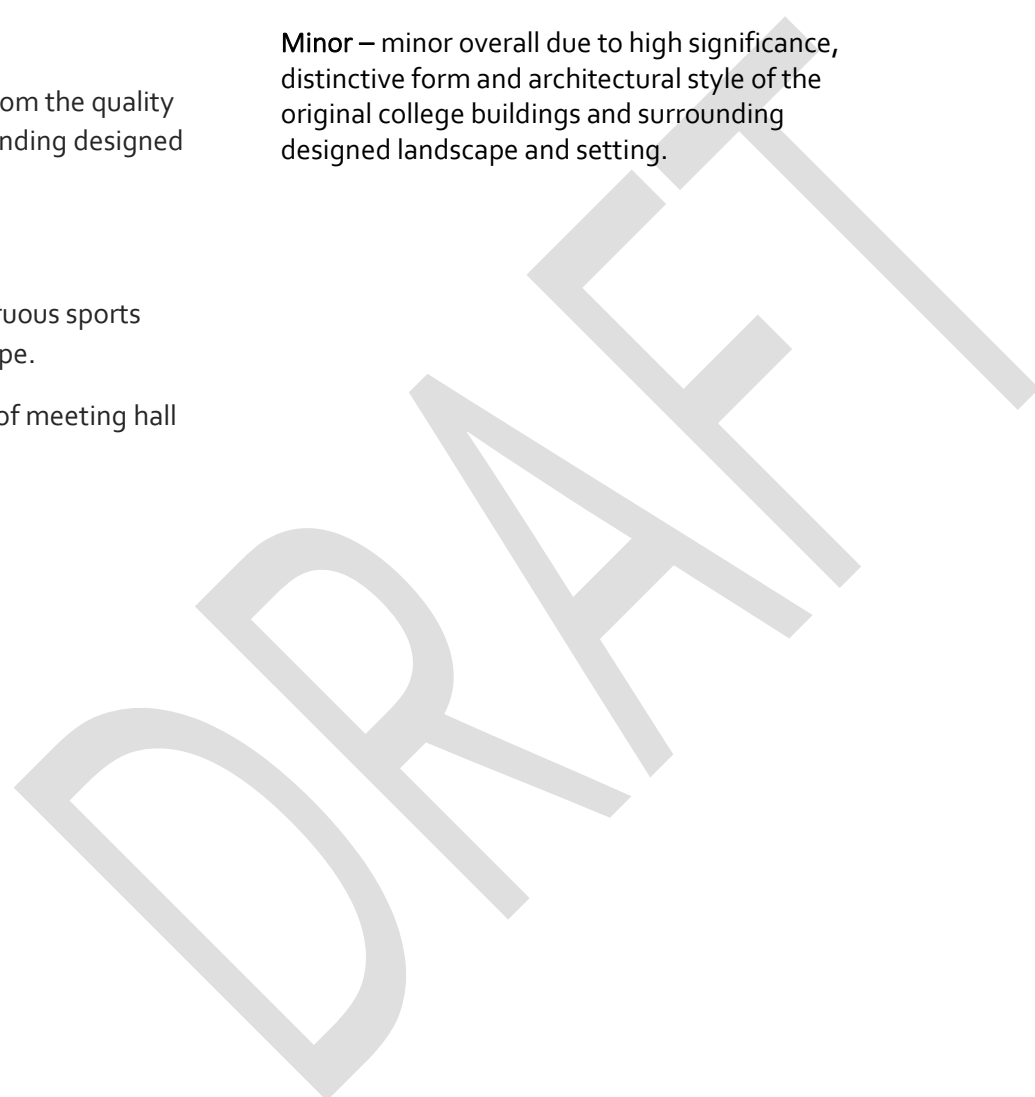
- The sports court detracts from the quality and character of the surrounding designed landscape.

8.8.2 Opportunities

- Removal of visually incongruous sports court and reinstate landscape.
- Removal and replacement of meeting hall extension.

8.9 Capacity for change

Minor – minor overall due to high significance, distinctive form and architectural style of the original college buildings and surrounding designed landscape and setting.



9. Elvet Garth



Fig 66 above. Elvet Garth sub-area boundary map.

9.1 Heritage designation

- Conservation Area.
- Non-designated heritage asset.

9.2 Other designations

- None.

9.3 Indicative images



9.4 Brief description

Elvet Garth is a handsome detached Victorian villa. It comprises of two stories and three bays of a traditional stone and slate construction with sash windows, tall chimney stacks and distinctive half-round first floor bays.

9.5 Historical development

The building is shown on the 1st edition OS map c.1856-65 labelled as “Elvet Villa”, it appears to have a later 19th century extension to its west elevation.

9.6 Significance/Contribution (built development)

The single building occupying the site is of high significance as a non-designated heritage asset that contributes positively to the conservation area.

9.7 Significance (Landscape, trees, and space)

All of the private grounds are of high significance, as the size and shape of the existing plot correlates with 19th century OS map. The lawns, trees, and vegetation provide a very fitting private setting to the historic villa and contribute positively the visual amenity of the area.

9.8 Issues and Opportunities

9.8.1 Issues

- None identified.

9.8.2 Opportunities

- None identified.

9.9 Capacity for change

Minor – there may be some scope for some limited domestic development within the plot without detracting from the setting of the building or from the character and appearance of the conservation area.

DRAFT

10. St Mary's College



Fig 67 above. St Mary's College sub-area boundary map.

10.1 Heritage designation

- Conservation Area
- Locally Listed (Durham City)

10.2 Other designations

- West part is within the designated area of higher landscape value.
- Purpose Built Student Accommodation (PBSA) under Policy 16 of the County Durham Plan.

10.3 Indicative images



10.4 Brief description

The main Ferguson Building was designed by Vincent Harris with an English Baroque theme. It comprises of a H-plan formed by a two storey communal block, flanked by larger three storey residential wings with a modest main entrance. It has great stone stacks, cloister to the rear linking to the north east residential wing, and a porticoed ceremonial entrance to the west side.

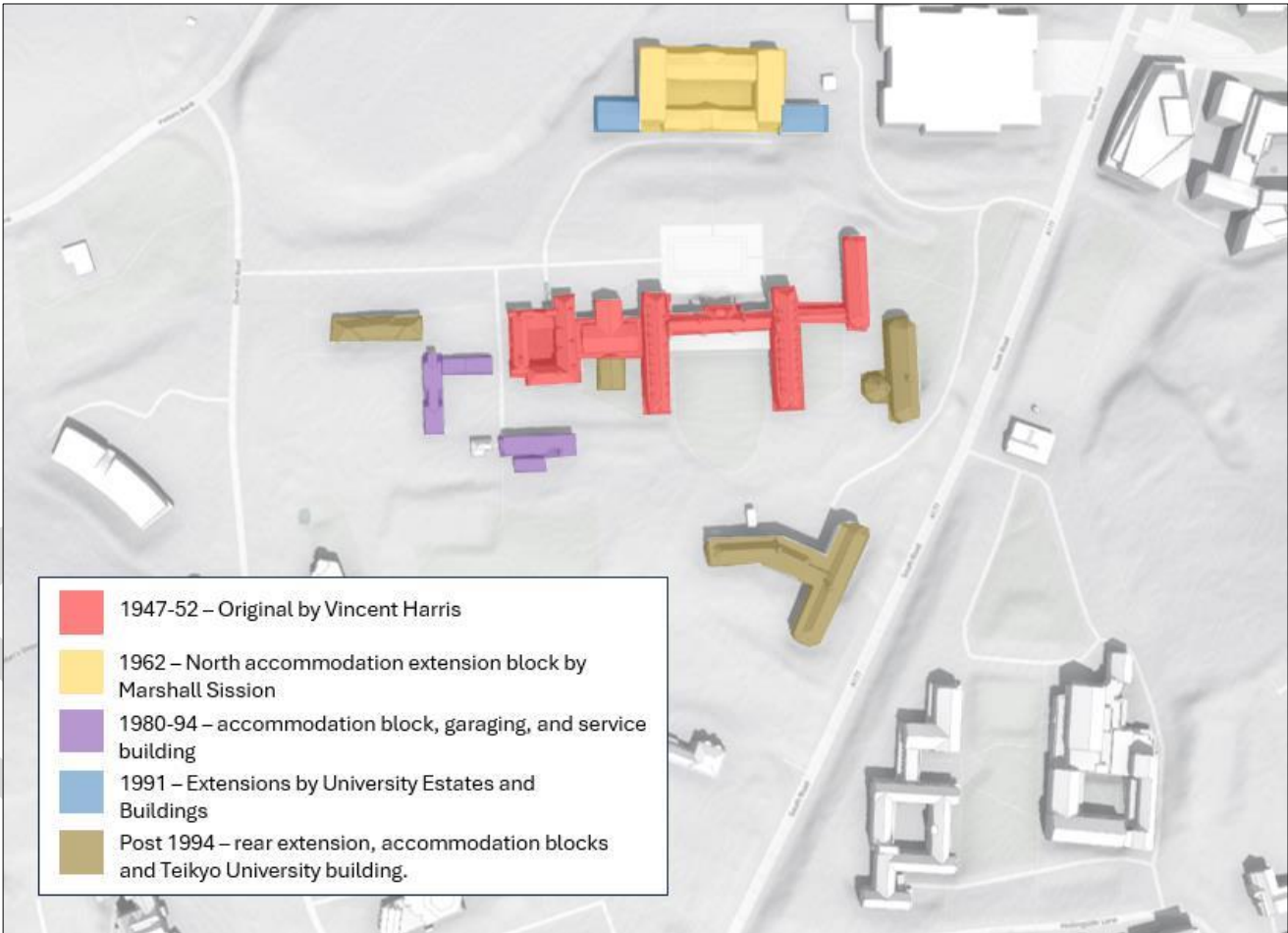
In the north at the bottom of the hill is the detached later accommodation blocks, the Williamson Building, designed by Marshall Sisson. Constructed of buff brick with a central two storeys, rectangular plan block with open courtyard and colonnaded ground floor, and three storey wings on the east and west sides.

The detached blocks in the west, south east, and Teikyo University of Japan building to the rear in the south, are later developments that complement the original layout and design theme. The exception being the low quality L-plan flat roofed accommodation block and garaging that enclose two sides of the west court.

10.5 Historical development

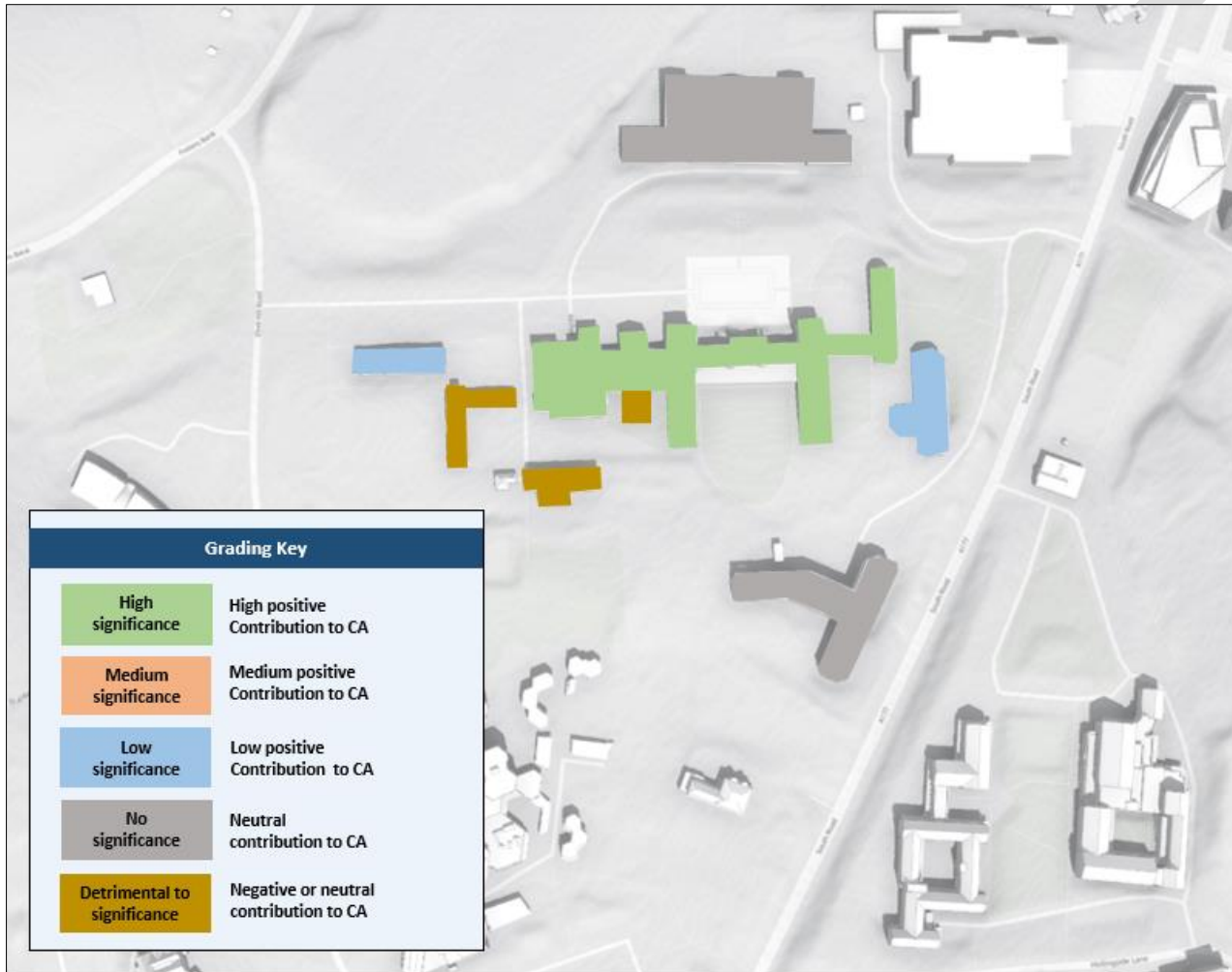
The site was historically part of the undeveloped farm land surrounding Elvet Villa, which consisted of two substantial fields up until the mid-20th century. The Ferguson Building was then completed in 1952, with the new Williamson Building added later in early 1962. In 1991 the University estates and buildings department designed the extension to the Williamson Building to provide additional bedrooms. Historic OS mapping shows that the buildings around the west court date from c.1980-94, with the Teikyo University of Japan building built between 1994 and 2001.

Fig 68 below. *St Mary's College development plan.*



10.6 Significance/Contribution Grading
(built development)

Fig 69 below. Significance/contribution plan (built development).



High significance/positive contribution

- Original college building is a significant example of modernist post war architecture and an important example of post-war college architectural heritage.
- Added interest as the first of the university's new "hill colleges."
- High architectural quality to the designs of architect Vincent Harris who designed several important public buildings in traditional styles but much bolder. His work included Sheffield City Hall, Nottingham County Hall, Leeds Civic Hall, and Manchester Central Library.
- Historic interest being part of the post-war expansion programme and move away from the peninsula.
- Strong community and social significance derived from original use that continues.
- High interest deriving from Harris's design placing the emphasis on the site layout, set on an east-west axis that fixes the whole geometry, with the topography designed to exploit the cathedral view.

Low significance/positive contribution

- Detached building in the south east corner has a strong relationship with the original building and is of a complementary design contributing positively to the aesthetic quality of the collective.

No significance/neutral contribution

- The accommodation blocks in the west, north, and the Teikyo University building are of no special interest with limited architectural and aesthetic value.

Detrimental to significance/neutral contribution

- To the rear on the west side of the main building between the west wing and kitchen courtyard is a later modern linking element that clashes with the original plan form, and architectural design of the building detracting from the quality of the rear elevation at the west end.

Detrimental to significance/negative contribution

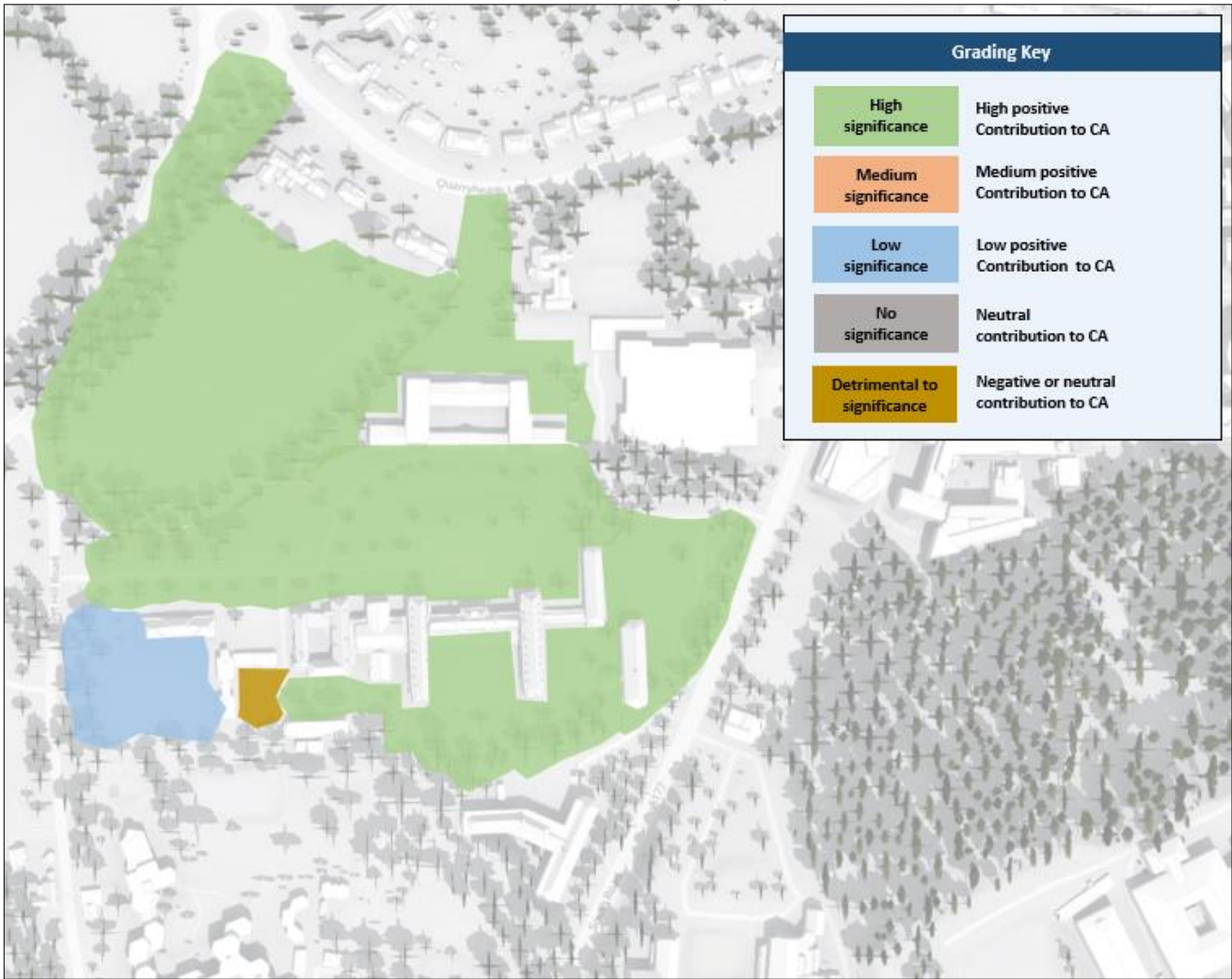
- The detached garaging and service building, to the rear west of the main college building, are functional modern buildings of no special interest. They are low quality, do not respect the original plan form, and that detract from the overall rear environment and the setting of the main college building.

Fig 70 below. The low quality later accommodation and detached garage blocks.



10.7 Significance (Landscape, trees, and space)

Fig 71 below. Significance/contribution plan (landscape, trees, and spaces).



High significance/positive contribution

- Open landscape and hill to west side (within Area of Higher Landscape Value) drops steeply down to Potters Bank significant to setting and includes important cathedral view.
- High quality landscape design with an emphasis on openness and inclusion of key elements such the tree lined avenue, north forecourt spaces, and south court green open space. They have associative, evidential, aesthetic, and communal values.
- The overall high quality landscape design combined with the generosity of the layout, and exploitation of the topography including cathedral views, enhances the setting of the buildings, the aesthetic, and character of the college campus.
- The south, east and west tree belts provide natural enclosure and sense of privateness that is fundamental to the colleges character.
- Spaces are enhanced by careful selection and placement of ornamental features, and items including Victorian style lamp columns, distinctively styled bollards, and various statues.

Low significance/positive contributors

- Area of green open space and mature tree belts in the west have visual amenity value and provide natural enclosure to the site but is considered to be of lesser significance compared to the key designed spaces as part of the original college concept.

allocated for PBSA under Policy 16 of the County Durham Plan.

- Opportunities to remove and replace existing neutral and negative elements and provide site enhancement.

10.9 Capacity for change

No significance/negative contribution

- West Court is a modern space comprising of a hard standing car parking area blighted by modern garaging that detracts from the setting of the main building.

Moderate – given the PBSA allocation there is scope for development on the west side of the site. There is potential to redevelop the buildings that are neutral and negative, and for linear infill to the front and at west courtyard. Any new development must respect the sites important characteristics with regards to the layout and east-west axis, response to topography and landscape, and relationship to the buildings and spaces of high significance.

10.8 Issues and Opportunities

10.8.1 Issues

- The west court car park detracts from the character and appearance of the rear college site.

10.8.2 Opportunities

- The west end part of the college including the detached accommodation building on the south side of the main driveway, the later flat roofed block, garaging, car park and green open space form a sub-site

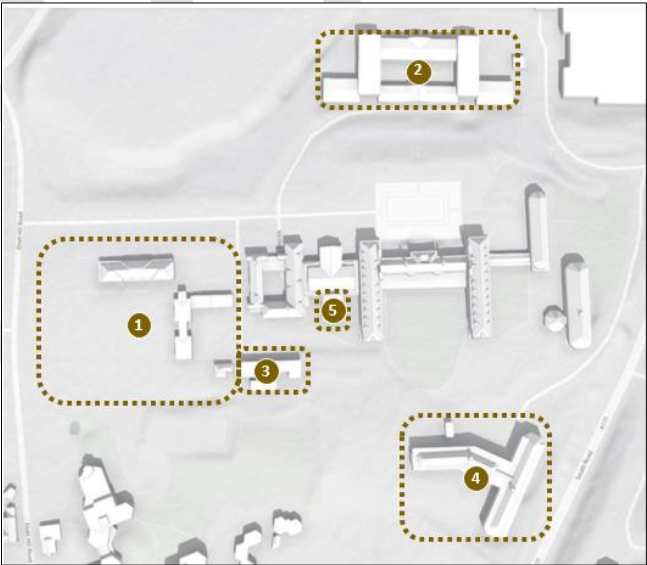


Fig 72 below left. The plan shows the areas identified for potentially have the greatest capacity of change within the site, this includes the building and external spaces.

Area 1 – PBSA allocated site and therefore potential for new development but must considered design quality, relationship to the original building and landscape as part of group.

Area 2 – Williamson Building – replacement development appropriate to context and existing constraining factors (layout, position, footprint, scale, and massing) in particular preserving the axial connection and green spaces to Quarryheads Lane access, and view of Durham Cathedral from St Mary’s forecourt.

Area 3 – functional service buildings have capacity for removal and replacement development subordinate in scale to original college building.

Area 4 – Takiyo University building, potential for refurbishment or replacement development neutral contribution.

Area 5 – Rear extension removal or possible more sympathetic replacement.

11. Teaching and Learning Centre

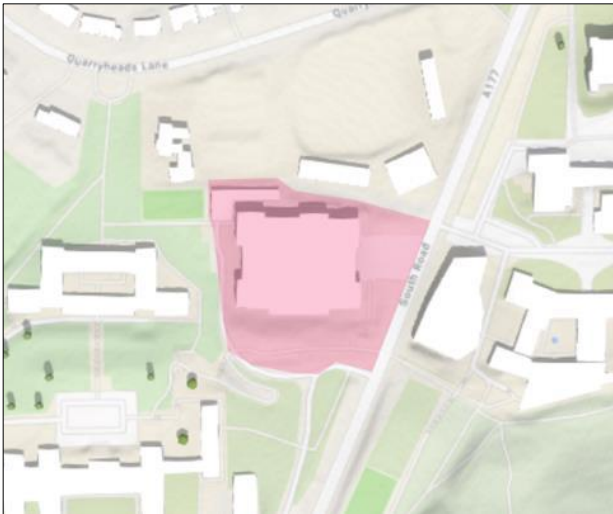


Fig 73 above. Teaching and Learning Centre sub-area boundary

11.1 Heritage designation

- Conservation Area

11.2 Other designations

- None

11.3 Indicative images



11.4 Brief description

The building consists of an interesting block character created by the combination of twelve individual blocks with different side lengths and roof angles to create a varied modular and repetitive aesthetic. Openings are set in deep reveals with a vertical emphasis and ordering to the elevation treatments. Visual layering is provided by the materials with carefully selected areas using darker and lighter tones.

In the north west corner of the site are two detached small one storey service buildings with flat roofs and walls of black painted vertical timber boarding.

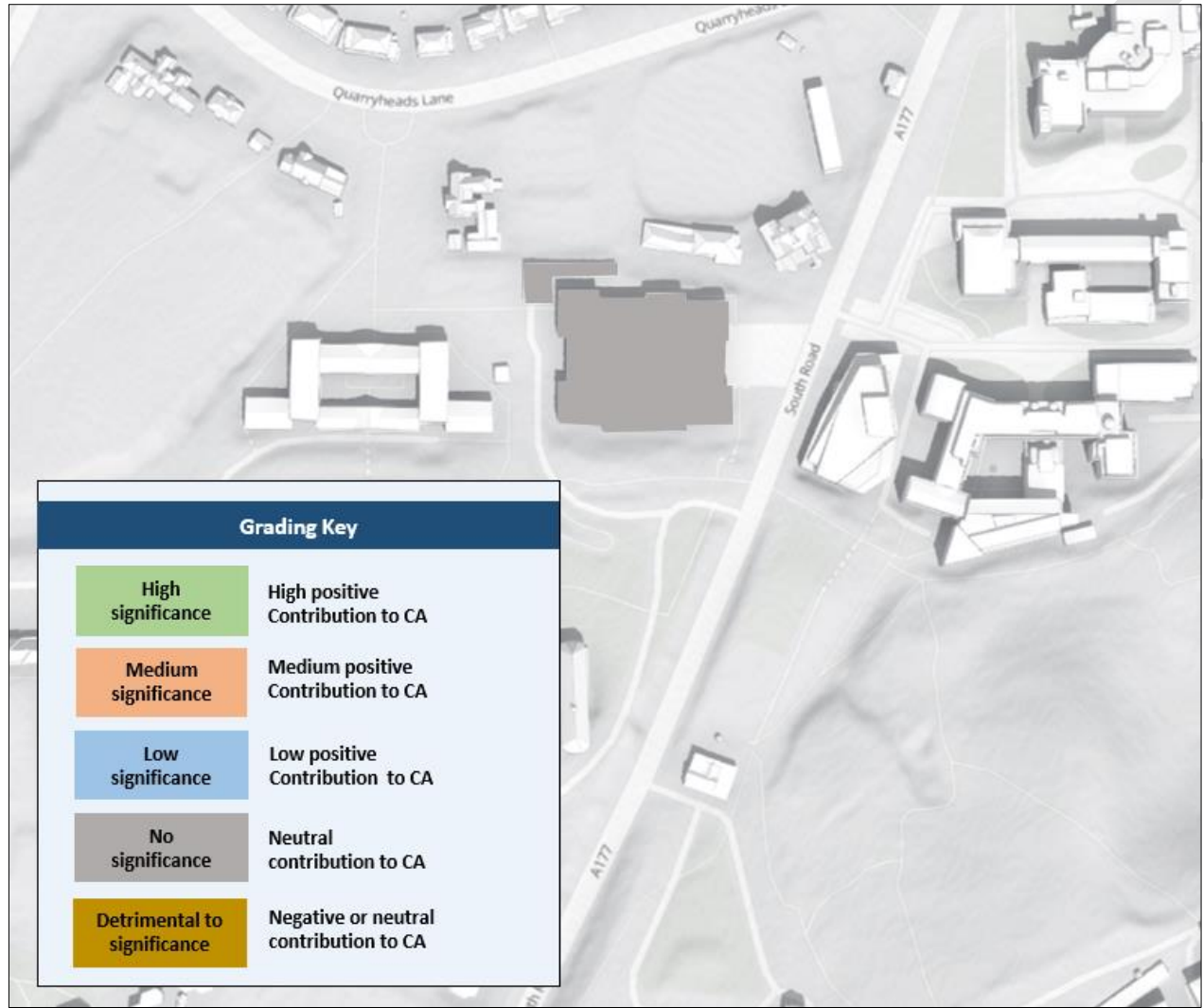
The development included a landscape masterplan that provided a positive setting to the building linking seamlessly into the grounds of St Marys College, this included the provision of entrance plaza, lawned areas, perimeter routes and reinforcement of the tree lined character to South Road.

11.5 Historical development

Historically the site comprised of open undeveloped farm land in the south of Elvet Villa, forming part of a large triangular shaped field. In the 1950s it was used as playing fields associated with the school in the north, with the existing building associated parking and landscaping constructed in 2019.

11.6 Significance/Contribution (built development)

Fig 74 below. Significance/contribution plan (built development).



No significance /neutral contribution

- The built form has no historic or evidential value but has some architectural/aesthetic interest. It is of a contemporary design that does not reflect, and highly contrasts with, the architectural style of the post war college buildings that underpin the areas special interest and character.

11.7 Significance (Landscape, trees, and space)

Fig 75 below. Significance/contribution plan (landscape, trees, and spaces).



No significance /positive contribution

- The surrounding spaces are contemporary associated with the building’s construction. While weakening the historic parkland character through loss of trees and being more open in design it complements the tree-lined character of South Road, established a positive new flow through the space with gravelled pedestrian routes, and provides some planned formal spaces that are positive.
- The hard standing entrance plaza has a positive impact with the darker material colours and tones contrasting with the colour variations of the natural landscape.
- The surrounding trees belts provide positive softening, filtering of views and have visual amenity value contributing positively.

No significance /neutral contribution

- The extension to the access curving to the rear leading to the service yard and turning head make no positive contribution but neither greatly detract.

11.8 Issues and Opportunities

11.8.1 Issues

- None identified.

11.8.2 Opportunities

- Removal of existing building and full redevelopment in the future.

11.9 Capacity for change

Limited– the building is designed with a strong elevational treatment of robust materiality any alterations would have the capacity to adversely affect the aesthetic quality of the facade.

Major – the building is of no significance and neutral in contribution as such there is capacity for removal and redevelopment in the future.

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12. Bow School
(outside of university ownership)



Fig 76 above. Bow School sub-area boundary

12.1 Heritage designation

- Conservation Area.
- Non-designated heritage assets – the main school building and roadside lodge/toll house.

12.2 Other designations

- None.

12.3 Indicative images



12.4 Brief description

The main school building occupying the south corner of the site is a large two storey Victorian Arts and Crafts style detached villa. This was possibly a private house, many of which appeared on the outskirts of the city during the Victorian period. It has a fine red brick facade with steeply pitched gables, decorative timber framework, and large dormers.

The lodge or possible toll house building comprises of two storeys and three bays of a traditional red brick and hipped slate roof construction with oriel bays, sash windows at ground floor with timber shutters and small porch with bargeboards and finial.

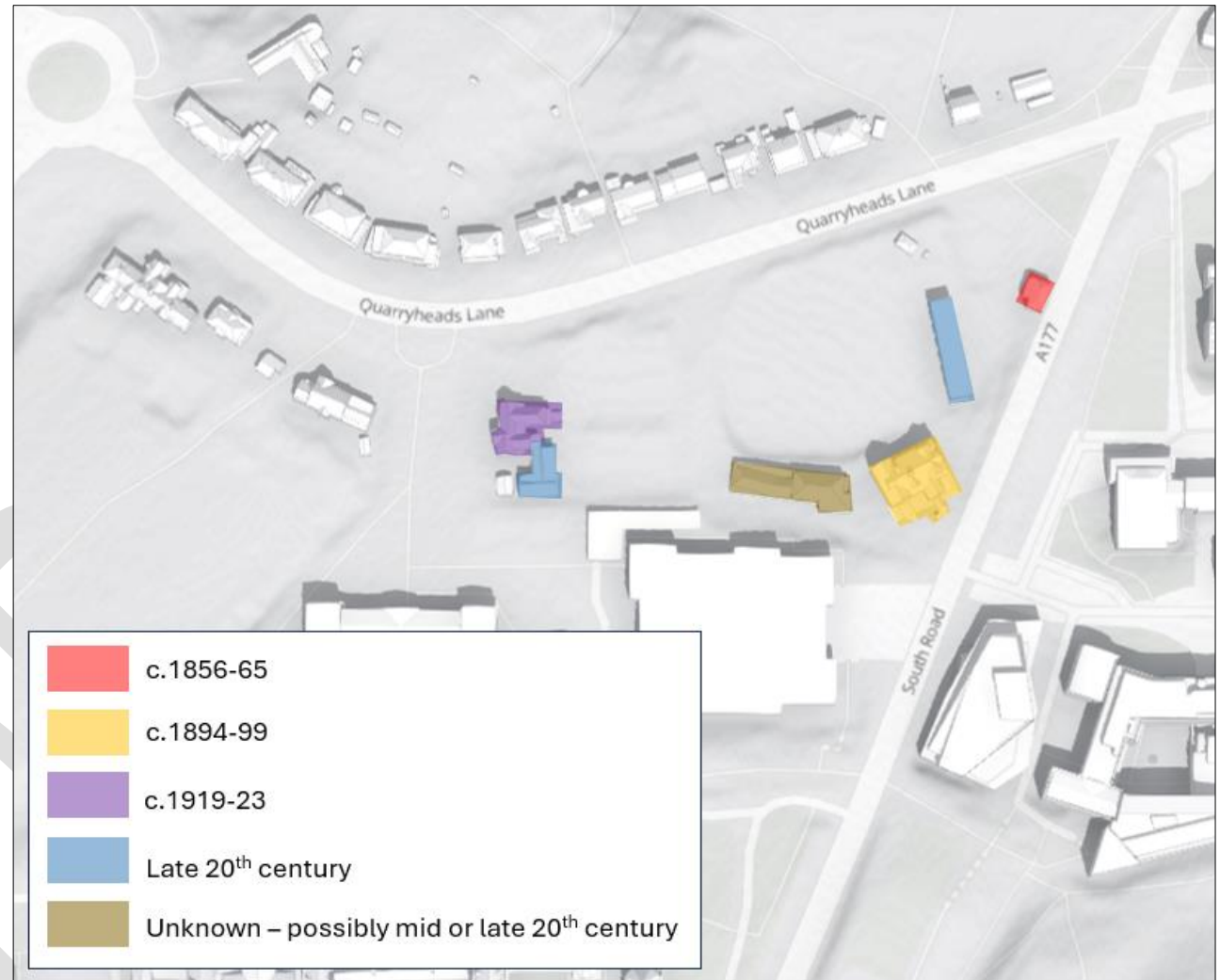
The detached classroom building along the east side of the site is a long linear one storey building with a hipped slate roof, brick with art stone band, and timber casement windows. The building adjacent to the main school building in the west is a modern non-descript one storey red brick building of a linear plan.

Further west is the detached large two storey Durham School Building in an Arts and Crafts style, render with a brown pantile hip roof, prominent forwards projecting bay that is steeply dual pitched, and with tall chimney stack.

12.5 Historical development

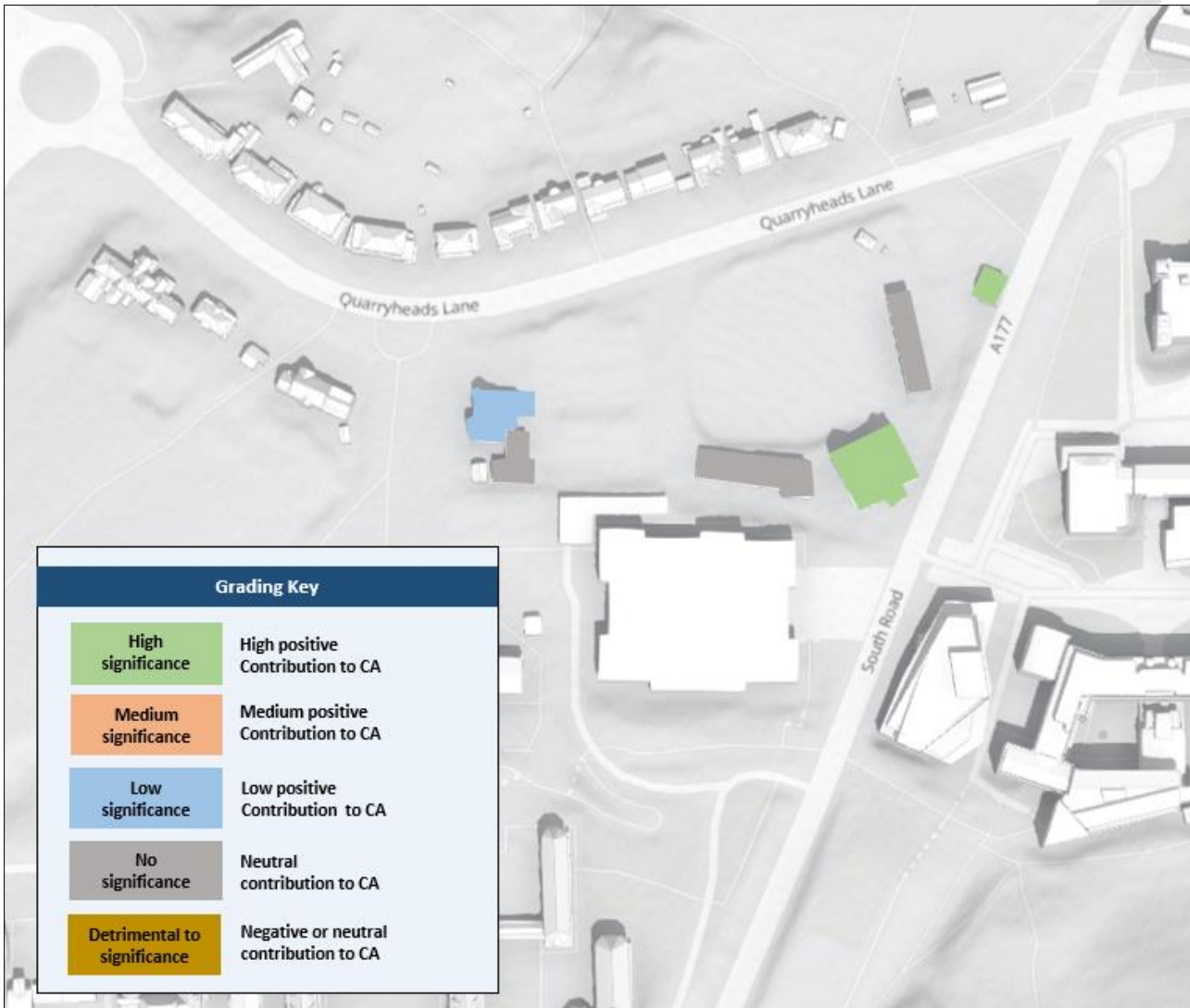
The roadside loge building is the oldest on the site appearing on the 1st edition OS map c.1856-65. Also, during this period there is another unknown building further west within the site that was removed and replaced by the existing main school building by the second edition OS map c.1894-99. The detached classroom is late 20th century, granted planning permission in 1996. The age of the detached building adjacent to the west of the main school building is difficult to determine but based on its construction it is modern. The Durham School Building dates from the late 19th – early 20th century, with the building to the rear and the two sport courts to the east and south late 20th century.

Fig 77 below. Bow School site development plan.



12.6 Significance/Contribution (built development)

Fig 78 below. Significance/contribution plan (built development).



High significance/positive contribution

- Both the main school building and roadside lodge have historic, evidential, architectural, and aesthetic values.
- The school has added communal and social significance owing to its use.
- Further significance relates to the historic buildings group value and setting provided by the school grounds, which has changed little since the mid-19th century.
- The historic buildings are distinctive in their modern surroundings and can be appreciated in close public views along a busy key route with incidental visibility from the north, making a positive contribution to the character and appearance of the conservation area.

Medium significance/positive contribution

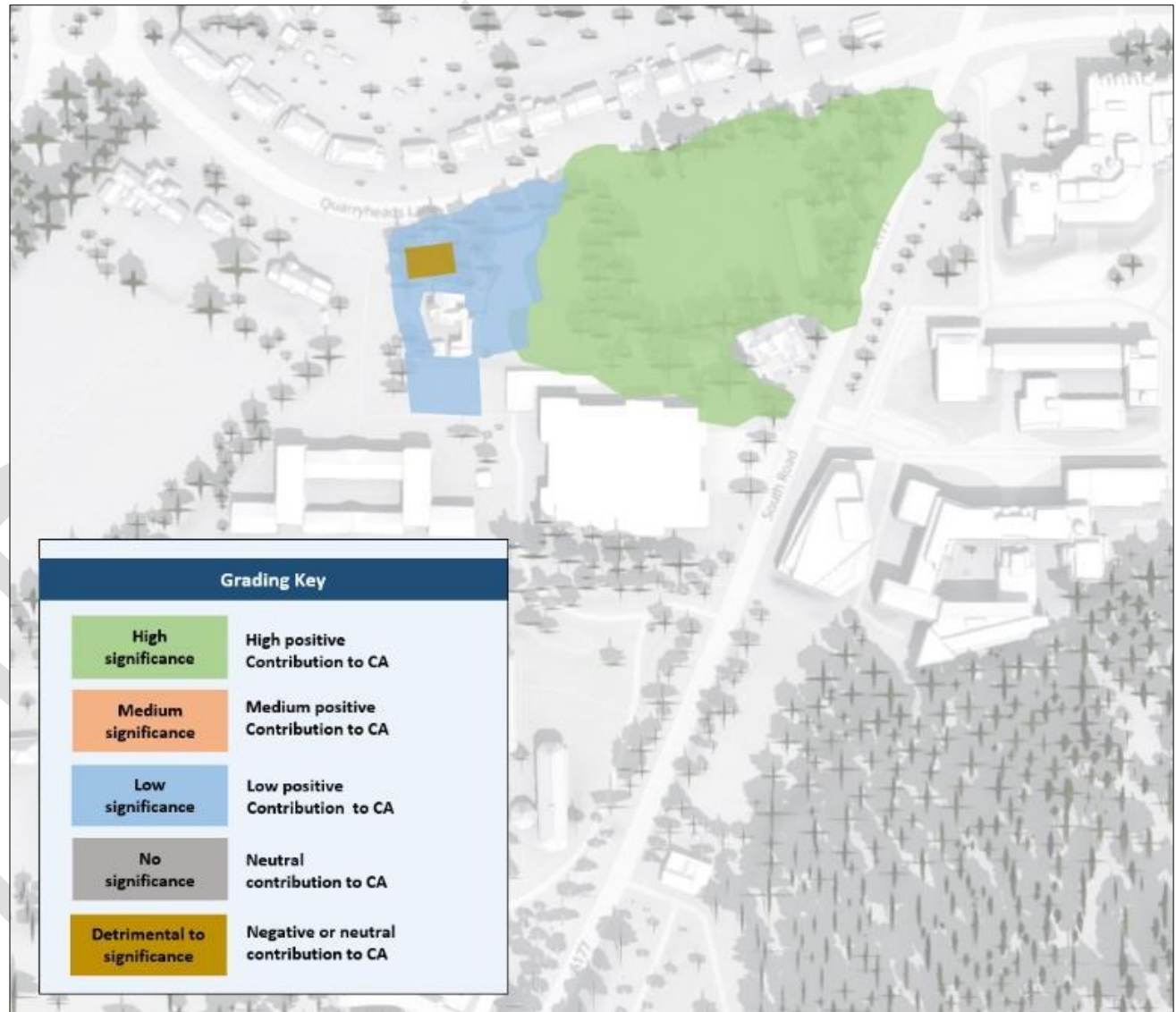
- The Durham School building has historic, architectural, and aesthetic values but to a lesser degree. It has associative value with the other Chorister and Durham School sites, with the two schools merging in 2021, and the history of Durham School dating back to its foundation in 1414.

No significance/neutral contribution

- The later 20th century buildings are of no special interest, not visually prominent, making neither a positive nor negative contribution.

12.7 Significance (Landscape, trees, and space)

Fig 79 below. Significance/contribution plan (landscape, trees, and spaces).



High significance/positive contribution

- The school buildings are set around the perimeter of extensive open grounds of high visual amenity value that enhanced the buildings setting, and the character and appearance of the streetscene.
- The grounds exist largely as depicted on historic maps from the mid-19th century.
- The grounds are enclosed on all sides by mature tree belts that provide a strong sense of separation and privateness that adds to the sites character.
- The grounds have added community and social value on account of their use for recreational and sporting activities.

Low significance/positive contributors

- The mature tree belts surrounding the Durham School building have visual amenity value in the streetscene and provide important natural separation to the site.

No significance/negative contribution

- The modern car parking area created directly in front of the Durham School building detracts from views of the building and its setting and is visually incongruous in the streetscene.

12.8 Issues and Opportunities

12.8.1 Issues

- The main issue relates to the negative visual effects of the frontage car park at the Durham School.

12.8.2 Opportunities

- Removal of frontage carpark and reinstatement of landscape character.
- Removal and replacement of buildings identified as having no significance and making no positive contribution to character and appearance.

12.9 Capacity for change

Minor – there is scope for change, but this is limited to removal and potential replacement of the buildings of no significance and making no positive contribution to character and appearance. Given the high value of the openness of the school grounds and mature tree cover, along with the important relationship between the historic buildings and green open space there is no capacity for change here.

Moderate – there is more scope for change within the Durham School site given the building to the rear and the sports courts are modern or no interest and neutral contributors. Removal of the frontage car park with landscape reinstatement would result in enhancement.

5.1.5 General paramaters for change



There is a clear need to allow adaption of the existing college sites, that can include new development, as a key aspect of securing the optimum viable use and the future of the university to support the vision of the estate masterplan. The following is a set of general parameters that can be applied across the conservation area to help support the university as land owner to support the vision and to ensure positive future design decisions when considering change and any future expansion plans.

The primary intention is to preserve and enhance the signifiacne, character, and appearance of the place while at the same time improving social, economic, and environmental well-being by providing a specific design steer in a direction that would be supported. However, this will only be achieved through a collaborative working approach between the University and DCC.

Preserving and enhancing significance

- The starting point when considering any change should be to seek early engagement with DCC through the formal development management pre-application process.
- Decisions to be informed by an understating of significance and contribution using the conservation area character appraisal as the starting point.

- Seek to prioritise the preservation of elements identified as having high significance.
- The condition, and external appearance of buildings should be maintained or improved. This could include a long-term strategy of maintenance, repair, and refurbishment.
- The general conservation principle of maximum retention of original fabric, elements of detailing, and important features should be followed, or when loss is justified, sympathetic renewal and replacement.
 - Where relevant, seek to expedite studies of quality and significance of the internal spaces to include plan form, fixtures, and fittings, to the buildings and seek to preserve positive elements.
 - To seek the enhancement of the overall significance of the individual sites as relevant by focusing change in areas of lesser value and removal/positive replacement of neutral or negative elements.
 - There may be the potential to replace positive buildings based upon the fabric expiring and the buildings becoming no

longer fit for purpose, then major replacement of elements of significance could be justified. But this must follow the due process set out on the following page.

- If justified subsequent redevelopment to be of equal or greater architectural quality with an informed language and respectful of the site’s positive characteristics.

Preserving and enhancing significance (interiors)

- Building interiors do not play into the character and appearance of the conservation area. However, the University is encouraged to undertake research to inform an understanding of the interest and quality of the interior spaces of the buildings as relevant. This will ensure the University fulfils its duty to protect interiors of significance and features within them of positive value.

Preserving and enhancing setting

- The landscape and settings have varying degrees of significance and contribution, and changes proposed within those areas needs to be proportionate to the values described.

- Change should continue the original college’s theme of embracing and exploiting the sites individuality, topography, and landscape character.
- Seek to preserve positive items of street furniture and public art pieces, reinforce through new items appropriate to location and setting, as part of the high quality public realm.
- Maximise opportunities to remove neutral and negative spaces and elements of setting to be replaced in a positive manner informed by an understanding of setting and its contribution to the relevant building(s).
- Explore opportunities to remove or improve visually prominent and incongruous frontage car parking and service areas.
- Preservation of cathedral views, exploring opportunities to improve existing views and exploring potential for creation of new.

Design

- New development to be appropriate in terms of layout, form, size, scale, massing, architectural style/language, and materiality relative to context and respecting the positive characteristics of the site and its surroundings.
- To inform the above, design parameters should be developed through detailed site and context analysis.
- As relevant, must carefully consider proximity and interactions with the original college buildings and spaces of high significance.
- The parkland feel and character of the college campus to be protected by well-considered appropriate design.
- Must pay due regard to any potential cumulative impacts on significance and setting of elements of high significance.
- Careful consideration must be given to the landscape and hardscape design, including materiality, of any new development proposal or changes to spaces to ensure sympathetic assimilation informed by the site-specific

characteristics and context.

- Provide good pedestrian routes and linkages to reinforce this positive aspect of the college sites and improve their connectivity.
- Explore potential for ecology and biodiversity net gains through grounds maintenance, woodland management, planting regimes and installing habitat structures.

Preserving and enhancing setting

- The landscape and settings have varying degrees of significance and contribution, and changes proposed within those areas needs to be proportionate to the values described.

Loss justification parameters.

- Loss of buildings of significance must be based upon a fabric condition assessment, cost benefit analysis, viability, and sustainability statements (as relevant) to provide a robust evidence base to justify demolition and replacement. The level of detail should be proportionate to the asset’s importance.

- Subsequent redevelopment must be of equal or better quality with a positive architectural response to the site's context.

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