

Durham City Conservation Area



**Character Area 5:
Gilesgate**

July 2016

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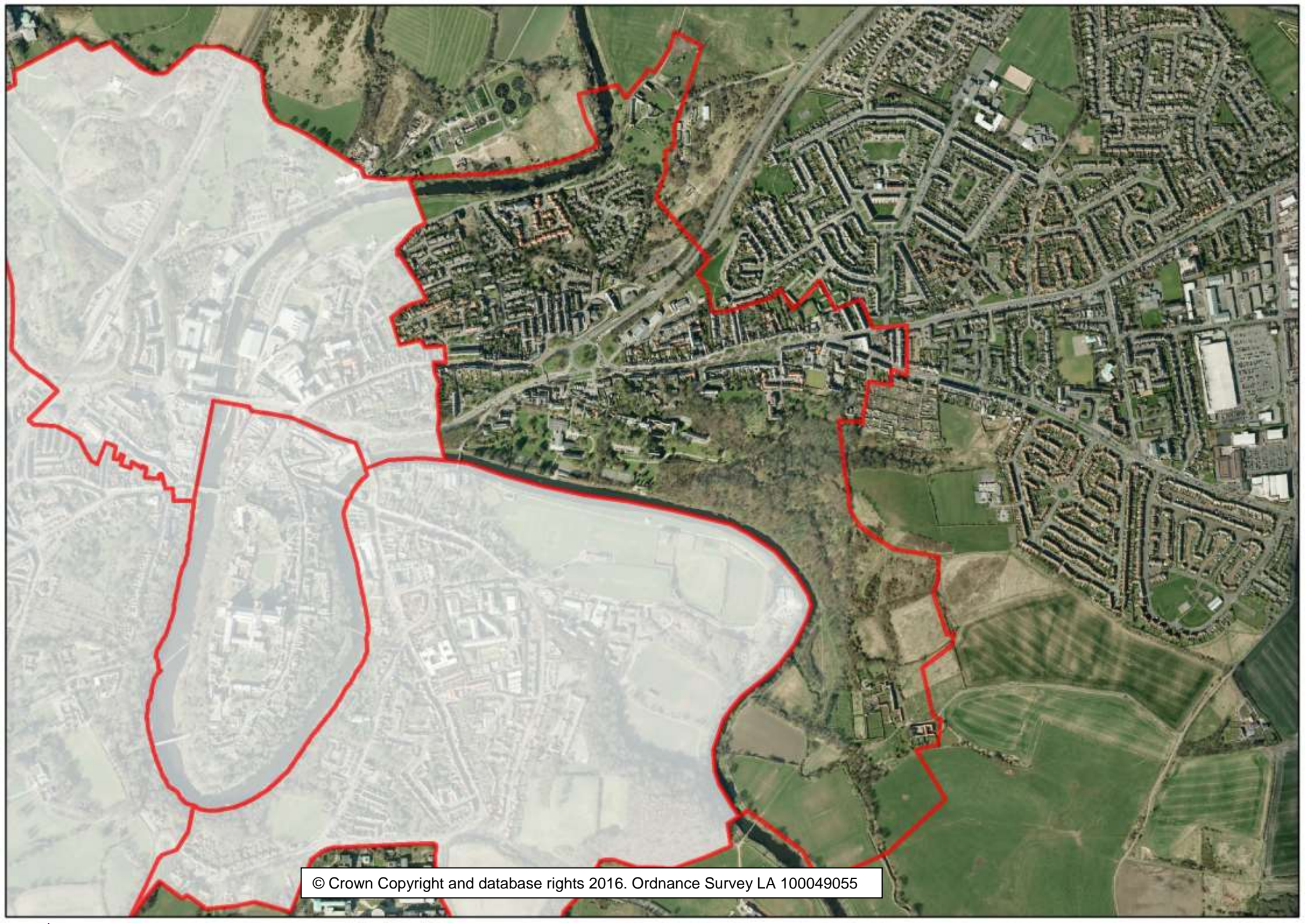
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Key Dates

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



Character Area 5 Gilesgate

CHARACTER AREA 5 - GILESGATE

1 Introduction and Overview

The Gilesgate Character Area occupies the northeastern part of the Durham (City Centre) Conservation Area. Historically the area constituted one of the city's four separate boroughs which were essentially independent single street settlements which expanded outwards from the peninsula.

The Borough of St. Giles evolved around St Giles hospital of which was established by Bishop Flambard in 1112. It was originally a continuous street connection to Claypath continuing into the Market Place; however in the 1960s it was dissected by the construction of the A690. Notwithstanding this the original Medieval street pattern is still distinguishable.

Gilesgate, along with Shincliffe, Hett and Sherburn is one of Durham's important historic streetscapes formed around an evolved village green that is lined with buildings dating from the 17th to the 19th century.

It has a dramatic setting resulting from the steeply rising land form from which the World Heritage Site Monuments - Durham Cathedral and Durham Castle can be seen from numerous vantage points. It is these elements that combine to create Gilesgate's unique identity and character.

2 Summary of Special Interest

From the character appraisal of the area it is considered that the special character of Gilesgate is derived from:

- The area's historical origins as a small linear settlement which grew up along the route from the northeast to the City Centre and around the hospital of St Giles and St Giles Church;
- Its historic links with the City Centre, forming part of an important ancient route connecting the Priory on the peninsula with its estates at Sherburn and Pitlington;
- The village green forms a scenic landscaped setting to the built development of the area and provides a vital green space in this part of the City;
- The surviving historic street pattern, with buildings on either side of the main road and stepping down the bank towards the City;
- The historic buildings surrounding the village green, dating from the 18th and 19th centuries, collectively forming an important group;
- The sense of visual enclosure formed by the continuous street form, with buildings set directly onto public space at back of pavement;
- The narrow but deep rectilinear form of the building plots reflecting the historic burgage plots, many of which still survive;
- The relationship between buildings of various styles and periods, unified by fine prominent green spaces and public footways;
- The topography, with the streets rising steeply;
- The variation in views towards the World Heritage Site;
- The open spaces which vary in type and extent and together with important green roadside and footway verges enhanced by trees and planting;
- The ancient woodland of Pelaw Woods which is a designated nature reserve;
- Old Durham, which is thought to date from Roman Times and Old Durham Gardens, which were principally developed from the 17th and 18th centuries;
- The historic Kepier Hospital site, which includes the Grade I listed Gatehouse and Loggia and the Grade II* listed farmhouse and former hospital buildings (now farm buildings);
- The historic remains of the Chapel of St. Mary Magdalene Grade I listed and a Scheduled Monument;
- The important college buildings and parkland setting of St. Hild & Bede.



Image 1 Gilesgate and view south towards Old Durham

3 Location and Boundary Description

Gilesgate forms the northeastern boundary of the Durham (City Centre) Conservation Area and is a broad street running east to west from the City Centre via Claypath. It lies approximately three quarters of a mile from the City Centre. The area is of mixed use, being principally residential, with a strong commercial element at its eastern end. This modern local commercial area contributes little to the historic character of the area.

The boundary closely follows the former Medieval Borough of St Giles, which grew up around St Giles Church. The western boundary is marked by a vennel called Tinkler's Lane, after which Claypath begins. Together they form an ancient route into the city centre.

The character area is bounded to the north by the River Wear, just west of the Medieval Kepier Hospital and its associated lands. It then wraps around the modern developments to the west of the Kepier site and meets the Framwellgate area at the eastern end of The Sands.

At its western end the boundary runs tightly around the edge of the historic core of Gilesgate, terminating at Young Street (a typical late Victorian terrace). To the south the boundary is formed by Pelaw Woods, continuing to Old Durham and Old Durham Gardens and following the loop of the outer bank of the River Wear.

4 Geology, Topography and Setting

Gilesgate has a dramatic setting on the ridge of a steep hill and between a bend in the River Wear looking southwards into the 'Durham Bowl', with the Cathedral and the Castle forming spectacular landmarks from this area.

As an ancient route/gateway into the City, Upper and Lower Gilesgate are of immense importance. Whilst its historical function may have diminished, it is still a busy route for traffic and pedestrians alike. The buildings which front onto the road have a very distinctive character and appearance and impart a rich quality to the townscape.

The main building frontages have a strong linear form, rising up from Lower Gilesgate and again at a steeper level along the incline of Gilesgate Bank, to the east of the A690 roundabout, towards the historic village green.

The dense ancient woodland of Pelaw Woods lies to the south of Gilesgate, sloping dramatically down to the River Wear, with the rear of the buildings on the south side of the green perched up high on the ridge above. Old Durham Gardens occupy an undulating site to the south of Pelaw Woods on the eastern banks of the river, opposite Maiden Castle.



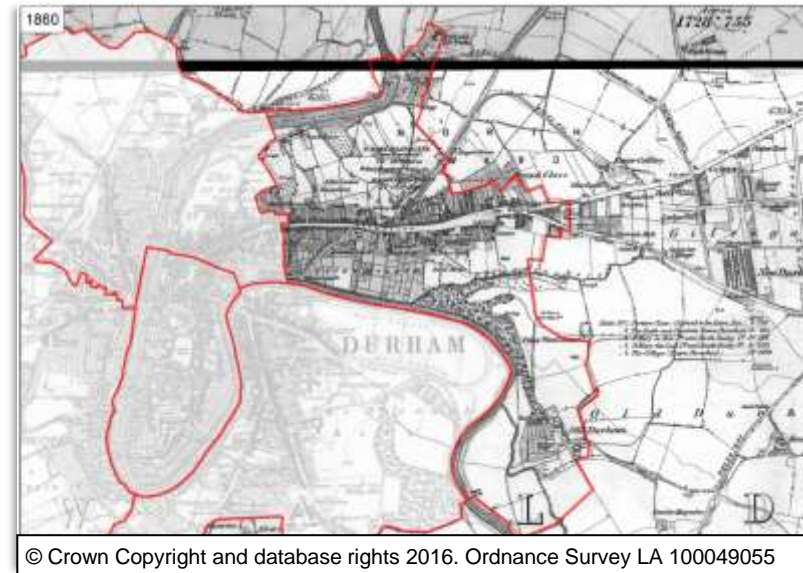
Image 2 Views of Gilesgate, Old Durham Gardens and Pelaw Woods

5 Historical Summary and Development

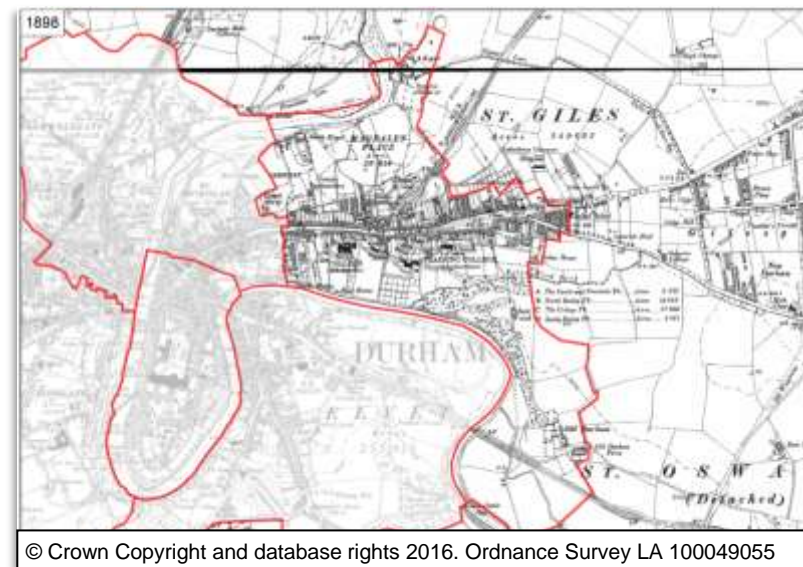
Upper and Lower Gilesgate

Gilesgate means the street of St Giles, 'gate' being a Viking word for 'street'. It was originally named 'Gillygate'. It was an un-walled planned settlement sited at the top of the hill, three quarters of a mile northeast of the peninsula to each side of the only main route leading into Durham City without having to cross the River Wear. St Giles Borough grew up around the hospital of St Giles, founded in 1112. This was the first hospital to be built in County Durham and was dedicated to looking after the sick and infirm. St Giles' Church was built in the same year by Bishop Flambard and was constructed as a Chapel for the Hospital.

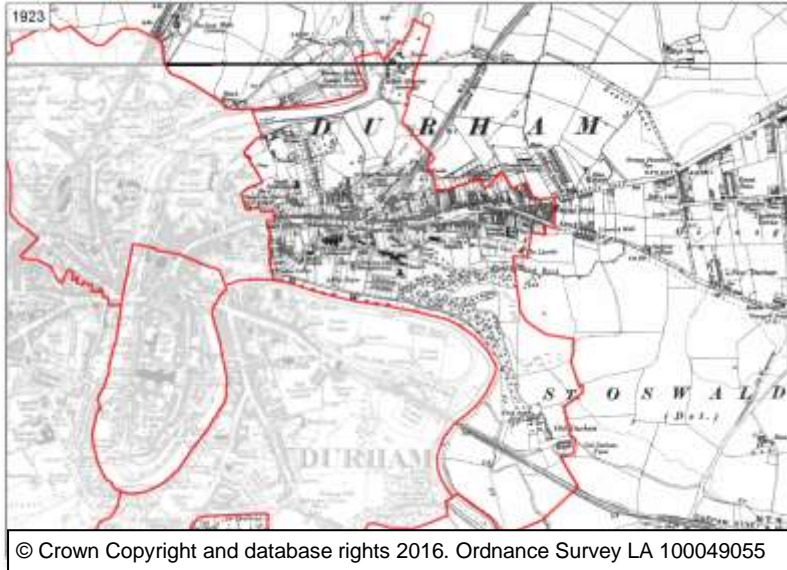
Gilesgate developed further to accommodate population displacement when the area north of the Cathedral was cleared of housing in the 12th century. The village of Gilesgate centred on the village green and St. Giles' Church at the top of Gilesgate Bank. The buildings on Gilesgate formed a linear pattern along the main route and would have been originally timber framed with thatched roofs. North Row and South Row are mentioned in 1539, being set back behind the village green.



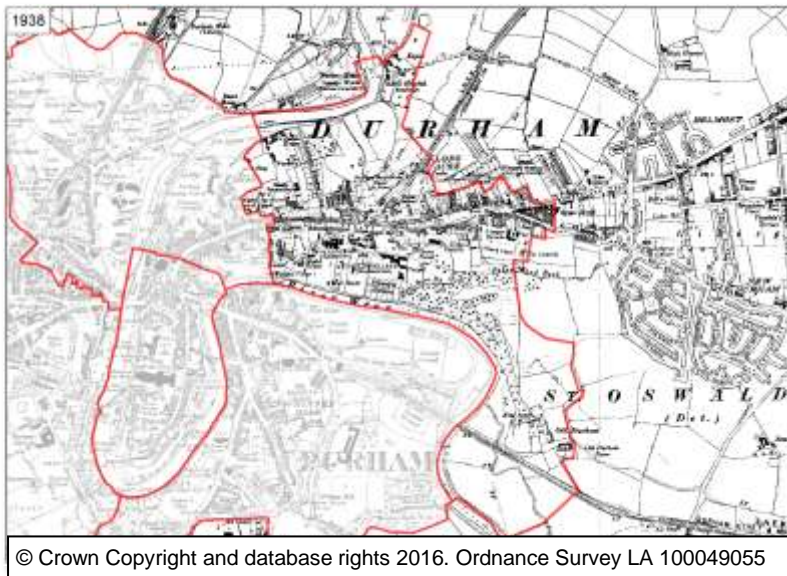
Map 1 1860 Ordnance Survey



Map 2 1898 Ordnance Survey



Map 3 1923 Ordnance Survey



Map 4 1938 Ordnance Survey

The village green still bears reference to its Medieval form, although it has been dissected by a network of roadways and paths over time. The duck pond, which was located within the southern green, was drained in 1849 but is now demarcated by a circular flower bed. The houses occupied 'burgage plots' (narrow linear plots with land to the rear). These were often occupied by skilled men who could supply the church and the hospital at Kepier with goods and services.

Many of the burgage plots still exist today and are a historic feature of immense importance. The original Medieval buildings have now been replaced by buildings dating predominantly from the late 17th, 18th and early 19th centuries, many of which are listed buildings of historic interest. The close knit form and the narrow burgage plots have survived in many instances, although some have been infilled with backland development. Collectively they form a distinctive and prominent townscape which contributes significantly to the character of the area.

Gilesgate was divided in two at its western end in the 1960's by the development of the A690. Many prominent and historic buildings were demolished to make way for the new road, with the only building to survive the former Gilesgate railway station, built in 1844 for the Durham and Sunderland Railway Company in the Classical style, now converted to a hotel and restaurant. This break in continuity of form has to some extent re-established Gilesgate as a separate area in the City, whilst

Lower Gilesgate is now seen as an extension to Claypath. However, the separation of the two historic settlements of Gilesgate and Claypath is still marked by a long narrow Medieval vennel Tinkler's Lane, which runs north to south through the area.

The close knit street pattern of Lower Gilesgate, with its range of historic buildings, particularly along its southern side, still survives. This close grained form, with narrow frontages and linear burgage plots has survived in many instances, although some of these plots have been infilled with backland development, such as at Gilesgate Close.

Ravensworth Terrace drops down southwards off Lower Gilesgate, this is a fine terrace of Victorian properties developed in the late 1800's. The development of the A690 in the late 1960's involved the widening of the eastern section of Pelaw Leazes Lane. This had already been widened in the early 1900's by foreshortening some of the original linear burgage plots of the properties on the southern side of Lower Gilesgate, together with the demolition of some properties to the north of this lane, including Nos. 1 & 2 Ravensworth Terrace. A new section of road was constructed to the north of the existing road leaving Pelaw Leazes Lane to head southwest down to the river and the new road to head west into the City. This new road was re-named Leazes Road.

To the north and east of Lower Gilesgate, the large Territorial Army Durham Headquarters occupies a dominant position just to the north of the A690. It was developed in the 1950's on land which was historically part of the St. Mary Magdalene's Chapel site. The much more modern Jehovah's Witnesses Kingdom Hall now lies to the northeast of the TA site, again on land which was historically part of the St. Mary Magdalene's site, with a row of modern pastiche 'Durham style' terraced houses sandwiched between the two.

To the north of Lower Gilesgate, on steeply sloping open land, a series of linear Victorian terraces with small back yards were developed in the late 1800's, associated with the nearby Gilesgate railway station. By 1923 a series of allotment gardens had been developed to the northwest of these terraces on either side of a linear lane which headed north to the riverside. These allotments, which had probably been developed for use by the residents of the terraced properties, had been abandoned by the 1960's and the land was partly subsumed into later housing developments.

In the 1960's a primary school was built on land directly to the north of the Victorian terraces to help serve the ever growing local population, following the development of Orchard Drive to the northeast of the school site and Ferens Close and Wearside Drive to the northwest. Between these residential areas lay Ferens Park, the ground of Durham City AFC from 1950 until 1994, named after Alderman H.C. Feren, who for

many years prior to his death in 1975 was President and benefactor of the Club. A residential development now occupies this site, fronting the riverside footpath between The Sands to the west and Kepier to the east.

To the south of Bakehouse Lane was the former County Penitentiary, which was established in 1853, became St. Mary's Home by 1951 and was still in use until it was acquired by the University as a Hall of Residence in the 1960s. It was originally established for the reformation of women of ill repute, was run as a charity, held 13-15 inmates at a time and operated a laundry service.

Between Lower Gilesgate and the riverside area are a number of modern infill developments such as Mayorswell Close, the northern extension of Douglas Villas (built on the site of the demolished Primary School), Magdalene Heights and Ashwood.

College of St Hild and Bede

The colleges of St. Hild and Bede on the south side of Gilesgate bank near to the roundabout were initially founded as two Church of England teacher training colleges. Bede College was for men and was founded in 1839 and St. Hild College was for women and was founded in 1858. The colleges amalgamated in 1976. Following its foundation, The College of the Venerable Bede expanded greatly over the next few decades with the assistance of trade unionist and future local MP William

Crawford who would later become the college's treasurer. Its sister institution, St Hild's College, was opened for the education of women on an adjacent site in 1858.

In 1892 Bede, and subsequently Hild in 1896, became associated with the University of Durham, offering a full range of B.A. and B.Sc. degrees. Graduates of St Hild's were the first female graduates from Durham University in 1898. The two colleges retained links throughout the next century with shared teaching and facilities. In the 1960s they constructed the shared Caedmon Complex. Subsequently it was decided that the colleges should be formally merged and in 1975 they became the Unitary College of St. Hild and St. Bede, a recognised college of the university.

In 1979 Hild Bede joined the College Council, becoming a full constituent college of the university and ceasing to award its own qualifications. At this point some of the College buildings (including much of the teaching facilities of the Bede site) were occupied by the University's Department of Education, whilst the College centred its academic administration on the old Hild's site.

Prior to the founding of the colleges the land had been used as agricultural land, divided into small square plots most likely for the growing of crops for the City. By the end of the 1800's this small field system had been replaced with parkland to the south of Bede College and small squared allotments to the south of the newly founded St. Hild's college. By 1923 the St.

Hild's site had expanded to the south, taking over some of the allotment gardens to increase their buildings and provide some grounds. The Bede college site had also developed to include a 'model school' and a principal's house, accessed from Pelaw Leazes Lane. By the 1960's all of the allotment gardens at the southern end of the St. Hild's site had disappeared and the land utilised for tennis courts, boat houses and parking facilities for the colleges.

The original neo Tudor style Victorian buildings of Bede College were extended between 1847 and 1858 and again in 1875. The Chapel of the Venerable Bede was built in 1938-9 by the architects Seeley & Paget, a historically important practice as they were considered to be at the forefront of 20th century architecture. The extensions were constructed to celebrate the colleges' centenary as a Church of England teacher training school.

The original St. Hild's building was constructed in 1858 in the Gothic revival style with a row of stone gables with a half-timbered storey which was added later. The west wing constructed by J Potts in 1907 has a more fanciful tracery. The Chapel was constructed in 1912, also by J Potts, as was the larger east wing which was constructed in 1925.

In the early 1900's the three large detached dwellings were constructed on the southern side of St. Hild's Lane, as was the Principal's house off Pelaw Leazes Lane. The Chapel of the Venerable Bede was constructed to celebrate the centenary of

the founding of the college and the small detached property adjacent to this chapel was probably built not long afterwards. More modern developments within the college grounds were built in the 1960's and 1970's to provide further facilities, including a large hall of residence at the eastern end of the site.

Kepier Hospital

As stated previously St Giles Borough grew up around the hospital of St Giles (the patron saint of beggars and cripples) founded in 1112. This was the first hospital to be built in County Durham (there were 32 altogether in England) and was dedicated to looking after the sick. St Giles' Church was built in the same year by Bishop Flambard and was constructed as a Chapel for the Hospital. The hospital was burnt to the ground in 1144 in a bitter dispute over the title of Prince Bishop. The destruction of the hospital resulted in the construction of a new hospital by Bishop Pudsey at Kepier in 1153 on a site approximately half a mile to the north of the previous site, located by the River Wear to gain easy access to water.

This hospital included an infirmary, dormitory, hall, a court where confessions could be heard and a church dedicated to St. Mary and All Saints. There was also a corn mill located next to the river, although remnants of this have long disappeared. The living quarters were probably timber with the only stone building being the church, which though much altered, still exists.

In the following centuries Kepier became a wealthy almshouse, staffed by 13 brethren and a Prior, able to support the poor and elderly who were unable to work, as well as pilgrims and travellers. Of the 13 brethren, 6 were chaplains, one acted as a confessor, while the remaining 6 undertook the respective duties of steward, keeper of the tan yard, baker, miller, and granger, keeper of the stock and the receiver, or attorney, of the general of the house. This re-founded hospital clearly fulfilled its purpose for by 1306 there were 'poor and strangers constantly resorting thither'. It was further considered important for its hospitality, King Edward I being one of many royalty who were entertained there.

The lands of the hospital suffered greatly at the hands of the Scottish raiders who, led by Robert the Bruce, raided the area from 1306 and had captured a large part of Durham in 1325. Many of the buildings at Kepier were destroyed in these raids. The existing gatehouse was built following the cessation of these raids in 1345. During the Black Death, which peaked in England during 1348 to 1350, Kepier suffered from the deaths of many tenants, resulting in the starvation of animals and the loss of crops as there were few people left to tend the land. However, by the 15th century, Kepier was considered to be one of the richest hospitals in the whole diocese; with 4 choral chaplains and ten inmates giving away hospital doles to the poor people at the Giles Gate.

Following its dissolution after the Reformation in 1546, the charitable work of Kepier Hospital ended, and its land and buildings sold to the Heath family. Towards the end of the 16th century they erected a house within the old hospital buildings and also constructed a three bay stone Renaissance loggia within the grounds overlooking the extensive gardens and orchards. This was an innovative classical feature surrounded by otherwise vernacular buildings. Today none of the original Medieval buildings survive due to rebuilding or fire. However, the site still exhibits its original plan form, with the principal buildings set in a rectilinear form around a central grassed courtyard.

The buildings comprise of the Grade I listed Gatehouse, with attached former hospital buildings which are Grade II* listed, now utilised as farm buildings and accommodation. The Grade II* listed farmhouse and the remains of the classical Loggia which is a Grade I listed building and a Scheduled Monument. This loggia was constructed from sandstone and formed part of the ground floor of the original Kepier House. The sandstone may have originally been quarried at Kepier gorge along the River Wear to the north of this site.

Between Gilesgate and Kepier the Chapel of St. Mary Magdalene, which is Grade I listed and a Scheduled Monument, was also a Medieval hospital, although on a much smaller scale than that of Kepier, today very little survives. A mid-12th century charter describes a grant of land to 'St. Mary

Magdalene's and the sick people who dwell there'. It is assumed that the hospital of St. Mary Magdalene's would have been in existence prior to the issue of this charter.

The hospital group consisted of a Chapel and several other buildings, one of which was probably an infirmary. When it was founded it was intended to have a Chaplain and 13 free places for good men and women (a number intended to represent Jesus and his Disciples).

In 1370 a new barn and a chamber for the Chaplain were constructed. Extensive repairs were also undertaken to the Chapel, although these could not have been very successful as in 1448 it was in such a dangerous condition that it was dismantled. The reason for such drastic action was that its foundations had been constructed into watery ground.

The chapel was then rebuilt on another site to the west of the hospital and consecrated in 1451. Unlike most other hospitals St. Mary Magdalene's also functioned as a parish church, performing full parochial duties. This may explain the continued existence and patronage of such a minor hospital.

The parish was called 'Magdalene Place' and was 25.5 acres in size, which is very small when compared with the 1,855 acres at Kepier. Access to the hospital from the Church was along a narrow passage to the south called Magdalene Gate, parishioners lived in tenements along this passage.

Following dissolution in 1546 the hospital was closed and its revenues were granted to the newly formed Dean and Chapter who maintained services in the chapel and it continued to function as a parish church. However by 1660 services had been discontinued and the isolated roofless building was illustrated on Foster's map of 1754.

In 1822 the unfenced and overgrown churchyard was converted into a garden and a greenhouse was constructed within the shell of the Chapel. In 1844 a deep railway cutting was excavated immediately to the south of the Chapel and this probably destroyed all surviving remains of the hospital. This theory is supported by the fact that in 1970, when the A690 was constructed over the site of the disused railway, no traces of earlier structures were reported, although it is thought that the earlier infirmary stood a few paces to the east of the original chapel.

Old Durham

Old Durham, which lies approximately 1 mile east of the city centre, became part of the Kepier Hospital estate in the late Medieval period and was the site of the Manor House of the Heath family from this time, although a manor is first mentioned in the 12th century. This area may have once had strong links with Maiden Castle on the opposite side of the river, as archaeological evidence suggests that Old Durham was a Roman settlement.

The construction of Old Durham Gardens began in 1630 by the Heath family with the erection of the central gazebo, but it was not until after 1740, following the demolition of the Manor House, that the gardens were fully developed and became used for the cultivation of fruit as well as an 18th century 'pleasure ground' for the undertaking of afternoon tea and musical concerts etc. The gardens comprised two upper walled gardens united by a gazebo. This presided centrally over the long terrace with its flight of stone steps leading down into the lower walled garden.

The three gardens may have originally been conceived as the flower and kitchen gardens on the upper level with the orchard. Excavations in the southern upper garden revealed a formal layout of tree pits enclosed within hedge trenches and wall borders. There were central and axial flower beds and small ponds too. The whole original garden layout was destroyed for a new bowling green, probably laid out in the early 19th century.

The Manor House was demolished in 1767, probably because the family had relocated to nearby Sherburn. Being surplus to requirements, it is assumed that it was sold for building materials so that today very little of the building remains. The Pine Apple Inn, on the northern side of the site, had been established as a public house serving the upper (eastern) gardens by the 1820s. It lost its licence to serve alcohol in the 1920s and from this time until the 1940s it was refreshment

rooms. By the later 20th century the gardens had become derelict and in 1985 part of the gardens and some adjoining land was sold to the County Council who have undertaken a programme of repair and restoration to the gazebo, terrace and walled garden, with authentic period planting, with assistance since 2010 from the Friends of Old Durham.

To the south of Old Durham Gardens are the remains of the dismantled railway which ran east to west through this area and crossed the river at this point towards its destination at the eastern end of Green Lane in Elvet. This railway dated from the late 1800s (Elvet Station opened in 1983) and was closed to passengers in 1931 and to goods traffic in 1954. The remains of the railway line abutments and an archway still exist in this area and are an important reminder of the former industrial heritage of the area. They are presently in need of repair and consolidation.

Pelaw Woods is ancient mixed deciduous woodland covering approximately 13 hectares and has recently been declared a Local Nature Reserve. The woods formed part of the Kepier Hospital estate in Medieval times and passed to the Heath family in 1569 following the Dissolution of this estate. The Tempest family inherited the woods from their ancestors the Heaths and they then passed to the Londonderry family via marriage. They are now owned by the Council and the Friends of Pelaw Woods, a voluntary conservation group, help to maintain this important open space.

6 Archaeology

Portions of this area contain a rich archaeological resource potentially stretching back to the earliest phases of Durham City's development in the Anglo-Saxon period. There may also be archaeological remains belonging to even earlier settlement and activity as intimated by the evidence of prehistoric and Roman occupation in neighbouring areas bordering the River Wear.

The Roman road now known as Cade's Road passed through the Durham City area from the southeast on its way to the fort at Chester-le-Street. It is unknown whether it followed a route to the east or to the west of the peninsula. If the former then it would have traversed the Gilesgate Character Area passing close to the villa at Old Durham and thence crossing the River Wear in the vicinity of the site later occupied by Kepier Hospital.

The plots behind the street frontage properties along Gilesgate have high potential to include archaeological deposits containing artefacts and paleo-environmental of great importance for understanding the prosperity, lifestyle and diet of the inhabitants in the Medieval and post-Medieval periods. The street frontage buildings in these areas may also of course retain features within or beneath them relating to structural phases earlier than the visible fabric. The area around St Giles Church contains the remains of the first and short-lived hospital complex destroyed in 1144. In addition to the extant

and designated buildings and structures belonging to its replacement, at Kepier the grounds also contain the remains of Medieval buildings known to have existed but long since demolished.

7 Form and Layout

The form of the City Centre based on the peninsula was largely established by the mid-13th century and altered little during the following 600 years. The layout of subsequent development in linear building plots along the major routes into the City is indicative of the City's organic growth at this time. This contrasts with the later more planned development following the City's rapid expansion in the 19th century.

Gilesgate and Claypath were historically the main access routes northeast to and from the city centre. This route connected Durham Priory on the peninsula with its estates at Sherburn and Pittington, with houses built along either side set back to allow for an area of open green space, Gilesgate green. This layout is still evident today.

Much of Claypath and Gilesgate follow the historic form; typically dense burgage plots presenting a narrow frontage and extending away from the public space into deep plots. Development over time has seen many of the original burgage plots being lost, with building in the rear of plots, away from the principle street frontage. Whilst these rear buildings are

often accessed by road, in some cases they are accessed by side streets and narrow lanes or vennels.

Most of the original buildings have been replaced over the centuries; however, their replacements usually occupy the plots of former buildings. The original plan form and width of the streets has therefore been retained. Buildings are traditionally built directly onto the back of pavement, abutting public space, with a complete absence of any private front curtilage.

The overall plan form of the built development is typically very simple, most commonly a slightly informal rectilinear shape. This gives building plans a robust, minimalist quality. The properties were built hard against each other, presenting an almost continuous built form to Gilesgate, broken only by vennels and the occasional access road.

Overall, the environment created is a streetscape of domestic scale, with buildings displaying a simple, robust massing, with subtle variation. There is a very gradual rise in building height from Gilesgate to Claypath from modest 2/3 stories to a more grand 3/4 stories. These characteristics manifest themselves in a distinctive roofscape with varied rooflines, regular breaks and off-sets. Chimneys play an important role in the roofscape as they punctuate the skyline and add visual interest to the horizontal ridge lines.



Image 3 Historic buildings and form

Today Gilesgate is not thought of as a single street but rather as three separate elements; Lower Gilesgate, often mistakenly thought to be part of Claypath; Gilesgate Bank, the long steep street leading from the roundabout to the eastern edge of the village green, and Upper Gilesgate, the more modern area around the local shopping centre.



Image 4 St Hild and St Bede College, Kepier Hospital and Old Durham Gardens

The linear form of development on Gilesgate remained largely unchanged up until the 19th century, when rapid expansion of the City occurred, following the development of the mining industry and the coming of the railways, with the construction of rows of terraced housing radiating from the spine of Claypath and Gilesgate

As stated previously, the division in the 1960's by the development of the A690 has to some extent re-established Gilesgate as a separate area, whilst the remainder (Lower Gilesgate) is now seen as an extension to Claypath.

Beyond Gilesgate green, at the eastern edge of the conservation area, the road forks right towards Sherburn or straight on for Sunderland. In the triangle between the two roads is the site of Maiden's Bower, where a signalling station associated with Maiden Castle (on the southern side of the City) once stood. Today it is a modern shopping area which is of little historic interest or character.

To the south of Gilesgate, the College of St Hild and St Bede have developed in a non-cohesive manner, with a mix of historic and modern buildings which turn their backs to the road, making the most of their scenic parkland setting and enjoying fine views across the river to the city.

The former Kepier Hospital occupies an isolated site northeast of The Sands. Today the hospital site still exhibits its original plan form, with the principal buildings set in a rectilinear form

around a central grassed courtyard. The buildings comprise the Grade I listed Gatehouse, with attached former hospital buildings, now farm buildings and apartments, the farmhouse and the remains of the Classical Loggia. The setting of Kepier is idyllic, adjacent to the River Wear, with a steep sloping hillside to the east.

Old Durham lies within the southern part of the Gilesgate Character Area, on a western facing slope of the river valley. Today it is an isolated small farm settlement comprising a number of farm buildings, in a linear pattern, fronting a track road. Some of these are traditional buildings and have been converted to residential use. Old Durham Gardens are also located here. The gardens, which date principally from the 17th and 18th centuries have been restored in recent years and feature a gazebo, terrace and walled garden with authentic period planting.

To the east of the college of St. Hild and Bede the land rises steeply from the river and is covered by the ancient woodland of Pelaw Woods with paths winding through the woodlands and up the steep hillside to meet the churchyard of St. Giles.

Gilesgate's unique character and identity is created by the persistence of the Medieval road layout, the survival of the village green, the later Victorian additions, and the historic rural fringes.

8 Sub-area division

The Gilesgate Character Area has been divided into 5 sub-character areas, to assist in defining the features that contribute to the special interest and significance of the area as a whole. These sub-areas share some common themes and consistent elements. However the assessment process has identified each of them as having a significant degree of individual character.

There are some instances, for example, where buildings of a similar style, scale and period are located in different sub areas, but the overriding character differs as a result of the streets and spaces they define. There are also areas where there is a degree of over-lap, as some streets read within the historical and physical context of more than one sub area.

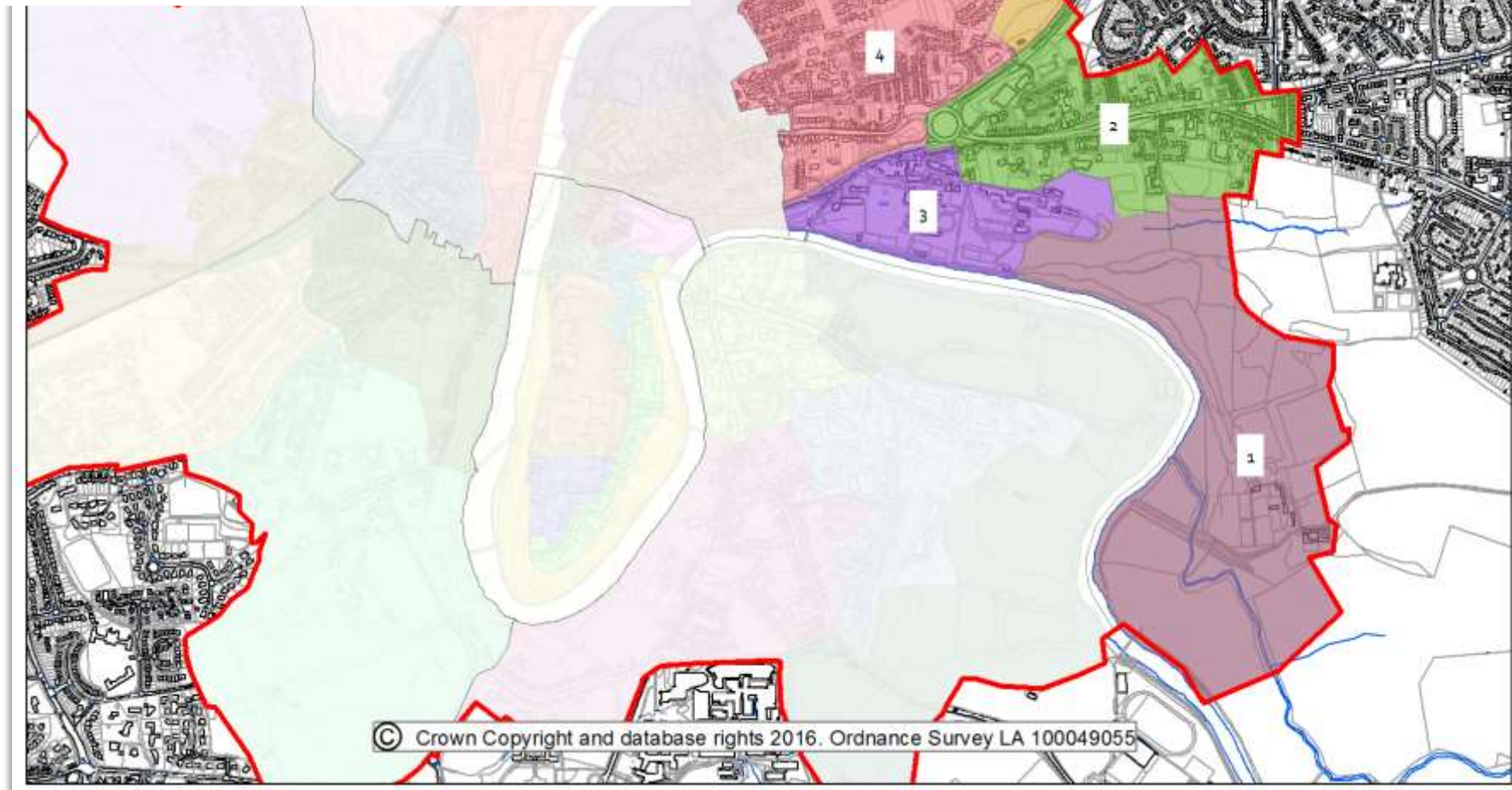
The following sub areas have been defined as part of the Appraisal assessment process:

- 1 Old Durham / Riverside/ Pelaw Woods
- 2 Gilesgate
- 3 College of St Hild and St Bede/Riverside
- 4 Lower Gilesgate (adjacent to Claypath)
- 5 Kepier Hospital/Riverside/St. Mary Magdalene's

This sub-area division and the detailed character assessment is based on the Oxford Toolkit which has been used successfully used over the last year (Aug 2012-July 2013) by officers from the County Council working closely with local residents to carry

out a detailed survey of the area on a street by street basis. A summary of the elements identified by the public as positive/negative during the toolkit surveys can be found in Appendix 4.

Map 5 Sub Character Area used for Character Assessment



2 SUB-AREA CHARACTER ASSESSMENTS

SUB CHARACTER AREA 1- OLD DURHAM/RIVERSIDE/PELAW WOODS

1 Location and Boundary Description

This character area forms the southeastern section of the Gilesgate area. Old Durham lies on the eastern side of the loop of the River Wear, opposite Maiden Castle. The conservation area boundary follows the field boundaries of Old Durham and includes an isolated small farm settlement comprising a number of farm buildings in a linear pattern fronting a track road. Some of these are traditional buildings and have been converted to residential use. The boundary follows the natural form of Pelaw Woods and extends north to the clearly defined edge of St Giles' churchyard and cemetery, and west to the eastern boundary of St Hild College.

2 Setting

This area has a distinctly rural character and setting, enjoying significant views towards the peninsula, with the Cathedral central cross tower projecting above the tree canopy. The approach to Old Durham is characterised by open fields sweeping towards the gently sloping pastures and level floodplain on the eastern side of the river, with the backdrop of the higher areas of woodland around Maiden Castle and Pelaw Woods. This rural scene forms a distinct contrast to the built up form of the City Centre, illustrating the close relationship between the natural landscape and the historic environment.

The ancient woodlands of Pelaw Woods present a very natural form sloping steeply down to the river, with a dramatic footbridge crossing the steep valley of Pelaw Wood beck. Superb views can be gained to the south and east across the countryside and towards the World Heritage Site.

The scenic riverside setting dominates the western and southern boundary of this area and provides excellent recreational facilities and linkages to other areas of the City via the riverside footpath network.



Image 5 The rural scene around Old Durham Gardens

3 Form and Layout

The small settlement of Old Durham lies on the west facing slope of the valley of the River Wear close to its confluence with Old Durham Beck. Its setting is rural and agricultural with views westwards across the open floodplain to the east end of Durham Cathedral. The farm buildings to the south of the track form a small cluster around two inner courtyards, whilst those to the west form a linear development fronting onto the track with large plots to the rear.

The boundary to Old Durham Gardens is formed by the brick and stone walls of three garden compartments and by the lines of the walls where they have disappeared along the parts of the west side, at the northeast corner, and at the southwest corner, where the disused railway line cuts across the site.

The restored gardens strictly adhere to the historical form and are roughly squared in proportion. The gazebo presides centrally over the long terrace with its flight of steep stone steps leading down into the lower walled garden. The former Manor House was located in the northeast corner of the garden. The manor house was aligned so that the principle rooms enjoyed spectacular axial views of Durham Cathedral. This view can also be enjoyed from the long terrace walk and from the Gazebo which was also built in alignment with the eastern window of the Cathedral to take advantage of this view.

The land to the south of Old Durham gardens is open and expansive in character and is defined by River Wear to the west and Old Durham beck to the east, with farm land to the north and university playing fields to the south. There is a network of footpaths throughout the area, particularly the riverside footpath, with a series of footbridges crossing both the River Wear (Maiden Castle Bridge) and the Kingfisher Bridge and the plank bridge allowing access across Old Durham beck. There is also a footpath which goes under a brick arch – part of the remains of the former railway embankment.

To the north and west of Old Durham gardens the steeply sloping banks of the dense historic woodland of Pelaw Woods lead down to the riverbanks. The enclosed dense nature of these woodlands contrasts with open airy exposed grazing land, known locally as Rabbit Hill, at the top of the slope to the east of Pelaw Woods.

4 Architectural Character

The principle remains of the gardens at Old Durham are the garden walls and the attached gazebo, set upon the modified landscape of the river valley. These structures are Grade II listed in recognition of their historic importance. The rubble stone walls with flat copings run the length of the upper terrace with the gazebo centrally positioned between the two upper gardens, with a series of steep stone steps connecting the two with the lower orchard. The gazebo is a single storey 17th century building, originally rectangular in plan, but squared and heightened in the mid-18th century to its present pyramidal-roofed form. It is of coursed rubble sandstone with an ashlar west front. The roof has been restored in pantiles with 3 courses of stone slates to eaves level and stone copings. It has a basement entrance to its west elevation with a wide segmental arch with roll mouldings with roll mouldings to the large window above. The garden side at the higher level has a Tudor arched door with roll moulding surround to the north elevation.

To the north of the gardens lies a barn dating from the 17th century, a farmhouse, probable late 17th century, but adapted later, a detached house (formerly the Pine Apple Inn) of the same period and a range of low cottages.



Image 6 Old Durham Gardens



Image 7 Old Durham farmhouse

To the east of the gardens is the old barn, a Grade II listed building dating from the late 17th/early 18th century, constructed in an English Garden Wall bond brick with stone dressings and a recently restored slate roof.

The settlement also includes a number of rectilinear Victorian terraced cottages stepped back along the farm track, painted white with slate roofs. Some of the farm buildings have been converted sympathetically to residential use whereas other conversions have been less successful, leading to the degradation of their character and appearance and to the erosion of the character of this part of the conservation area.



Image 8 The Old Barn

Key focal points in the land to the south of Old Durham are the important remains of Victorian brick railway bridges/abutments – a reminder of the industrial heritage of the area. These have been defaced with graffiti and are in need of care and repair.

Within this section of the riverbanks area there are three bridges; - the metal bridge (Maiden Castle Bridge) which crosses the River Wear, the Kingfisher Bridge which crosses Old Durham Beck near its confluence with the River Wear and the simple plank bridge which crosses Old Durham Beck to the southwest of Old Durham Gardens .

The iron footbridge over Pelaw Beck, dating from 1938, is set up high within the woodland and appears to be floating in the tree canopy of Pelaw Woods. It was formerly a link to the lemonade factory to the south of Gilesgate, now demolished.



Image 9 Victorian railway abutments

5 Important Buildings

Listed Buildings

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

There are two statutory listings in this part of the conservation area.

<i>Name</i>	<i>Grade</i>
Barn to north-west of Old Durham Farmhouse	II
Retaining wall and gazebo on west side of Old Durham Farmhouse	II

The National Heritage List is the official database of all nationally designated heritage assets including: Listed Buildings, Scheduled Monuments, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields, World Heritage Sites.

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

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

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

The Railway Bridge and abutments connected with the former railway line to Elvet. This railway dated from the late 1800s (Elvet Station opened in 1983) and was closed to passengers in 1931 and to goods traffic in 1954. The remains of the railway line abutments and an archway still exist in this area and are an important reminder of the former industrial heritage of the area. They are presently in need of repair and consolidation.

The former Pine Apple Inn on the northern side of the site of Old Durham gardens, had been established as a public house serving the upper (eastern) gardens by the 1820s. It lost its licence to serve alcohol in the 1920s and from this time until the 1940s it was refreshment rooms. By the later 20th century it had been converted to a detached house.

6 Building Materials, Detailing and Features

The main focus of the built environment is in the settlement of Old Durham and Old Durham Gardens. The buildings date from the late 17th/ early 18th century up to late Victorian times. The settlement of Old Durham comprises primarily farm buildings, some of which have now been converted to residential and whitewashed Victorian cottages which are set back from the road in a staggered formation. The mix of building styles and the palette of traditional materials and features help to give this area its distinctive character. The walls of Old Durham Gardens define the distinct garden areas and the recently restored gazebo forms a focal point in the gardens.

Other built structures within this part of the conservation area include the three metal bridges and the arched bridge and abutments of the former Elvet railway line which cut through this area.

Walls/Facades

Old Durham comprises a rich palette of traditional materials for such a small settlement, including random rubble sandstone, brick (including English garden wall bond brick with stone dressings to the Grade II listed barn), render and white painted brick. In some cases a mix of materials are used on one building, for example the single storey cottages are random rubble sandstone to the principle elevations and brick to gables. There is also a rich variation in terms of lintels, cills and window and door surrounds, including brick surrounds to the single storey stone cottages, painted lintels and cills to the whitewashed cottages and the rendered farmhouse.

There have been some inappropriate alterations, including the use of artificial stone lintels and cills and the omission of any form of lintel and cill detailing, which leads to the erosion of the otherwise high quality of this historic environment.

Old Durham gardens are currently undergoing a programme of repair and restoration. The Grade II listed Gazebo and garden walls have been authentically restored to their 18th century appearance. The gazebo is of coursed rubble sandstone, as is the long Grade II listed retaining wall and its flat stone coping has been restored. The other garden walls are of 19th century brick, suggesting that there might have originally been railings in this area to allow views of Shincliffe.



Image 10 Traditional materials prevail



Image 11 Old Durham Gardens gazebo, Welsh slate and restored barn

Roofs

The roofs of Old Durham vary in terms of the degree of pitch from steep pitches to the former barns to the slightly shallower pitches of the robust Victorian cottages. The predominant traditional roof materials are clay pantiles and Welsh slate, pantiles being used primarily on former barns and Welsh slate with its distinctive blue /grey hue laid in a traditional simple form, on the later Victorian cottages. Ridge tiles are a mix of clay, stone and slate.

The roof pitches of the whitewashed Victorian cottages are broken up by the use of various techniques, such as the stepping back and stepping down of roof heights and by the presence of robust squared brick chimneys with clay pots. The roofs of the former barns tend not to have chimneys – those which have been converted to residential have ventilation pipes emanating from their roof slopes. Conservation style rooflights have been added to some roofslopes.

The pyramidal roof of the Gazebo at Old Durham Gardens has recently been restored. The steeper roof structure is covered in pantiles and the last three courses to eaves level splay out at a shallower angle in a 'swept eaves' fashion and are of stone slates. Stone coping is also used for the junctures between the roof slopes.

Rainwater goods

There is a mix of rainwater goods, varying from black cast iron with traditional spiked brackets to more modern black plastic guttering, which has had a detrimental impact upon the character and appearance of this traditional rural settlement.

Joinery, windows and doors

The traditional windows and doors are integral components of the individual buildings' architectural design and collectively these features add a high degree of quality and character to the historic settlement of Old Durham. There is a diversity of window styles, ranging from traditional timber sliding sash (including elegant tripartite sashes), to more modern casements, top opening lights and large patio doors with timber boarded shutters. The converted barns also have 'arrow slit' narrow vertically proportioned openings and the detached rendered farmhouse has large canted bays.

Whilst some of the simpler modern timber painted windows are appropriate to the residential conversions others are wholly inappropriate, both in terms of their design, materials and finishes and significantly detract from the simplicity of the traditional character of this former farm settlement.

The Gazebo to Old Durham Gardens has a recently restored 9 over 9 sliding sash window with dressed stone roll-moulded surround, which is very elegant and befits its 18th century remodelling.



Image 12 Windows and iron gates

Doors vary from timber boarded and panelled doors to more modern patio doors. Those of the Grade II listed barn to the northwest of Old Durham farmhouse are more elaborate with 4 centred arched stone heads and segmental brick arches, whilst some are much simpler. Additions include modern door canopies and porches, some of which detract from the simple character of the area.

The openings to the Gazebo and the gardens are much more elaborate. The west basement to the Gazebo has a wide segmental arch with roll moulding. Cast iron gates have been reinstated here in recent years. Doors to the southern and eastern elevations are simpler in form, with dressed stone surrounds. The garden side at higher level has a north facing Tudor arched door with roll-mould surround. The southwest part of the stone garden wall has a newly restored Tudor archway in dressed stone.

Other structures

Other structures of note in this part of the conservation area include the bridges, notably the Maiden Castle bridge, the Kingfisher bridge, the Plank bridge and the bridge which crosses the Pelaw Beck within the woodlands. These are all interesting modern additions and help give the area a distinctive character.

The Victorian red brick railway bridge and the remains of the abutments to the bridge which crossed the river at this point are a reminder of the industrial heritage of the area. These are currently in a state of disrepair and covered in graffiti and hence would benefit from a programme of care and repair.

The newly restored stone staircase rising from the lower orchard gardens to the west arched basement opening to the Gazebo in Old Durham Gardens forms an impressive approach framing the vista both towards the Gazebo and from the top of these steps westwards towards the peninsula.



Image 13 Restored doorway to Old Durham Gardens

7 Boundaries and Means of Enclosure

The settlement of Old Durham is characterised by open frontages directly onto the tracks which run through the village and rear gardens which are enclosed by walls, fences and hedges. Some of the fences are overly elaborate and a simpler arrangement would be more in keeping with the rural character of the area.

Old Durham gardens are enclosed by brick and random rubble stone walls. Hedges have also been reinstated within the gardens and help to frame the setting of the stone steps leading up to the Gazebo. Mature trees also help to define the western boundary of the gardens.

The rural land to the south and west of Old Durham Gardens is defined by hedgerows, trees, post and wire fencing as well as the natural boundary of the open river banks. The elevated embankments of the route of the former railway (now a cycle route) form a boundary between fields.

Walls and railings form the boundary to Pelaw Woods along riverbank edge and to the north a stone wall divides the woodland from St. Giles churchyard. Elsewhere trees/vegetation defines the woodland boundaries, as does post and rail fencing.



Image 14 Boundaries



Image 15 Open space around Old Durham Gardens and Pelaw Woods

8 Open Spaces and Trees

This is a very scenic area made up of a variety of interesting landscapes, from the steep ancient woodlands of Pelaw Woods, the undulating informal agricultural and pastoral land and riverbanks to the formally designed 18th historic landscaped gardens of Old Durham. These historic walled gardens with their well cared for lawns, topiary, flower beds and orchard contrast with the informality of the adjacent agricultural settlement whose buildings are set back slightly from the winding village tracks, with informal open areas to their frontages with enclosed rear gardens, giving the area a green character.

The undulating western facing slopes to the south of Old Durham comprise a mix of arable and pastoral fields, divided by hedgerows and trees, the informal riverbanks and the well-kept University playing fields.

Pelaw Woods is a notable area of ancient woodland with its narrow informal paths, rising steeply from the riverbanks. It is incised by the dramatic gorge of the Pelaw beck which cuts through this area with steep steps rising up from the woodland path in Pelaw Woods to the churchyard of St. Giles. This stream, together with Old Durham beck, both of which flow into the River Wear, are important natural features of this area.

9 Views and Vistas

The views from this area are of the utmost importance, ranging from wide open views to the specific, glimpsed and channelled views through the trees and from the steep hill sides of Pelaw Woods. Views vary from that of the sweeping countryside and small settlements to magnificent views of the World Heritage Site and the City beyond.

The unfolding views down the winding lanes of Old Durham contain an element of surprise, contrasting with the purposely designed Old Durham Gardens with its stunning views of the Cathedral from the Gazebo and terraced walks. There are also views down to, along, and across the riverbanks to Maiden Castle, Shincliffe Church and Houghall Woods.





Image 16 Stunning views of the Cathedral and open countryside

10 Activity

The settlement of Old Durham contains a mix of residential (including a number of conversions of former farm buildings) and buildings which are still in agricultural use. The land surrounding the settlement contains a range of arable and pastoral uses, including the growing of crops, the grazing of cattle and meadowland, with bands of trees and hedgerows between fields.

Old Durham Gardens are partially open to the public and are used for leisure /recreation and the growing of fruit trees within the purposely designed orchard. To the south of this area are the University playing fields which are used primarily for football and rugby.

The open riverbanks and river itself provide an excellent wildlife corridor as well as a wide range of recreational activities including walking, jogging, cycling, rowing and fishing.

Pelaw Woods is also publicly accessible and is a peaceful area of dense woodland. The Friends of Pelaw Woods help to maintain this woodland, which provides an area for rest, recreation and wildlife within the City. The fields to the east of Pelaw Woods are used for the grazing of horses.

There is an extensive network of footpaths and cycle ways throughout this part of the conservation area and these should be maintained and improved upon.

11 Public Realm

Public Realm within this part of the conservation area primarily consists of informal rural tracks through Old Durham, along the riverbanks, in Pelaw Woods and elsewhere. These routes, which are primarily earthen but do including chippings and some asphalt, as well as the wooden steps up through Pelaw Woods, are fairly well maintained and this level of maintenance should be continued and improved upon to facilitate public access throughout this area. Access is also facilitated by the Maiden Castle Bridge across the River Wear, linking Maiden Castle to Old Durham and the Kingfisher bridge and Plank bridge which cross Old Durham beck, together with the iron bridge which crosses the beck in Pelaw Woods. The line of the former Elvet railway is now utilised as an important cycle and footway and it is vital to maintain and improve upon this routeway.



Image 17 Public realm has a rural feel

12 General Condition

The area is generally in good condition, although the riverbanks and the steep slopes of Pelaw Woods suffered severe erosion due to the high levels of rainfall in 2012. Flooding of the riverbanks is also a problem, restricting access and linkages to the City at times.

The built environment is generally in good condition, although some unsympathetic alterations and conversions in Old Durham have eroded the character of this small rural settlement. Old Durham Gardens have been restored to a very high standard in recent years with the assistance of the Friends of Old Durham Gardens. An ongoing programme of restoration and repair is still underway to continuously improve upon the high quality of this 18th century designed landscape.

Similarly the Friends of Pelaw Woods have been active in removing litter and other rubbish from Pelaw Woods and undertaking woodland management and nature conservation programmes using volunteers, to improve upon this important ancient woodland. By contrast the railway abutments of the former Elvet railway are in poor condition and require maintenance.

13 The Definition (or Summary) of Special Interest

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

This area is of historic significance in terms of both the natural and the built environment. Archaeological evidence suggests that Old Durham was originally a Roman settlement and became part of the Kepier Hospital estate in the late Medieval period. The construction of Old Durham Gardens began in the early 17th century, although their historic significance peaked in the 18th century when they were used as a 'pleasure ground' for recreation and refreshments. The gardens are Grade II registered on the national list of historic parks and gardens in recognition of their significance.

To the south of Old Durham Gardens, the remains of the dismantled Elvet railway, dating from the late 1800s, reflects the former industrial heritage of the area. Pelaw Woods is of historic importance as ancient woodland which formed part of the Kepier Hospital estate in Medieval times and is now publicly owned and accessible, its dramatic steep slopes providing a visual contrast to the nearby urban form.

In terms of archaeology, the remains of a Romanised farmstead or villa consisting of a complex of multi-phase masonry buildings was uncovered by gravel extraction operations in the 1940s and 1950s. Much was destroyed by the extraction process but it is possible that archaeological features and deposits including structural elements still survive in the area.

Architecturally Old Durham presents a linear farm settlement with small groupings of buildings fronting an informal track which winds through the village. The cluster of dwellings and barns in rubble stone, brick, whitewash and render, with pantile and Welsh slate roofs, forms an interesting variety of late 17th/early 18th century rural buildings, with some Victorian cottages and a number of later additions. The restored gazebo and garden walls of Old Durham Gardens in rubble stone are a reflection of the gardens' former glory and aptly frame the formalised landscaping within.

The area is characterised by its rural nature and its diverse topography, ranging from the gently sloping pastures and the level floodplain, to the dramatic slopes of Pelaw Woods. It is this aesthetic appeal which gives the area its distinctive character and appearance.

The sub character area is dominated by the River Wear which forms its western boundary providing a high quality visual environment, as well as its value as an important recreational facility and in providing linkages to other areas of the City.

This area has a distinctly rural character and setting, enjoying significant views towards the peninsula, with the Cathedral dominating the vista, both from within the rural surroundings but also from designed views within the formal Gardens. This rural scene forms a distinct contrast to the built up form of the city centre, illustrating the close relationship between the natural landscape and the historic environment within the conservation area.

It is the contrast of the informal rural character of the settlement of Old Durham and the surrounding countryside and the formality of the walled Old Durham Gardens, its architectural and historic importance, together with the spectacular views of the Cathedral which dominates the skyline, that gives this area its distinctive appeal and make it a vital component of the conservation area as a whole.

SUB CHARACTER AREA 2 - UPPER GILESGATE

1 Location and Boundary Description

This character area relates to the main historic core of Gilesgate as it is today, following its truncation from Lower Gilesgate by the insertion of the A690 in the 1960's. Its western boundary therefore is at the junction with the A690 roundabout and its eastern boundary is just to the east of the junction of Sunderland Road with Sherburn Road, with the boundary following the eastern sides of the Victorian terraces of Young Street and Wynyard Grove. The Medieval route of Gilesgate runs in a linear east to west direction through the area, where characteristic linear burgage plots, or narrow Medieval strips of land, running north to south from this road, still predominate. The northern boundary follows the line of the A690 at the eastern end and then tightly follows the boundaries of the rear gardens of the historic buildings from West View to Wynyard Grove. The southern boundary borders with the northern edge of the College of St. Hild and Bede and to Pelaw Woods.

The area includes the modern local commercial centre at its western end, in the triangle of land between Sherburn Road and Sunderland Road. It also includes the former Gilesgate Goods Station at its eastern end, which is Grade II listed and has now been converted successfully to a Travelodge, and the

Grade I listed Church of St. Giles which occupies an unassuming position to the south of Gilesgate bank. Another building of note is the Vane Tempest Hall, a Grade II listed building dating from 1863, which is located to the south of Sherburn Road. It was built as the local Militia headquarters and is now used by the Gilesgate Community and Welfare Association.

2 Setting

Gilesgate forms a historic entrance to the City Centre from the northeast. It rises steeply from the A690 roundabout in the east, levelling out where the street widens, incorporating the village green on both sides of the road, before narrowing again just east of the junction of Sherburn Road and Sunderland Road. This routeway is lined by a tight knit grouping of two and three storey Georgian and Victorian properties in a rich palette of stone, brick, painted stucco with slate and pantile roofs, presenting a high quality townscape.



Image 18 Gilesgate

The village green is the visual focus of the area, providing a picturesque village scene with an air of tranquillity. The grassed areas are bordered with distinctive white 'race course' type fencing and there are a large number of mature trees throughout the area. A public footpath cuts through the southern side of the green with seating and litter bins bordering the path. The buildings around the green and those fronting onto the steeply sloping Gilesgate bank combine to make a very positive contribution to this part of the Durham (City Centre) Conservation Area.



Image 19 Steep bank and distinct 'race course' fencing



Image 20 A very positive contribution to the conservation area character



Image 21 Continuous built frontage and green open space

3 Form and Layout

Gilesgate is a linear and orientated in an east to west direction with most streets radiating off this 'spine' at right angles to it, in a north to south direction. This street pattern emanates from Medieval times, with Gilesgate having been one of the original routes into the City defined by narrow burgage, linear plots running north to south from the road

It has a strong continuous built frontage of two and three storeys, softened by wide grassy verges, the village green and trees. The tightly packed buildings which directly abut the footway are occasionally punctured by vehicular access points and footpaths (vennels) leading north to south to backland development. The plots are narrow and linear, following the form of the original Medieval burgage plots, with the built form to the frontage and large linear gardens to the rear, some of which now house backland development, e.g. Chapel Mews.

The south side of Gilesgate bank rises steeply at a higher gradient and higher level to the road from the roundabout eastwards, with steeply sloping grass verges and dressed stone retaining walls to the road. Whilst a fairly continuous built frontage is maintained here, there are a number of detached buildings of note that are set back to the rear of the principal building line. Similarly St. Giles' Church and its historic churchyard are also set behind this southern frontage, at the top of the bank at the southern end of Church Lane.

The church stands in a fine situation on the highest ground in the City. To the south the ground falls rapidly through the ancient woodland of Pelaw Woods to the River Wear.

On the northern side of Gilesgate bank the buildings are at the same level as the road. These two storey brick buildings dating from the late 19th century front directly onto pavement and step down the hill towards the roundabout.

At the top of Gilesgate bank the land levels out and the designated village green, with its mature trees and flower beds, is located on either side of the road. This presents an open rural character to this area, framing the two and three storey Georgian and Victorian buildings fronting the green. The green is dissected by a number of access roads and pathways, including the narrow access lane directly in front of the properties which face the green.

The village green ends just to the east of the junction of Sunderland Road and Sherburn Road. This is an important point within the Gilesgate area as it marks the transition between the Medieval area and the late 19th and 20th century rapid expansion of the City.

The visual aesthetic and historic character is consequently mixed both in form and quality, particularly the petrol station site on the northern side of Gilesgate and the modern commercial development which occupies the triangular piece

of land which stretches from the road junction to the end of the conservation area west of Young Street.



Image 22 Village green at the top of Gilesgate bank and view of the rear of Gilesgate



Image 23 Magdalene Street and Wynyard Grove

4 Architectural Character

This area contains a rich variety of architectural character, ranging from the close knit Georgian and Victorian buildings which front onto Gilesgate to individual important historic buildings set within their own grounds, such as the former Gilesgate railway station, Vane Tempest Hall and St. Giles' Church.

There is also a plethora of more modest buildings, such as the Manor House, Charles Stranks House and Grove House, which are all of importance in the historical development and character of this area. The area also contains some other Georgian and Victorian terraces of interest, including Magdalene Street, Wynyard Grove and Young Street, as well as more modern developments, some of which are appropriate to the character and appearance of this part of the conservation area and some of which detract severely from this character.

The northern side of the steep Gilesgate bank is lined with two storey predominantly Georgian and Victorian (with some modern infill) residential properties most of which are of English garden wall bond brick, with some incised cream painted stucco. The roofs are predominantly Welsh slate, with some Lakeland slate and are of varying ridge heights, stepping down the hill towards the roundabout and being punctuated with substantial brick chimneys at ridge level, at the gable juncture between each property.

The majority of the properties still retain traditional features such as painted timber sliding sash windows and timber panelled doors, with decorative fanlights and stone ashlar lintels and cills. Some of these traditional details have been lost and modern uPVC windows and doors have been inserted, severely eroding the character and appearance of the area. These houses form a continuous frontage to back of footpath and occupy narrow linear burgage plots, with gardens to the rear. Some of these gardens have been lost over the years to more modern developments, e.g. The Sidings housing development, which is accessed via Station Lane which was once a narrow street leading to the former Gilesgate railway station.

The railway station was built in 1844 in the Classical style for the Durham and Sunderland Railway Company. Several of the original components of the station still survive on the site and are Grade II listed, and have now been converted to a Travelodge, restaurant with car park. These include a large two storey ashlar stone building with a slate over sailing roof with a modillioned timber eaves cornice. This timber cornice was removed in the course of roof repairs and was replaced by a modern wooden fascia which severely detracts from the character and appearance of the building.



Image 24 Former railway station buildings, now hotel

The original station also comprised a single storey flat roofed elegant main office range, of ashlar stone with a strong stone pediment and a lower connecting section between this and the two storey building to the west. An extension to the original buildings, in form of a separate block to east, has been sympathetically designed to fit in with overall character of the site. The extension is two storeys in height, broken by a distinctive glazed link.

The buildings on the southern side of Station Lane are two storey and appear to have also been associated with the railway, now successfully converted to residential use.

The recent residential development of The Sidings lies to the southeast of the former railway station and is aptly named, having being built on the site of the former railway sidings. These two and three storey brick town houses are arranged in a series of short terraces which step up the hill from west to east and are broken up by staggering the back of buildings



Image 25 Narrow frontages and imposing infill

and the stepping up of roof heights. Small gardens are provided to the front and rear of properties. Architectural features which reflect the traditional characteristics of the area, including sash windows, bays, dormers, timber doors, chimneys etc. have also been incorporated into this well designed and detailed development.

The southern side of Gilesgate bank has a slightly different feel to that of the northern side. The steep bank rises at a higher gradient and a higher level to the road, with a steep grassed verge with stone retaining wall separating the properties from the roadway. The close grained nature of the townscape on the northern side of Gilesgate bank still continues, with 18th and 19th century buildings hard onto pavement. However there is less uniformity in the building characteristics and greater variation in the heights, scale, and elements of the built form.

The properties which front onto the road have wider frontages and do not follow the same narrow linear burgage plots as the northern side of the street. There are also a number of gaps between buildings, including access lanes to the large properties to the south. Nevertheless the predominantly Georgian and Victorian buildings, with some modern infill, do reflect many of the architectural characteristics of those on the northern side of Gilesgate, producing a cohesive townscape. These include No. 173, a Grade II listed handsome two storey building with wall and outbuilding attached, dating from circa 1760 and constructed primarily in brickwork in Flemish bond with painted ashlar dressings and Welsh slate roof. The left hand extension to the building is in English garden wall bond brick with a renewed pantiled roof.

The exception to the above is the imposing three-storey flat roofed Old Belvedere building, this Grade II listed building dates from the early 18th century and is of Flemish bond brick

with painted ashlar dressings. It was originally one house, later two and is now student residences. It has large sash windows with flat stone lintels and projecting stone cills and includes notable Venetian windows in the end bays. The 4 panelled door has a stone door case with fluted pilasters and pedimented entablature. A modern flat roofed building has been built in the grounds to the rear of the listed building, providing additional student accommodation, and detracting from the character and appearance of the listed building.

There are a number of detached properties in their own grounds to the rear of the main frontage of the southern side of Gilesgate, including Pelaw View, a two storey Arts and Crafts dwelling of considerable character that is enclosed by high stone walls and well established hedgerow.



Image 26 Church of St Giles



Image 27 A mix of terraces and detached properties produce a cohesive streetscene

Glebe House is an imposing two storey Gothic Revival stone property with four large bay windows flanking a painted timber panelled door with decorative overlight. This building is concealed in a mature woodland setting. Further to the east Charles Stranks House (a former vicarage) and Grove House

have the same secluded feel as the other large individual properties in this area.

These substantial detached buildings are fine examples of Victorian villas and whilst not listed are of importance to the historical development, character and appearance of the conservation area.

To the west of these large villas, occupying a fine situation at the top of Gilesgate bank sits the Grade I listed church of St. Giles. This should be considered a very important local landmark, on the highest ground in the City. It is the second oldest church in the city after the Cathedral, being founded in 1112 AD as part of the hospital of St. Giles. The church consists of nave and chancel separated by a pointed arch and a four stage western tower, which dates from the early 13th century. The church was extensively rebuilt in the 1830's by the architect Ignatius Bonomi.

It is constructed from coursed, mainly squared sandstone with ashlar dressings, with a porch of snecked sandstone. Its historic churchyard stretches to the east and southeast of the Church and is bounded by substantial random rubble stone walls. St. Giles' lies at the southern end of Church Lane, off the southern side of Gilesgate and is clearly visible from this route.

This lane is flanked by two storey white painted cottages on its western side and two storey modern Georgian pastiche terraced properties on its eastern side. These buildings are

framed by wide grass verges. At the northern end of Church Lane, near to the junction with Gilesgate, lies a 1st World War Memorial with stone cross and stone shaft, with a stone plinth and level paved area surrounding it.

At the top of Gilesgate bank the road levels and the vista opens to present the most scenic section of Gilesgate, with a rich townscape of predominantly Georgian and Victorian buildings fronting onto the historic village green with its scattering of mature trees.

There are a number of Grade II listed buildings in a range of architectural styles and traditional materials, including stone, brick, stucco, rough render, with Welsh and some Lakeland slate roofs, indicating the historic importance of this area. The majority of these front onto the village green, with the exception of Magdalene Street, which runs at right angles to Gilesgate and consists of two high density terraces facing each other with a narrow pedestrianised lane between, with houses directly onto back of footpath with small yards to rear.

These Grade II listed two storey Georgian residential terraces are of considerable quality and constructed from English garden wall bond brick (except for No. 12 which has been rendered) with ashlar dressings and Welsh slate roofs with large brick chimneys.



Image 28 Georgian and Victorian buildings

The houses are identical in form, displaying typical Georgian symmetry, each house being 2 bays with panelled architraves and elliptical brick arches containing 4 or 6 panelled timber painted doors and shallow fanlights. The windows are all timber 6 over 6 sliding sashes with flat brick arches and projecting stone sills, except for Nos. 11 and 5 which have been 'modernised' and detract from the character and appearance of the rest of the terraces.

On the northern side of Gilesgate the street form bordering the green forms an elegant symmetrical curve. However the green itself has been broken up into lots of small sections, with access roads and parking between, resulting in the loss of its original historic form. This form has been better preserved on the southern side of Gilesgate, where the green remains broadly intact, being wider at its eastern end and tapering off at its western end.

The street form running along the southern boundary of the green is tightly packed with narrow frontages and linear burgage plots still being in evidence. At the eastern end of the green the street turns the corner and runs at right angles to the main built form, facing westwards down the green. Most of the buildings bordering this southern green are Grade II listed and are a mix of stone, Georgian brick and stucco with Welsh slate roofs.

These modest two storey buildings display a more uniform architectural character and close knit urban form than the less

formal and more flamboyant properties on the northern side of the green. Here there is greater variation in height, width, architectural styles, materials and colour, presenting a lively and vibrant street scene. They include a number of large tightly packed buildings, including the dominant three storey brick double fronted building, divided into two properties, which is set back slightly from the green, with a small brick wall to small front forecourt garden. This property has distinctive Dutch gables to dormers at third storey level and canted two storey brick bays below. The adjacent 'Pink House' has double storey gabled squared bays and decorative timber bargeboards.

No 95 is a dominant white stucco double fronted property with steep gables to the third floor and double storey canted bays below. The former chapel, now painted white and used as a funeral directors (No.98), all add to the rich townscape of this part of the conservation area.

Whilst many of these buildings are listed, there are also a large number of non-listed buildings which have important architectural and historic features and contribute significantly to the character and appearance of Gilesgate. An article 4 direction was approved on 14th July 2016 to manage changes to the historic features of these properties.

There are a number of interwar and modern developments located to the rear of both sides of Gilesgate, including Chapel Mews, St. Giles' Close and the modern vicarage adjacent to St. Giles' church. The architectural quality of such developments is

often disappointing and out of scale and character with the historic conservation area (Image 29 over).

To the east of Gilesgate green the road divides into two and becomes Sunderland Road and Sherburn Road. This eastern end of the conservation area comprises a high percentage of modern development of mixed quality. This is particularly evident in the commercial and housing developments in the 'wedge' between these two main roads and the petrol station site on Gilesgate. Here the urban form is much more disjointed than the cohesive quality within historic areas.

However the area does contain some important historic buildings, most notably the Vane Tempest Hall and associated stable blocks set in their own grounds, most of which have now been converted. There is also a crown green bowling pitch and modern housing developments in an elevated position overlooking the eastern end of St. Giles' churchyard and Pelaw Woods.

Vane Tempest Hall is a landmark building, and the only surviving militia building in County Durham. Its associated stable blocks date from 1863 and are Grade II listed. They are constructed from ashlar stone in the distinctive Gothic Revival style with an impressive octagonal castellated corner entrance tower to the main hall, giving the building a fortified appearance, and together form a sheltered internal courtyard.

Directly east of this site there are a number of large detached properties set in their own grounds on south facing sloping sites, giving this area a much more suburban feel.

There are also a number of important Victorian and Edwardian terraces in this area, including Young Street and Wynyard Street, which retain strong overall elements of their original form, although some individual properties have been heavily modified over time.



Image 29 Modern pastiche and infill



Image 30 Vane Tempest Hall

5 Important Buildings

Listed Buildings

Listed buildings are recognised by the Government as being of special architectural or historic interest as specified by the Planning (Listed Buildings and Conservation Areas) Act 1990. Listing is made at three levels of importance; Grade I being the most important, Grade II * and Grade II. The protection afforded by this legislation applies to the whole of the listed building and any structure attached to it and on land within its curtilage. Listed Building Consent is required for any demolition, extension or alteration which may affect its character. There are 27 statutory listings in this section of the Conservation Area.

Name	Grade
St. Giles' Church	I
Vane Tempest Hall	II
Stable block behind Vane Tempest Hall	II
Former Gilesgate Railway Station	II
2-12 & 16-27 Magdalene Street	II
59 Gilesgate	II
66 & 68 Gilesgate with linking wall	II
70A & 71 Gilesgate	II
74 & 75 Gilesgate	II
78 Gilesgate	II
90 Gilesgate	II
94 & 94A	II
94C & 94D Gilesgate	II
95 & 95A Gilesgate	II
103 & 105 Gilesgate	II
106 & 107 Gilesgate	II
126,127, 128, 129 & 130 Gilesgate	II
133 & 134 Gilesgate	II
135 Gilesgate	II
136 Gilesgate	II
140 & 141 Gilesgate	II
142 Gilesgate	II
143 Gilesgate	II
144-145 Gilesgate	II
146 Gilesgate	II
167 Gilesgate & Belvedere	II
173 Gilesgate & Outbuilding attached	II

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

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

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

<i>Building name</i>
98-99 Gilesgate – Funeral Directors (Former Methodist Chapel, dating from 1869. It closed in 1992)
No's 113, 114 and 115 Gilesgate
137-139 Gilesgate- Houses
Charles Stranks House
Grove House

War Memorial
Manor House
York House
Alma House

6 Building Materials, Detailing and Features

The mix of building styles and the rich palette of traditional materials and features help to give this historic area its distinctive character and appearance. These range from the symmetrical ordered Georgian form, with a predominance of handmade bricks and painted stucco to the Victorian decoration such as steeply pitched slate roofs, red bricks and canted bays. The area also incorporates a number of modern developments using modern materials, including artificial slate and concrete tiled roofs and uPVC windows. These can often be detrimental to the character and appearance of the conservation area.

Walls/Facades

The traditional materials which can be found in this part of the conservation area include the characteristic Georgian brown brick, (including English garden wall and Flemish bond brick), rough render and stucco, incised in certain instances and painted in a lively range of colours, including white, cream, blue and pink. Victorian terraces are characteristically constructed from red brick, although some have been painted white and some have had pebble dash render applied in

modern times, leading to a severe erosion of their character and appearance.



Image 31 The majority of properties are in brick

Sandstone is the prevalent stone in this area and is found in coursed random rubble form for vernacular buildings, with squared stone and ashlar dressings being used on important

buildings e.g. St. Giles' Church, where the porch is of sneaked sandstone, as is Vane Tempest Hall and its stable blocks.

The former Gilesgate railway station is built in the classical style in ashlar sandstone, giving it an elegance and grandeur which is still apparent today. Unusually No. 128 Gilesgate is constructed from coursed squared limestone, a building material which is usually restricted to the more easterly parts of the County. Many of the more modern developments which are located to the rear of both sides of Gilesgate are constructed from brick, with some render.



Image 32 Brick, render and some stone

Roofs

The form, materials and detailing of the roofs make a substantial contribution to the character and appearance of the individual buildings; this along with the variation in heights and styles of the neighbouring properties creates distinctive roofscapes within the streets which contribute significantly to that of the wider townscape of the City. The traditional roofscape of this historic area consists predominantly of steeply pitched gabled roofs (although there are a few hipped roofs) in Welsh slate, with some Lakeland slate, often signifying buildings of greater importance. There are also a number of pantiled roofs, particularly at the western end of Gilesgate.

The roofscape is very varied and interesting, being broken up by the differing heights and depths of many of the buildings and the differing steepness of roof slope.

There are a number of properties fronting onto the northern side of Gilesgate green which have distinctive steeply pitched gabled roofs and dormers, some with slate hung cheeks and Mo. 103 has catslide roofs to its two storey canted bays. Chimneys are predominantly brick with clay pots, located at ridge level and often at the gable juncture between buildings, although some have been capped.

There are also some examples of two storey flat roofs and mono pitched roofs at the junction of Sunderland and

Sherburn Roads which are out of keeping with the traditional character of the conservation area.



Image 33 Roof form and materials



Rainwater goods

There is a mix of rainwater goods in this prominent part of the conservation area, varying from black cast iron with traditional spiked brackets to more modern black plastic guttering, which has a detrimental impact upon the character and appearance of this historic area.



Image 34 Traditional doors

Windows, doors, joinery details

The windows, doors and other joinery details are an integral component of the architectural character of historic buildings and are generally their most prominent features. The predominant traditional windows found in this area are timber double hung sliding sash windows, those on Georgian properties often being small paned with 2 over 2 sashes, or tripartite sashes with margin lights, being found on Victorian properties. The glazing bars to these historic windows are

usually fine, particularly in the case of Victorian windows and can be found in a variety of traditional mouldings.

A canted and squared bay, often double height is also a distinctive Victorian characteristic in this part of Gilesgate. Other styles of historic windows include the Perpendicular Gothic style windows to St. Giles' Church, the mullioned and transomed windows to Vane Tempest Hall and Venetian windows to the upper floors of the Belvedere, signifying the importance and grandeur of these buildings.

Lintels, cills and window surrounds are often in ashlar stone, which is sometimes painted and these can be flat, wedged or chamfered, although some of the Victorian terraces have soldier course heads and brick on edge cills. The Georgian terraces of Magdalene Street have flat brick arched lintels and projecting stone cills to their sliding sash windows and elliptical headed raised brick surrounds to the timber panelled doors.

Timber panelled doors, either in 6 panel (Georgian) or 4 panel (Victorian) style predominate in this area, often with decorative fanlights and sometimes stone or timber door case surrounds, with either flat or Tudor arches above. Nos. 132-134 Gilesgate share a stone voussoired arched door surround which encompasses both elegant front doors. To the other extreme, the massive boarded doors to the former engine shed at the former Gilesgate railway station have been preserved and are an important reminder of the buildings original use. Original

timber shutters are still in evidence to the ground floor window of No. 128 Gilesgate.



Image 35 Windows vary in style and quality

Modern uPVC or timber top hung or casement style windows, or windows which are far too shallow and not inset into their reveal, are becoming more prevalent in this important part of the conservation area. Through incremental erosion the degradation of the areas historic character and appearance is occurring. The same applies to modern uPVC and unsympathetic timber doors.

There are a number of shopfronts dotted along Gilesgate. Whilst there are some decent examples of traditional shopfronts with timber pilasters, fascia and stallriser detail and some hand applied signage, many of these have been modernised over time, with the insertion of uPVC and aluminium frontages which detract from the character and aesthetic quality of the area.

Other Details/Structures

The buildings in this historic area also display a colourful variety of details which help to enrich and add character to the area and which should be preserved and enhanced for the benefit of the overall conservation area.

These include the decorative carved bargeboards to the double storey gabled squared bays of 'The Pink House', No.95A Gilesgate ; the black timber boarding with white rendered infill to Nos. 137-139 Gilesgate, (which also has painted shields affixed to the façade); dentil detail to eaves level at the former Chapel now occupied by the Co-op Funeral Directors; boot scrapers beside front doors and the low stone relief, about 15cm high, showing a figure of a woman leaning on a classical half column (said to have come from Old Durham).



Image 36 Traditional windows and aluminium replacements

Strong stone details, such as water tabling, kneeler and coping details are prevalent and string courses, drip moulds and parapet details are also very much in evidence, including the intricate oak leaf stopped drip mould over the door to the octagonal tower at Vane Tempest Hall. This tower also has blind arrow slits and a battlemented parapet. Elegant fleur-de-lis finials and crested chimney pots can be found on the roof of the Hall with an interesting fishscale patterned Welsh slate roof.

7 Boundaries and Means of Enclosure

Walls, fences and other forms of boundary treatments can form important elements in defining and enhancing the character of historic buildings and can contribute significantly to wider character and appearance of the area. There are a number of important boundaries and means of enclosure within this part of the conservation area. However the predominant characteristic of the historic properties fronting onto Gilesgate is that the building line is hard onto the back of the footpath and hence there are no means of enclosure to these frontages. There are a number of exceptions, particularly along the northern side of Gilesgate where some of the more imposing properties have dwarf brick and stone walls with railings above and hedges to enclose their frontages and add a sense of grandeur.



Image 37 White racecourse fencing around the green

Gilesgate green is bounded in parts by distinctive white 'racecourse style' timber fencing, which presents a positive image to this area.

There are a number of important stone walls in this area, including those which surround the former Gilesgate railway station, that to the south of St. Giles' churchyard and that which surrounds Vane Tempest Hall. These, together with all other traditional stone walls and gate piers i.e. to The Laurels are of both historic and aesthetic importance.



Image 38 High hedges and historic walls

There are also a number of important brick walls which often form the rear boundaries to properties, including the yards of Victorian terraced properties, together with more modern brick walls, sometimes with railings on top, which surround modern developments such as The Sidings. Some brick walls, such as that which surrounds the petrol station on Gilesgate and the adjacent vacant public house, are in a dilapidated state and have a detrimental impact upon the appearance of this part of the conservation area.



Image 39 Domestic railing and historic wall

There are also a number of fences and hedges which surround rear gardens areas to either side of Gilesgate and give this area a more suburban and rural feel.

8 Open Spaces and Trees

Open spaces, trees and other forms of greenery significantly enhance the setting of the historic buildings, add to the street scenes and contribute to the overall character and appearance of the locality. This area is characterised by important open spaces and trees which frame the built environment and enhance its character and appearance. These range from wide open spaces to much smaller intimate spaces. Gilesgate green is of particular historical significance, originating from the Medieval era and today provides an important grassy area. Mature trees dotted across the green and line Gilesgate itself.

This area enhances the important historic townscape, as well as acting as a buffer to the busy main roadway. On the southern side of the green the main grassed area has a footpath cutting diagonally across it with a number of seats and litter bins. To the west the former duck pond was infilled in the mid 1800's and is now a formal flower bed. The green has been considerably dissected throughout the ages, particularly on its northern side, providing access and parking to commercial premises lessening its overall value.

To the west of the former railway station, now Travelodge, a pleasant grassed area with mature trees frames this elegant ashlar stone building and provides an important function as a buffer between it and the busy A690 roundabout.

The landscaping within the grounds of the Travelodge softens the formality of the buildings. This contrasts with the minimal soft landscaping of The Sidings housing development where the inclusion of heavy standard trees would have been appropriate to the height and scale of this very urban development.

There are a number of informal open spaces, including the churchyard of St. Giles, whose trees and grassy areas provide a tranquil rural feel to the space in this part of the city, as well as an important wildlife area. In a similar way the allotments to the rear of the Williams buildings at the eastern end of the conservation area provide an important area for rest and recreation.

In contrast to this informality, the pristine crown green bowling pitch to the west of the Vane Tempest Hall is an important community facility and is overlooked by its adjacent listed buildings. The grounds of Vane Tempest Hall and stable block are currently poorly maintained, with overgrown grass and scrub land, detracting from the character and appearance of these important buildings.

There are also a number of smaller areas of open space which contribute significantly to the character and appearance of the area, including the central grassed area between the two terraces of Wynyard Grove which provides a tranquil area away from the busy road junction and the garden areas of the larger villas to the south of Gilesgate.



Image 40 Area of the village green duck pond

These are often enclosed by mature hedgerows and have many mature trees within their grounds provide a green and leafy haven highly visible from public viewpoints within the conservation area and hence contribute significantly to its character and appearance.

Other smaller garden areas of significance include those to the rear of the houses which front onto Gilesgate and are long and narrow, following the burgage plot form and even the small rear yards of the Victorian terraces have some greenery within many of them.

Individual trees, including those in the car park adjacent to the modern commercial area in the eastern end of the conservation area, and grass verges, such as those on Gilesgate bank and to either side of Church Lane, are also of importance and incrementally all have a role in enhancing the overall character and appearance of this part of the conservation area.

The area surrounding the War Memorial at the junction of Church Lane and Gilesgate is a formal squared paved area, appropriate to its status.



Image 41 Village green



Image 42 Green buffer to A690 and domestic spaces



Image 43 The bowling green and front gardens



Image 44 Wide verges to the A690

9 Views and Vistas

There are a wide variety of important views both within and from this part of the conservation area. These include both linear views up and down Gilesgate and shorter views across Gilesgate green, both of which include views of the rich and changing townscape with varied and interesting roofscapes with prominent chimneys stepping down the hill to the west.

There are also channelled views up Church Street to St. Giles' Church and along linear streets such as Magdalene Street and Wynyard Grove as well as out of the area to the Viaduct, the Castle and the Cathedral from the western end of Gilesgate.

Glimpsed views of the Cathedral and Castle can be gained from the lanes which connect the villas on the southern side of Gilesgate.

In contrast there are also wide open vistas out of the area from the Vane Tempest Hall and St. Giles' Churchyard to the riverbanks to the south and the countryside beyond, as well as to the Cathedral and Castle from the open space to the west of the Travelodge.

10 Activity

The historic core of Gilesgate is extremely busy as it is one of the key routes into Durham City Centre and traffic congestion can be a major problem, particularly at peak times.

The area is predominantly residential in character, comprising private dwellings and flats, with a high percentage of student occupation. There are a number of university accommodation units at the lower end of Gilesgate Bank, including the listed Belvedere, with modern blocks to its rear and some of the large villas to the south of Gilesgate, which are again dedicated to University associated use.

There are a number of small local businesses on the northern side of the village green, including a hairdressers, vets and funeral directors. At the Sunderland Road/Sherburn Road junction, on the eastern edge of the conservation area, the modern local shopping centre comprises of Class A1, A2 and A3

uses, as well as a betting office and is served by a small car park located at its eastern end.

There are further commercial uses along both sides of the eastern end of Gilesgate, including a petrol filling station and two Public houses, one of which is currently vacant.

The Vane Tempest building and the stable blocks around the internal courtyard house a number of small craft type businesses, appropriate to the setting.

At the southern end of Church Lane is the church of St. Giles, together with its churchyard and vicarage.

The western end of Gilesgate is predominantly residential, with the exception of the former railway station which is now a Travelodge and restaurant with associated parking and landscaping.

11 Public Realm

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

The traditional public realm of the historic areas of Gilesgate consists predominantly of Yorkstone flags, with granite setts and river cobbles for parking areas and granite tramlines along

parts of the northern and southern edges of the western end of Gilesgate and at the entrance to Chapel Mews.



Image 45 Public realm in Gilesgate

However much of the rest of Gilesgate and areas to the rear have a mix of concrete flags and tarmacadam to paving, with concrete blocks to parking areas. This is particularly inappropriate in prominent historic areas, such as the northern side of Gilesgate, where the parking areas are in poor condition and surfaced with a mix of concrete setts which are

unsympathetic to this historic area. Furthermore there is informal parking on the northern area of the green, which destroys this grassy area and the white racecourse fencing which surrounds the green is in poor condition, significantly degrading the aesthetic quality of the area. Other inappropriate paving includes the brown herringbone concrete setts used along Magdalene Street between the fine listed Georgian terraces, their modern busy appearance detracting from the symmetrical character of the buildings.

There are a plethora of road signs along Gilesgate, particularly towards its eastern end and at the junction of Sherburn road and Sunderland Road and a modern zebra crossing in this area too. The street lights throughout the area are modern standard units. The exception is Magdalene Street, where decorative circular lamps are attached to the Georgian properties. Other street furniture includes a number of traditional Durham bollards and some litter bins on the village green.

12 General Condition

Many of the historic buildings fronting onto Gilesgate are in relatively good condition, with their architectural features intact. This also applies to the large villas to the south of Gilesgate, to St. Giles' Church and to the Travelodge at the western end of Gilesgate.

There have been a number of inappropriate alterations to traditional windows, doors and shopfronts, with the insertion

of modern and uPVC and aluminium replacements. Furthermore there are currently a number of vacant commercial units in prominent locations fronting onto Gilesgate green. The garish signs from the adjacent petrol station and the modern frontages to the ugly commercial units on the site between Sunderland Road and Sherburn Road all contribute to the poor quality of the built environment at the eastern entrance of this part of the conservation area.

The character and the appearance of the listed Vane Tempest Hall is currently compromised by the inappropriate replacement windows, doors and poor guttering with the building in a poor condition, suffering from dampness and in need of considerable roof repairs. Furthermore its grounds are overgrown, presenting a negative view.

There have also been a number of inappropriate rear extensions which are out of scale and character to the host buildings, particularly to the Victorian terraced properties, some of which have also suffered the application of pebble dash render which has significantly degraded their character and appearance.

The ever growing number of houses in multiple occupation has led to increased pressure for inappropriate large extensions. Lack of maintenance of such properties and their curtilages has been detrimental to the appearance of the built environment. Another major issue concerning such dwellings is the proliferation of large bins which tend to be left out in

prominent locations, giving a very negative impression of the area.

Whilst there are some notable areas of public realm, with the use of traditional materials such as Yorkstone paving flags, granite setts and carriageway lines/wheelers and river cobbles, much of the public realm shows signs of neglect, with a proliferation of concrete and tarmacadam paving. In particular the green itself has been 'churned up' on the northern side of Gilesgate with the informal parking and manoeuvring of cars and the insertion of parking areas paved with unsympathetic concrete setts. Whilst the presence of the distinctive white racecourse fencing helps to overt this problem, in some cases this fencing is in a dilapidated state and is in need of urgent repair and reinstatement to enhance the overall appearance of the historic village green. Similarly many of the brick boundary walls in the eastern part of this area are in poor condition, which leads to the further degradation of the character and appearance of this part of the conservation area.

13 The Definition (or Summary) of Special Interest

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

The areas historical interest emanates from its form as a linear settlement which grew up along an important ancient route connecting the Priory on the peninsula with its estates at Sherburn and Pittington and around the hospital of St Giles and St Giles Church. Today the surviving historic street pattern is still very much in evidence with buildings on either side of Gilesgate displaying a narrow but deep rectilinear form, reflecting the former Medieval burgage plots. The former Gilesgate railway station is a reminder of the industrial heritage of this area.

In terms of archaeology, the plots behind the street frontage properties along Gilesgate have high potential to include archaeological deposits containing artefacts and paleo-environmental of great importance for understanding the prosperity, lifestyle and diet of the inhabitants in the Medieval and post-Medieval periods. The street frontage buildings in these areas may also of course retain features within or

beneath them relating to structural phases earlier than the visible fabric. The area around St Giles Church contains the remains of the first and short-lived hospital complex destroyed in 1144.

The village green is also of historical significance, dating from Medieval times, fringed by a rich mixture of closely knit 18th and 19th century properties which collectively form an important group of varying architectural styles. The juxtaposition of the rural nature of the village green with the close grained built urban environment has outstanding aesthetic value, giving this area a very distinctive character and appearance.

This area contains a rich variety of architectural character, ranging from the close knit Georgian and Victorian buildings which front onto Gilesgate, forming a strong sense of enclosure, to individual important historic buildings set within their own grounds, such as the former Gilesgate railway station, built in 1844 in the Classical style, the Gothic Revival Vane Tempest Hall and Grade I listed St. Giles' Church, which dates from the early 12th century.

There is also a plethora of more modest buildings, such as the Manor House, Charles Stranks House and Grove House, which are all of importance to the historical development and the character of this area. The area also contains some Georgian and Victorian terraces of interest, including Magdalene Street, Wynyard Grove and Young Street, as well as more modern

developments, some of which are appropriate to the character and appearance of this part of the conservation area, such as The Sidings, and some of which are not in keeping with its essential character at all.

The special interest of this area also derives from the wide variety of high quality building materials, many of which are traditional to Durham. These include facades of ashlar and rubble stone, Georgian brick, and stucco and rough render and roofscapes of Welsh and Lakeland slate and clay pantiles, together with the surviving historic floorscapes of Yorkstone flags, granite setts and river cobbles. This creates a particularly rich visual historic environment that is full of colour, texture and pattern with high aesthetic value, resulting in a very distinctive part of the City.

The topography of the area, with Gilesgate rising steeply out of the City, is integral to the area's immediate and wider setting, making it highly visible from key vantage points and allowing impressive and spectacular long range and glimpsed views throughout the area towards the Cathedral and the Castle.

The open spaces, which vary in type and extent, from the formalised village green to the dramatic steeply sloping ancient woodland of Pelaw Woods, together with important green roadside verges and roundabouts enhanced by trees and planting, form a well-planned landscaped setting to the built environment and provides vital green space in this part of the City.

The defining character of Gilesgate is derived from a number of special qualities and characteristics which combine to make it a distinctive part of the conservation area. It combines an interesting assemblage of historic buildings of rich and innovative architecture set within a distinctive and high quality townscape which retains most of its Medieval plan form. It also includes a variety of high quality public realm and green space, providing a delightful backdrop to this important historic area and combining to create a historic environment of immense importance and significance to the character and appearance of the conservation area as a whole.

SUB CHARACTER AREA 3 - COLLEGE OF ST HILD AND BEDE / RIVERSIDE

1 Location and Boundary Description

The College of St Hild and St Bede is located on the sloping northern banks of the River Wear to the south of Gilesgate. It occupies approximately 16 acres of parkland and is the largest of Durham University's colleges. The boundary of the area follows the riverbanks to the south, Pelaw Woods to the west, Pelaw Leazes Lane to the east and to the north the boundary runs along the edges of the rear gardens of the large villas to the south side of Gilesgate.

2 Setting

This sub-area has a distinctly parkland character and setting, with a range of historic and more modern buildings nestling within the secluded slopes. This area has a reclusive feel, being set down at low level and hidden away to the south of Gilesgate.

It is accessed primarily from the narrow St. Hild's Lane which sweeps gently down to this collegiate site and then turns into an internal access road running to the south of the St. Hild College buildings and then curving west to access the halls of residence at the eastern end of the site.

St. Hild's Lane is accessed from the A690 roundabout at the bottom of Gilesgate bank. The southern part of the Bede College site can also be accessed from Pelaw Leazes Lane. This tranquil parkland setting forms a distinct contrast to the built up form of the city centre, and particularly the busy A690 which is located just to the north.

The ancient woodlands of Pelaw Woods create a natural eastern boundary to the site as they slope steeply down to the river. Superb views can be gained to the south and west across the river to Elvet riverside, the historic buildings along Old Elvet and across to the World Heritage Site. This riverside setting dominates the southern boundary of this area and provides excellent recreational facilities and linkages to other areas of the City via the level riverside footpath network.



Image 46 View of College of St Hild and Bede



Image 47 View of the area from across the sports ground

3 Form and Layout

The majority of this collegiate site is tucked away from public view to the south of Gilesgate. It is only the modern Pelaw House, with its series of gables, and the rear of the main Bede college building which present themselves to the A690. To the south of Pelaw House, fronting onto St. Hild's Lane, the former Victorian school, built in the late 1800's, is now used as a nursery. Its dominant position is enhanced by its strong gabled form and its steeply pitched roof with tall ornate chimneys and leaded spire.

To the south of St. Hild's Lane the land falls steeply and accommodates three detached houses dating from the early 1900s, all set within large linear south facing plots. Recent development has seen the construction of a large mono pitch single storey unit set down on levelled land excavated from the hillside. Due to the fall in the land these properties are two storey along the northern edge of the site, falling to three storey to the south, with large linear south facing gardens sloping gardens.

The main college building of the former St. Hild site is three and four storeys in height and constructed in Gothic revival style. This building, the adjacent slightly less elaborate 4 storey stone building, and the modern halls of residence to the east are all positioned in a linear form on elevated land with formalised hardscaped frontage to northern part of the site; whilst to the south there are formal grounds.



Image 48 The area slopes steeply down to the river



Image 49 View of the city beyond the college buildings

The detached Chapel, which lies just to the south of the main St. Hild college building, is orientated east to west. This was constructed in 1912 in the Gothic Revival style to complement the main buildings.

To the north of this linear row of buildings is a narrow pedestrian lane which is embanked on its northern side by a tall stone wall as the land rises steeply to the north. This lane appears to have been an ancient route linking St. Giles Church to the lower end of Gilesgate.

To the south of the Chapel are two buildings dating from the early 1900's, the main one being a former hall, now a gymnasium. The Hall is orientated in an east to west direction, and has an imposing three storey gable facing west.

Tucked to the north of this hall is a part brick part timbered two storey arts and crafts style building with tall brick chimneys. Both of these buildings are nestled within tree covered areas and have a large linear car park to the west which is set down within the landscape and as such does not have a major impact upon the overall site.

The main access road to the St. Hild's site slopes down the western side of the site in a linear fashion before curving left to the south of the car park and hall and then curving again before sweeping back to access the site from the eastern end.

To the south of this access road the grassed parkland area with trees and shrubs has a narrow footpath winding through it from north to south. Two tennis courts are laid out near to the southern boundary in an east to west orientation and are well screened by surrounding mature trees and shrubs.

The University boathouse, which is also orientated east to west is tucked away right down by the river in the far southeastern corner of the site. This modern single storey garage type building is well screened by surrounding trees and shrubs and so does not impact upon the overall character and appearance of the site.

The traditional college buildings on the Bede site are clustered in the northeastern part of the overall site between St. Hild's Lane to the east and Leazes Road to the northwest. They are imposing three storey Victorian stone buildings constructed in the neo Tudor style. The distinctive Grade II listed Chapel of the Venerable Bede is located directly to the south of the main grouping, orientated in an east west direction and is set down on slightly lower land.

The buildings to the south of this elevated area are positioned down the eastern and western sides of the site, enclosing a central grassy area which slopes gently down from north to south. A war memorial is centrally positioned at the northern end of this landscaped area and there is an ornamental pond to its south. Tennis courts and a small modern building housing a squash court are located along the southern boundary of the site, orientated in an east to west direction, and are well screened by mature trees and shrubs from both the rest of the site and from the riverside footpath which runs along the southern boundary of the site. Directly to the south of one of the tennis courts there is a further boat house which again is tucked down by the river and well screened by mature landscaping.

Between the Hild and Bede sites the linear Constitution Hill running north to south through the entire length of the site, in contrast to the other less formal winding circulation.

The riverside footpath runs along the southern boundary of the site and is a level track well screened from the college grounds by mature trees and shrubs. This footpath provides access to Baths Bridge, a footbridge connecting this area to Elvet riverside, as well as leading westwards towards the town centre and eastwards towards Shincliffe.

Pelaw Leazes Lane bounds the northwestern edge of the site and stretches from the Gilesgate roundabout to Baths Bridge. The character of this lane is derived from the dense tree cover, steep nature of the street and historic stone boundary walls. The college buildings to the east of the lane are generally set in a mature landscaped setting.



Image 50 Riverside footpath bordering the college

4 Architectural Character

The College of St Hild and St Bede comprises an interesting mixture of educational buildings forming the college complex. There are several distinct historic buildings, including the main Hild and Bede buildings. The main college buildings are dominant three storey Victorian stone structures in the Gothic revival and neo Tudor styles and are of considerable interest and architectural quality.

The original St. Hild building is three and four storeys in height and was constructed in 1858 from course squared stone with a steeply pitched Welsh slate roof with decorative chamfered tall stone chimneys. The imposing Gothic revival style has dominant stone projecting gables at either end, and a series of smaller gables between. A half-timbered storey with dormers offset above the lower gables was added later. A more modern single storey, projecting, flat roofed extension stretching the length of the recessed section of the main building. The west wing was constructed by J Potts in 1907 and has a more fanciful tracery. The Chapel was constructed in 1912, also by J Potts, to complement the architectural style of the main buildings, as was the larger east wing, which was constructed in 1925.

The main building has flat headed windows to the ground floor with lancet windows above with decorative stone heads, trefoil and quatrefoil details. The panes are a mix of fixed lights and casements with timber frames. Some panes have been altered over time but the overall form of the windows remains. Other

alterations and additions include fire escapes to the gable and rear elevations, which are currently painted in the college purple. Other additions include grilles to some of the windows to the isolated, more vulnerable northern elevation.



Image 51 St Hild building

The Chapel, which lies just to the south of the main St. Hild college building, is orientated east to west, built of ashlar stone with a steeply pitched slate roof and wide lancet windows. In addition there is a series of elaborate eaves level tall stone finials capped with leaded pinnacles. It is attached to the main buildings by means of a stone single storey link.

The main building, the adjacent slightly less elaborate four storey stone building (with flat roofed dormers) and to the east the more modern five storey halls of residence, are all positioned in a linear form on elevated land with a formalised hard landscaped area to their frontage. This elevated position and dominant linear building line with formal forecourt lends certain grandeur to the buildings.

The five storey accommodation blocks, built in the 1970's, which occupy the eastern end of this site are constructed from a bland buff-brown brick and have regularly placed squared metal framed windows which are without lintels or cills and are almost flush with the brick. Similarly the elevations are also flat and are without any projections or detailing.

To the north of these tall blocks are single storey flat roof classroom blocks with large modern windows and pebble dash infill panels, which, whilst of their time, built in the 1970's, are of no distinct architectural character. These modern brick accommodation blocks are directly linked to the original stone buildings without any form of break between, thus having a detrimental impact upon the historic buildings.



Image 52 The Chapel and 1970's block

To the south of the Chapel are two buildings dating from the early 1900's, the main one being a former hall, now gymnasium with an imposing three storey gable facing west. This building is of smooth render, painted cream and has a central wide doorway to its western gable with Doric pillars to either side of a stone portico with a tall linear window above stretching to third storey, with stone jambs and a semi-circular stone head. A continuous linear dormer extension has been added to create a third storey on both sides of the main slate roof pitches. This early insertion is relatively modest in scale and proportion and does not detract from the character of the main building.

Tucked to the north of this hall is a part red brick (at ground floor level) and part horizontal timber boarding above. This two storey arts and crafts style building has tall slender red brick chimneys. Both of these buildings are nestled within treed areas and have a large linear car park to the west which is set down within the landscape and hence does not have a major impact upon the overall site.



Image 53 Historic college buildings

The traditional college buildings on the Bede site, dating from 1838, are clustered in the northeastern part of the overall site between St. Hild's Lane to the east and Leazes Road to the northwest. They are imposing three storey Victorian stone buildings with steeply pitched Welsh slate roofs peppered with gables and dormers and are constructed in the neo Tudor style with stone transomed and mullioned windows, some with inset curved headed stone detail to soften and add interest to these windows. The original buildings were extended between 1847 and 1858 and again in 1875.

The roofscape of these traditional buildings, with its steeply pitched Welsh slate roofs and tall imposing chimneys, is of the utmost importance, being highly visible from Leazes Road to the north, which is one of the main approach roads into the city.

The buildings are set up high on elevated land with steep steps down to the lower level, adding presence and grandeur to these buildings. The main blocks are three and four storeys in height with imposing projecting gables; stone double storey canted and squared bays with decorative swept eaves to their roofs. Later insertions include a timber and glazed entranceway which is tucked away in a niche between buildings, flat roofed extensions, which are in ashlar stone and are tucked away to the rear of the main buildings and flat roofed timber dormers.

The distinctive Grade II listed Chapel of the Venerable Bede is an Anglican Chapel constructed in 1939 in Art Deco style with Gothic, Classical and Baroque detailing and has a totally different character to the more formal Victorian buildings. It is of special architectural and historic interest for its outstanding design and excellent detailing. The skilful amalgam of various architectural styles is a trademark of Seeley & Paget, who were one of the leading national architectural practices of the time.

The chapel has a reinforced concrete frame filled with solid brickwork, rendered and painted white. It has a Welsh slate roof and metal windows. In plan form it is rectangular with a flat roofed single storey apsidal vestry projecting to the south with a 16-pane tripartite window in its curving end its east end is plain with lancet openings through flanking buttresses.

There is a tall rectangular tower of 3 bays at its western end with a central bay inset with small rectangular openings piercing the parapet, a single lancet window in organ gallery and a main entrance below. This entrance has a Romanesque arch rising from impost, flanked by a pair of columns and entablature in Doric style. The main door is of 15-panes with semi-circular fanlight above. The left bay is plain with a rectangular projecting stair turret to the ground floor providing access to the organ gallery. The right bay has a belfry in the form of a concave niche containing a figure of St Bede supported on a fluted corbel, with a bell and canopy above, surmounted by a cross.



Image 54 St Hild's Church and Victorian school building



Image 55 St Hild's, former masters house and 'gymnasium'

The north and south walls are of alternate narrow and broad bays, demarcated by paired buttresses with narrow recessed bays. The west wall of each broad bay is pierced by a lancet window. At a higher level, the bays are set back from the outer face. At ground floor level, there are a series of 16-pane tripartite casement windows.

The detached building to the southwest of the main grouping dates from the late 1800's and is notated on the 1923 Ordnance Survey map as being a 'Model School'. This squared stone building has mullioned windows with ashlar stone surrounds and a wide Tudor arched door with stone label moulding above. The Welsh slate roof has strong stone water tabling detail with ball finials on top and terracotta ridge tile detailing. A large flat roofed dormer has been inserted at a later date, detracting from the style and simplicity of the prominent western frontage, which faces directly onto Pelaw Leazes Lane.

The other traditional building of note is the detached two storey squared house which is rendered and painted white and has a Welsh slate hipped roof with swept overhanging eaves. This notable Edwardian dwelling, which has a very Arts and Crafts aesthetic, has a symmetrical frontage with paired 1 over 1 sash windows to either side of a six panelled timber door with fanlight above. There are two tall white rendered chimneys rising from the rear roofscape. This building is set within

mature landscaping and fronts onto Pelaw Leazes Lane, being set back from the road with entrance drive and forecourt.

The other buildings within this site are more modern buildings, including the detached rendered 1950's dwelling to the east of the listed Chapel and the 1960's and 1970's more modern buff-brown brick flat roofed college buildings, together with the modern boathouse buildings which are tucked down by the river, are of little architectural merit.

To the east of the main Bede College site and the north of the St. Hild site, surrounded by St. Hild's Lane, is the former Victorian school which is now used as a Nursery. This is of squared stone with a steeply pitched Welsh slate roof with fish scale detailing and gabled dormers with lancet headed windows, a decorative leaded spire, and tall ashlar chimneys with clay pots. In contrast the adjacent Pelaw House to the north is of little architectural merit, constructed from bland buff-brown brick with a series of gabled roofs to the main road.



Image 56 Detached Edwardian house

5 Important Buildings

Listed Buildings

Listed buildings are recognised by the Government as being of special architectural or historic interest as specified by the Planning (Listed Buildings and Conservation Areas) Act 1990. Listing is made at three levels of importance; Grade I being the most important, Grade II * and Grade II. The protection afforded by this legislation applies to the whole of the listed building and any structure attached to it and on land within its curtilage. Listed Building Consent is required for any demolition, extension or alteration which may affect its character. Surprisingly there is only one in this section of the conservation area.

<i>Name</i>	<i>Grade</i>
Chapel of the Venerable Bede	II

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

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

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

<i>Name</i>
Historic stone St. Hild College buildings, including the former Chapel
The former Hall (now gymnasium) to the south of Chapel
Historic stone Bede buildings, including the former Model School.
Detached white rendered Edwardian dwelling to south of Bede college buildings fronting onto Pelaw Leazes Lane.
Former Victorian school fronting onto St. Hild's Lane

6 Building Materials, Detailing and Features

The mix of building styles and the rich palette of traditional materials and features help to give this area its distinctive character and appearance. These include the formal Neo-Tudor and Victorian Gothic Revival college buildings and former school; having predominantly stone facades with steeply pitched Welsh slate roofs, the Edwardian dwelling fronting onto Pelaw Leazes Lane, and those on the southern side of St. Hild's Lane, through to the unusual Art Deco Chapel of the Venerable Bede. The area also incorporates a number of modern developments using modern materials, including buff-brown brick, artificial slate and concrete tiled roofs and uPVC and aluminium windows.

Walls/Facades

The traditional material used for the historic Victorian college buildings and for the former Victorian school is stone. Facades are mainly constructed from coursed squared sandstone and dressings such as quoins, lintels, cills and window and door surrounds are predominantly ashlar.

There are also a number of rendered buildings throughout the site, most notably the striking white smooth rendered Chapel of the Venerable Bede, the former Hall (now gymnasium) to the south of the Chapel on the St. Hild's site and the Edwardian dwelling in the southwestern corner of the site, which is also of white smooth render. Rough render, painted cream, has been

used for the Edwardian houses to the south of St. Hild's Lane and the dwelling to the east of the listed Chapel.

To the north of the former Hall on the St. Hild's site the small Arts and Crafts building is part red brick at ground floor level and part horizontally boarded timber to first floor level. It is considered that the stone, timber and render blend satisfactorily together and that this palette of materials is appropriate for any new developments on this site.

There have been a number of modern, mainly 1960's and 1970's developments which have been constructed from buff-brown brick with some pebbledashed panels. These materials, when viewed from the southern side of the river, do not compete with the mellow colour of the sandstone, but are of limited architectural merit and do not add to the quality or distinctiveness of this important historic site.

Roofs

The form, materials and detailing of the roofs make a substantial contribution to the character and appearance of the individual buildings. This along with the variation in heights and styles of the neighbouring properties creates distinctive roofscapes within, which contribute significantly to that of the wider townscape of the City. The predominant roofscapes of the important Victorian buildings are steeply pitched roofs, mainly of Welsh slate but with some Lakeland slate, reflecting the importance and status of the buildings.

Many of these roofs have strong stone water tabling detailing and have elaborate tall decorative chimneys in ashlar stone, brick and render. Some also have fine fish scale detailing to the slates which adds vitality and interest to the roofscapes.



Image 57 Steeply pitched Victorian roofscape

There is a proliferation of dormers to these roofs, many of which are original gabled dormers, some with elaborately swept eaves and some of which are later flat roofed insertions with large modern windows which severely detract from the quality of the original roofscapes. Some roofs, including that of the former school and that of the original Bede College building also have decorative leaded spires and weathervanes emanating from them, adding quality and interest, particularly

as these roofscapes are so visible from one of the main routes into the City. The former Chapel on the St. Hild's site has a decorative stone cross finial to the western gable of the roof and has stone gable finials with slate arrow headed tops emanating from eaves level along its main north and south elevations.

The Edwardian dwelling in the southwest corner of the site has a notable hipped slate roof with swept overhanging eaves. The other Edwardian buildings on the site have less elaborate roofs of slate with one red clay tiled roof to the property on the southern side of St. Hild's Lane.

The roofs of the more modern buildings are either flat, with a number of roof lanterns or have a shallow pitch with modern roof coverings and ventilation outlets.

Rainwater goods

There is a mix of rainwater goods on the built development in this part of the conservation area, varying from cast iron with traditional hopper heads, spiked brackets and rafter straps, to more modern plastic guttering, mainly on the more modern developments in this area. Traditional detailing includes stone corbelling detail at eaves level beneath the guttering on the main Bede buildings.

There has been a proliferation of additional rainwater goods which have been affixed to the prominent frontage elevations of the main historic college buildings over time.

Windows, Doors, Joinery

The windows, doors and other joinery details are an integral component of the architectural character of historic buildings and are generally their most prominent features. The predominant traditional windows found in this area are timber double hung sliding sash windows, casements and fixed lights with strong stone mullion and transom details being found on the Victorian buildings to the Bede College site, with decorative carved stone fluted curved heads to these windows.

The original glazing bars to these Victorian windows are usually fine and can be found in a variety of traditional mouldings. However there have been quite a number of replacement panes whose glazing bars present a much heavier appearance than those of the original. Canted and squared bays, often double height are also a distinctive Victorian characteristic which are displayed on the historic Bede College buildings.

Other styles of the historic windows include the Victorian Gothic Revival style windows to St. Hild's original college buildings, with their arched headed and lancet windows with circular, trefoil and quatrefoil detailing, particularly to the former Chapel, lintels, cills and window surrounds are often in ashlar stone, which can be flat, wedged or chamfered.

Many of the windows and doors are set within deep reveals with strong stone carved hood and drip moulds, adding to their architectural character and quality. Modern additions such as dormers, the single storey glazed flat roofed block at St. Hild College and the glazed porch to the traditional Bede block do not have such depth and quality to their fenestration and have much thicker glazing bars, thus leading to some adverse harm in character of the overall complex.

Timber panelled doors, predominantly four panelled (Victorian) style, often with decorative fanlights and with stone door cases and surrounds, and with either flat or Tudor arches above, can be found throughout the traditional buildings in this area.

Windows to the modern developments, are top opening or casement style in uPVC and aluminium and are either squared or horizontal in proportion, and have far shallower reveals, having less character than their historic neighbours. The same applies to the modern doors.

Other Details/Structures

The historic buildings in this area display a range of details which help to enrich and add character to the area and which should be preserved and enhanced for the benefit of the overall architectural quality of the site.

These include stone corbelling detail and the intricate finial details to eaves and ridge levels on the former Chapel on the

St. Hild Buildings. The stone buttress features and stone carved head details to the windows on the main Hild and Bede buildings are also noteworthy. Stone details, such as water tabling, kneeler, finial and coping details are prevalent, with stone string courses, carved arched drip moulds and parapet details are also very much in evidence.



Image 58 Fine quality window details



Image 59 Stone walling is used extensively

7 Boundaries and Means of Enclosure

The layout and design of boundary treatments, the materials and method of construction, and the way in which they relate to other structures are important elements of the character area, and contribute substantially to a sense of place. There are a number of important boundaries and means of enclosure within this part of the conservation area. However, within the college sites the predominant characteristic is of an open parkland feel with the area being divided naturally by mature trees, hedges and shrubs, sometimes reinforced with low timber fencing.

In particular there is a dense area of woodland running in a north to south direction which forms a natural barrier between the St. Hild and the Bede sites. Timber fencing is also to be found to either side of St. Hild's Lane and a low timber 'birds beak' fencing to the edging of the on-site car parks and along the riverbanks, giving this area a rural informal character.

To the front of the former Victorian school (now Nursery school) the timber fence is reinforced with metal painted paladin fencing and wicker panels set behind existing fencing to add privacy to this site.

There are a number of important stone walls in this area, particularly that which runs along the northern side of the lane to the rear of the St. Hild college buildings and acts as a retaining wall for the steeply rising land beyond, and the stone wall which bounds Pelaw Leazes Lane. These stone walls are random rubble walls with a half rounded coping.

8 Open Spaces and Trees

Open spaces and greenery can significantly enhance the setting of historic buildings, enhance street scenes and make a valuable contribution to the overall character and appearance of the area. The college grounds are very scenic and have an open landscaped parkland character to them, particularly in the eastern part of the site. They comprise lawns, flower beds, mature trees of an interesting and wide ranging assortment of species, hedges and shrubs.

The more formal terraced areas frame the important college buildings in the northern part of the site and the less formal parkland grassed and treed areas slope gently down towards the riverbanks along the southern edge of the site. The buildings on the Bede College site enclose a central grassed area which frames these buildings and provides an area for recreation in the summer months.

There are two areas of dense mature woodland, one which borders the eastern end of this part of the conservation area and leads towards Pelaw Woods and one at the western end of the site, which buffers and shields the site from the traffic noise from Leazes Road, which is one of the main approaches into the City.

There is also a dense tree belt which runs north to south through the site, forming a natural division between the St. Hild and the Bede College sites and further woodland along the southern perimeter of the site to the river frontage. Treed areas throughout the site also help to screen features such as the tennis and squash courts and the boat houses by the riverside.

To the south of St. Hild's Lane all three of the detached properties had long south facing gardens until recently when the garden of the most westerly property was levelled and developed to accommodate a large mono pitch single storey building.

The detached Edwardian dwelling in the southwestern corner of the site is set within expansive mature landscaped grounds which provide an appropriate setting to such a large fine building.

The riverside pathway which leads westwards into the City, eastwards towards Shincliffe and across the river to Elvet Riverside via Baths bridge is level and open with grassy verges and can be prone to flooding.

All of these open spaces, lawned areas, trees, shrubs and woodland provide valuable wildlife habitats so close to the City Centre.



Image 6a Open landscape around the college



Image 61 Views of the Cathedral from the area

9 Views and Vistas

There is a wide variety of important views both within and from this part of the conservation area. The views out of the site include views northwards to Lower Gilesgate and across the A690 roundabout to the former listed Gilesgate Railway station, now Travelodge and restaurant.

The primary views from this site are southwards down the sloping site and across the river to Elvet Riverside, including the racecourse area and the bandstand, to green Lane and to the rear of Old Elvet and the prison and Whinney Hill beyond.

From the elevated northern part of the college sites there are wide expansive views of the World Heritage Site, including the Cathedral and the Castle, as well as across to the Elvet area and as far as Maiden Castle. From the riverside path there are short views across the river to Elvet Riverside and linear views westwards to Elvet Bridge and the Prince Bishops development and eastwards along the riverside path towards Pelaw Woods.

10 Activity

This part of the conservation area is dominated by University associated uses.

The former Victorian school on St. Hild's Lane is now a nursery school for children of employees and students of the University.

The Colleges have some of the best sporting, non-sporting and academic facilities of all the Durham Colleges, with their own tennis courts, squash courts, netball courts, a gymnasium, a chapel and a theatre/cinema, plus the largest computer room and library of all the colleges. The colleges are also used for summer schools and for weddings outside of term time.

The main St Hild's building is the administrative hub of the college containing the main college library, offices, computer room, common rooms and a large number of student rooms. There are several large accommodation blocks, particularly at the eastern end of the site. The former hall on the Hild site is now a gymnasium and the former Chapel is now a conference centre and function room and is now known as the Joachim Room.

The Chapel of the Venerable Bede is still used as a place of worship. To the south of this Chapel is the Caedmon Complex, which contains a dining hall, two bars (The Vernon Arms, named after the original Hild Bede Principal, Dr Vernon Armitage and the Undercroft Bar which is open for selected events only), music rooms and the only student-run cinema in Durham. The colleges also maintain a couple of boat houses used by the boat club on the river.

The riverside path is a well-used route for both pedestrians and cyclists and the river is used for rowing and fishing. The college grounds are also very important for wildlife and the river is a very important wildlife corridor.

11 Public Realm

The public realm covers a variety of components found within the spaces forming the streets and surrounding the buildings including hard surfacing, paving and edging, lighting, and other supplementary items of street furniture including signs, seats, bollards and refuse bins etc. The public realm in this part of the conservation area consists predominantly of a number of narrow lanes with narrow footpaths, such as St. Hild's Lane, Pelaw Leazes Lane and the riverside footpath. The majority of the rest of the site is within the ownership of the University.

St. Hild's Lane is surfaced with tarmac with a narrow tarmac footpath. It has double yellow lines to both. The footpath along the southern part of the lane appears to be continually blocked by wheelie bins belonging to the detached houses to the south.

Pelaw Leazes Lane is slightly wider and leads down from the main route into the City to Baths Bridge where the road becomes a pedestrian/cycle way across the bridge and along the river.

A branch of the lane approximately half way down channels traffic back onto Leazes Road further to the southwest, as the more easterly access is 'in only'. The character of this lane is derived from the dense tree cover along its northwestern edge, the steep nature of the street and historic stone boundary walls. Whilst the footpath and road are of tarmac, there are rows of granite setts edging the road, although these have

been partially covered with tarmac when the road has been resurfaced. There are parking bays along both sides of the road, with parking meters and associated signage. At the southern end of the road there is a traditional Durham bollard to prevent vehicles from crossing Baths Bridge.



Image 62 Surfaces and furniture around the college site

The riverside footpath is a well-used pedestrian and cycle way, although there can sometimes be a conflict between the two user groups. The surface is a level informal surface of beaten earth with some chippings. This path is prone to flooding at times and hence can be quite silty. Concrete steps lead up from this pathway to a concrete forecourt to the boathouse. There are a number of litter bins and seats along this pathway although they are not in very good condition. The only other street furniture includes a number of modern concrete and pebbledashed bollards to the riverside and a red 'life ring' buoyancy aide on a post. There are deliberately no lights along this route to discourage any evening activity so close to the river. The other areas of public realm have standard street lighting.

Within the college sites the roads are tarmaced with double yellow lines along both sides, which detracts from the parkland setting. Car parks and pathways are generally concrete with a proliferation of modern tubular handrails painted in college colours and timber bird's beak fencing is to be found along the edges of the car parks. There are some natural stone flags on the forecourt areas adjacent to the historic Hild and Bede College buildings although these are limited. Modern lighting columns can be found throughout the site. There are also a number of signage and information boards throughout the sites.

12 General Condition

The built development in this part of the conservation area is generally in good condition, although the modern buildings are of little architectural quality and contribute little to the character and appearance of the area.

The public realm is in relatively poor condition, with a proliferation of tarmac, concrete, double yellow lines and standard street lighting columns. The riverside footpath is subject to erosion and flooding and can also be subject to litter, broken glass etc.

13 The Definition (or Summary) of Special Interest

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

Historically this site is of significance as it centres upon the colleges of St. Hild and Bede which were founded as two Church of England teacher training colleges in the mid-1800s. The colleges amalgamated in 1976 and became an integral part of the Durham University in 1979. The main collegiate buildings were the first to be established; Bede College for men opened

in 1839 and St. Hilds College for women in 1858. This historical differential is marked by their slight variation in building styles, although both main buildings have a formality and grandeur appropriate to their Victorian collegiate status. Subsequent to that time the sites have developed incrementally, particularly during the 1960s and 1970s and consequently consist of a range of styles of college buildings, reflecting the changing aspirations and functions of the site. However these are nestled within mature landscaping which softens their appearance resulting in a pleasing overall form.

The mix of building styles and the rich palette of materials and features help to give this area its distinctive character and appearance. Architecturally the site is dominated by the imposing stone Victorian Gothic Revival and Neo-Tudor college buildings and chapel, which are of considerable interest and architectural quality and are located on a raised terrace along the northern edge of the site, accentuating their status and formality.

The distinctive Grade II listed Chapel of the Venerable Bede, dating from 1939, is white rendered in a modernist art deco style with classical and baroque detailing and forms a delightful juxtaposition to the traditional Victorian buildings and adds liveliness and charm to the site. This is compounded by the Arts and Crafts styling to the gymnasium building and the Edwardian flair of the former school masters house. The intricate stone carvings on the Victorian buildings, the

traditional fenestration and the array of high quality natural materials, all add to the architectural richness of these traditional buildings.

This high quality landscape within the site provides a scenic setting to the built environment. The landscaping varies from sloping lawns scattered with an interesting mix of mature and ornamental trees, flower beds, shrubs, hedges and areas of dense woodland which fringe the eastern and western edges of the site. These extensive grounds have an intrinsic parkland character, accentuated by the presence of tennis courts, boat houses and a network of informal and formal pathways throughout.

The riverside setting dominates the southern boundary of this area and provides excellent recreational facilities and linkages to other areas of the City via the level riverside footpath, as well as being an important wildlife corridor. Exceptional views are gained from within the site across the river to Elvet riverside and to the Castle and Cathedral.

This is a unique and distinctive area with an enclosed collegiate air. It has a tranquil setting, tucked away to the south of Gilesgate, adjacent to the river, forming a distinct contrast to the busy nature of the city centre. The formality of the college buildings is softened by the mature landscaping, resulting in an area of high aesthetic value which contributes significantly to the overall quality and appearance of the conservation area.

SUB CHARACTER AREA 4 - LOWER GILESGATE

1 Location and Boundary Description

Gilesgate forms the northeastern boundary of the Durham (City Centre) Conservation Area and is a historic route running east to west from the City Centre via Claypath. Lower Gilesgate forms the western section of this route way, being cut off from the rest of Gilesgate by the A690 roundabout. The boundary closely follows the former Medieval Borough of St Giles, which grew up around St Giles Church. The western boundary is marked by a Medieval vennel called Tinkler's Lane, after which Claypath begins and together they form an ancient route into the city centre.

The character area is bounded to the north by the River Wear, just west of the Medieval Kepier Hospital and its associated lands. It then wraps around the modern developments to the west of the Kepier site and meets the Framwellgate area at the eastern end of The Sands. The southern section includes Lower Gilesgate and Ravensworth Terrace and ends at the boundary with the A690. Finally the eastern boundary abuts the historic site of the Chapel of St. Mary Magdalene.

2 Setting

The setting to this part of the conservation area is both urban and rural in nature. To the east of this part of the conservation

area lie areas of open countryside with the remains of the historic Medieval hospital sites of St. Mary Magdalene and Kepier providing an important setting to the area. To the north is the tranquil riverside setting and the River Wear, with rolling countryside beyond.

The setting to the south and west is somewhat more urban in nature. To the west of Lower Gilesgate, Tinkler's Lane forms the boundary with Claypath which leads down to the City Centre and the distinct urban form of the historic peninsula.

Further north the boundary is framed by the beginnings of the historic borough of Framwellgate, the important historic open green space of The Sands and the riverside walkway which leads into the City Centre.

To the south the land falls steeply down to Leazes Road which forms the southern boundary of this part of the conservation area. This busy main road forms part of the A690 into the City and is a sharp truncation to this historic area. However the steep grassy embankments along the northern edge of this busy road provide a buffer from the noise and intrusion of the traffic to residents in Ravensworth Terrace and the two modern detached houses fronting onto this road.

To the south of this main road lies the much more tranquil University collegiate site of St. Hild and Bede, with its parkland riverside setting.



Image 63 Urban and rural combine

3 Form and Layout

This part of the conservation area stretches from the southern banks of the River Wear, from west of the Kepier Hospital estate and to the east of The Sands and stretches south to the A690 to the west of the Chapel of St. Mary Magdalene and west as far as Tinkler's Lane.

This is primarily a residential area, with a number of other uses such as Health Centre, a Public House, a Jehovah's Witness Kingdom Hall and the Durham headquarters of the Territorial Army all being clustered in a linear formation from the northern side of Lower Gilesgate to the Chapel of St. Mary Magdalene.

Lower Gilesgate forms a continuation of Claypath, which rises steeply out of the City. It was severed from the rest of Gilesgate in the 1960's with the development of the A690 dual carriageway from Sunderland to Durham, thus disrupting a historic route dating from the Medieval period.

The historic linear street pattern and width of the street, with close knit buildings on either side of the road stepping down the bank towards the City, still survives. The sense of visual enclosure engendered by the continuous street form, with buildings set directly onto public space at back of pavement on narrow linear burgage plots with land to the rear, is an important characteristic of this part of the conservation area. Development over time has seen some of the original burgage

plots being lost, with buildings appearing in the rear of such plots, away from the principle street frontage, e.g. Gilesgate Close to the north of Lower Gilesgate.

Most of the original buildings on this Medieval route have been replaced by two and three storey 18th and 19th century buildings on the southern side, with some Georgian, Victorian and more modern developments along the northern side, with these replacements usually occupying the plots of former burgage plots. The original plan form and width of the streets has therefore been retained. Buildings are traditionally built directly onto the back of pavement, abutting public space, with a complete absence of any private front curtilage. The properties were built hard against each other, presenting an almost continuous built form broken only by vennels and the occasional access road.

The overall sense throughout is a street with a domestic scale, with buildings displaying a simple, robust massing, with subtle variation. There is a very gradual rise in building height from Gilesgate to Claypath from modest 2/3 stories to a more grand 3/4 stories. These characteristics manifest themselves in a distinctive roofscape with varied rooflines, regular breaks and off-sets. Chimneys play an important role in the roofscape punctuating the skyline and add visual interest to the horizontal ridge lines.



Image 64 Domestic scale along the Medieval route

Lower Gilesgate begins at Tinkler's Lane, a narrow enclosed vennel and important ancient route with tall stone boundary walls, separating Claypath and Gilesgate.

The historic street form of Lower Gilesgate is disrupted on its northern side by the 1950's development of a large rectangular

block of flats known as The Chains, which is set back from the historic building line, is three storeys in height and has a continuous unbroken eaves and ridge line. Conversely the more modern Health Centre development on the northeastern corner of Lower Gilesgate turns the corner sympathetically and has respect for the scale and massing of the street form.

On the southern side of Lower Gilesgate the important grouping of listed buildings is disrupted by the 1920's red brick detached property of Southlands which is set back from the foot path with a small forecourt garden with railings set within a stone plinth.

To the south of Lower Gilesgate the land falls steeply down to the line of the A690. Most of this steeply sloping land is taken up with the burgage plots to the rear of Lower Gilesgate.

However to the west of No. 216 Gilesgate a tarmac road with footway leads down to Ravensworth Terrace, which consists of eight elegant red brick Victorian dwellings which, whilst not listed, are of interest and of a definite townscape quality. This uniform terrace, which steps down the hill, all have ground floor canted bay windows and are of two storeys, some with basements and some with gabled dormers to third floor and steeply pitched Welsh slate roofs with tall red brick chimneys.

The first two properties in this terrace were demolished to make way for the A690 in the 1960's, altering the historic form of the area. The street is somewhat screened from Leazes Road by a group of mature trees within a small triangular plot

of green space adjacent to the roadside. To the east of this terrace are two modern detached properties which face onto Leazes Road but are set back from it within large square landscaped gardens. These houses are very suburban in character and their character, appearance and form appear somewhat at odds with their immediate surroundings within the conservation area.

The linear form of development on Gilesgate remained largely unchanged up until the 19th century, when rapid expansion of the City occurred, following the development of the mining industry and the coming of the railways. This led to the construction of linear rows of two storey Victorian terraced housing radiating northwards parallel to each other from the spine of Lower Gilesgate.

These red brick residential streets of Renny Street, Ellis Leazes, Douglas Villas and Mayorswell Field, slope steeply down from south to north and exhibit traditional Victorian features such as Welsh slate roofs, brick chimney stacks, sash windows, four panelled doors etc. Each terrace is divided by a road at the front and a lane at the back. The houses abut the pavement to the front and have small back yards with tall brick boundary walls. By contrast, Mayorswell Street is pedestrianised to the front, with open gardens within the street. These Victorian terraces retain strong overall elements of their original form, although some individual properties have been heavily modified over time.

To the east of these terraced streets, Leazes Lane sweeps around an area of mixed urban form, including the large brick mono pitched developments of the Durham Headquarters of the Territorial Army, which occupies a prominent site directly north of the A690. Also here are the expansive Jehovah's Witnesses Kingdom Hall and the mix of modern brick residential developments.

The developments of Ashwood, Magdalene Heights and Magdalene Court, together with the northern extension of the Victorian terrace of Douglas Villas, consist of semi-detached and blocks of four linked houses with open plan gardens to front and enclosed gardens to rear, forming a cul-de-sac.

This type of cul-de-sac development is also found in the modern housing estates of Orchard Drive, Wearside Drive, Mayorswell Close, Ferens Close and Ferens Park. These consist of predominantly semi-detached and detached houses arranged around a series of wide dead end access roads with hammer head turning areas. Most of these properties, particularly the earlier phases of development, tend to have generous gardens to front and rear, being situated on fairly wide and deep plots. Ferens Park has a large four storey central block of flats which has an imposing presence overlooking the principle riverside route.

These developments are all located on the north facing slopes down to the river. The riverside route, located within the valley, incorporates part of the eastern end of The Sands, an

area of common land owned by the Freemen of the City and is a tranquil green area adjacent to the river. There is no built development to the north of this route.



Image 65 Modern housing developments



Image 66 Colourful properties along Gilesgate

4 Architectural Character

Lower Gilesgate forms a characterful historic entrance to the City Centre from the northeast. Most of the traffic entering the City from this direction is now directed along Leazes Lane, which forms part of the A690, leaving Lower Gilesgate somewhat truncated from its historical function.

The now quieter nature of this street provides an appropriate setting for the historic buildings located there. Whilst the original Medieval buildings have long since gone, the original plan form, and width of the street has remained along with the narrow linear burgage plots.

The southern side of this street is lined by tight knit two and three storey, predominantly Georgian properties. A high percentage of these are Grade II listed buildings, decorated in a rich palette of brick and painted stucco with Welsh slate and pantile roofs of varying ridge heights. These properties exhibit

a wide number of traditional architectural features including, tall brick chimney stacks at the gable juncture between each property; timber sliding sash windows with stone lintels and cills; timber panelled doors with fanlights over and cast iron rainwater goods. Whilst forming a cohesive group each property has its own unique architectural character and style, demonstrating the historic and architectural significance of this area.

The importance of these buildings is emphasised by their elevated position on the central area above the level of the main road. Externally they are fronted by a floorscape of river cobbles and Yorkstone flags which provide an apt and contextual setting for these historic buildings set tight against the footway they make a positive contribution to this part of the conservation area.

This grouping is interrupted between Nos. 202 and 209 Gilesgate by a detached two storey 1920's brick house with a slate roof. This property is set back from the historic building line with vertical railings set in a stone coping enclosing a small forecourt garden. It has a single storey extension to its eastern side with a shallow mono pitch roof abutting a gable fronted garage with a modern door. The main dwelling house, whilst disrupting the historic streetscape, has some architectural quality, however, the intervention of the modern single storey extension effectively joining the house to the garage detracts

significantly from the character and appearance of the overall grouping.

The historic urban grain is further disrupted between Nos. 219 and 220 Gilesgate by a two storey shallow monopitch extension in this important gap site. It features a recessed modern garage door and a single storey flat roofed extension with a timber garage doors.

Between 216 and 218 Gilesgate is Ravensworth Terrace, this is typically late 19th century group featuring steep Welsh slate pitched roofs with robust brick chimneys. The terrace is relatively intact and each property displays identical frontages, having two bays. One, a canted bay, with timber dentil detailing, a hipped slate roof and fenestrated with a timber vertical sliding sash windows. Centrally above the bay is a single timber sliding sash window. The door and the sash windows feature arched brick heads with a stone keystone. The second bay has a timber six panelled door with stone hood and arched headed light over with a sliding sash window above, similar to the adjacent window, however slimmer in proportion.

A number of the dwellings have a single gabled dormer with 2 over 2 sliding sash window centrally placed above the main first floor sash window, others have small skylights or conservation style roof lights.



Image 67 Ravensworth Terrace

Most of the properties have basements; their ground floors being elevated slightly with three stone steps leading up to the front door from pavement level. They are fronted by cast iron railings with arrow head finials set into a stone coping with stone piers to either side of the front entrance steps. The dwellings have linear gardens which stretch to the boundary with the Tinkler's Lane. Whilst these properties are not listed, they are still relatively intact and display important architectural and historic features which contribute significantly to the character and appearance of the conservation area. A new article 4 direction removing permitted development rights for external alterations to Ravensworth Terrace was approved on 14th July 2016.



Image 68 Traditional streetscape has occasional modern infill

As described previously, Tinkler's Lane is a narrow pathway of Medieval origins which runs north to south from Lower Gilesgate to Leazes Lane and is bounded by high stone walls on both sides. It has a tranquil secretive character as it gently winds its way down from north to south.

The northern side of Lower Gilesgate displays a range of architectural periods and styles. The western end, to the junction with Bakehouse Lane, comprises the large rectangular block of flats called The Chains, this dates from the 1950's and conflicts with the historic form of the area. Unlike the more traditional buildings it pays little heed to the historic streetscape, it is set back from the main building line, with a grassed forecourt area.

Development has seen many of the original burgage plots being lost by development to the rear, away from the principle street frontage (eg. Gilesgate Close) and are generally accessed by narrow lanes or vennels. The quality of these developments varies, some of which are appropriate to the character and appearance of this part of the conservation area and some of which are not.

The northern side of the steep Gilesgate bank is lined with two storey predominantly Georgian and Victorian residential properties with some modern infill. Most of these are in English garden wall bonded red brick, with some incised cream painted stucco. A number of the properties still retain traditional features such as painted timber sliding sash windows and

timber panelled doors, with decorative fanlights and stone lintels and cills. Some of these traditional details have been lost and modern uPVC windows and doors have been inserted, eroding the character and appearance of the area. A new article 4 direction removing permitted development rights for external alterations to some properties on Gilesgate was imposed in February 2016 in recognition of this erosion of historic details and materials.

These houses form a continuous frontage to back of footpath and occupy narrow linear burgage plots, with gardens to the rear. Some of these gardens have been lost over the years to more modern development.

The recent residential development of Ashwood consists of two and three storey brick town houses arranged in series of short terraces which step up the hill from west to east and are broken up with use of architectural devices. These include the stepping back of buildings and variation of ridge heights. Small gardens are provided to front and rear of properties. Architectural features which reflect the traditional characteristics of the area, including sash windows, bays, dormers, timber doors, and chimneys have been incorporated into this well designed and detailed development.

The close grained nature of the townscape on the northern side of Gilesgate bank still continues, with 18th and 19th century buildings hard onto pavement. However, here there is less uniformity in the building characteristics and a greater

variation in the heights, scale, and characteristics of the built form. The properties which front onto the road have wider frontages and do not follow the same narrow linear burgage plot form as the northern side of the street. There are also a number of gaps between buildings, including access lanes to the large properties to the south.



Image 69 terraces and modern Ashwood development



Image 70 Douglas Villas

The predominantly Georgian and Victorian buildings, with some modern infill, do reflect many of the architectural characteristics displayed on the northern side of Gilesgate and overall produce a cohesive townscape. Whilst many of these buildings are listed, there are also a large number of non-listed buildings which have architectural quality.

There are a number of interwar and modern developments located to the rear of both sides of Gilesgate, including St.Giles' Close. The quality of these developments varies and in some instances these are in conflict with the historic character of the conservation area.

Kepier House is identifiable on the first edition Ordnance Survey map of 1860 as 'Sands House' and may possibly pre-date this time as an early 19th century chapel (Durham City Archaeological Project - Building Survey 1990-1). This substantial property, which is currently in a state of abandonment, is prominent and distinctive within the area and despite a number of phases of rebuilding and modification it retains much of its Victorian character. Given the architectural and historic significance of the building it is considered to be a non-designated heritage asset.

The vacant land to the south of the building is also of local historic interest as it is the remains of the former ornamental garden associated with the main building, although this is very heavily overgrown at present.

5 Important Buildings

Listed Buildings

Listed buildings are recognised by the Government as being of special architectural or historic interest as specified by the Planning (Listed Buildings and Conservation Areas) Act 1990. Listing is made at three levels of importance; Grade I being the most important, Grade II * and Grade II. The protection afforded by this legislation applies to the whole of the listed building and any structure attached to it and on land within its curtilage. Listed Building Consent is required for any demolition, extension or alteration which may affect its character. There are 20 statutory listings in this section of the conservation area.

<i>Name</i>	<i>Grade</i>
193 Gilesgate	II
194 Gilesgate	II
195 Gilesgate	II
196 Gilesgate	II
197 Gilesgate	II
198 Gilesgate	II
199 Gilesgate	II
200 Gilesgate	II
201 Gilesgate	II
202 Gilesgate	II
210 Gilesgate	II
211 Gilesgate	II
212 Gilesgate	II

213 Gilesgate	II
214 Gilesgate	II
216 Gilesgate	II
217 Gilesgate	II
218 Gilesgate	II
219 Gilesgate	II
220 Gilesgate	II

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

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

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

There are a number of buildings of local heritage importance in the Lower Gilesgate area, including the following:

<i>Name</i>
Ravensworth Terrace
No's 57 to 66
No's 10 to 19
Kepier House

6 Building Materials, Detailing and Features

The mix of building styles and the rich palette of traditional materials and features help to give this historic area its distinctive character and appearance. These range from the symmetrical ordered Georgian form, with a predominance of handmade bricks and painted stucco, to the Victorian decoration such as steeply pitched slate roofs, robust chimneys, red bricks and canted bays. The area also incorporates a number of modern developments using modern materials, including artificial slate and concrete tiled roofs and uPVC windows.

Walls/Facades

The traditional materials which can be found in this part of the conservation area include the characteristic Georgian brown brick in English garden wall and Flemish bond, and rough render and stucco, incised in certain instances and painted in a lively range of colours including white, cream, blue and pink.

Victorian terraces are characteristically constructed from red brick, although some individual properties have been painted white and some have had pebble dash render applied, leading to the erosion of their character and appearance.

Sandstone is the prevalent stone in this area and is found in coursed random rubble form for vernacular buildings, with squared stone and ashlar dressings being used on important buildings. This usually restricted to the more easterly parts of the County. Many of the more modern housing and other developments which are located to the north and east of Gilesgate, down towards the river, are constructed from brick, with some render and pebble dash panels.

Roofs

Roofs and their associated historic features form an integral component of the buildings architecture. The differences in the heights of the historic buildings, ages and function along with the shape, pitch, profile and materials of the roofs add considerably to the character and appearance of the individual buildings and create distinctive historic roofscapes which contribute to the whole conservation area.

The traditional roofscape of this historic area consists predominantly of steeply pitched gabled roofs (although there are a few hipped roofs) in Welsh slate, with some Lakeland slate, often signifying buildings of greater importance. There are also a number of pantiled roofs. The roofscape is very varied and interesting, being broken up by the differing heights

and depths of many of the buildings and the differing steepness of roof slope.

There are a number of properties fronting onto Gilesgate which have distinctive steeply pitched gabled roofs and dormers. The steeply pitched roofs of the properties on Ravensworth Terrace are Welsh slate with gabled dormers to the front roof slope.

Chimneys are predominantly brick with clay pots, located at ridge level and often at the gable juncture between buildings, although some have been capped.

The roofscapes of more modern developments consist of a mixture of concrete tiles and artificial slate at lower pitches. The Territorial Army building and the adjacent Ambulance depot include some very prominent flat and mono pitched roofs which are totally at odds with the vernacular characteristics of the area.

Rainwater goods

There is a mix of rainwater goods in this prominent part of the conservation area, varying from black cast iron with traditional spiked gutter brackets to modern black uPVC that generally detract from quality and appearance of the historic buildings.



Image 71 Fine detailing and quality joinery

Windows, Doors, Joinery Details

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



Image 72 uPVC replacements erode the original character

The predominant historic windows found in this area are timber double hung sliding sash windows, those on Georgian properties often being small paned sashes, with 2 over 2 sashes, or tri partite sashes with margin lights, being found on Victorian properties. The glazing bars to these historic windows are usually fine, in a variety of traditional mouldings.

Canted and squared bays, often double height are also a distinctive Victorian characteristic found in this part of Gilesgate e.g. the ground floor canted bays to Ravensworth Terrace and the full height squared bay to the Woodman Inn on Gilesgate.

Lintels, cills and window surrounds are often in stone, sometimes painted, and flat, wedged or chamfered in profile. Some of the Victorian terraces have brick heads and cills details, some of the head details being arched and having central painted keystone detailing.

Six panel (Georgian) or four panel (Victorian) style timber doors predominate in the historic core of this area, often with decorative fanlights and sometimes stone or timber door case surrounds, with either flat or Tudor arches above.

Modern top opening or casement style, timber or uPVC, and not inset into their reveal, are becoming more prevalent in this important part of the conservation area leading to the incremental erosion of its historic character and appearance. The same applies to modern and uPVC doors. The modern

housing and other developments to the north and east of Gilesgate predominantly have uPVC windows and doors in large squared styles.

There is one shopfront located along the northern side of Gilesgate, together with a public house and a health centre. The shopfront has some traditional detailing, including timber pilasters, fascia and stallriser details. However the signage is plastic individually applied lettering with large swan necked lights above to illuminate this fascia and is not totally in keeping with the historic character of the area. The signage to the Woodman Inn is of a traditional nature and does not detract from the architectural form of the building.

7 Boundaries and Means of Enclosure

Boundary treatments are important components of the townscape as the layout, design, materials and construction methods and the way in which they relate to the built form and surrounding spaces contribute significantly to the character of the locality. The street line of the majority of properties fronting onto Lower Gilesgate is situated directly at the back of the footpath and thus they have no front curtilage or means of enclosure. The exceptions to this are No. 213 which has railings to its frontage to protect the access steps down to basement level, and at Southlands, the 1920's detached property on the southern side of Lower Gilesgate, which is set back from the pavement with low metal railings on top of a concrete coping.

Black metal railings on top of a low stone retaining wall separate the narrow service road and footpath on the southern side of Lower Gilesgate from the main road for part of the way. Brick walls and fences separate the gardens to the rear of Lower Gilesgate.

Ravensworth Terrace has cast iron railings set into a stone coping with stone gate piers bordering the frontage of this formal row of terraced housing. The rear walls of the gardens of these houses form part of the eastern boundary of Tinkler's Lane, whose high rubble stone walls give this lane an intimate sense of enclosure.

On the northern side of Lower Gilesgate the traditional properties front directly onto the footpath. The major exception to this is the 1950's development of The Chains. This breaks from the historic street form, being set back with an open grassed area to its frontage. At the western end of this frontage, where the levels fall steeply, there are railings on top of a retaining stone wall.

The Medical Centre at the northeastern corner of Lower Gilesgate has metal railings on a low brick wall with higher brick piers between each section of railings.



Image 73 Boundaries vary in quality and material

The two modern detached houses directly to the north of Leazes Road and to the east of Ravensworth Terrace are bounded by hedges and timber fences. The footbridge which crosses the main road and its approaches has blue metal railings/guarding.

The Victorian terraces to the northeast of Lower Gilesgate also front directly onto the footpath, to their rear are brick walls to the narrow back lanes. The exception is Mayorswell Field, where two terraces face each other and are separated by a footpath directly in front of the houses. The central area is divided into gardens for each of the houses, with low railings and timber fences delineating these plots, overall providing a cohesive streetscape.

Many of the modern houses in the rest of this area are bounded by hedges, brick walls, metal railings and fencing, although some, such as the modern section of Douglas Villas, have open plan frontages. Leazes Lane, including Magdalene Heights, Magdalene Court, Kingdom Hall and TA Centre have brick walls and metal gates, with some areas of hedging.

8 Open Spaces and Trees

Open spaces and greenery can significantly enhance the setting of historic buildings, enhance street scenes and make a valuable contribution to the overall character and appearance of the area. The traditional form of Lower Gilesgate is predominantly an enclosed street with little open space or trees. As described earlier, the exception being the grassed forecourt to The Chains development. This grassed area with its mature trees helps to screen this building from the traditional streetscene of Gilesgate and Claypath.

On the southern side of Lower Gilesgate, the mature tree on the land to the west of Southlands breaks up the form of the historic streetscape in this area yet introduces greenery into the urban streetscene. There is also a small area of shrubs to the forecourt of Medical Centre on the northeastern corner of Lower Gilesgate.

The properties fronting onto Lower Gilesgate have large linear gardens to the rear containing mature trees and vegetation. The gardens to those dwellings on the southern side of the street fall steeply down towards Leazes Road and can be viewed clearly by traffic travelling along this road.

These gardens can also be read in conjunction with the large gardens of the two detached properties fronting onto Leazes Road and the grassy and tree lined embankments and verges of this road creating a green 'leafy' character to this area.



Image 74 Wide verges



Image 75 Gilesgate roundabout and undeveloped land at Douglas Villas

This character continues to the northeast, to the elevated area of grass and trees forming the southeastern tip of Lower Gilesgate leading on to the Bede Roundabout. This large roundabout with its grass, shrubs, trees and decorative flower beds provides an important feature and busy entranceway to the City from the northeast.

Ravensworth Terrace has small forecourt areas to the frontages of the properties, with large linear gardens to the rear. Most of these gardens are very private as they are bounded by the high stone wall of Tinkler's Lane.

On the southern side of Leazes Lane there is a grassed mound planted with trees, further to this there are a number of mature trees on verges adjacent to the TA Centre. These provide some screening to these large developments. The modern houses of Magdalene Court, Magdalene Heights and Ashwood have small gardens with some open space containing grass, trees and shrubs.

The Victorian terraces to the northeast of Lower Gilesgate have small enclosed back yards, some of which appear to include an element of greenery. Mayorswell Field is pedestrianised and has a small central area of well-maintained and stocked individual gardens.

The mid to late 20th century developments of Mayorswell Close, Orchard Drive, Wearside Drive and Ferens Close have reasonable sized front and rear gardens containing lawns, mature trees, hedges and typical garden shrubs and planting. Collectively the character they display is green and suburban providing a wildlife habitat within close proximity to the City.

Similarly, the extension to Douglas Villas has notable open plan front gardens with lawns, hedges and trees. To the north of Douglas Villas, part of the former Primary School, is an area of undeveloped land. It is enclosed by fencing detaching it from adjacent developments. The land here is partly open and informal in character, with of dense trees and shrubs and along the northern boundary. It has been cultivated in allotment sized plots.

The more recent development of Ferens Park, in particular the central apartment element, has less green space and garden areas than the surrounding earlier developments. It has a formal, more urban character to it.

The land to the rear of Kepier House, which originally formed part of its garden, is currently undeveloped and hence is an area of relatively wild landscape with mature trees and shrubs.

The riverside area is primarily grassed with some trees alongside the river banks. This is a very scenic area and an important wildlife and amenity area families, walkers, cyclists, canoeists and fishermen.

9 Views and Vistas

A range of magnificent views and vistas of both the City and the countryside can be obtained from this part of the conservation area.

Emerging views of the World Heritage Site and its setting are found on the A167. Closer views of Castle, Cathedral and the wider city can be obtained from the northeastern approaches, primarily from the Bede Roundabout by car, and for pedestrians, from the footbridge across Leazes Road. They are also evident from the Jehovah's Witnesses Kingdom Hall.

Views of the historic roofscape of St. Bede College can also be obtained from these areas, as can more immediate views of

the scheduled monument that is the remains of the Chapel of St. Mary Magdalene.

From Lower Gilesgate sweeping views can be obtained down to the viaduct and the spires of the city's churches, including St. Nicholas and St. Godric's. At the junction of Ravensworth Terrace and Lower Gilesgate clear views unfold across the river to Elvet riverside and Green Lane, with Durham Prison as a backdrop.

Look northward, sweeping channelled views are gained between the rows of Victorian terraced houses to the countryside and to the developments such as Aykley Heads and Newton Hall, as well as the main east coast railway line.

Views of the river and the countryside beyond can be obtained from the higher points within Orchard Drive, Ferens Close and Wearside Drive, these views changing as the cul-de-sacs twist and turn. Direct views of the River Wear are gained from the apartments in Ferens Park and from the lower houses in the cul-de-sac which front onto the river, as well as from Sands House and Cottage.

From the riverside pathway there are immediate views of the adjacent River Wear, linear views to the east to the historic Kepier Farm and linear views to the west of The Sands and the beginnings of the City, with glimpsed views of Crook Hall on the northern banks of the river.



Image 76 View toward the peninsula

10 Activity

On its southern side Lower Gilesgate appears primarily residential, with the exception being the 1920s property of Southlands, which operates as a Bed and Breakfast.

On the northern side of Lower Gilesgate activities are more mixed, with residential premises being interspersed with uses such as a medical centre, pharmacy and a public house. To the south, Ravensworth Terrace, and to the northeast the Victorian terraces are also residential, with most of the properties appearing to be rented.

Directly to the north of the A690 a number of land uses lie in close proximity, including residential, the Ambulance Depot, the TA headquarters and the Jehovah's Witnesses Kingdom Hall. Other land uses in Lower Gilesgate include the Riverside Business Centre adjacent to Ferens Park.

The riverside walkways and the River Wear itself provide amenity and play space for families, walkers, cyclists, rowers, canoeists, fishermen.

11 Public Realm

The public realm covers a variety of components found within the spaces forming the streets and surrounding the buildings including hard surfacing, paving and edging, lighting, and other supplementary items of street furniture including signs, seats, bollards and refuse bins etc. The most historic surviving area of public realm is to be found on the southern side of Lower Gilesgate, which is paved with Yorkstone flags, with cobbled surfacing along the raised area of service road which also has granite tracks. This aptly frames the important grouping of listed 18th and 19th century houses which front onto this route.

The northern side of Lower Gilesgate has a mix of Yorkstone and concrete flags, with a clutter of street furniture such as parking ticket machines and associated signage. There is a semi-circular area paved with concrete setts outside of the medical centre on the northeastern corner of Lower Gilesgate which appears as if it may once have housed a bench. The surfacing to the adjacent bus shelter consists of Tegular blocks.

Both sides of the highway to Lower Gilesgate have double yellow lines as parking restrictions along the majority of the route and the street has standard lighting columns.



Image 77 Traditional surfaces and new development

Ravensworth Terrace has a tarmac road with concrete flags to the steep footpath. There is a small piece of land at the southern end of the street where a number of large communal wheelie bins are stored. This area is highly visible from the A690 Leazes Road.

The pathway adjacent to the A690 is a standard concrete flagged footway. This road is very busy and very difficult to negotiate. The footbridge across provides a safe pedestrian link from Gilesgate to the colleges and then on to the city centre.

The footways along Leazes Lane, including Magdalene Heights, Magdalene Court, Kingdom Hall and TA Centre appear in good condition, but the tarmac road itself is in need of repair. The street lights are modern and additional street furniture in this area includes parking ticket machines, salt bins and a post box.

The Victorian terraces to the northeast of Lower Gilesgate have tarmac roads and pavements with some natural stone flags in Ellis Leazes. There are some granite sett details to the middle of back lanes and some cobbles, although much of this detailing has become fragmented over the years. In addition parking ticket machines, parking restriction signs and other road signs proliferate in this area creating an element of street clutter.

The 1960s and 70s cul-de-sac developments including Mayorswell Close, Orchard Drive, Wearside Drive and Ferens Close are in reasonable condition, with the public realm in these areas being very standardised, consisting of tarmac roads, concrete paving flags and modern street lighting.

The more recent developments such as Douglas Villas (Nos. 27 to 52) have more designed and considered street scenes. Generally this consists of tarmac roads and pathways with concrete block paving to the shared surfaces and parking and turning areas.

In the recent housing development of Ferens Park, tarmac dominates the floorscape being used on roads and pavements, with the addition of brown block paving for parking and turning areas. The retrospective gas lamps style street lighting appear out of place and in stark contrast to the concrete bollards and yellow barrier across the entrance to the car park.

The riverside footpath and road are divided by generous strips of grass providing no through road with access only for residents and visitors hence the roads are relatively quiet. The road surfacing is tarmac, as is the path along the southern edge of the grass. In contrast the riverside footpath is an informal dirt track with large stones positioned strategically to prevent parking. Modern street lighting, waste bins, parking bays and parking ticket line the riverside roadway.

There are a number of good footpath connections throughout this area, particularly the Medieval Tinkler's Lane, which is a long narrow route bounded by high stone walls winding its way down from Lower Gilesgate to Leazes Road. There are also pathways which descend from the northern edges of Gilesgate to the river and include the path which rises up from the southern edge of Orchard Drive. This pathway features a mix of concrete steps with wood risers.



Image 78 Public realm



Image 79 Bland public realm softened by greenery

12 General Condition

This part of the conservation area is overall in a reasonable condition, with the historic and traditional vernacular properties on Lower Gilesgate considered to be in a satisfactory state of repair.

The predominance of rental accommodation in Ravensworth Terrace and the terraces to the northeast of Lower Gilesgate would appear to have led to some neglect in respect of poor maintenance. Through incremental change the historic character and appearance of these properties has been gradually eroded by unsympathetic extensions and changes to

fenestration etc. This harm being further increased by the volume of wheelie bins and rubbish left out in the street.

The gardens to the rear of Ravensworth Terrace appear also neglected, although they are not particularly visible from the public realm; and the building fabric at Leazes Lane, including the TA headquarters and the ambulance depot appears tired. The condition of the built environment of the more modern developments is considered overall to be decent, although some extensions and alterations would appear at conflict from the designed characteristics of these areas.

High quality public realm being is restricted to those areas on the southern side of Lower Gilesgate. Elsewhere concrete flags and tarmac predominates and much of this has been patched over time and is in need of repair.

The public open spaces, whilst limited in this area, would appear in a reasonable condition. The Bede roundabout and the adjacent open space at the eastern end of Lower Gilesgate provide a scenic green entranceway to this part of the City. The riverside routes and the river banks are in good condition, with grassed areas, mature trees and wild vegetation giving this area a semi-rural character. The land to the rear of Kepier House is currently in a state of neglect, a new student housing development was granted Planning Permission in April 2015 but has not commenced as of December 2015.

13 The Definition (or Summary) of Special Interest

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

The area's historical interest emanates from it originally being part of the linear settlement of Gilesgate which grew up along an important ancient route connecting the Priory on the peninsula with its estates at Sherburn and Pitlington.

Today, whilst this lower part of Gilesgate has been cut off from main body of the area by the A690, the surviving historic linear street pattern, the width of the streets, burgage plots to the rear etc. and the general historic grain still survives. The Victorian terraces to the north of Gilesgate have historical associations with the adjacent former railway line and goods yard. This historic street form is an important characteristic of this part of the conservation area.

In terms of archaeology, the plots behind the street frontage properties along Lower Gilesgate have high potential to include archaeological deposits containing artefacts and paleo-environmental of great importance for understanding the

prosperity, lifestyle and diet of the inhabitants in the Medieval and post-Medieval periods. The street frontage buildings themselves may also of course retain features within or beneath them relating to structural phases earlier than the visible fabric.

The area contains a rich and diverse variety of architectural character. This ranges from the close knit Georgian and Victorian buildings which front onto Gilesgate, forming a strong sense of importance and enclosure, together with the grand Victorian Ravensworth Terrace to the south of Gilesgate and the more vernacular 19th century terraces to north, to the more suburban character of the housing estates set down on lower ground by the river. Collectively these features form a prominent townscape which contributes significantly to the character of the area.

These properties exhibit a wide number of traditional architectural features including tall brick chimney stacks, timber sliding sash windows with stone lintels and cills, timber panelled doors with fanlights over and cast iron rainwater goods. Whilst forming a cohesive group each property has its own unique architectural character and style, demonstrating the historic and architectural significance of this area.

The special interest of this area also derives from the wide variety of high quality building materials, many of which are traditional to Durham. These include facades of ashlar and rubble stone, Georgian and Victorian brick, and stucco and

rough render, and roofscapes of Welsh slate and clay pantiles in varying pitches and heights, together with surviving historic floorscapes of Yorkstone flags, granite setts and river cobbles. This creates a particularly rich visual historic environment that is full of colour, texture and pattern with high aesthetic value, resulting in a very distinctive part of the City.

The topography of the area, with Gilesgate rising steeply out of the City, forming a continuation of Claypath, is integral to the area's immediate and wider setting. The area is highly visible from key vantage points and allows impressive and spectacular long range and glimpsed views throughout the area towards the Cathedral and the Castle, as well as to the Viaduct, down to the river and across the wider countryside. The elevated nature of the central section of Gilesgate and its setting back from the main road, heightens its importance within the overall streetscene and gives it a sense of grandeur.

The narrowness and secretive nature of the Medieval vennel of Tinkler's Lane, which divides Gilesgate from Claypath, contrasts with the broadness of Gilesgate and adds to the variety and richness of the townscape of this area. In direct contrast to this, the tranquil open nature of the riverside setting to the suburban housing estates in the northern part of this area has its own particular character. It is this wide variety of townscapes which gives the overall area its distinctive flavour.

The defining character of Lower Gilesgate is derived from a number of special qualities and characteristics which combine to make it a distinctive part of the conservation area as well as a scenic entranceway to the City. It combines an interesting assemblage of historic buildings of rich and innovative architecture set within a distinctive and high quality townscape which retains much of its Medieval plan form. It also includes an area of high quality public realm and greenspace, which provides an impressive backdrop to this important historic area, creating an environment of immense importance and significance to the character and appearance of the conservation area as a whole.

SUB CHARACTER AREA 5 - KEPIER/RIVERSIDE/ST. MARY MAGDALENE'S

1 Location and Boundary Description

This sub-character area is situated in the northern part of the conservation area and is located to the east of the River Wear, and the west of the A690, which runs between Sunderland and Durham.

The boundary includes the ruins of St Mary Magdalene Chapel, lying directly adjacent to the main A690, and then extends steeply downwards in a northwesterly direction towards the banks of the River Wear at Kepier. Kepier is today an isolated farm settlement of important historic buildings which are privately owned. This cluster of buildings are in various uses; the farmhouse and gatehouse are residential, the latter being student accommodation whilst the north range of farm buildings are used for storage and the outbuildings for agricultural use.

The area includes part of the land associated with the original Medieval Kepier Hospital complex located immediately around the site, although originally the lands extended to the north. It also includes the site of the former brick and tile works and the surviving brick kiln which dates from the early 1800's, located just to the north of Kepier.

2 Setting

The setting of Kepier is defined by its proximity to the River Wear, with a steep sloping hillside to the east. It is located on a secluded site to the northwest of the ruins of St. Mary Magdalene's Chapel, on the eastern banks of the river.

The isolated scheduled ruins of Mary Magdalene's Chapel have an unsightly setting, being immediately adjacent to the A690 with an abandoned service yard (potential development site) directly behind to the west.

The aesthetic quality of the hillside setting to the east of Kepier is affected by the presence of an electricity training fenced compound and a plethora of electricity pylons, some of which are sited immediately to the north of this historic site.

To the north of the Kepier site the land is rolling countryside with views of developments on the western side of the river screened by dense riverbank trees and shrubs. To the southwest of the site the riverside footpath leads to the green open space of The Sands which leads directly to Freemans Reach and the City Centre.



Image 80 Kepier sits next to the River Wear with countryside to the North

3 Form and Layout

The ruins of the Chapel of St Mary Magdalene, which dates from 1451, lie in close proximity to the A690 Sunderland to Durham road which was built along the line of the former Sunderland to Durham railway line that terminated at Gilesgate station.

The site is constrained by blue metal railings surrounding the rectangular Chapel measuring only 7 x 15 metres. Directly to the rear of the Chapel is a large level rectangular site which was previously occupied by a builder's yard and is now being redeveloped. This has a high wire mesh fence surrounding it which is screened by trees and shrubs.

To the north of this site the land slopes steeply down to Kepier on the eastern banks of the River Wear. The original Kepier Hospital complex was probably on a near-quadrangle plan often associated with Medieval hospitals and colleges, consisting of buildings on four sides of the courtyard.

The most significant surviving building is the Grade I listed Great Gatehouse which dates from the 14th century. It forms the main entrance to the farm courtyard, around which the main buildings are grouped. A long range of farm buildings extend northwards from the gatehouse. This two storey, three bay Grade II* listed building is built on 12th century foundations and dates from the 14th century however, with many 20th century alterations.

To the east of the gatehouse, the main farmhouse is set on higher ground, again, this Grade II* listed building is built on 12th century foundations and has a 14th century core. It incorporates numerous additions made during the last three centuries, also with many 20th century alterations. It extends over two storeys in a three bay form.

The farmhouse is also over two storeys with three bays. It incorporates an extension to the left over two lower storeys with one bay. This also features a number of later extensions and a further incorporates a detached outbuilding.

To the north of the Kepier site are a number of 19th century and later farm buildings, together with the remains of a 19th century brick kiln. This stands in the middle of the field. This structure's setting is however compromised by the proximity of a number of electricity pylons.

Between the Kepier and St. Mary Magdalene's site the land rises steeply and consists of a mixture of pasture, and mixed scrub land of grass, shrubs and trees. Through this a public footpath winds its way from the riverbanks up to Gilesgate. This pathway then runs parallel to the A690 for approximately 100 metres with busy traffic in close proximity.



Image 81 Kepier and its Grade I gatehouse

4 Architectural Character

Kepier

As described previously the Kepier complex was rectilinear in form based around a central quadrangle. The imposing gatehouse that forms the entrance to the farm courtyard, around which the main buildings are grouped, is constructed in a T plan form of coursed squared sandstone (which is now heavily eroded) with a pantile roof with water tables.

The two storey structure with three bays includes two quadripartite vaults on corbels and a central arch and buttresses with plinths and offsets flank the arch. To the west elevation there is a two centred arched window. Other features include two armorial shields which are now severely decayed and a carved kneeler on the north gable.

There is also a surviving door hinge indicating that there were originally two sets of doors, at the outer and middle arches. The left bay has a renewed boarded door under a stone lintel with a small blocked window immediately above. The right bay has a small elliptical headed opening on the ground floor with a small square casement above. The eastern elevation has a polygonal stair turret to the north of the arch and a stone external stair to the first floor Tudor arched doorway.



Image 82 Kepier

The long ranges of farm buildings of Medieval origin, extend northwards from the gatehouse. They contain mostly 18th and 19th century alterations and additions, although the front wall may be earlier. They are constructed from sandstone rubble with quoins and stone dressings and have a late Medieval roofing structure (dated 1552 by tree ring dating) overlaid with Welsh slate. There are timber boarded doors on both floors. In addition there are numerous brick infill of various dates and types which add interest.

The east elevation is eleven bays long in total. It consists of one storey with two bays that are part continuous with the ground floor of the Gatehouse, then two storeys with one bay set back

on falling ground, and finally at a slightly lower level the two storey eight bay section.

The first bay is old brick with a 19th century boarded door; the second bay is rubble with end quoins and has a pointed arched head at ground floor level with a blocked square opening above. The third, set back, bay has blocked doors on both floors. The other bays, under a lower roof, have 19th century doors and windows, some blocked and boarded up.

On higher ground the main farmhouse incorporates numerous constructional additions. Its two storey, three bay form is constructed in part from part rendered sandstone rubble with ashlar dressings and in part of brick, with a partial boulder plinth and a Welsh slate roof.

The farmhouse is constructed over two storeys, with three bays and a left extension of two lower storeys with one bay. The upper storey is in brick. The main bay has a right end buttresses and a step up to a 20th century door to the left in an ogee headed surround, and paired two light windows with Perpendicular tracery. The left window is a 20th century copy.

The first floor has irregular fenestration with a large blocked rectangular opening to the left of the door, into which a 20th century six pane light has been inserted, with similar lights in the other two bays. The left hand side window is positioned under a wide lintel whilst the window to the right in a higher position under a stepped label mould.

There is a relieving arch at ground level in the second bay and a boulder plinth in the third bay. The left extension has a 20th century three light window and lintel to the ground floor and is blank above. There is a wide battered chimney at the centre of the steeply pitched roof.



Image 83 Barns and historic brick kiln

The remains of the tri arched Loggia of the former mansion of the Heath family is constructed in the Classical style using sandstone ashlar. It consists of one storey, four bays, with keyed arches on columns and entablature above. It has a square headed doorway to the right with a raised drip mould. The square column at the left corner has low pyramidal coping.

Fragments of first floor brickwork still survive as does a bricked up arch.

Kepier House was rectangular in shape and approximately 13.4m east to west by 7.5 m north to south. The brickwork to the upper storeys of the original Kepier House survives only in fragments; as eleven courses of red brickwork in English Garden Wall Bond above the stonework of the southern façade; and above the stonework to the ground floor of the west wall where up to fifteen courses survive, although covered by ivy.

The unlisted outer range of farm buildings at Kepier date from 18th/19th century and are constructed from brick and rubble stone with Welsh slate roofs. There is also an open barn structure, with tall colliery brick piers and a corrugated tin roof with timber gables which are in a poor state of repair.

To the North of Kepier there is an unlisted Kiln.

The Chapel of St. Mary Magdalene

The Chapel of St. Mary Magdalene, founded in the 13th century and rebuilt in the 15th century, is of a simple design consisting of a single cell measuring only 7 x 15 metres.

The walls are 1m thick and faced with coursed squared sandstone blocks which have a mortared rubble core and a plinth course. The structure consists of a single storey, with two bays and massive west buttresses that flank the west facade.



Image 84 Ruins of the Chapel of St Mary Magdalene

Reused within the walls are a number of carved fragments of earlier masonry which originated from the earlier chapel dismantled in 1448. Two columns which are about 100mm-150mm in diameter, suggest that the earlier structure may have been more decorative than the building which replaced it. An external chamfered string course runs completely around the chapel at an approximate height of 0.5 metres above the ground. This is stepped on both the north and south faces,

taking account of the gentle slope into which the chapel has been constructed.

Access into the chapel was through one of two doors situated opposite each other at the western end of the building. The southern door has been blocked with a mortared stone wall, which appears to be contemporary with a similar blocking of the southern window. These blockings may have occurred after 1822 when the churchyard was converted into a garden and the greenhouse was constructed. The surviving northern door consists of a round headed arch which has chamfered joints and a simple drip mould, only the springer of which survives on the southern door.

The chapel was originally lit by three windows, only the opening of the east window survives to its original height in the form of two centred arches. The tracery has gone but a single hood mould surrounding the opening still exists, along with traces of chamfered decoration running up the southern edge. Due to extreme weathering many of the cut ashlar edges no longer remain. The other two windows, both blocked up and damaged are positioned slightly off centre on the north and south walls.

It is assumed that the windows were recycled from the earlier chapel, although there is not enough detail to give any indication of their original form. Both of the internal splays are blocked; the northern with 19th century fired clay bricks and the southern with squared stone blocks.

Immediately to the west of the northern window is a small semi-circular drainage hole – a feature contemporary with the 19th century greenhouse erected inside the ruined chapel. Beneath the eastern window the ground is raised and this probably represents a low dais for the altar. Also there are traces of two narrow side aisles for the stalls. Built into the southern wall and located close to the site of the altar is a simple aumbry or cabinet for keeping the chalice in. This is only about 0.25m deep and positioned at 1.46m above the altar dais.

The western gable is the most complete wall of the chapel, remaining to a height of 5.2 m, approximately 2 metres short of the original roof apex. The external corners of this gable are supported by two large buttresses. They are of a similar design, with a series of stepped chamfered string courses.

The northern buttress is larger than its counterpart and although extensively damaged, has undergone partial repair. A number of facing stones have been removed and the holes filled with fired clay bricks. These alterations, along with the repair to the northern buttresses may have occurred when the internal blockings for the greenhouse were undertaken in the 19th century.

5 Important Buildings

Listed Buildings

Listed buildings are recognised by the Government as being of special architectural or historic interest as specified by the Planning (Listed Buildings and Conservation Areas) Act 1990. Listing is made at three levels of importance; Grade I being the most important, Grade II * and Grade II. The protection afforded by this legislation applies to the whole of the listed building and any structure attached to it and on land within its curtilage. Listed Building Consent is required for any demolition, extension or alteration which may affect its character. There are a number of very important listed buildings, some of which are also scheduled monuments, within this relatively small geographical area.

<i>Name</i>	<i>Grade</i>
Great Gateway to Kepier Hospital	I & SM
Building Attached to Kepier Hospital (now barns)	II*
Kepier Farmhouse	II*
Loggia of Heath Family Mansion East of Great Gateway at Kepier Hospital	I & SM
Chapel of St. Mary Magdalene	I & SM

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

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

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

Within this area the following structure is considered to be a non-designated heritage asset:

<i>Name</i>
19th century brick kiln to the north of Kepier Hospital.

6 Building Materials, Detailing and Features

Walls/Facades

The walls and facades of the buildings within this part of the conservation area are predominantly of sandstone and brick. The Great Gatehouse is of coursed squared sandstone. The long range of farm buildings which extends northwards from the Great Gatehouse are constructed from sandstone rubble with quoins and ashlar dressings. There is also numerous brick patching of various dates and types to this linear range of buildings.

To the east of the Gatehouse the farmhouse is constructed in part from part rendered sandstone rubble with ashlar dressings and part in brick with a partial boulder plinth.

The Loggia located to the east of the Great Gateway was constructed in the Classical style of sandstone ashlar. Whilst Kepier House, consists of stonework, with the remnants of brickwork to the upper storeys surviving in fragments.

The outer range of farm buildings are constructed from brick and rubble stone. There is also an open barn structure, with tall colliery brick piers.

The brick kiln to the north of the Kepier site dates from the early 19th century and is unlisted. It is constructed from red brick and is currently in a very poor condition.

The ruins of the Chapel of St. Mary Magdalene has walls which are 1m thick and faced with coursed squared sandstone blocks which have a mortared rubble core and a plinth course.

Roofs

The Gateway at Kepier has a steeply pitched pantiled roof with a central gable and stone gable copings and brick chimneys.

A long range of farm buildings extend northwards from the gatehouse with a Medieval roof structure with Welsh slates on top with a number of small skylights inserted. The linear roof steps down from south to north and has red clay ridge tiles and stone water tabling to the northern gable. There are no chimneys to these agricultural buildings.

Kepier farmhouse also has a series of Welsh slate roofs. There is a wide eroded chimney at the centre of the steeply pitched roof and a brick chimney at the left end of the lower ridge of the extension. There is also a brick chimney to the single storey garage/outbuilding to the west of the main farmhouse.

The outer range of farm buildings at Kepier date from 18th/19th century and have Welsh slate roofs, some of which are gables and some of which are hipped.

The Grade I listed Chapel of St. Mary Magdalene is in ruinous condition and no longer has any roof covering.



Image 85 Traditional materials

Rainwater goods

There is a mix of rainwater goods on the buildings within this part of the conservation area, varying from cast iron with traditional hopper heads and spiked brackets, to more modern plastic guttering and downpipes, mainly on the unlisted farm buildings. Colours vary from buff and black cast iron to grey plastic.

The proliferation of modern rainwater goods fixed to prominent elevations over time detract from the quality of the historic buildings

Windows, Doors, Joinery

Kepier

To the west elevation of the gable of the Great Gateway at Kepier there are two centred arched windows with hood mould detail.

To the left of this gable there is a renewed boarded door under a stone lintel, a vertically proportioned six paned casement window to the first floor and a small light to the left of this main one. The right bay has a small squared opening to ground floor with a vertically proportioned casement above.

The eastern elevation of the gable to the Gateway has an arched window above the vaulted entranceway with a blocked squared opening above an arched doorway to the right of the main entranceway with a small squared window above. At first

floor a Tudor style arched doorway with a deep ashlar lintel with a strong drip mould detail is at the head of a flight of wide stone steps.

The northern range of farm buildings have blocked openings, some arrow slits and painted timber boarded doors on both floors to the eastern elevation. To the western elevation the first bay has a blocked opening to ground floor with two modern flush fitting varnished windows to first floor; the second has a modern flush fitting horizontally proportioned varnished window to first floor and then a more traditional painted timber boarded door to the left.

The main bay of Kepier farmhouse has a 20th century door to the left in an ogee headed surround and has paired two light windows with Perpendicular tracery. The left being a 20th century copy.

The first floor has irregular fenestration with a large blocked rectangular opening to the left of the door. Inserted into the bay is a 20th century six pane light with similar lights in the other two bay. All of the windows have a modern varnished finish.

The 19th century unlisted farm buildings have some blocked and some hit and miss timber boarded openings, together with timber boarded doors, all with a painted finish.

Chapel of St. Mary Magdalene

Very few features relating to the original doors and windows remain. The southern door has been blocked with a mortared stone wall that appears to be contemporary with a similar blocking of the southern window.

The chapel was lit by three windows. The east window that survives to its original height in the form of a two centred arched shape. The tracery has gone but a single hood mould surrounding the opening still exists, along with traces of chamfered decoration running up the southern edge of the window. The other two windows on the north and south walls are both blocked and extensively damaged.

Other Details/Structures

Kepier and its associated structures the Chapel of St. Mary Magdalene are described in great detail in the previous sections.

The unlisted brick kiln to the north of the Kepier site dates from the early 19th century and forms the remnants of a former brick and tile works. The main east and west walls appear to slope inwards from bottom to top and to have a half rounded roof. The red brick east to west walls are supported by brick buttresses and its southern elevation has an open arched entrance way with a double row of brick on edge voussoir detailing which is in a state of partial collapse.

7 Boundaries and Means of Enclosure

The southern boundary of the Chapel of St. Mary Magdalene is formed by the blue metal vertical bars and handrail of the railings to the ramped approach to footbridge over the A690 from this area of Lower Gilesgate to Gilesgate itself. The rest of this site is surrounded by flimsy vertical timber posts with wire between. This fence also surrounds the allotments directly to the southwest of the Chapel. The fence is in a dilapidated state.

The vacant site directly behind the Chapel has a tall metal gate to its southwestern end. The rest of the site is surrounded by post and rail timber fencing which is in a dilapidated state, allowing easy access to the site for unsociable activity. Trees and shrubs surrounding the site which help to screen it from the surrounding area.

To the west a timber close boarded fencing forms the boundary between this part of the conservation area and the rear of the houses on Orchard Drive. To the eastern adjacent fields the boundary is formed by a post and wire fence. Between these two boundaries is the public footpath which runs north to south through the scrubland of this area.

The riverbanks have an open aspect, with grassy banks, trees and shrubs. The eastern side of the riverside footpath is bounded by a stone rubble wall with a stone coping. This wall leads to the Kepier Gatehouse. An English garden wall bond

brick wall with a flat stone coping runs parallel to the northern section of this wall.

At a higher level Kepier Lane, with grassed verges, is bounded by a stone wall with flat stone coping to its southeastern side; and on the northwestern side by a hedge and trees. A modern wrought iron gate leads from this lane to Kepier farmhouse.

The farm buildings are enclosed by stone and brick walls with a variety of copings and have metal and timber five bar gates. The surrounding fields are enclosed by timber post and rail fencing, much of which is in a poor state of repair.



Image 86 Stone walls around Kepier

8 Open Spaces and Trees

The Chapel of St. Mary Magdalene is surrounded by rough grass, with trees and shrubs to the rear and to the northeast along the boundary with the A690. This landscaping partially screens the Chapel and the derelict vacant plot from the highway. Directly to the southwest of the Chapel there are a number of small well-tended allotments.

Between this site and the Kepier site is the public footpath which runs east to west down to the river from the A690. It is a narrow earthen track which is steep in places and is surrounded by overgrown wild grasses, weeds, bushes and trees.

To the east and north of this track are pastoral fields, some with a number of trees, including fruit trees, within them. Some are surrounded by hedgerows. A number of the fields to the north of Kepier have electricity pylons within them which detract from views the countryside and the setting of the historic Kepier site.

The riverside pathway on the eastern bank of the River Weir has a rough tarmac surfacing with grass verges and trees and shrubs to the riverbank. This picturesque section of the river has a series of small rapids in this vicinity.

The internal courtyard at Kepier has a central rectangular grassed area and a concrete forecourt area to the buildings. The farmhouse has small cottage style garden.



Image 87 Rough pasture, riverside walks and open countryside



Image 88 Approach to Kepier



Image 89 Kepier

9 Views and Vistas

The views and vistas from this part of the conservation area vary considerably. From the higher land at St. Mary Magdalene's impressive vistas can be gained to the southwest to the Cathedral and the World Heritage Site. Immediate views to the west are onto the A690 dual carriageway and to the east are over the former builders yard site, through a partial screen of trees and shrubs along the boundary.

From the steep footpath down to the riverside and Kepier there are wide views down to the river and over the countryside beyond, the main east coast railway line on the opposing side, and out towards Kepier and Newton Hall.

From the Kepier site there are immediate views through the site towards the riverside and northwards to the historic brick kiln. Channelled views are obtained along the river to The Sands to the west and the countryside to the north and east. However, views to the east are disrupted by the pylons at the electricity training site.

10 Activity

Kepier is an isolated farm settlement which is privately owned, the small cluster of agricultural buildings are in various uses; the farmhouse and gatehouse are residential, the latter being student accommodation; the north range of farm buildings are used for storage, the outbuildings to the north are still in agricultural use.

The land surrounding Kepier is primarily pasture associated with the farm. To the southeast is steeply sloping woodland with a public footpath leading up to the ruins of St. Mary Magdalene's Chapel.

Directly to the rear of the chapel is a large linear site which formerly a builders yard but is now being redeveloped for student housing.

11 Public Realm

There is very little public realm within this part of the conservation area. The A690, a tarmaced dual carriageway with standard street lighting, lies directly to the east of the Chapel of St. Mary Magdalene. A public footpath runs along the side of this road for about 50 metres before turning west down the steep slope to join the riverside footpath just to the south of the Kepier site.

This is a narrow beaten earth track which runs through scrubland with wild grasses, shrubs and trees.

The river and river banks can be enjoyed by the public. The riverside track, which has a rough tarmac surface, leads southwards along to The Sands and northwards to Finchale Abbey. It provides access for walkers and cyclists.

12 General Condition

Kepier

The Kepier site is privately owned. The stone of the Grade I listed Gatehouse is severely eroded and the Grade I Loggia is in ruinous condition.

The path surrounding the internal courtyard of the historic Kepier site is surfaced in concrete and tarmac and the central grassed area is rather unkempt. There are quite a number of unsympathetic window and door insertions to this historic grouping of buildings.

The 19th century brick kiln to the north of Kepier is in a perilous condition with weeds and other vegetation growing out of its roof and walls, exacerbating the erosion to its brick construction.

The Chapel of St. Mary Magdalene

The Chapel of St. Mary Magdalene is currently in a very poor condition with severe erosion to the masonry and weeds and other vegetation growing amongst the cracks in its stonework. The building is isolated from the rest of the City's historic buildings and monuments and is fairly inaccessible to the public.

Litter collects within the site, trapped by the unsympathetic blue metal fencing which surrounds it. The vacant former builders yard is now being redeveloped.

The public footpath which connects the Chapel of St. Mary Magdalene's with the Kepier site is perilous in parts following the line of the A690 for the first 50 metres before descending steeply through scrubland to follow the line of the field boundary to the river. This public footpath is just an earthen track which is very overgrown in parts.

The fields to the north and east of Kepier have a number of electricity pylons which are associated with the training compound adjacent to the A690. These pylons are detrimental to the setting of the historic Kepier site.

13 The Definition (or Summary) of Special Interest

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

The rich historical significance of this area is one of its major defining characteristics as it includes two major sites of importance to the ecclesiastical development of the City; the former Kepier Hospital estate and the remains of the Chapel of St. Mary Magdalene. Both of these sites were of major importance in Medieval times as hubs of the community,

providing shelter for travellers and pilgrims to the Cathedral and the poor and elderly, as well as performing agricultural and associated functions such as the milling of corn. Following Dissolution in the mid-1500s, the function of these charitable sites ceased.

Whilst the Kepier Hospital estate was sold to a wealthy family, thus maintaining and renewing its building stock, St. Mary Magdalene's, which was a much smaller estate, was eventually abandoned and today is in a ruinous condition. Nevertheless their immense historical importance remains, reflected in the plethora of listed buildings at the Kepier Hospital estate and the status of St. Mary Magdalene's as a Grade I listed building and a scheduled monument.

In terms of archaeology, many of the Medieval buildings belonging to Kepier Hospital were demolished and/or replaced long ago. However elements of their fabric may have been incorporated in the later buildings while other remains probably exist in the surrounding grounds along with associated archaeological features and deposits.

The area immediately surrounding the ruined chapel of St Mary Magdalene is archaeologically sensitive. Due to its attractiveness for ancient settlement the riverside area in general should be considered as having the potential to contain significant archaeological deposits.

Architecturally the two sites exhibit a very distinctive character reflecting their Medieval origins. The Kepier Hospital estate exhibits its original Medieval plan form with the principal buildings set around a central grassed courtyard, accessed through the Great Gatehouse, which occupies a commanding position overlooking the river. The diversity of these buildings, which also include barns, the farmhouse and the remains of a classical 16th century Loggia to the former mansion, form a grouping of immense architectural significance.

The predominant building material is sandstone, which unifies the grouping and provides a high degree of aesthetic appeal. Similarly the sandstone remains of the Chapel of St. Mary Magdalene reflect on a very modest scale its former ecclesiastical status and importance.

To the north of the main Kepier site are a number of 19th century and later farm buildings, together with the remains of a 19th century brick kiln, an interesting structure with an arched brick roof, reflecting the industrial presence of a former brick and tile works which is indicated on the first addition Ordnance Survey map of 1860.

The Kepier Hospital estate occupies a very sheltered position on level ground adjacent to the River Wear with rolling hillsides to the east, north and west. This tranquil riverside setting with a preponderance of mature trees and hedgerows aptly frames

and enhances this historic site and elevates its status as one of the most important former ecclesiastical sites in the City. The setting of the Chapel of St. Mary Magdalene has been severely compromised in recent times with close proximity of the A690 and an abandoned service yard. Opportunities should be taken to enhance this setting whenever possible. Stunning views of the Cathedral are visible from St. Mary Magdalene, whereas the views from the Kepier site are more rural in nature and include glimpses of the riverbanks and the countryside beyond.

The special interest of this area derives from its immense historical and ecclesiastical associations, the intactness of the Medieval plan form of the Kepier Hospital estate and the range of important buildings in close proximity to each other. The landscaped setting enhances the Kepier Hospital estate and opportunities should be taken to improve the setting of the Chapel of St. Mary Magdalene for the benefit of the conservation area as a whole.

3 FUTURE CHALLENGES AND MANAGEMENT PROPOSALS

1 Introduction

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

This section is designed to fulfil the duty of the Local authority under the Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of the conservation area. The proposals will provide a management tool for the preservation of the area. Some of them are relatively straight forward to implement and can be realised quite quickly, but in many instances they are medium to long term aspirations.

This is not an absolute list but outlines the main issues and possible tasks. It should understood that the County Council cannot give a definite commitment to undertake these tasks,

which will ultimately depend on future financial and staff resources.

2 Future Challenges

The Gilesgate Character Area is a very distinctive part of the conservation area as a result of its historic origins as a small independent liner settlement with historic building surrounding a village green, its dramatic setting on steeply rising land on the outskirts of the City Centre, and the wider landscape features. The historic core retains much original character and individual identity but since its designation there has been some erosion of the character of the area. The appraisal of the character area has identified the following threats which are harmful to the special qualities of the area and their continuation would be potentially damaging to the conservation area's significance in the long-term.

Loss of historic and architectural features

Regrettably, the loss of original materials, historic features and architectural detailing is evident within this part of the conservation area. Some areas are worse affected than others, but nevertheless this gradual erosion has, and continues, to degrade the character and appearance of individual heritage assets and collectively complete terraces and historic streetscenes. Much of this is a result of the demand for improved energy efficiency which has led to the loss of original timber windows and doors with modern, unsympathetic, uPVC and aluminium double glazed units which are not reflective of

the original style. Also in some instances top hung casements have replaced sliding sash windows and solid timber doors have been replaced with modern glazed doors. Additional visual harm is caused where such elements have been installed flush with the external walls rather than being recessed into the original openings.

Other issues include the loss of traditional cast iron rainwater goods and their replacement with uPVC alternatives, and the lowering of chimney stacks, loss of pots and original roof covering etc. which again contributes to a loss of character of the historic built environment. These are common occurrences in areas such as Upper and Lower Gilesgate, Ravensworth Terrace, Magdalene Street, Wynyard Grove and Young Street.

Regrettably the same pattern of similar incremental changes is likely to continue into the future. In all cases advice should be sought in advance on appropriate designs and materials, and cost effective solutions investigated. Many property owners are unaware that repair is almost always more economical than complete replacement, and it is very important that the surviving traditional materials are retained to reflect the building's historic character and appearance. The imposition of an Article 4 Direction can play a vital role in bringing these harmful minor changes within the control of the planning system.

In certain circumstances, decay may be so advanced that the fabric is beyond economical repair and the replacement of such features may be necessary. Where replacement is considered justifiable proposals must be sympathetic to the historic and architectural character of the property in question.

Inappropriate repairs/materials/alterations

The use of inappropriate materials or repair methods can be very harmful to the historic buildings, both to their external appearance and their physical structure, e.g. the use of cement pointing can be particularly damaging, trapping water within the fabric and speeding up erosion. Equally, incorrect pointing, such as smear or ribbon pointing has a negative visual and structural impact. Historic buildings were generally constructed using tried and tested methods and local materials. The best option in most cases is to repair using the same methods and materials. If the repair of historic buildings is not sensitively undertaken then those qualities which make them of interest and significant will be lost. Where historic buildings are of particular importance or complexity, it may be necessary to employ experts from different specialisms to specify appropriate repairs. This may include a specialist conservation practitioner or crafts person.

The application of inappropriate repairs and materials character area which significantly harm the aesthetics of the built environment can be found throughout the character area. For example poor methods of re-pointing and cement based

mortar mixes; infill brickwork that does not match the existing material in colour and texture; the rebuilding of prominent boundary walls in a poor choice of brick; the loss of natural slate to roofs and its replacement with concrete tiles etc. It is of vital importance that future harmful works of this nature are prevented and that any changes are sensitively undertaken in order to preserve and enhance the character and appearance of the area.

Roof Alterations

The historic core has an interesting and varied roofscape as a result of the ages, uses, differing heights and architectural characteristics of the buildings. The roofscape is a significant contributory factor to the character and appearance of the whole conservation area and should be preserved. However it is regrettable that a number of unsympathetic alterations have occurred over time, including the removal of chimney stacks and loss of pots which unbalances the roofscape of certain terraces. The addition of modern 'box' styled dormer windows on prominent roof slopes of historic buildings; the insertion of too many and inappropriately designed roof-lights in single roof slopes; the addition of exposed satellite dishes, and loss of original coverings etc. also significantly erode the character of the area. The traditional roof forms, roof coverings and detailing should be protected from any alteration which would be detrimental to their character and appearance and hence to that of this important area as a whole.

Shopfronts and advertisements

There are a number of commercial premises within the main street frontage of Gilesgate, some dating from the early 20th century, which have historic detailing including timber pilasters, fascias, stallriser details and timber entrance doors and some hand written signage. However, a number of original shopfrontages have been removed and replaced with low quality uPVC or aluminium alternatives to the incremental erosion of the area's historic character and appearance. Additionally, modern shopfronts are often combined with large modern signs, and inappropriate methods of illumination which has a very disruptive effect on the visual qualities of the area and a detrimental impact upon the existing surrounding historic buildings.

Modern shopfronts tend to lack any traditional detailing to a point where they have little visual interest. This general decline in the standard of shopfront and advertisement design should be prevented and the principles of traditional design which respect the character and scale of the host building, the adjacent properties and the wider streetscene should be encouraged. In some instances good contemporary design and the use of high quality modern materials will be encouraged where appropriately relating to the age and character of the building.

Village green/green Spaces

The registered village green is an intrinsic part of Upper Gilesgate. It is an instantly recognisable and long standing feature which defines the character of the local historic environment. Unfortunately parts of the village green have been lost to create informal parking areas and access provision, with sections damaged by vehicles parking on the grass and the overall appearance and quality of the space lessened by the surrounding hard standing areas. All of these issues combine to significantly degrade the aesthetic quality of this important public space and it is imperative that further harmful changes are strongly resisted and reinstatement of the historic village green and traditional hard surfacing be encouraged.

There are other important green space which makes a positive contribution to the character and appearance of the area such as grassed embankments, corner, roadside and footpath verges, street trees and hedgerows etc. These spaces are subject to a range of pressures and poor management of some of the roadsides has led to a deterioration of the conservation value of the spaces and this continues to be a threat. It is important that such spaces are conserved, managed and those degraded restored to improve the natural landscape character and aesthetic appeal of this part of the City.

Condition of buildings

Historic buildings add significant value to the character of the built environment. Keeping historic buildings in good repair and, wherever possible, in use, are the key to their preservation. The vast majority of historic buildings in this area remain in beneficial use and are well-maintained but regrettably a number of the buildings are showing signs of neglect and suffer from a lack of general/routine maintenance.

Common problems include failing render, rotting joinery, displaced or missing roof slates and failing rainwater goods etc. These basic maintenance issues should be dealt with promptly as even in the short-term failure to address the problem may lead to escalation and greater deterioration and make it more expensive to correct in the future. By carrying out regular inspections it is possible to establish the nature, extent and cause of any problems at an early stage. This gives the opportunity to remedy defects promptly and economically. If investment is not made to upkeep the historic building stock it is likely that the character and appearance of this part of the conservation area will continue to decline. It is important to monitor the condition of all of the historic buildings to report findings and advise actions as necessary and where the condition of a historic building gives cause for serious concern to take appropriate steps to secure the building's future using statutory powers.

Redundancy is an issue that affects only a small number of buildings within the conservation area. The effect of long term redundancy is often neglect and decay and without timely action the building becomes at risk of permanent loss, both of its own historic fabric and the loss of character of the area, both of which they are irreplaceable components.

Modern/New developments

Within the character area a number of modern developments have occurred over time. Many of these additions go against the historic grain and are unsympathetic in terms of quality of scale, massing, design, details and materials, particularly those within the main street frontage that have replaced historic buildings. In considering proposals for new buildings, or the redevelopment of existing sites which currently have either a negative or neutral impact on the conservation area, the principal concerns should be the appropriateness of development in the first instance, the overall mass or volume of any new building, its scale (the expression of size indicated by the windows, doors, floor/ceiling heights, and other definable units), the architectural elements and its relationship to adjacent existing buildings.

Good new development should be in harmony with, or complementary to neighbouring developments, having regard to the pattern, rhythm, details and materials of the surrounding built form. Additionally, modern development in the Gilesgate area has seen the loss of many original linear

Medieval burgage plots with the growth of backland development, and this should be resisted in the future where possible.

There have also been a number of inappropriate rear extensions, particularly to the Victorian terraced properties, which are visible from the surrounding public realm. These tend to be out of scale and character to the host building, constructed from insensitive brickwork, with windows bearing no relationship to the existing fenestration. These existing harmful extensions should not inform the design or justify the construction of other similar extensions. Development needs to be closely controlled and where it is inappropriate in terms of its size, scale and visual impact, it should be resisted in order to preserve the character, appearance and special significance of the area.

Floorscape/Surfacing/Public Realm

The traditional public realm of the historic area consists predominantly of materials such as Yorkstone flags, granite sets and river cobbles etc. However the surface treatment elsewhere is usually standardised with a proliferation of tarmac, concrete, and double yellow lines etc. In certain areas inappropriate paving has been laid. For example the brown herringbone and concrete setts used to surface the footpath to the front of the listed terrace of Magdalene Street has a busy modern appearance, completely detracting from the historic symmetrical character of the dwellings. The river cobbles,

granite setts and Yorkstone flags on Gilesgate bank are currently in a poor condition and require sensitive repair and restoration.

The surfaces throughout this character area are in various stages of deterioration with depressions, cracking, inappropriate 'patch work' repairs in tarmac, loss of fabric and unevenness etc. The vennels and informal lanes are also poor and uninviting environments for pedestrians and the riverside footpaths are becoming eroded and uneven in places. These details, taken together, harm the aesthetic quality of the area and its continued decline would cause significant further harm in the future.

Street Clutter

Street furniture in the character area including seating, refuse bins, bollards, road side railings, street lighting etc. is very un-coordinated, some items are out-dated, and others inappropriately positioned, which gives a poor overall impression of some areas. The worst affected area is the east end of Gilesgate at its junction with Sunderland Road and Sherburn Road where there is a plethora of traffic, warning and parking signs, pole and wall mounted, advertisements including pavement signs, modern railings and modern light columns etc. Additionally, approaching and around the main road junctions and crossing points there is an abundance of standardised traffic, warning and nearby parking signs, services boxes and other supplementary items creating

additional street clutter. This collective extent of visual clutter causes significant visual intrusion, is harmful to important views, is detrimental to the historic environment and can be obstructive for pedestrians.

A full street audit and rationalisation of the street items through a cohesive approach that takes account of the historic setting would be of benefit to the overall townscape, whilst enhancing the setting of the historic buildings. Certain areas would benefit from additional items but it is important that this is controlled to ensure that careful consideration is given to the appropriateness of the design, material, luminosity and style of future replacements of street furniture, including lighting columns, railings, bollards, bins and street signs. Replacements should aim to unify and improving their style and character.

3 Management Proposals

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

Summary of Issues

The last chapter identified a number of issues that are affecting the character, appearance and special quality of the Gilesgate character area. These are summarised below:

- Loss of historic fabric and important original features;
- General deterioration of historic building fabric through lack of upkeep and regular maintenance;
- Inappropriate/unsympathetic alterations to historic buildings;
- Use of inappropriate repair techniques and materials;
- Insensitive roof alterations and inappropriate additions/insertions;
- Loss of traditional shopfronts and poor modern alternatives;
- Low quality advertisements;

- Deterioration and loss of the village green;
- Inappropriate modern development;
- Insensitively designed extensions;
- Poor quality surface treatments;
- Use of standard highway and footpath materials;
- Poor visual quality highway repairs;
- Poor quality and out-dated street furniture;
- High levels of street clutter.

Objectives

The overall objective of managing change in the conservation area is to ensure that the historic and architectural interest of the place is safeguarded and its character and appearance preserved and enhanced. To this end the County Council aims to:

- Protect buildings and overall architecture style of buildings that contribute to the character and special significance of the area;
- Protect features and details that contribute to the character of the conservation area;
- Protect the historic roofscape that contributes to the character of the conservation area;

- Protect views that contribute to the character of the conservation area;
- Promote the retention of historic surfaces and street furniture in the public realm, that contribute to the character of the conservation area;
- Protect important open and green spaces within the conservation area;
- Protect trees, hedges and hedgerows that contribute to the character and appearance of the conservation area;
- Conserve historic boundary treatments that contribute to the character and appearance of the conservation area;
- Ensure that new development is only permitted where it preserves or enhances the character or appearance of the conservation area;
- Ensure that permeability (good linkages) and legibility, (easily understandable frontages that are accessible) are considered in new development;
- Encourage work to improve the appearance of the streetscene and public realm;
- Support a mix of uses to ensure the vitality and viability of the area;
- Increase community understanding and engagement in the conservation area.

Recommendations

This section is divided into two separate parts;

Part 1 identifies the underlying themes found throughout the Gilesgate Character Area.

Part 2 relates to the specific issues affecting the individual sub-character areas.

Part 1

Loss of historic and architectural features

- Seek to encourage the retention of historic fabric and character where possible through the planning process. In particular the recognition that historic windows and doors can almost always be retained, restored and sensitively modified to improve performance, which although sometimes expensive, is always preferable to complete replacement with modern reproductions;
- Discourage the use of uPVC and other inappropriate materials where possible;
- Conservation officers to offer guidance to encourage repairs to original fabric in preference to replacement and advise on how repairs and alterations should be carried out;
- Where loss of fabric and features are considered justifiable (i.e. the original fabric is deemed to be

beyond repair) seek to ensure that proposed replacements are sympathetic to the original material, style and detailing to preserve the buildings character and appearance;

- Encourage the reversal of harmful alterations that have occurred through negotiations with property owners and through the planning process where the opportunity arises;
- Where consent for alterations is required resist unsympathetic alterations and loss of fabric and traditional architectural details through the positive use of existing Development Management powers;
- Seek to ensure that unauthorised development is subject to effective enforcement action. This is to protect the special qualities of listed buildings, and the buildings of townscape merit and the wider area generally and to ensure that detrimental unauthorised alterations throughout the area are rectified where legal powers permit;
- Consider further Article 4 Directions to withdraw permitted development rights for a prescribed range of developments which materially affect aspects of the external appearance of dwelling houses.

General Maintenance/Repairs/Alterations

- Promote the active maintenance of buildings by advertising the availability of advice and guidance on sympathetic restoration and repair;
- Encourage property owners to carry out routine and continuous maintenance and protective care;
- Educate property owners to fully understand the importance of historic buildings and the way in which future maintenance should be undertaken. This could include assistance with developing a maintenance/management plan to prioritise tasks;
- Promote repair works that are sensitively undertaken in suitable materials and utilising best practise;
- Seek to reverse poor past repairs where possible;
- Investigate potential for grant funding for building maintenance and the enhancement of the public realm when available;
- Negotiate through the Development Management process and / or make use of its statutory powers (Section 215 Notices, Urgent Works Notices, Repairs Notices) to secure the future of listed buildings and unlisted buildings that contribute positively to the special character of the conservation area, in cases where buildings are shown to be under threat as a result of poor maintenance or neglect;

- Where historic properties are vacant seek to encourage alternate uses but not to the detriment of their special interest and qualities;
- Seek to ensure that all buildings of townscape merit are protected from inappropriate forms of development or unjustified demolition;
- Review current design guidance to achieve higher standards of preservation and enhancement and to oppose those alterations which pose a particular threat to the character of the area.

Roof alterations

- Seek to encourage sensitive roof alterations where they do not benefit from permitted development rights. For example the insertion of roof lights, satellite dishes and solar panels etc. to be sited as far as is practicable, to minimise the effect on the asset and visual amenity of the area;
- Ensure that roof alterations/extensions do not harm the proportions or architectural integrity of the building and are carried out in a manner suitable for the character of the building in question;
- Encourage chimney repair and reinstatement where possible. These should be rebuilt accurately to the original height, profile and materials to match existing;
- Encourage like for like replacement of original Welsh slate roof tiles and their reinstatement where already lost;
- Preserve established roof patterns and features;
- Discourage structures on prominent roofs such as satellite dishes and other telecommunications equipment and encourage proposals to be designed and sited where they will have the least detrimental visual impact;
- Consider enforcement action where inappropriate roof alterations have been carried out which have detrimentally harmed the roof structure and the overall character and appearance of the building or streetscene;
- Encourage through the planning process that micro-generation equipment is to be sited, where possible, to be concealed from view of public vantage points. The careful siting of solar panels etc is important to ensure they have minimal impact on the streetscene and key views in the conservation area;
- Promote guidance on the adaption of heritage assets to ensure their safeguarding against the impacts of climate change;
- Consider further Article 4 Directions for changes of roof materials and features (including chimneys, ridge tiles,

finials, soffits, fascias etc.) and the insertion of rooflights.

Shopfronts and advertisements

- Encourage the reinstatement and repair of original features that reflect the historic shopfronts of the area and where repair is un-practical encourage sympathetic replacements;
- Discourage the installation of insensitive modern shopfronts and where these presently exist encourage their replacement with a shopfronts traditional in design, detailing and materials appropriate to the character of the building;
- Encourage through the planning process the use of traditional materials, form, styling and appearance of any proposed advertisement. Ensure modern materials and signs are only used with discretion where appropriate to the character of the building and not harmful to the streetscene;
- Support enforcement action against unauthorised advertisements where there is a negative impact on the character or appearance of the building or conservation area;
- Discourage the use of shutters and their box housing and consider enforcement action against unauthorised

installations which have a negative effect on the special character of the building and townscape;

- Support the use of illuminated signs only on commercial premises with particular nighttime uses and evening opening hours. Ensure the illumination would not be detrimental to visual amenity or highway safety and support enforcement action against an unauthorised installation which has a negative effect on the special character of the building and townscape;
- Discourage the use of, and support enforcement action against A-frame or sandwich board signs which can have a negative effect on the streetscene and also obstruct vehicles and pedestrians.

New development

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

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

- Encourage sustainability of materials into new development;
- Ensure that new development functions well and adds to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Seek to ensure that new development establishes a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- Seek to optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- New development should respond to local character and history, and reflect the identity of local surroundings, whilst not preventing or discouraging appropriate innovation;
- Seek to create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion;
- Consider using design codes where they could help deliver high quality and inclusive design, and create visually attractive as a result of good architecture and appropriate landscaping;
- Encourage pre-application discussions between developers and owners with the Design and Conservation Team and Development Management in relation to all development affecting the special character and appearance of the area;
- Wherever possible seek to preserve through the planning process surviving historic burgage plot boundaries;
- Ensure permeability (good linkages) and legibility, (easily understandable frontages that are accessible) are considered in new development;
- Encourage projects to improve the appearance of the streetscene and public realm;
- Retain a mix of uses to ensure the vitality and viability of the area;
- Where opportunities arise seek to encourage redevelopment of buildings that have a negative impact on the character of the area and look at opportunities in

the future for improving buildings/sites that have a neutral impact;

- Ensure that replacement buildings respect the historic grain and proportions of surrounding historic buildings, including the roof and building line, improve linkages and street enclosure, and should be of materials that are appropriate to those within the surrounding streetscape;
- Seek to ensure that proposed rear extensions are subordinate to the host building, sensitively designed to reflect its character and that appropriate matching materials are used;
- Resist extensions and alterations which would have a harmful effect upon the character of the main building, street scene and conservation area;
- Seek to ensure that all development respects the important views within, into and from the conservation area. Ensure that these remain protected from inappropriate forms of development and that due regard is paid to these views in the formulation of public realm / enhancement schemes;
- Seek to ensure that all development respects the important roofscape within the conservation area;
- Ensure new development proposals are accompanied by Heritage Statements, Archaeological Assessments,

and Landscape Visual Impact Assessments where applicable.

Public realm

- Explore funding possibilities for public realm improvement works to key areas;
- Seek to ensure that any surviving historic streetscape features are retained in situ, and that any future highway works will bring a positive improvement to the character or appearance of the conservation area. All works should ideally accord with the spirit of Historic England's 'Streets For All' campaign;
- Seek to ensure that any surviving historic vennels/ yard/courtyards are retained and historic walls and paving remain in situ, that existing historic buildings are repaired sensitively (see above) and new build be appropriate in design, scale and massing (see above). Ensure any future works will bring a positive improvement to the character or appearance of the conservation area;
- Encourage the reinstatement of areas of historic paving that have been lost; ensuring careful reinstatement in original patterns, materials and carried out by an appropriately skilled and experienced contractor;
- Seek a co-ordinated approach to public realm works between all relevant Council Departments/

stakeholders etc. including Highways, Streetscene, Planning, Conservation, Regeneration and Utility companies;

- Encourage a review and reduction in traffic management signs, seek to ensure that where signs are necessary that these are integrated into single units and sensitively located, with redundant and outdated signs removed;
- Seek to preserve the areas of urban green space from erosion and encourage reinstatement where these have been damaged to ensure that the green infrastructure of the area is retained and enhanced;
- Ensure that landscape, natural and wildlife elements are not eroded or damaged through neglect, misuse or new development;
- Ensure through the planning process that trees/vegetation continue to be protected in the conservation area and significant trees with high amenity value are protected individually by placing a TPO;
- Ensure through the planning process that boundary features are protected;
- Support any future street audit to identify confusing, ambiguous, duplicated or unnecessary items of street furniture in order to reduce street clutter;

- Ensure that careful consideration is given to the appropriateness of the design, material, luminosity and style of future replacements / new items of street furniture such as lighting columns, railings, bollards, bins and street signs with the aim of unifying the style and character;
- Seek to preserve surviving historic streetscape features which make an important contribution to the character of the area.

Ongoing Management/ Monitoring and Review

- Proactively use policies in the County Durham plan documents and national planning guidance to protect the character and appearance of the buildings, the area and its setting;
- Ensure that the desire to protect the character, appearance and setting of the conservation area is clearly stated in the development of new policy documents;
- Prepare a local list to ensure that the non-designated heritage assets are preserved and protected from inappropriate alterations or additions which may harm their interest, character or setting;
- Undertake ongoing review and promotion of the Article 4 Directions for changes of windows, doors,

architectural details, roof materials and features (including chimneys, finials);

- Consider the use of enforcement powers to address any unauthorised works; and use regular monitoring to highlight where such unauthorised works has been undertaken;
- Seek to work with interested groups to encourage participation of the local community in the planning process;
- Carry out building at risk surveys and support formal action to ensure heritage assets are retained; including where necessary notifying building owners of repair works required to their properties.
- Carry out a street furniture audit and update regularly;
- Carry out a public realm audit and update regularly;
- Raise public awareness of the character of the conservation area, its management and protection.

Archaeology

- Areas of Gilesgate contain a rich archaeological resource pertaining to many stages of the historic development of Durham City. Leaving archaeological deposits in situ is generally the preferred option but where this is deemed not to be possible then a programme of excavation, recording, analysis and reporting must be undertaken. A similar process of

investigation and analytical recording should be undertaken both before and during alterations to the fabric of historic buildings and structures. It is essential that any archaeological investigations take full account of and as far as possible address the research priorities set out in the North-East Regional Research Framework for the Historic Environment (Petts & Gerrard 2006 and updates).

Part 2

Old Durham / Riverside / Pelaw Woods

- Ensure that any future changes to the built form are appropriate to the rural character of the buildings and the locality to prevent further erosion of the character of this small rural settlement;
- When opportunities are presented through the planning process or otherwise seek to restore the character of the traditional buildings and ensure the stringent use of national and local planning policies;
- Seek opportunities to restore / repair the abutments to the former Elvet railway line bridges which are important reminders of the industrial heritage of the area and important historic features within the landscape;

- Encourage improvement of the existing street furniture and to increase the amount of appropriate street furniture in this part of the character area which is well used by the public. There is a lack of seating, litter bins, directional signage and interpretation in certain key locations. Ensure that such supplementary items are coordinated and appropriately designed;
- Encourage works to mitigate against future erosion of the riverbanks and the slopes of Pelaw Woods, working in partnership with the relevant bodies;
- Encourage accessibility for pedestrians, cyclists to include improvements to footpaths and cycleways;
- Consider declaration of the area as a Local Nature Reserve to ensure its future preservation and enhancement;
- Support the effective use of enforcement powers to rectify any unauthorised developments which have a detrimental impact upon the character and appearance of individual properties and/or the area as a whole;
- Continue to encourage and support the restoration, management and interpretation of Old Durham Gardens and its accessibility to the general public.

Upper Gilesgate

- Encourage enhancement of the vennels and informal lanes within the area including the upgrading of

surfaces and repairs to boundary walls where necessary, vegetation management and graffiti removal etc;

- Encourage improvements to the existing surface treatments and floorscapes where opportunities arise and ensure works are carried out to a high standard as the condition/materials of some of the present surfaces undermines the overall quality of the historic environment;
- Liaise with appropriate services to encourage upgrading of poor road and pavement surfaces and to ensure that future repair works are undertaken sympathetically;
- Encourage the restoration / enhancement of the listed Vane Tempest Hall through negotiation with the owners and the planning process. The historic and architectural quality of the building is currently compromised by inappropriate alterations and its poor condition, furthermore its grounds are overgrown and areas of paving are degrading. Investigate potential funding and assistance with the production of a management plan;
- Encourage owners and occupiers of heritage assets to respect and care for them and encourage appropriate repairs and/or restoration and external redecoration to enhance the streetscene;

- Ensure that any proposals for new shopfronts and associated signage preserve or enhance the physical qualities of historic retail buildings and the streetscene;
- Encourage the re-use of vacant buildings within the conservation area as such properties detract from the aesthetic qualities of the area, and ensure that that any re-use is not harmful to the special interest of the buildings;
- Resist any future proposals for the creation of parking bays or access provision which would have a detrimental effect upon the historic village green, and seek opportunities to enhance and reinstate parts of the green which have been lost/eroded, whenever possible;
- Ensure the preservation and maintenance of greenery on and around the Gilesgate roundabout to preserve the aesthetic qualities of this important green entranceway into the city centre;
- Monitor the continued maintenance of the green open spaces and where necessary identify and encourage improvement works to preserve the setting of the area;
- Resist any future proposals which would degrade the existing historic floorscapes and ensure that the existing traditional surfaces, including river cobbles, granite setts and Yorkstone flags, are retained and sympathetically repaired where necessary;
- Encourage repair and where necessary replacement or reinstatement of the distinctive 'racecourse' style timber fencing surrounding the village green and along both sides of Gilesgate Bank;
- Support an evaluation of the existing signage within the area, to analyse potential removal of redundant and out-dated signage, and/or unauthorised signage to reduce street clutter and improve the appearance of the streetscene;
- Encourage the preservation, structural consolidation, and appropriate repair to sections of historic boundary walls where required and strongly resist the removal of such walls;
- Seek to ensure that the prevalent forms of rear enclosure i.e. timber fencing and hedgerows, remain in order to preserve the rural character of these backland areas;
- Pursue opportunities to install more appropriate traditional lighting within the historic areas of Gilesgate and ensure that other traditional features such as the Durham bollards and the circular lanterns on the properties in Magdalene Street are retained. Opportunities should be taken to introduce further traditional public realm features into the area;
- Consider further Article 4 Directions to withdraw permitted development rights for a prescribed range of

development which materially affects aspects of the external appearance of non-listed heritage assets which contribute significantly to the character and appearance of the area;

- Ensuring through the planning process that any proposed change of use of a historic building to a house in multiple occupation would only be permitted provided the building can accommodate the new use without any erosion of its special character or interest, or without having a detrimental impact on the streetscene or local amenity, and being physically capable of undertaking such alteration;
- Explore opportunities for the maintenance and improvement of the riverbanks and the riverside footpath which runs along the northern edge of this part of the conservation area;
- Explore opportunities for reducing the negative impact of vehicles on the appearance and character of the area and to improve the quality of the environment for residents and pedestrians.

College of St Hild and Bede / Riverside Area

- Seek to ensure the retention and maintenance of the boundary treatments and means of enclosure which are important components of the character of the area including stone walls, fencing and hedgerows;

- Encourage those responsible for the maintenance of stone walls to repair as necessary using best practice conservation methods;
- Encourage the relocation and concealment of the large industrial refuse bins presently visible in the public realm;
- Encourage improvements to the existing surface treatments and to prevent any further erosion of the riverside footpath;
- Seek to ensure that the open space, lawned areas, trees, shrubbery and woodland areas are protected from any future development proposals which may be detrimental to their character, appearance and wildlife importance;
- Whilst the college sites are private, opportunities should also be taken to encourage improvements to the public realm within the sites in order to compliment the high quality of the landscaping within these sites. The tennis courts, whose surfacing and fencing is currently in poor condition, would benefit from significant improvements as they currently detract from the surrounding mature landscaped grounds. Opportunities should be taken to open up these and other sporting facilities, together with the landscaped grounds, to the general public, particularly outside of University term times;

- If the opportunity arises seek, through pre-application discussions and the planning process, the redevelopment of the modern buildings within the college complex which have a negative or neutral impact upon the site and conservation area; ensuring that any replacement development has a positive visual impact upon on the area.

Lower Gilesgate

- Encourage enhancement of the vennels and informal lanes within the area including the upgrading of surfaces and repairs to boundary walls where necessary, vegetation management and graffiti removal etc;
- Encourage improvements to the existing surface treatments and floorscapes where opportunities arise and ensure works are carried out to a high standard as the condition/materials of some of the present surfaces undermines the overall quality of the historic environment;
- Liaise with appropriate services to encourage upgrading of poor road and pavement surfaces and to ensure that future repair works are undertaken sympathetically;
- Encourage owners and occupiers of heritage assets to respect and care for them and encourage appropriate

repairs and/or restoration and external redecoration to enhance the streetscene;

- Encourage the preservation, structural consolidation, and appropriate repair to sections of historic boundary walls where required and strongly resist the removal of such walls;
- Consider further Article 4 Directions to withdraw permitted development rights for a prescribed range of development which materially affects aspects of the external appearance of non-listed heritage assets which contribute significantly to the character and appearance of the area;
- Ensuring through the planning process that any proposed change of use of a historic building to a house in multiple occupation would only be permitted provided the building can accommodate the new use without any erosion of its special character or interest, or without having a detrimental impact on the streetscene or local amenity, and being physically capable of undertaking such alteration.

Kepier/Riverside/St Mary Magdalene's

- Seek to ensure that The Sands, an area of common land, remains free from built development and that the green open space remains well maintained and open for public enjoyment/recreation;

- Ensure that the existing hedgerows throughout the area are retained and where possible seek to encourage the reinstatement of lost sections and the introductions of new hedge planting to preserve and enhance the green character of this part of the conservation area;
- Seek opportunities to improve the setting of St. Mary Magdalene Chapel, an ancient monument, including works to improve its setting and its boundary treatment and the consolidation of the structure itself;
- Seek to encourage through discussions with the owner, consolidation and repair works where necessary to the buildings forming the Kepier Hospital site to ensure the future preservation of the listed structures and other non-designated heritage assets;
- Encourage improved and appropriate directional signs at key points ensuring minimal visual intrusion, including interpretational material to enhance the visitor's experience;
- Encourage improvements to the riverside footpaths, improve accessibility and increase awareness.

4 Resources

There is currently no grant funding available in this part of the conservation area for the repair / restoration of properties or the enhancement of the public realm. However this document has identified what is special about the Gilesgate Character Area and some of the issues it is facing. It can therefore be used as a tool to help to apply for any future grant schemes when the opportunity arises.

5 Boundary Changes

As part of the appraisal process consideration is given to the appropriateness of the existing Conservation Area boundary identifying and assessing areas for both inclusion and exclusion based upon their contribution and significance. Within this character area no boundary changes are proposed at this time, aside from minor changes to reflect current land boundaries.

6 Article 4 Directions

Minor development such as domestic alterations and extensions can normally be carried out without planning permission under the provisions of the General Permitted Development Order (GDPO). Article 4 of the GPDO gives local planning authorities the power to restrict these 'permitted development rights' where they have the potential to undermine protection for the historic environment. Using the provisions of Article 4 of the GPDO brings certain types of development back under the control of a local planning

authority so that potentially harmful proposals can be considered on a case by case basis through planning applications to help prevent the erosion of the architectural details and character of the older traditional and historic buildings in the conservation area.

The appraisal of the character area identified a need for an Article 4 Direction to groups of properties around Claypath and Gilesgate (refer to plan).

The following types of work were included in the new Article 4 Direction approved on 29th July 2016 and formal Planning Permission is now required for the following:

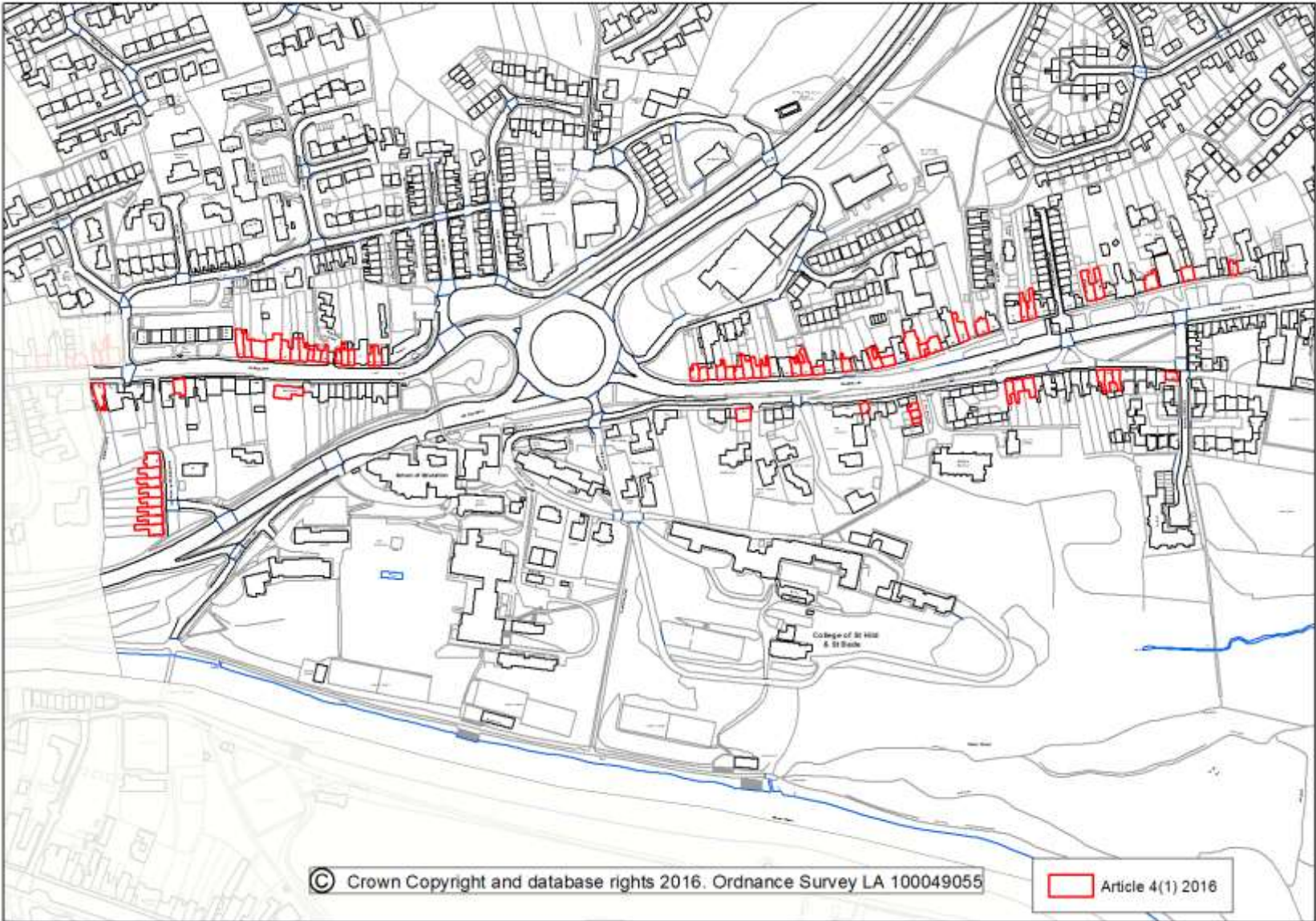
- The enlargement, improvement or other alteration of a dwelling house, where any part of the enlargement, improvement or alteration fronts a highway, or open space e.g. the changing of windows and doors;
- Any alteration to a roof of a dwelling house which fronts a highway, waterway or open space, e.g. change in roof material, Velux windows and dormer windows;
- The erection or construction of a porch outside any external door of a dwellinghouse which fronts a highway, waterway or open space;
- The erection or alteration of buildings or enclosures, swimming or other pools incidental to the enjoyment of a dwellinghouse or containers used for domestic

heating purposes, within the curtilage of a dwelling house which fronts a highway, or open space.

- The laying of hard surfacing within the curtilage of a dwelling house where the hard surface fronts a highway, or open space;
- The installation, alteration or replacement of chimneys, flues or soil and vent pipes on a dwellinghouse;
- The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure within the curtilage of a dwelling house which fronts a highway, or open space;
- The painting of the exterior of a dwelling house which fronts a highway, waterway or open space

Flats, shops, public houses and commercial premises do not enjoy the same permitted development rights as dwellings, so the Article 4 Direction does not apply and consequently these properties are not included on the plan. Listed buildings are also not included as Listed Building Consent is already required to carry out these types of works.

Article 4 Map





Appendix 1

Listed Buildings

APPENDIX 1 LISTED BUILDINGS

The following is a list of the listed buildings within the Gilesgate Character Area. A listed building is a building of special architectural or historic interest, as specified by the Planning (Listed Buildings and Conservation Areas) Act 1990. Listing is made at three levels of importance. Grade I, Grade II* and Grade II. Listed building consent is required before any alterations, extensions or demolitions can be made to a listed building which might affect its fabric, character or appearance. N.B Buildings and features within the curtilage of listed buildings may also be regarded as being listed.

Further information on the National Heritage List which includes listed buildings and other statutory designations can be found online at:

<https://historicengland.org.uk/listing/the-list/>

59, GILESGATE

List entry Number: 1310798

Grade: II

House. Circa 1840. English garden wall bond brick with rendered dressings; Welsh slate roof. 2 storeys, 2 bays. Step up to 4-panelled door and 3-paned overlight at left in rendered surround under rendered wedge-shaped lintel. Projecting stone sills to sashes with glazing bars; ground floor flat stone lintel and first floor wedge stone lintel, both rendered. Low-pitched roof has end brick chimneys.

NUMBERS 66 AND 68 WITH LINKING WALL, GILESGATE

List entry Number: 1120638

Grade: II

2 houses and linking yard wall. Circa 1840. No. 66 rendered, No. 68 English garden wall bond brick with painted ashlar dressings; Welsh slate roof. Each house 2 storeys, 2 bays. 4-panel door and overlight at right of each house; No. 66 has wood surround and hood; No. 68 has flat stone arches above door and windows. Windows of No. 66 tripartite at left of door; 12-pane sashes on first floor with wedge stone lintels and projecting stone sills. No. 68 has renewed sashes of late C19 type with projecting stone sills. End brick chimneys.

Linking wall is brick-coped and has boarded door in cambered brick arch. No. 68 included for group value.

70A AND 71, GILESGATE

List entry Number: 1310801

Grade: II

2 houses. Circa 1840. English bond brick with painted ashlar dressings; 70a has Welsh slate roof; that of 71 is of graduated Lakeland slate. 2 storeys, 2 bays each house. 4-panel doors at right have margined overlights; No. 71a has plain wood surround, No. 71 a Tuscan doorcase with hood. 16-pane sashes in first bays, 12-pane above doors, with wedge stone lintels and projecting stone sills. Ogee-headed boot-scrapers in ashlar panels at left of doors. Left end chimneys.

74 AND 75, GILESGATE

List entry Number: 1120639

Grade: II

Pair of houses. Late C18. Incised stucco with painted ashlar dressings; Welsh slate roof with brick chimneys. 2 storeys, 2 bays each house. Step up to 4-panelled doors and overlights paired at centre; wedge stone lintels and projecting stone sills to sashes with glazing bars at left; blank bays over doors; 2-storey canted bay at right has renewed sashes. Steeply-pitched roof has end chimneys.

78, GILESGATE

List entry Number: 1310803

Grade: II

House. Early C18 with alterations. Incised stucco with ashlar dressings; Welsh slate roof with one rendered and one brick chimney. L-plan. 2 storeys, 2 windows. Renewed door at right of second bay; moulded stone square-headed yard entry at right end. Renewed 16-pane sashes. Rear wing has first-floor sash with broad glazing bars. Interior: 2 panelled door with moulded stiles; plain corniced chimney piece in rear room.

90, GILESGATE

List entry Number: 1323253

Grade: II

House. Circa 1760. Incised stucco with painted quoins and plinth; Welsh slate roof with brick chimneys. 3 storeys, 3 irregular bays. 6-panelled door at left in deep panelled reveals and entablature doorcase with bracketed, modillioned cornice. Late C19 sashes have projecting stone sills on ground and second floors; first floor sill band to long windows. Rusticated ground floor has section of smaller blocks above window. Steeply-pitched roof has right end chimney. Right gable has decorative header course in shape of Flemish gable with shaft and string beneath.

94 AND 94A, GILESGATE

List entry Number: 1323254

Grade: II

2 houses, now bank, office and post office. Early C19. Brick: stretcher courses to No 94 at left, possibly rebuilt; No. 94A rendered: painted ashlar dressings. Welsh slate roof, 2 storeys, 4 windows.

Circa 1960 shop and bank at left; early C20 shop at right with fascia and cornice. First floor has 3 sashes with glazing bars with soldier-course lintels and projecting stone sills; renewed window at right has projecting stone sill. Roof is hipped at right over corner with Magdalene Street (q.v.) Brick ridge chimneys, corniced at left; octagonal yellow pots to that at right. Included for group value.

94C AND 94D, GILESGATE

List entry Number: 1159949

Grade: II

2 houses. Late C18/early C19. English garden wall bond brick with rendered dressings; Welsh slate roof. 2 storeys, each house 2 bays. Overlights to hardboard-covered door of No. 94c at left, with patterned pilasters and wedge stone lintels and projecting stone sills to No. 94c; flat brick arches and similar sills to No. 94d, both having sashes with glazing bars, same renewed. Low-pitched roof has ridge brick chimneys.

MELKRIDGE, 95 & 95A, GILESGATE

List entry Number: 1120640

Grade: II

2 houses. Circa 1840. Painted render; graduated Lakeland slate roofs. 2 storeys and attics; 3 bays to No. 95A at left, 3 and left entrance bay to No. 95: 7 bays in all. No. 95A set back: Central renewed glazed door under small window with thin painted sill; flanking gable projections contain 3-light windows, those on ground floor in chamfered stone surrounds, those in upper floor wood-mullioned; all with glazing bars. Bracketed door hood between projections. Gables have decorative bargeboards. End chimneys.

No. 95 at right has studded ledged boarded door in entrance bay: Tudor arch flanked by blind slits; label mould above. 2-storey canted bays have wood-mullioned windows with sill strings; gutter board at eaves. Dormers above canted bays contain small 2-light casements under label moulds. Steeply-pitched roof has tall rendered end chimneys with square yellow pots.

103-105, GILESGATE

List entry Number: 1310807

Grade: II

3 houses. Circa 1700 to late C18/early C19. Painted render; brick gables and rear; roofs of Lakeland and Welsh slate, with pantiles on rear of No. 104, and brick or rendered chimneys. L-plan, 2 storeys, 2 bays each house.

No 103 at left has central half-glazed door in plain wood jambs flanked by 2-storey canted bays with vertical glazing bars and catslide roofs. Banded brick chimneys, part rendered, at left end and in front of ridge at centre, with round yellow pots.

No. 104 has half-glazed door at right, shop window at left, in plain surrounds; wide box to late C19 sash above; steeply-pitched roof has brick gable coping and one left end rendered chimney.

No. 105 breaking forward at right has renewed windows and shop in inner return under one sash; canted corner bay has shop window below sash; right bay has blank first floor over plain shop window with cornice. Hipped roof; rear brick chimneys. Included for group value.

106 AND 107, GILESGATE

List entry Number: 1120641

Grade: II

2 houses and shops, now one. Circa 1820. Painted incised stucco ground floor, pebbledash rendered first floor, with painted ashlar dressings; Welsh slate roof with one brick and one rendered chimney. Shop at left has 4-panelled double door and 2-paned overlight; flanking windows with glazing bars have narrow fluted pilasters under plain fascia and full-width hood. Shop at right altered and late C19 vehicle door and window with vertical glazing bars inserted. Plain surrounds to central paired renewed doors and overlights under wedge stone lintels; similar lintels to first floor sashes with glazing bars and projecting stone sills. Low-pitched roof has end

chimneys, that at left with round yellow pots. Included for survival of early shop.

126, GILESGATE

List entry Number: 1159970

Grade: II

Incorporating former No. 125. House. Early C19. Coursed squared sandstone with brick dressings; Welsh slate roof with brick chimney. 2 storeys, 3 bays. Central flushed door and sashes with glazing bars have flat brick arches. Ridge chimney. Roof hipped at left return to south side of Gilesgate.

127, GILESGATE

List entry Number: 1323255

Grade: II

House. Early C19. English garden wall bond brick; Welsh slate roof. 2 storeys, 2 bays. Renewed door at right; flat brick arch to that and to sashes with glazing bars. Brick ridge chimney. Included for group value.

128, GILESGATE

List entry Number: 1120643

Grade: II

House. Early C19. Coursed squared limestone with ashlar dressings; Welsh slate roof with brick chimney. Wedge stone

lintels to renewed door and sash windows; projecting stone sills. Ridge chimney. Stone low relief c. 15 cm. high, showing figure of woman leaning on classical half-column, is inset over door; said to have come from Old Durham.

129 AND 130, GILESGATE

List entry Number: 1159978

Grade: II

2 houses. Early C19. Coursed squared sandstone with brick and ashlar dressings; Welsh slate roof with brick chimney. 2 storeys, 2 bays each house. Flushed door at right of No. 129, renewed door under renewed lintel at right of No. 130. Flat brick arches to first door and to sashes with projecting stone sills; most windows have glazing bars, some renewed. Ridge chimneys.

133 AND 134, GILESGATE

List entry Number: 1323256

Grade: II

Pair of houses. Early C19. Flemish bond brick with ashlar dressings; Welsh slate roof. 2 storeys, 3 windows. Paired 4-panelled doors and patterned fanlights share central pilaster and spandrel in central wide elliptical arch with chamfered alternate-block jambs and voussoirs. Late C19 sashes under chamfered voussoirs have chamfered projecting stone sills. Stone gutter brackets, Low-pitched roof with end chimneys.

135, GILESGATE

List entry Number: 1159980

Grade: II

House. Circa 1800. English garden wall bond brick (6 and one) with painted ashlar dressings; Welsh slate roof. 2 storeys, 3 bays. Central renewed door and overlight in architrave with modillioned cornice. Painted wedge stone lintels and projecting stone sills to sashes with glazing bars; blank bay over door. Steeply-pitched roof has end chimneys.

136, GILESGATE

List entry Number: 1120644

Grade: II

House. Early C19. English garden wall bond brick (3 and one) with ashlar dressings; Welsh slate roof. 2 storeys, 3 bays. Central 4-panelled door and fanlight with glazing bars in arched surround with chamfered alternate-block jambs and voussoirs. Rusticated voussoirs to late C19 sashes with chamfered projecting stone sills; low-pitched roof has end chimney.

140 AND 141, GILESGATE

List entry Number: 1310788

Grade: II

Pair of houses. Early C19. Flemish bond brick with painted ashlar dressings; Welsh slate roof. 2 storeys, 3 windows. Central paired 6-panelled doors and overlights with glazing

bars; wedge stone lintels to these and to sashes with glazing bars and projecting stone sills. End ridge chimneys.

142, GILESGATE

List entry Number: 1120645

Grade: II

House. Circa 1820. Coursed squared sandstone with painted ashlar dressings; Welsh slate roof with rendered chimney. 2 storeys, 2 windows. At right a 6-panelled door and patterned overlight in deep panelled reveals; doorcase of pilasters and prominent cornice. Wedge stone lintels and projecting stone sills to late C19 sashes.

143, GILESGATE

List entry Number: 1159985

Grade: II

House. Circa 1830. Incised stucco with painted ashlar dressings; Welsh slate roof with rendered chimney. 2 low storeys, one window. 4-panelled door and overlight at left in doorcase of narrow fluted pilasters and bracketed hood. Square sashes with margined lights in architraves with small false keystones and projecting stone sills. Steeply-pitched roof has right end chimney.

144 AND 145, GILESGATE

List entry Number: 1120646

Grade: II

Pair of houses. Early C19. Incised stucco with painted ashlar dressings; Welsh slate roof with brick chimney. 2 storeys, 3 windows. Central boarded vehicle entrance flanked by 4-panelled doors and overlights in architraves with bracketed hoods. Projecting stone sills to renewed sashes with glazing bars. Renewed end chimney.

146, GILESGATE

List entry Number: 1120647

Grade: II

House. Late C18. Incised stucco with painted ashlar dressings; Welsh slate roof with brick chimney. 2 storeys, 2 windows. 4-panelled door and overlight at left between narrow pilasters supporting hood. Projecting stone sills to sashes with glazing bars; ground-floor window has architrave. Steeply-pitched roof has end chimney.

NUMBER 167 AND BELVEDERE, GILESGATE

List entry Number: 1120648

Grade: II

House, later 2 houses, now students' residences. Early C18. Flemish bond brick with painted ashlar dressings; roof not visible. 3 storeys, 6 windows in groups of 3. Step up to 4-panelled door, in stone doorcase with fluted pilasters and

pedimented entablature, in first bay; curved step up to 5-panelled door and fanlight with glazing bars in open-pedimented Tuscan doorcase with triglyph frieze in fourth bay. Sashes with glazing bars, most renewed, have flat stone lintels and projecting stone sills; top floor has Venetian windows in end bays, with brick pilasters supporting projecting stone sill which breaks forward between lights; left top segmental light blocked, right window boarded up. Floor bands and dentilled eaves band; stone-coped parapet. Interior shows staircase in left end bay with wide, ramped grip handrail and balustrade boarded over; some 2-panelled doors; cupboards with fielded-panelled doors and L hinges; all rooms not inspected. Tuscan treatment to Venetian window.

NUMBER 173 AND WALL AND OUTBUILDING ATTACHED, GILESGATE

List entry Number: 1160000

Grade: II

House. Circa 1760. 2 builds. Flemish bond brick with painted ashlar dressings and Welsh slate roof; left extension English garden wall bond brick with renewed pantiled roof. 2-storey, 3-bay main block + 1-bay left section. First build has central 4-panelled door in fluted architrave with bracketed hood. Wedge stone lintels and flat stone sills to ground floor windows, projecting stone sills and smaller wedge stone lintels to those on first floor, all renewed. 2 end brick chimneys. Second build at left has blocked elliptical brick arch with stone impost blocks; window above has header course lintel and projecting stone sill to renewed sashes. Boot scraper recess beside door.

Wall attached to left contains C20 iron gate and ends in low buttressed outhouse, with boarded pigeon holes in rear gable.

193, GILESGATE

List entry Number: 1120649

Grade: II

House. Mid C18. Stucco; Welsh slate roof with brick chimney. Double span. 2 storeys, 2 bays. 4-panelled door in architrave in first bay, with small sash at left; sash in wide box above; 2-storey canted bay at right, with hipped roof, has wood mullions to fixed lights on ground floor, sashes above. Steeply-pitched roof has end brick chimney and rendered gable coping. Interior shows brick barrel-vaulted cellar under entrance passage; ground floor rear principal room has chimney piece with dentilled cornice., later cast iron grate and floral tiled panels; full-height pilasters flank window with splayed panelled reveals and panelled seat; wave-patterned dado rail continuous around room and over pilasters; wide stucco cornice with floral pattern; some 6-panelled doors, one with L hinges.

194, GILESGATE

List entry Number: 1310755

Grade: II

House. Mid C18. Stucco with painted stone dressings; Welsh slate roof with brick chimneys. 2 storeys, 3 bays. Central 6-panelled door, the top panels glazed, in architrave under deep canopy on wrought iron brackets. Sashes, narrower over door,

with glazing bars and projecting stone sills. Steeply-pitched roof has 2 end chimneys.

195, GILESGATE

List entry Number: 1120650

Grade: II

House. C17 and C18. Painted English garden wall bond brick (7 and 1) with painted ashlar dressings; Welsh slate roof with brick chimney. 3 storeys, 2 bays. 6-panelled door at left in wide architrave; one sash at right, 2 sashes on each upper floor. Glazing bars to those on ground and first floors; all in wide boxes. Header course lintels to first floor, projecting stone sills on ground and first floor. Dentilled first floor band; second floor band. Steeply-pitched roof has one end chimney.

196, GILESGATE

List entry Number: 1310756

Grade: II

House. Late C18/early C19. Incised stucco; Welsh slate roof with brick chimney. 2 storeys, 2 bays. 4-panelled door and overlight recessed at left in panelled surround. Wedge stone lintels and projecting stone sills to sashes, glazing bars to those on first floor. Paired gutter brackets. Low-pitched roof has right end chimney.

197 AND 198, GILESGATE

List entry Number: 1120651

Grade: II

2 houses. Late C18. Incised stucco with painted ashlar dressings; Welsh slate roof with brick chimneys. Raised arched surround to 4-panelled door and fanlight in second bay of No. 197; 6-panelled door and overlight in plain wood surround in fourth bay of No. 198. Wedge stone lintels and projecting stone sills to sashes, mostly plain. 2 ridge chimneys.

199 AND 200, GILESGATE

List entry Number: 1120652

Grade: II

2 houses. Circa 1790. Incised stucco to No. 199, painted brick to No. 200, with painted ashlar dressings; Welsh slate roof with brick chimneys. 2 storeys, with attic to No. 200; 4 bays. Step up to 6-panelled door and fanlight with radiating glazing bars in doorcase of slender shafted Gothick pilasters and open pediment, at left of each house. Wedge stone lintels and projecting stone sills to sashes with glazing bars, those of No. 199 renewed. Stone-coped parapets; slate-hung cheeks to pedimented gabled dormer of No. 200 at right. Central rain-water drain from parapet to cast-iron hopper. Central transverse ridge chimney extended at right.

201, GILESGATE

List entry Number: 1160005

Grade: II

House. Early C19. Painted incised stucco with painted ashlar dressings; Welsh slate roof with brick chimneys. 2 storeys and attic, 2 bays. 6-panelled door and overlight recessed at left in doorcase of narrow Tuscan pilasters, fascia and cornice. 2 sashes in each floor, those on first with glazing bars and on ground renewed, in architraves with projecting stone sills. Circa 1900 glazing to 2 half dormers with projecting stone sills and segmental pediments. Right end chimney.

202, GILESGATE

List entry Number: 1323257

Grade: II

2 houses, now one house; 2 builds. Early C18. Painted incised stucco; Welsh slate roof with brick chimney and rendered chimney. 2 storeys; 3 bays. Right bay was one house and projects. Central many-panelled door and sidelights under hood. Wide tripartite sash at left, altered from shop; smaller tripartite sash of late C19 type above. Right bay has sashes with glazing bars, paired on first floor; first floor band. Interior shows some 2-panelled doors.

209 AND 210, GILESGATE

List entry Number: 1160006

Grade: II

2 houses. Circa 1830. Flemish bond brick with painted ashlar plinth and dressings; Welsh slate roof. 2 storeys, with attic to No. 210; 3 bays each house. Central 6-panelled doors, that of No. 209 partly glazed, and overlights with patterned glazing bars, in deep reveals; Tuscan doorcases with prominent cornices. Wedge stone lintels and projecting stone sills to sashes with glazing bars, blind over door of No. 209. Inserted 3-light attic to No. 210 at right. End brick chimneys.

211, GILESGATE

List entry Number: 1120611

Grade: II

House. Mid C18. Flemish bond brick with painted ashlar dressings; rendered plinth; painted slate roof. 3 storeys, 3 bays. At right of central bay 6-panelled door in architrave under hood, with panelled soffit, on stone brackets. Header course lintels and projecting stone sills to sashes with glazing bars, those in centre of staircase at lower level. End brick chimney. Wrought iron grille at left to cellar chute.

212, GILESGATE

List entry Number: 1120612

Grade: II

House. Late C18. Rendered with painted ashlar plinth and dressings; Welsh slate roof with brick chimneys. 3 storeys, 3 bays. Central door and 2-paned overlight in plain reveal. Projecting stone sills to sashes with glazing bars; blank bay above door. End chimneys, the right one rendered. Empty and derelict at time of survey. Included for group value.

213 AND 214, GILESGATE

List entry Number: 1323276

Grade: II

2 houses in 2 builds. Mid C18. Painted stucco with painted ashlar dressings; Welsh slate roof with brick chimney.

No. 213 at left is first build, set back, and ground floor of first bay of second build. Basement and 2 storeys to first build of one bay; 2 storeys and 3 bays to second build. First build has basement glazed door and a sash with glazing bars on each floor; stone gutter brackets. Second build has many-panelled door and overlight in Tuscan doorcase at right of second bay. Paired sashes at left on ground floor; all other windows sashes with glazing bars. Left return has front door of No. 213; wide and 6-panelled in panelled stone surround. First build has low-pitched roof; second build has steeply-pitched roof with swept eaves and ridge chimney. Interior of first build shows wide 6-panelled doors; stone stairs with narrow handrail and curtail; second build has some 2-panelled doors.

216 AND 217, GILESGATE

List entry Number: 1120613

Grade: II

House. Mid C18 with possibly C17 structure incorporated in rear wing. Painted stucco with painted ashlar dressings; Welsh slate roof with stone gable copings and rendered chimney. L-plan. 2 storeys, 3 bays. Renewed sashes, the central wider, with glazing bars and projecting stone sills; those on ground floor in architraves. Right return to Ravensworth Terrace has 6-panelled door and fanlight with glazing bars, flanked by panelled pilasters, recessed in wide round-headed opening. Steeply-pitched roof has chimney on right gable at rear. Interior shows stair with wide ramped grip handrail on vase balusters; many 6-panelled doors in deep panelled reveals; some 2-panelled with H hinges. Rear wing has closely-spaced massive first-floor joists of irregular shape; visible parts of roof trusses are also massive, irregular and pegged.

218 AND 219, GILESGATE

List entry Number: 1323277

Grade: II

2 houses. Early and late C18 with C20 alterations Painted render with plinth: Welsh slate roof, with high-crested red ridge tiles to No. 218 at left, and brick chimneys. 2 storeys, 4 bays, the first wide. No. 218 has ground-floor blocked shop window and 'Ipswich' glazing bars to inserted 3-light window with wedge stone lintel and moulded stone sill; ground-floor

cornice; first floor has C20 glazing to window with slightly projecting stone sill. Steeply-pitched roof has square right end brick chimney, with brick projecting band above base, raised in later brick. Left return has bargeboarded gable. No. 219 has step up to central renewed 6-panelled door and overlight with glazing bars in deep panelled reveals, with doorcase of panelled pilasters and prominent cornice. Renewed sashes with glazing bars have projecting stone sills; blank bay over door. Roof with swept eaves, extending slightly over No. 218, has end chimneys. No. 218 included for group value and because integral with No. 219.

220, GILESGATE

List entry Number: 1120614

Grade: II

House. Mid C18. Painted incised stucco with painted ashlar dressings. Welsh slate roof with brick chimney. 2 storeys, 3 bays. Sashes with glazing bars, some renewed, have projecting stone sills. No door visible. Roof has swept eaves and end chimneys.

2-12, MAGDALENE STREET

List entry Number: 1120623

Grade: II

Terrace of houses. Early C19. English garden wall bond brick, except for No. 12 which is rendered, with ashlar dressings; Welsh slate roof. 2 storeys, 2 bays each house: 22 bays in all. Panelled architraves and elliptical brick arches contain doors,

some 4- or 6-panelled, and shallow fanlights, some patterned; raised brick surrounds. Flat brick arches and projecting stone sills to windows, sashes with glazing bars except for Nos. 11 and 5.

16-27, MAGDALENE STREET

List entry Number: 1160130

Grade: II

Terrace of houses. Early C19. English garden wall bond brick with ashlar dressings; Welsh slate roof. 2 storeys, 2 bays each house: 24 in all. Elliptical-headed raised brick surrounds contain doors, those of Nos. 21 and 27 boarded, most renewed, in panelled architraves under shallow fanlights; most fanlights patterned. Sash windows, many renewed, and C20 windows of Nos. 20 and 26, have flat brick arches and projecting stone sills.

CHAPEL OF THE VENERABLE BEDE

List entry Number: 1392058

Grade: II

II Anglican chapel. 1939, by Seeley & Paget. Reinforced concrete frame filled with solid brickwork and rendered; Welsh slate roof, metal windows and cork flooring. PLAN: rectangular chapel with narthex and an apsidal vestry attached to the south.

EXTERIOR: art deco with gothic, baroque and classical detail.

East end is plain with lancet openings through flanking buttresses.

West end narthex in the form of a tall rectangular tower of 3 bays; central bay inset with small rectangular openings piercing parapet; single lancet window in organ gallery and main entrance below. Classical entrance with Romanesque arch rising from impost, flanked by a pair of columns and entablature in doric style. Main door is of 15-panes with semi-circular fanlight above. Left bay plain with rectangular projecting stair turret on ground floor providing access to organ gallery. Right bay has a belfry in the form of a concave niche containing a figure of St Bede supported on a fluted corbel, with bell and canopy above surmounted by a cross. A flat roofed single story apsidal vestry projects to the south with a 16-pane tripartite window in its curving end. North and south walls of alternate narrow and broad bays demarcated by paired buttresses with narrow bays recessed. The west wall of each broad bay is pierced by a lancet window. At a higher level, the bays are set back from the outer face. At ground floor level, there are a series of 16-pane tripartite casement windows.

INTERIOR: simple whitewashed plaster walls with a ceiling of alternate barrel vaulted bays in sprayed asbestos and cross-vaulted bays in fibrous plaster. At a level of c. 3m above the floor, the walls are set back from the outer face in alternate bays and at a higher level still the walls are set further back in order to reduce the roof span. The central aisle is flanked by three rows of raised seating formed of alternate teak and walnut boards, polished and decorated with various coats of arms. Two rows at the western ends are set at right angles to the aisle. The altar, also of alternate teak and walnut boards, retains its original covering. Timber cornices, finished with silver leaf, suspend the original hangings to the rear. The Bishop's chair to the left of the altar and the sedilium to the right, are also constructed of alternate walnut and teak boards,

the latter with rear hangings suspended on plaster cornices. The font and lectern are part of the original chapel fittings. A Harrison and Harrison organ of 1891 with a casing by Seeley & Paget occupies the organ gallery at the west end of the chapel. The cork flooring and woodwork detail is carried through to the vestibule and vestry with original doors and fittings.

HISTORY: The Chapel of the Venerable Bede, designed by architects John Seeley and Paul Paget was completed in 1939. It was constructed in the then grounds of the College of the Venerable Bede to celebrate its centenary as a Church of England teacher training school. The college of Hild and Bede was formed in 1979 when the Church of England sold the college to the University of Durham. The chapel occupies a prominent location on a sloping site above the River Wear.

Seeley & Paget are historically important as they are considered to be at the forefront of C20 architecture. The practice worked between 1930 and 1960 and during this time produced a number of highly original ecclesiastical buildings in a variety of styles worldwide. However, it is their ability to work among a range of genres and to incorporate historic styles into modern buildings, which is one of the key factors contributing to their historic importance. They are best remembered for their art deco extension to Eltham Palace but also for a number of notable churches including The Ascension of 1939 at Hanger Lane.

SOURCES: 'The New Chapel at the College of the Venerable Bede, Durham' *The Architect & Building News*, (1st March 1940) 222-224. Nikolaus Pevsner, *Buildings of England*. County Durham 2nd ed (1983), 236

SUMMARY OF IMPORTANCE: This Anglican chapel was designed by Seeley & Paget in 1939 in the then grounds of the College of the Venerable Bede. It is of special architectural and historic interest for its outstanding design and excellent detailing by one of the leading national architectural practices of the time. In particular, the skilful amalgam of various styles in an essentially art deco building, a trademark of the Seeley & Paget practice is noteworthy. Their use of modern materials and techniques is demonstrated in the plain yet dramatic interior, which is also intact with good quality fixtures and fittings including a cross by Stephen Dykes-Bowyer. The quality of design and execution combined with a very low level of alteration mean that this chapel fully meets the criteria for listing a C20 place of worship in a national context.

GREAT GATEWAY TO KEPIER HOSPITAL (THAT PART WITHIN THE CIVIL PARISH OF BELMONT)

List entry Number: 1120725

Grade: I

Hospital gatehouse. C14. Coursed squared sandstone with ashlar dressings; pantiled roof, with stone gable copings and brick chimneys. T-plan. 2 storeys, 3 bays. Central 2-centred arch on shafts has drip string with blind quatrefoil frieze above; 2-centred-arched window above with casements under dripmould; top string to second storey under gable. Buttresses with plinths and offsets flank arch. Left bay has renewed boarded door under stone lintel with blocked small window immediately above; chamfered lintel to small first-floor window. Right bay has small elliptical-headed opening on ground floor and small square casement above. Cyma-

moulded plinth of buttresses continues along part of right bay. Gateway has 2 quadripartite vaults on corbels, and central arch; bosses eroded and missing; small openings to side walls. Rear elevation has polygonal stair turret to north of arch; stone stair to first-floor Tudor-arched doorway; carved kneeler on north gable. Interior shows segmental-headed fireplace in north room; double-chamfered arch on responds in south room; some 2-centred-arched doorways in upper rooms; part of spiral stair in turret. Stone work heavily eroded. Partly in the parish of Durham and Framwellgate. A scheduled ancient monument.

GREAT GATEWAY TO KEPIER HOSPITAL (THAT PART WITHIN THE CITY OF DURHAM)

List entry Number: 1121391

Grade: I

Hospital gatehouse. C14. Coursed squared sandstone with ashlar dressings; pantiled roof, with stone gable copings and brick chimneys. T-plan. 2 storeys, 3 bays. Central 2-centred arch on shafts has drip string with blind quatrefoil frieze above; 2-centred-arched window above with casements under dripmould; top string to second storey under gable. Buttresses with plinths and offsets flank arch. Left bay has renewed boarded door under stone lintel with blocked small window immediately above; chamfered lintel to small first floor window. Right bay has small elliptical-headed opening on ground floor and small square casement above. Cyma-moulded plinth of buttresses continues along part of right bay. Gateway has 2 quadripartite vaults on corbels, and central arch; bosses eroded and missing; small openings to side walls.

Rear elevation has polygonal stair turret to north of arch; stone stair to first-floor Tudor-arched doorway; carved kneeler on north gable.

Interior shows segmental-headed fireplace in north room; double-chamfered arch on responds in south room; some 2-centred-arched doorways in upper rooms; part of spiral stair in turret. Stonework heavily eroded.

KEPIER FARMHOUSE, PROVIDENCE ROW

List entry Number: 1159216

Grade: II*

Part of Kepier Hospital, now farmhouse. C14-C20. Rendered sandstone rubble with ashlar dressings; part raised in brick; rear rubble and brick; partial boulder plinth. Welsh slate roof. 2 storeys, 3 bays, and left extension of 2 lower storeys, one bay, the upper storey of brick. Low pent right addition one storey one bay. Main block has right end buttress; step up to C20 door at left in ogee-headed surround; paired 2-light windows with Perpendicular tracery, the left a C20 copy. First floor has irregular fenestration with large blocked rectangular opening to left of door, with C20 6-pane light inserted; similar lights in other 2 bays, the left under wider lintel, the right in higher position under stepped label mould. Relieving arch at ground level in second bay, and boulder plinth in third bay. Left extension has C20 3-light window and lintel in ground floor; blank above. Wide battered chimney at centre rear of steeply-pitched roof. Brick chimney at left end of lower ridge on extension. Interior not inspected.

BUILDING ATTACHED TO KEPIER HOSPITAL GATEWAY

List entry Number: 1323216

Grade: II*

Farm buildings incorporating parts of Kepier Hospital. Medieval with mostly C19 alterations and additions. Sandstone rubble with quoins and ashlar dressings; brick patching and insertions of various dates and types. Roofs Welsh slate and pantiles. Range at west of hospital, extending northwards from gatehouse. East elevation: one-storey, 2-bay part continuous with ground floor of gatehouse; 2-storey, one-bay, set-back section on falling ground; slightly lower 2-storey, 8-bay part; 11 bays in all. First bay old brick, with C19 boarded door; second bay rubble, with right end quoins, has pointed-arched head of unknown function at ground level, partly obscured by mound; blocked square opening above. Third (set-back) bay has blocked doors on both floors. Other bays under lower roof have C19 doors and windows, some blocked and some boarded up, with timber resembling feet of upper crucks visible in first floor. Roof has 4 small skylights at right end of higher part; pantiles on 3 right end bays. Interior not inspected.

LOGGIA OF HEATH FAMILY MANSION EAST OF GREAT GATEWAY AT KEPIER HOSPITAL

List entry Number: 1310224

Grade: I

Loggia of former mansion. Late C16 for John Heath. Sandstone ashlar and brick. Classical style. One storey, 4 bays. 3-arched loggia has keyed arches on columns; entablature above. Square-headed doorway at right has raised drip mould. Square

column at left corner has low pyramidal coping. Fragments of first-floor brickwork to 6 or 7 courses. One similar arch in left return. First arch bricked up; part of cornice fallen; all in a decayed state at time of survey.

CHAPEL OF ST.MARY MAGDALENE

List entry Number: 1159279

Grade: I

Hospital chapel. Founded C13; C14 east window in C15 rebuilding of chapel. Coursed squared sandstone; roofless. Rectangular plan. One storey, 2 bays. Massive west buttresses flank blank west front. East window a 2-centred arch; tracery lost. Drip mould to this and to round-headed north door; south door blocked. Interior has small aumbry high on south wall at east end.

CHURCH OF ST.GILES

List entry Number: 1159991

Grade: I

Parish church. Part of the hospital of St. Giles founded 1112 AD; north nave wall c.1114; chancel late C12; tower early C13 and early C15; c.1873 south aisle and vestry, north porch. Sandstone, most coursed and squared, with ashlar dressings; porch sneaked sandstone; plinth. Roofs not visible.

Nave with south aisle and north porch; chancel with south vestry; west tower. Square tower of 4 stages has clasping buttresses flanking restored 3-light west window with Perpendicular tracery; top stages have small square-headed

window and 2-light belfry openings, traceried except on east side, below pinnacled battlements. North wall of nave has 3 small windows, the west 2 round-headed and with shallow chamfered surround, that at east renewed; massive buttresses define east bay which was original chancel. Later chancel has blocked north door; shafted round-headed north and south windows with zig-zag moulding; 5-light renewed east window; sill string. Buttressed south aisle has 5 Perpendicular 3-light windows.

Interior: coursed squared sandstone, raised on the north in rubble, in nave and chancel; tower rubble; C19 work painted plaster with ashlar dressings; panelled roof on painted corbels and tie-beams. Octagonal columns in 5-bay arcade and south organ chamber have 2 hollow chamfers to 2-centred arches. 3 shafts support double-chamfered renewed chancel arch; fragment of former chancel arch on north with 2 head corbels. Tower arch of 2 orders has dog-tooth corbels. North door, re-sited from south, has cushion capitals and zig-zag moulding; deep splays to nave north windows; chancel windows have water-leaf capitals and zig-zag drip string. Blocked round-headed doors in chancel and adjacent to north door. Font in tower has large lead-lined bowl on round pedestal with cushion capital. In chancel wood effigy of John Heath of Keping, died 1591, in armour; head rests on cock-crested helmet, feet on scroll containing 2 skulls with motto 'Hodie mihi cras tibi'; Heath arms on shield hanging from renewed wooden chest. Porch contains fragment of tegulated coped Medieval grave-cover.

FORMER GILESGATE RAILWAY STATION

List entry Number: 1161515

Grade: II

Railway station, now builders' merchants. 1844 by G.T. Andrews for Durham and Sunderland Railway Company. Sandstone ashlar; Welsh slate roof. Passenger building: one storey, 7 bays with lower 2-bay left wing and one-bay right link to office block. Central projecting bay has keyed arch, with voussoirs on pilasters, blocked and window inserted. Boarded door and overlight with glazing bars in first bay, sashes with glazing bars, and inserted door in right end bay. Eaves band and prominent cornice and blocking course. Set-back left wing has C20 one-bay link; 2 keyed arches with pilasters and voussoirs; impost band partly removed; cornice and blocking course. Right link obscured. Rear shows massive boarded doors to engine shed. Interior of shed has iron trusses supporting partly-glazed roof; wood platforms survive.

Office block at right 2 storeys, 2 bays. Steps up to 4-panelled door and overlight in Tuscan doorcase. Canted bay at right with semicircular cellar grille. Sill band. 2 first-floor sashes in plain reveals. Gutter board. Low-pitched hipped roof has central and rear corniced ashlar chimneys.

VANE TEMPEST HALL

List entry Number: 1310775

Grade: II

Militia headquarters building now community centre. Dated 1863 on corner turret panel inscribed '2nd Durham Militia Stores'.

Snecked sandstone with ashlar plinth, quoins and dressings; Welsh slate roof with ashlar chimneys and tall square yellow pots. L-plan; castle style.

2 storeys; 5 bays each wing and corner entrance tower, the end bays gabled and with relieving arches and coats of arms. Canted corner contains boarded double door in buttressed projection; carved panels and oak-leaf stopped drip-mould over door. Octagonal tower above has blind arrow slits and battlemented parapet. Mullioned and transomed windows in wings have chamfered surrounds. Blind arrow slits between first floor windows under 3 gabled dormers on each wing. Roof has fleur-de-lis finials, copings on kneelers, fishscale pattern tiles. Door inserted in left wing. Interior shows hammer-beam roof in drill hall in right wing; plain iron handrail to central stair. Included as the only Militia building surviving in County Durham.

STABLE BLOCK BEHIND VANE TEMPEST HALL

List entry Number: 1120642

Grade: II

Stables. Circa 1863 for 2nd Durham Militia. Snecked sandstone with ashlar dressings; Welsh slate roof with stone gable

copings. 2 storeys, 5 windows and one-bay lower storebuilding. Chamfered Tudor-arched surround to door at left; chamfered lintels to Dutch door and 2 boarded doors. Wood mullions and transoms to 2 ground-floor windows with chamfered stone sills. Roof has 5 half-dormers; rear ashlar chimney with fleur-de-lis crested yellow pots.

BARN TO NORTH-WEST OF OLD DURHAM FARMHOUSE

List entry Number: 1322875

Grade: II

Barn. Late C17/early C18. English garden wall bond brick (5 and one) with stone dressings. Roof of concrete tiles. 6 bays with central threshing doors on each side. Doors have 4-centred-arched stone heads; oeuil-de-boeuf openings above, now blocked. Segmental brick arch to boarded door in east side which has dentilled eaves. West side has brick buttresses added. Ventilator slits. Interior not inspected but said to have brick piers supporting roof trusses with curved struts; principals truncated at high pegged collars. 2 levels of purlins, the upper on slots in collars, the lower set in principals. No ridge.

RETAINING WALL AND GAZEBO ON WEST SIDE OF OLD DURHAM FARMHOUSE

List entry Number: 1121399

Grade: II

Long retaining wall and gazebo attached. Late C17/early C18. Rubble sandstone wall with flat coping, mostly missing; gazebo of coursed rubble with ashlar west front; no roof.

Square gazebo, half-way along wall, has west basement entrance of wide segmental arch with roll moulding; roll-moulded surround to large window above. Garden side at higher level has north Tudor-arched door with roll-moulded surround. Interior has arched panelled corner cupboard in first floor room with some fielded panelling; bolection-moulded corner chimney-piece under flat brick arch. Basement has some painted plaster. Roof of pantiles on pyramidal structure collapsed at time of survey; interior derelict. South west part of garden wall has doorway with Tudor-arched lintel fallen to ground at time of survey.



Appendix 2
Notable Unlisted Buildings

APPENDIX 2

NOTABLE UNLISTED BUILDINGS

The following buildings are not statutorily listed but make a considerable contribution to the character and appearance of the local scene and are important enough to warrant identification. **There is a presumption in favour of preservation of these structures.** Such buildings add to the historical and general architectural richness of this part of the conservation area and careful attention should be given to proposals likely to affect such buildings. The omission of any particular building should not be taken to imply that it is of no interest.

No's 10 to 19 Gilesgate

A diverse group of historic buildings ranging in date from the 17th century to the late 19th century. No's 10 and 11 form a single 2 storey property of 4 narrow bays of brick in a Flemish bond with a rubble rear including brick opening surrounds, and incorporating a central pair of doors with 2-pane overlights under common wedge lintel and sash windows 12 and 16pane. The proportions and slightly irregular baying of No12 suggests a 17th or early 18 century date, but it appears to have been remodelling in the early 19th century, it consists of 2 storeys and 3 bays, featuring 6-panel door with geometric over light in wooden doorcase with 4-pane sash windows. No 13 is similarly proportioned to No12 built from brick in English Garden Wall bond 1 & 5 and featuring a door in bay 1 with wooden architrave and cornice, 4-pane sashes with wedge lintels and

cills. No 14 is largely mid-18th century of 3 storeys and 2 bays again in English Garden Wall bond brick but 1 & 6 laying pattern. Features include 4-pane door with over light and architrave, 4-pane sashes with square oriel windows. Nos 15 and 16 are similar being of 2 storeys and 2 bays colour washed probable late 18th century. Nos 17 to 19 are a terrace of threer each 2 storeys and 1 wide bay built in grey brick with ashlar dressings with paired 8-pane sash windows in raised surrounds, late 19th century.

No's 57 to 66

A terrace of 2 storey 2 bayed historic houses stepping up the hill in varying bonds English Garden Wall and Flemish, many doors and windows have been renewed, original wedge lintels remain

98-99 Gilesgate

Funeral Directors (Former Methodist Chapel), dating from 1869. It closed as a place of worship in 1992. Two storey cream stucco render with Welsh slate roof with tall slender chimney to right gable ridge. Lancet windows with drip mould and string course. Cornice detail to eaves. Timber windows and doors. Sympathetically converted to funeral directors.

113 - 115

Nos 113 and 114 appear to be early 20th century, a semi-detached pair of houses which are older at their core evidenced by surviving 19th century stonework exposed in the west wall,

of interest for historic and evidential rather than architectural values. No 115 is a substantial late 19th century building with Gothic detailing, distinctive within the street and forming an end-stop to the adjoining 19th century terrace.

137-139 Gilesgate

Row of three two storey pre-1860 houses. Ground floor stretcher-bond brick. First floor mock black timber framing with white render panels. Welsh slate roof with three red brick chimneys with deep corbelling detail. Decorative hipped bonnet gables to first floor windows with deep barge board detail and 'cut out' quatrefoil detail to timber above each of the sashes of these windows. Applied 'shield' detail below central panel of first floor windows (that of No.138 with the letter 'L' beneath). Six panelled timber doors and timber mullioned and transomed windows with ashlar lintels and sills. Lintels have curved stone inset detail.

Grove House.

Illustrated on 1st edition Ordnance Survey Map of 1860. Detached two storey symmetrical dwelling of ashlar squared stone with ashlar quoin and door surround with voussoir detail. Wide timber panelled front entrance door with semi-circular fanlight above. First floor window above central entrance door with ashlar lintel and cill detail. Two storey ashlar canted bays to either side of entrance door. 6 over 6 timber sliding sash windows. Hipped slate roof with two symmetrical (renewed?) chimneys to ridge.

Charles Stranks House

Former vicarage, now part of the University. Original building probably first quarter of 19th century. Extended and roofs remodelled in later 19th century. 3 storeys. Brown brick, ashlar dressings. Sash windows with sill bands and ashlar lintels. Low pitched roofs with overhanging eaves. Broad chimney stacks pierced by round headed arches.

War Memorial

Carved stone cross with tall shaft with polished granite inset panel with names carved upon it. Stone plinth set back on Yorkstone paving at entrance to Church Lane to north of St. Giles Church.

Manor House

Built in the free Gothic style around 1860. Constructed from English Garden Wall bond brick with ashlar dressings and a steeply pitched Welsh slate roof with cylindrical ashlar chimneys. Decorative timber porch to northern elevation and 1 over 1 timber painted sliding sash windows.

York House

Two storey detached property dating from mid 1800s. Cream smooth render with Welsh slate hipped roof with tall brick chimney. Symmetrical southern elevation with 4 paned timber sashes and central timber door. Western gable has ground floor canted bay with 4 paned sash above. Currently vacant and

in poor condition. Render has been partially hacked off southern elevation to reveal brick below.

Alma House

Two storey linear short Georgian terrace on a north to south axis, with frontage facing west towards the City. Brick with Welsh slate roof with slender tall brick chimneys. 8 over 8 timber sliding sash windows with painted ashlar lintels and cills.

Historic stone St. Hild College buildings, including former Chapel

The original St. Hild building is three and four storeys in height and was constructed in 1858 from coursed squared stone in imposing Gothic revival style with a steeply pitched Welsh slate roof with decorative chamfered tall stone chimneys and dominant stone projecting gables at either end and a series of smaller gables between. A half-timbered storey, with dormers offset above the lower gables, was added later. A more modern single storey, projecting, flat roofed extension stretches the length of the recessed section of the main building. The west wing was constructed by J Potts in 1907 and has more fanciful tracery. The Chapel was constructed in 1912, also by J Potts, to complement the architectural style of the main buildings, as was the larger east wing, which was constructed in 1925.

The main building has flat headed windows to ground floor with lancet windows above with decorative stone heads and trefoil and quatrefoil detail. The panes are a mix of fixed lights and casements with timber frames. Some panes have been altered over time but the overall form of the windows remains. Other alterations and additions include fire escapes to the gable and rear elevations, which are currently painted in the college purple. Other additions include grilles to some of the windows to the isolated, more vulnerable northern elevation.

The Chapel, which lies just to the south of the main St. Hild College building, is orientated east to west, built of ashlar stone with a steeply pitched slate roof and wide lancet windows. In addition there is a series of elaborate eaves level tall stone finials capped with leaded pinnacles. It is attached to the main buildings by means of a stone single storey link.

The former Hall (now gymnasium) to the south of Chapel and the half brick half-timbered building tucked to the north of this Hall.

Dating from the early 1900's, the former hall has an imposing three storey gable facing west. This building is of smooth render, painted cream and has a central wide doorway to its western gable with Doric pillars to either side of a stone portico with a tall linear window above stretching to third storey, with stone jambs and a semi-circular stone head. A continuous linear horizontally orientated dormer extension has been added to create a third storey on both sides of the main slate

roof pitches. This early insertion is relatively modest in scale and proportion and does not detract significantly from the character of the main building.

Tucked to the north of this hall is a part red brick (at ground floor level) building with horizontal timber boarding above. This two storey arts and crafts style building has tall slender red brick chimneys emanating from the ridge line of the steeply pitched slate roof.

Historic stone Bede buildings, including the former Model School.

The historic college buildings on the Bede site date from 1838 and are clustered in the northeastern part of the overall site between St. Hild's Lane to the east and Leazes Road to the northwest. They are imposing three storey Victorian stone buildings with steeply pitched Welsh slate roofs peppered with gables and dormers and are constructed in the neo Tudor style with stone transomed and mullioned windows, some with inset curved headed stone detail to soften and add interest to these windows. The original buildings were extended between 1847 and 1858 and again in 1875. The roofscape of these traditional buildings, with their steeply pitched Welsh slate roofs and tall imposing chimneys, is of the utmost importance, being highly visible from Leazes Road to the north, which is one of the main approach roads into the city.

The buildings are set up high on elevated land with steep steps down to the lower level, adding presence and grandeur to

these buildings. The main blocks are three and four storeys in height with imposing projecting gables, stone double storey canted and squared bays with decorative swept eaves to their roofs. Later insertions include a timber and glazed entranceway which is tucked away in a niche between buildings, flat roofed extensions, which are in ashlar stone and are tucked away to the rear of the main buildings and flat roofed timber dormers.

The detached building to the southwest of the main grouping dates from the late 1800's and is notated on the 1923 Ordnance Survey map as being a 'Model School'. This squared stone building has mullioned windows with ashlar stone surrounds and a wide Tudor arched door with stone label moulding above. The Welsh slate roof has strong stone water tabling detail with ball finials on top and terracotta ridge tile detailing. Unfortunately a large flat roofed dormer has been inserted at a later date, detracting from the style and simplicity of the prominent western frontage, which faces directly onto Pelaw Leazes Lane.

Detached white rendered Edwardian dwelling to south of Bede college buildings fronting onto Pelaw Leazes Lane.

Detached two storey squared house which is rendered and painted white and has a Welsh slate hipped roof with swept overhanging eaves. This Edwardian dwelling, which has a very Arts and Crafts feel, has a symmetrical frontage with paired 1 over 1 sash windows to either side of a six panelled timber door

with fanlight above. There are two tall white rendered chimneys rising from the rear roofscape. This building is set within mature landscaping and fronts onto Pelaw Leazes Lane, being set back from the road with entrance drive and forecourt.

Victorian Former School, St. Hild's Lane

The former Victorian school, built in the late 1800's, is now used as a nursery. It is constructed from coursed squared sandstone with ashlar quoins and dressings. Its dominant position is enhanced by its strong gabled form and its steeply pitched Welsh slate roof with fish scale detailing and gabled dormers with lancet headed windows. It also has a decorative leaded spire and tall ashlar chimneys with clay pots.

Ravensworth Terrace

Ravensworth Terrace is a fine group of Victorian properties developed in the late 1800's. It runs in a north to south direction off Lower Gilesgate. The development of the A690 in the late 1960's involved the widening of the eastern section of Pelaw Leazes Lane and included the demolition no's 1 & 2 Ravensworth Terrace. The remainder of the terrace is relatively intact. Each property displays identical frontages, having two bays. The first bay consists of a canted bay, with timber dentil detailing, a hipped slate roof and fenestrated with a timber vertical sliding sash windows. Centrally above the bay is a single timber sliding sash window. The door and the sash windows feature arched brick heads with an ashlar keystone.

The second bay has a timber six panelled door with stone hood and arched headed light over with a sliding sash window above, similar to the adjacent window, however slimmer in proportion.

A numbers of the dwellings have a single gabled dormer with 2 over 2 sliding sash window centrally placed above the main first floor sash window, others have small skylights or conservation style roof lights.

Most of the properties have basements; their ground floors being elevated slightly with three stone steps leading up to the front door from pavement level. They are fronted by cast iron railings with arrow head finials set into a stone coping with stone piers to either side of the front entrance steps. The dwellings have linear rear gardens which stretch to the boundary with the Tinkler's Lane.

Whilst these properties are not listed, they are still relatively intact and display important architectural and historic features which contribute significantly to the character and appearance of the conservation area.

North side of Gilesgate

The northern side of the steep Gilesgate bank and the northern side of Lower Gilesgate are lined with two storey predominantly Georgian and Victorian (with some modern infill) residential properties most of which are of English garden wall bond brick, with some incised cream painted stucco. A

number of the properties still retain traditional features such as painted timber sliding sash windows and timber panelled doors, with decorative fanlights and stone lintels and cills. These houses form a continuous frontage to back of footpath and occupy narrow linear burgage plots, with gardens to the rear. These properties are of historical significance to the townscape of this part of the conservation area and as such, whilst not listed, are of local importance and should be preserved and enhanced.

Kepier House

Kepier House is identifiable on the first edition Ordnance Survey map of 1860 as 'Sands House' and may possibly pre-date this time and it may have been an early 19th century chapel (Durham City Archaeological Project - Building Survey 1990-1). This substantial property, which is currently in a state of abandonment, is prominent and distinctive within the area and despite a number of phases of rebuilding and modification it retains much of its Victorian character. It is constructed from brick with a hipped slate roof and has interesting fenestration detail, including first floor oriel canted bay windows and arched headed windows. The vacant land to the south of the building is also of local historic interest as it is the remains of the former ornamental garden associated with the main building, although this is very heavily overgrown at present.

19th century brick kiln to the north of the Kepier Hospital site.

The unlisted brick kiln to the north of the Kepier site dates from the early 19th century and forms the remnants of a former brick and tile works. The structure is oblong in plan with a domed roof. Its main east and west walls appear to slope inwards from bottom to top. Its red brick east to west walls are supported by brick buttresses and its southern elevation has an open arched entrance way with a double row of brick on edge voussoir detailing which is in a state of partial collapse.

The railway bridge and abutments connected with the former railway line to Elvet.

This railway dated from the late 1800s (Elvet Station opened in 1893) and was closed to passengers in 1931 and to goods traffic in 1954. The remains of the red brick railway line abutments and an archway still exist in this area and are an important reminder of the former industrial heritage of the area. They are presently in need of repair and consolidation.

Former Pine Apple Inn Old Durham

The Pine Apple Inn, on the northern side of the site of Old Durham gardens, had been established as a public house serving the upper (eastern) gardens by the 1820s. It lost its licence to serve alcohol in the 1920s and from this time until the 1940s it was refreshment rooms. By the later 20th century it had been converted to a detached house.



Appendix 3
Buildings at Risk

APPENDIX 3

BUILDINGS AT RISK

A 'building at risk' is usually a listed building or an unlisted building within a Conservation Area which is either vacant with no identified new use, suffering from neglect and/or poor maintenance, suffering from structural problems, fire damaged, unsecured and open to the elements or threatened with demolition.

The Gilesgate character area includes a small number of vacant units which have an air of neglect which blights the historic environment and the appearance and vitality of the area. Most of these properties, whilst suffering from minor defects due to lack of routine maintenance, are still in a reasonably sound condition. However some have more significant issues and require urgent attention to ensure their future structural integrity and the quality and appearance of the built environment within the overall conservation area.

There are a number of buildings/structures within the Gilesgate character area which have been identified during the appraisal process as 'at risk'.

Vane Tempest Hall and Stable Blocks

Vane Tempest Hall and its associated stable blocks are Grade II listed buildings dating from 1863, set within their own grounds and bounded by a tall stone wall to the south. They were built

as the local Militia headquarters and are now used by the Gilesgate Community and Welfare Association for community uses. The buildings also house a number of small business uses.

These landmark buildings, which are the only surviving Militia buildings in County Durham, are constructed from snecked sandstone with a Welsh slate roof, in the distinctive Gothic Revival style in an 'L' shaped form with an impressive octagonal castellated corner entrance tower to the main hall, giving the building a fortified appearance. Together with the stable blocks they form a sheltered internal courtyard.

The buildings are currently suffering from water ingress and general dampness. The fabric is deteriorating and suffers from missing downpipes, rotten window frames, leaking roofs etc. In addition the boundary walls are also in poor condition and the historic gardens are neglected and overgrown.

Chapel of St Mary Magdalene

The Chapel of St. Mary Magdalene is a Grade I listed building and a Scheduled Monument. Founded in the 13th century and rebuilt in the 15th century, it is presently in a ruinous condition, retaining only remnants of its original structure, although its simple modest rectangular plan form, measuring only 7x 15 metres, is still clearly visible. Its coursed squared sandstone walls with massive west buttresses flanking the blank west front are still partially intact. The east window has a 2-centred arch, although the tracery has been lost. The drip mould to this and to round-headed north door are still present. The south

door has been blocked. The roof covering has been completely lost.

Today the ruins of the Chapel occupy an unsightly and isolated location, fronting directly onto the A690 and having a large abandoned builders yard, with remnants of construction debris such as broken glass, brick and barbed wire etc. immediately to the rear. The southern boundary of the Chapel is formed by unsympathetic blue metal vertical railings to the ramped approach to the concrete footbridge over the A690. The rest of this site is surrounded by flimsy vertical timber post and wire fencing which is in a poor state of repair, allowing easy access to the site and making it subject to vandalism etc.

!!!!!!UPDATE!!!!!!

The Chapel itself is currently in a very poor condition with severe erosion to the masonry currently exacerbated by weeds and other vegetation growing amongst the cracks in the stonework. Litter collects within the site, trapped by fencing which surrounds it and adding to the poor appearance of the site.

Former Brick Kiln, Kepier Riverside

This unlisted brick kiln, dating from the early 19th century, is located in open countryside to the north of the main former Kepier Hospital site. It forms the remnants of a brick and tile works which existed here in the 19th century. The kiln is oblong in plan with a domed roof. Its red brick east to west walls are supported by brick buttresses and its southern elevation has an

open arched entrance way with a double row of brick on edge voussoir detailing which is in a state of partial collapse.

The structure, which is important remnant of its industrial heritage, is in a perilous condition, with weeds and other vegetation growing out of its roof and walls, exacerbating the erosion to its brick construction.

Kepier House

Kepier House is identifiable on the first edition Ordnance Survey map of 1860 as 'Sands House'. It could possibly pre-date this time and it may have been in a former use as an early 19th century chapel (Durham City Archaeological Project - Building Survey 1990-1). This substantial three storey property is prominent and distinctive within the local townscape and despite a number of phases of rebuilding and modification it retains much of its Victorian character. It is constructed from brick with a hipped slate roof and has interesting fenestration detail, including first floor oriel canted bay windows and arched headed windows. The vacant land to the south of the building is also of local historic interest as it contains the remains of the former ornamental garden associated with the main building, although this is very heavily overgrown at present.

The building is currently in a state of abandonment and is in a dilapidated state, with boarded up windows and doors. Any future scheme for the redevelopment of the site should consider the potential reuse of this building. In addition the

remains of the former ornamental garden should be explored and any finds should be recorded.

York House.

York House occupies a prominent gateway location at the northeast entrance to the City at the junction of Gilesgate with the A690 and on the approach to St. Hild and Bede colleges. It is a substantial two storey detached property dating from mid 1800s and its facades are of cream smooth render, with a Welsh slate hipped roof and tall brick chimneys. It has a symmetrical southern elevation with 4 paned timber sliding sashes and a central timber panelled door. Its western gable has a ground floor canted bay with 4 paned sliding sash above.

The property is currently vacant and is in poor condition. The render has been partially hacked off the southern elevation to reveal a buff brick underneath. Any future proposals for this site should take into full consideration the retention and re-use of this important property.

The railway bridge and abutments connected with the former railway line to Elvet.

This railway dated from the late 1800s (Elvet Station opened in 1983) and was closed to passengers in 1931 and to goods traffic in 1954. The remains of the railway line abutments and an archway still exist in this area and are an important reminder of the former industrial heritage of the area. They are presently in need of repair and consolidation.



Appendix 4
Public Comments

APPENDIX 4

SUMMARY OF PUBLIC COMMENTS

Sub Character Area 1 – Old Durham / Riverside Area/Pelaw Woods

The Toolkit is essentially a character assessment survey designed to assess the character of spaces, buildings and places, and to identify the features that contribute to the distinctiveness, interest and amenity of the area.

The Toolkit was used successfully from August 2012 until July 2013 by officers from the County Council working closely with local residents to carry out a survey of the whole conservation area. The following is a summary of the comments made during those survey sessions:

Positive Aspects

- A place of real peace;
- Not far from City Centre;
- Beautiful gardens and setting;
- Interesting group of building in Old Durham;
- Great variety of fauna and flora;
- Very attractive area, varied landscapes from small arable, to well-maintained University sports field to scrub vegetation and meadow land;
- Good pedestrian routes and cycling routes, an effective network;

- Natural and vibrant feel to the area – quite rural space near the city centre;
- River Meadows is natural haven for wildlife;
- Stunning view of Cathedral, Old Durham, Shincliffe church, Maiden Castle, River and Houghall woods;
- Railway history – Old Durham. Important;
- Woodland area with natural paths – very attractive;
- Woodland on the edge of city, a fabulous resource for Gilesgate and Sherburn estate;
- Beautiful views out onto the river, Cathedral/Townscape;
- Footbridge – delightful and surprising – good link;
- River walk has a natural feel – no hard surfacing/boundaries used;
- Good for wildlife – linking into the riverbank.

Negative Aspects

- Quite inaccessible – track towards Shincliffe, general access questions;
- Rough/gravel track;
- Conversions/alterations sometimes a little unsympathetic;
- Sherburn Road entrance a little off putting;
- Giant hogweed, balsam on riverbanks;
- Signage could be improved, e.g. to Old Durham and other sites – rural signs;
- Sometimes there may be dog dirt on pathway;

- Graffiti on railway bridge. Abutments;
- Not easily accessible by road – may be deemed a positive factor;
- Illegal use of motor bikes;
- Light pollution from Maiden Castle, Rugby Club and boathouse security;
- Access to some of the areas very steep and paths not always clear;
- Signage/information about Pelaw Woods limited;
- Top of Rabbit Hill – some improvements possibly required linking into Sherburn estate/Gilesgate;
- Limited number of seats along route – could be an opportunity to ‘frame’ views/resting points;
- Light pollution at night time over Maiden Castle/Rugby pitch.

General Comments

- Old Durham-nice mixture of buildings, higgled by piggled positioning of buildings.
- Nice mixture of rougher and more manicured rural environment.
- Old Durham Gardens. The area was a popular destination around the turn of the 20th century, with people arriving by boat. There were tea rooms and a pub and dances. It would be nice to recreate this.
- Restore the gardens and pay attention to historic planting/landscapes

- Particularly attractive open/airy and sunny space. Variety of fauna and flora.
- Used by pedestrians, cyclists and students using sports fields – 5 min walk from Durham City.
- Serves as an important access route for residents living in Shincliffe Village and High Shincliffe.
- Nice mixture of spaces/formal/informal variety.
- Very pleasant and peaceful area – a joy to discover
- Accessible by the populations of Gilesgate and Sherburn Road
- The friends of Pelaw Woods maintain the area keeping it free from litter and putting in wooden planks to support footpaths where necessary and create steps on some steeper paths
- Perhaps extending the conservation area to the playing field – grazing – buffer zone with Sherburn estate

Suggestions

- Restore the garden to its former glory;
- Better signage to Old Durham Gardens and Information Boards;
- Improved signage – coordinated and appropriate in design (rural feel);
- Repair abutments – replace coping to dismantled railway area/tidy it up;
- Dog litter bins – but this may attract litter – requires signs re litter/dog litter;

- Remove giant hogweed/balsam;
- Area is quite unique in character – quite important;
- Perhaps some additional seating within the woodland (same style as existing bench) facing over river;
- More signage and information boards – also indicating incline/steps/terrain in some form of signage so that pedestrians were aware of accessibility;
- Designation of nature reserve possibly;
- Leaflets of existing indicated walks – link those to Pelaw Wood;
- Remove graffiti;

Sub Character Area 2 – Upper Gilesgate

Positive Aspects

- Traditional attractive brick and stucco Victorian and Georgian buildings in Gilesgate and some in Wynyard Grove. Colours add vitality and interest to streetscene;
- Traditional timber sliding sash windows of different styles, including ones with attractive margin lights and timber panelled doors to GG and WG;
- Interesting and varied roofscapes to Gilesgate, including elaborate gable detailing. Predominance of Welsh slate and some Lakeland slate. Tall brick chimneys;
- Some Welsh slate to terraced properties in Young Street and Wynyard Grove and brick chimneys to break up ridge line;
- Scale and massing of Green Court housing satisfactory/ and attempts to break this up are fairly successful- different roof heights, glazing elements, stepping buildings back, windows have vertical emphasis etc.
- Some green space, trees and shrubs add interest and increase attractiveness of area, particularly on Gilesgate Green and Wynyard Grove as well as smaller areas of green space to ESSO garage area and housing;
- Raised planter to front of cycle shop with established tree – a prominent feature and adds to green space;
- Busy, vibrant area, vitality – lots of activities;
- Vane Tempest – an important listed building of considerable history;
- Community Hall provides good facilities and mixed uses and good café;
- Important walls to the community building – listed;
- Bowling green – pleasant and attractive space;
- Church yard – delightful wildlife haven. Important trees/shrubs;
- Access to Pelaw Woods important – excellent right of way and attractive signboard;
- Views of Vane Tempest and St Giles Church;
- Village green very attractive – historic cottages;
- Laurels/Lime Garth/Ardmere – very attractive green and leafy feel. Trees, shrubs. Entrance to driveway. Stone piers;

- Views across to the allotments/rural feel to the bottom of the Willams;
- Views/impact of Vane Tempest buildings;
- Lime Garth to the Laurels – interesting buildings;
- Rich variety of historic buildings on Gilesgate, Magdalene Street and former railway station (now Travelodge);
- Magdalene Street is an enclave of attractive late Georgian / early Victorian terraced houses most of which have their original features intact and it therefore has a distinct character and uniformity;
- Distinctive townscape of Gilesgate with green area and white 'racecourse' fencing in front of tightly knit buildings which back directly onto footpath and have interest and variety of heights in roofscape, stepping steeply westwards down the hill to the roundabout;
- Sympathetic conversion of former railway station buildings to the Travelodge and sympathetic extensions to original buildings;
- Modern well designed housing at The Sidings which reflects the traditional characteristics of the area;
- Outstanding views to Cathedral, Viaduct and townscape, particularly from Gilesgate and A690;
- Good quality and condition of paving recently re-laid in Gilesgate, but should continue to roundabout and across Station Lane;

- The accommodation above garages on Station Lane works well.

Negative Aspects

- Dominant brown brick to modern developments in Sherburn Road area & aluminium and plastic doors and window frames too – drab appearance and no interest or variety. Also windows not recessed therefore no depth or shadow;
- Some mono pitched modern roofs to flats on Sherburn Road out of keeping with traditional roofscapes of the area;
- Use of brown concrete setts for parking areas to Sherburn Road car park, Esso Garage green Court modern housing Gilesgate Green - parking areas and Chapel Mews housing. All very drab in colour and yet very busy pattern. Would have been better to have simple surface with use of high quality materials to delineate car parking areas;
- Volume and speed of traffic on Gilesgate and Sherburn Road;
- Poor design of the flats to Sherburn Road flats– out of keeping with traditional properties in area;
- Plethora of street signs, metal rails to crossing area etc. on Sherburn Road and Gilesgate;
- Alarm boxes, galvanized roller shutters, inappropriate shopfronts and signage to commercial premises;

- Lack of soft landscaping and maintenance of existing landscaping;
- Lack of natural materials for footpaths and to delineate parking areas, which would make such a difference to high quality built environments such as frontage to Gilesgate and in Wynyard Grove;
- Alterations to Victorian terraces such as Young Street and Wynyard Grove – alterations to window style and shape and lots of UPVC windows and doors and addition of inappropriate extensions;
- Lack of attractive street furniture and preponderance of inappropriate and poor quality street furniture e.g. white fencing to Gilesgate, seats to front of pub, poor bollards to southern end of Wynyard Grove etc.
- Houses to Chapel Mews more suburban in character and totally at odds with character of properties which front Gilesgate – but hidden away;
- Poor surfacing of parking areas to forecourts in Gilesgate and poor layout of these areas;
- Inappropriate informal routeway across grass for cars on Gilesgate – full of character;
- Sherburn Road block - large monotonous block which houses supermarket and commercial premises;
- Flues and extracts onto Sherburn Road from Commercial premises and service doors;
- Poor state of roads and pavements – lots of pot holes;
- Vacant pub and derelict garages and vacant land to rear;
- Poorly maintained petrol station and its dominance in the streetscape;
- Semi refurbished properties on Gilesgate;
- Condition of Vane Tempest Buildings – poorly maintained. Problems with rainwater goods, roof and windows;
- Condition of Vane Tempest grounds – overgrown. Badly maintained walls. Pathways dug up for drainage;
- Traffic noise and pollution – from too much traffic in Gilesgate;
- Shopfronts in Gilesgate – generally poor mixed;
- Some alterations – mixed introduction of uPVC in Gilesgate;
- Unattractive open car park – poor surfacing. Tarmac broken up in places;
- Entrance to car park open – lack of planting. Enclosure and fencing to buildings a little unattractive;
- Sherburn Road junction very busy road/car noise and fumes – narrow pavement for pedestrians makes it difficult to cross;
- Terrace houses have unattractive render and UPVC windows/doors in Sherburn Road. Poor extensions
- Bins to student houses an issue at Willams;
- Access for pedestrians to Vane Tempest poor;

- Poor quality of public realm to Gilesgate. Cars parked on green spaces causing tyre tracks and grass to be 'churned up'. Poor quality materials used for parking bays – modern concrete blocks and poor maintenance of footpaths and white 'race course' style fencing to the green;
- Limited parking for businesses;
- Some modern UPVC windows and doors to Gilesgate and other areas of traditional buildings e.g. Magdalene Street and other modern additions such as inappropriate dormer windows and modern infill developments along Gilesgate;
- Poor maintenance of properties, particularly on Gilesgate, due to preponderance of student lettings;
- Inappropriate and very busy herringbone street surfacing to Magdalene Street;
- Dilapidated building and bins and litter to street on Station Lane and vacant plot;
- Unkempt open green space to east of Travelodge site. Corps centre disused is functional but not particularly attractive building surrounded by metal fencing;
- Deep white fascia boarding to 2 storey prominent Travelodge building detracts from its otherwise handsome appearance;
- Former Local Authority housing on West View and modern bungalows have no real townscape quality;
-

General Comments

- Mixed area with very high quality townscape in Gilesgate Green spoilt by very poor condition and materials for roads, paths and parking areas. Areas of very poor townscape in Sherburn Road flats area and ESSO garage area. Some important historic buildings in Gilesgate green area. Very traffic dominated on Gilesgate, Sunderland Road and Sherburn Road. Mixed residential and commercial area leads to vitality and vibrancy to street frontage. Contrast with quieter residential areas behind main streets. Poor floorscape generally;
- Attractive and varied area of townscape providing lots of surprises – Vane Tempest Hall, Bowling Club/grounds. The building and grounds has unique history and now provides worthwhile facilities. Tight urban grain of the existing townscape picked up in St Giles Close – intimate. Attention to paving (setts), walls and planting. The churchyard at bottom of site is a delightful surprise and haven for wildlife – providing a wonderful link with Pelaw Woods;
- This section of Vane Tempest area is generally mixed in appearance and suffers from traffic noise/fumes in Sherburn Road and Gilesgate. The car park at the Queens Head is very uninviting and is a poorly laid out and badly surfaced space – access for pedestrians also poor. The alterations to the buildings, render, UPVC

and large extensions makes you wonder if this should remain in the Conservation Area

- This is a very attractive area of distinctive townscape with a rich variety of historic Georgian and Victorian buildings. The modern housing development of the Sidings is tucked away to the north of Gilesgate and is well designed and reflects well into the townscape, but is an enclave by itself. There are also some attractive landscaped areas along Gilesgate bank, within the grounds of the Travelodge, to the west of the Travelodge and along the embankments to the A690;
- Gilesgate bank is a busy access route used by both pedestrians and cars and the roundabout at the bottom of Gilesgate bank can be very busy and congested, particularly at rush hour. This is an important gateway into the City Centre and has iconic views of the Cathedral for visitors entering the City from the A1(M) and along the A690.

Suggestions

- Try to add interest and variety to modern developments – if windows and doors were painted different colours it would make a huge difference;
- Encourage more sympathetic signage and shopfronts;
- Paint galvanized railings to roads – paint galvanized roller shutters;
- More planting and vegetation;
- Better maintenance of roads and footpaths and street furniture, especially the white fencing to Gilesgate green. More street furniture;
- Re-use of vacant pub, clearance of derelict garages to rear and removal of tables to front of pub on green space;
- Redevelopment of land to rear of pub;
- More sympathetic street lighting schemes;
- Try to stem loss of traditional features to Victorian terraces of Young Street and Wynyard Grove;
- Make Sherburn Road flats area more pedestrian friendly - change in road surfacing – central islands etc.
- Pedestrian crossing to Sherburn Road;
- Provide/access funding/advice/Heritage Lottery Funding or other for community centre to restore buildings and walls/grounds;
- Improve signage to Vane Tempest Hall/Bowling Club;
- Improve entrance to Vane Tempest – see below;
- Stop the introduction of uPVC/other alterations;
- Improve signage to Pelaw Woods by Gilesgate green;
- Improve surfacing to the car park at the side of the Queens Head – improve frontage – less open at Gilesgate;
- Improve signage to Vane Tempest and boards – to be coordinated properly rather than there being a confusion and collection of various designs;
- Improvement and management of bins in the Willams;

- Stop the halt of UPVC in the Victorian terraces – improve extension design guidance;
- Paint metal railings/sign at junction;
- Article 4 for Magdalene Street to prevent any further erosion of original features, particularly to windows and doors in order to maintain a cohesive street character and its distinctive quality;
- Restore a more traditional road surface to Magdalene Street and remove existing herringbone modern concrete blocks and replace with original surface such as granite setts;
- Improve frontage to Travelodge to give it more of a presence in the streetscene when viewed from the roundabout;
- Article 4 for Gilesgate to prevent any further erosion of traditional features, including the loss of traditional windows and doors and the capping of chimneys etc.
- Public realm improvements to Gilesgate, including improvements to paving and parking areas, repairs to the race course fencing and traffic management / possible increase in traditional bollards to prevent cars from mounting and parking on the green.

Sub Character Area 3 – College of St Hild and Bede / Riverside

Positive Aspects

- Very attractive Victorian Gothic Revival college buildings, including Chapel;
- Attractive large detached Edwardian houses with substantial south facing gardens to the south of St. Hild's Lane;
- Attractive Victorian former school to the north of St. Hild's Lane;
- Pleasant attractive parkland landscaped grounds to the south of the college buildings with tennis courts;
- Attractive riverside setting and walkway;
- Attractive woodlands to east of college buildings;
- Wonderful views across to the southern side of the river to the race course area, bandstand and city scape, including the Cathedral and Castle;
- Attractive site, south facing and sloping down to the river;
- Stunning views of the Cathedral and Castle, river and Elvet riverside;
- Pleasant well maintained cultivated lawns and gardens with pond and war memorial;
- Leisure facilities, including tennis courts and squash court, but all exclusively for use by students;
- Impressive Victorian Gothic architecture and Moorish appearance to white rendered chapel;

- Stone carvings on the college building to the north are very intricate and emphasise the quality of the building;
- Interesting view of the roofscape of the traditional college buildings from the footbridge and from Leazes Road;
- Principal's house on Leazes Lane is charming with attractive walled gardens;
- Trees with pink and white cherry blossom are lovely and quite distinctive to the grounds and provide a nice view coming up Leazes bank. These should be protected;
- Some of the alterations and extensions are quite subtle and blend with the Victorian college buildings by virtue of the use of brown pebble dash render and buff/brown brick;
- Attractive riverside footpath with lovely views of Elvet riverside, bandstand, cricket ground, rowing club and other University sporting areas;
- Good linkages to City Centre along riverside footpath;
- Attractive area of woodland west of Leazes Lane, important for wildlife and acts as a buffer for traffic noise and fumes from A690.

Negative Aspects

- Modern college buildings and Pelaw House;
- Modern college buildings being attached directly to historic college building is inappropriate;
- Flat roofed modern boathouse;
- Poor condition of tennis courts;
- Poor condition of fences, walls and other boundary treatments;
- Barbed wire rolls to side of footpath up through woods to St. Giles Church;
- Painted purple fire escapes inappropriate to historic college buildings in terms of their colour;
- Poor condition of some of the footpaths e.g. Constitution Hill, within the site;
- Large area of cultivated lawns and gardens and tennis courts which are private and have no public access for local community;
- Wheelie bins on footpaths of St. Hild's Lane, despite properties having space for them within their curtilages;
- None of the buildings are listed, despite being of architectural and historic significance and therefore have no legal protection regarding alterations which may be detrimental to their character and appearance and that of the historical significance of the site;
- Modern large brown pebble-dashed flat roofed extension at northeast corner of historic buildings;
- Modern extensions attached to historic buildings without any division between detracts from their architectural quality;
- College buildings and facilities have no public access;
- Large area of lawns and garden and tennis courts which have no public access and need maintenance;

- Principal's house appears neglected;
- Mixture of type of window in some places;
- Some inappropriate alterations to historic buildings e.g. concrete replacement architrave above doorway on west college buildings;
- None of the buildings on the site are listed, so are vulnerable to any future alterations, extensions or development plans;
- Riverside footpath is badly eroded in parts and the surface on Pelaw Leazes Lane is poor;
- Graffiti under the Bath Bridge unattractive;
- Tennis Courts in very poor condition in comparison to the very well-kept grounds.

General Comments

- This is a very attractive private enclave of predominantly college buildings set within formal and very impressive parkland, with woodland to the east, with incredible views to the river, the city and the Cathedral and Castle. It is set down by itself away from the main Gilesgate area and has the feel of being quite secretive and isolated. It has a very high quality built and landscaped environment, with the exception of the 1970's built additions and should be protected from any future developments which may be detrimental to the special and unique character and appearance of this

area. It's very private nature does not appear to wholly integrate with the local community;

- This is a very attractive enclave of predominantly college buildings set within attractive landscaped grounds with incredible views to the river, the city, the Cathedral and Castle. It is set down to the south of the busy A690 Leazes Road into the City Centre, but is remarkably peaceful and has a sense of isolation, although it is well connected to the City Centre via the riverside footpath. It has a very high quality built and landscaped environment, with the exception of the 1960s built additions, and should be protected from any future developments which may be detrimental to the unique character and appearance of this area. The Chapel of the Venerable Bede provides a Mediterranean twist to the otherwise quite traditional Victorian college buildings. The riverside footpath and the adjacent river provide a fantastic recreational corridor with rowers, walkers, joggers and cyclists.

Suggestions

- Store wheelie bins off the public highway
- Open college grounds and facilities e.g. the tennis courts and the gym, to the public, especially in vacation time;
- Resurface and maintain roads within the college site with more sympathetic materials;

- Improve appearance of modern buildings if opportunity arises e.g. Pelaw House, modern college buildings, boat houses etc.
- Upgrade the tennis courts with better quality surfacing and fencing;
- Create more public access to grounds;
- Open up the tennis and squash courts to public;
- St. Hild and Bede colleges are of great historic value (Graduates of St. Hild were the first female graduates from Durham in 1898). This should be celebrated- perhaps with a plaque;
- Maintenance of Leazes Lane and riverside routes to prevent any further erosion or degradation of their character and appearance.

Sub Character Area 4 – Lower Gilesgate

Positive Aspects

- The area in the “V” as Gilesgate and Leazes Road meet is pleasantly landscaped with trees and flowers; this and the bed with floral designs create a good impression to visitors approaching the City;
- Cars parked in the parking bays outside the “Woodman” make the road narrower which slows the traffic;
- On Lower Gilesgate, the flagged footpaths, apart from a small area near the pharmacy, are in good condition and not patched, with some attractive areas of natural sandstone flags and granite setts and tracks;
- Panoramic views out of area to Cathedral, castle, viaduct and city scape;
- Rich historic mix of Georgian and Victorian buildings, particularly on the southern side of Gilesgate, most of which are Grade II listed and contain an attractive range of materials, including stuccos in a lively range of colours, creating a vibrant and attractive townscape;
- The area, which is very convenient for those shops and amenities in the City, is sought after by people wishing to live in the City;
- Lovely views over valley to the North and down to Claypath and the Cathedral and Castle to the south, as well as across to St. Mary Magdalene’s from Kingdom Hall;
- Some attractive Victorian features to terraces, including corbelling detail to door cases, decorative brick detail to eaves, brick on end curved lintel detail etc.
- Ashdown is pastiche of traditional Durham vernacular style town houses;

- Attractive quiet residential areas of Magdalene Heights, Mayorswell Close and Douglas Villas;
- Enclosed natural landscaped area to the north of Douglas Villas extremely good for wildlife and nature conservation;
- Tranquil green space to the front of Mayorswell Street houses with very attractive individual gardens which are good for wildlife;
- Attractive areas of greenspace with mature trees just off Leazes Lane and in the form of open plan front gardens to Douglas Villas, Ashdown and gardens in Mayorswell Close etc.
- The area, which is very convenient for those shops and amenities in the City, is sought after by people wishing to live in the City;
- Lovely views over valley to the North and down to Claypath and the Cathedral and Castle to the south, as well as across to St. Mary Magdalene's from Kingdom Hall.
- Some attractive Victorian features to terraces, including corbelling detail to door cases, decorative brick detail to eaves, brick on end curved lintel detail etc.
- Ashdown is pastiche of traditional Durham vernacular style town houses;
- Attractive quiet residential areas of Magdalene Heights, Mayorswell Close and Douglas Villas;
- Enclosed natural landscaped area to the north of Douglas Villas extremely good for wildlife and nature conservation.
- Tranquil green space to the front of Mayorswell Street houses with very attractive individual gardens which are good for wildlife;
- Attractive areas of greenspace with mature trees just off Leazes Lane and in the form of open plan front gardens to Douglas Villas, Ashdown and gardens in Mayorswell Close etc.
- Private gardens are mostly well maintained and look cared for;
- It is a popular area to live in – convenient for the city, but quiet with a rural feel;
- Uncultivated area on hill behind top end of Ferens Park – some gardens extending into it;
- Natural boundary hedges and grass verges are very attractive and look well maintained;
- The riverbanks, woodland and Keping Farm grounds provide an idyllic backdrop for an otherwise quite ordinary house development;
- Attractive informal footpath runs along Orchard Drive, with lots of greenery and provides a well-used short cut through the development to the top of Gilesgate and river;
- River embankment is full of vegetation and the footpath running alongside it is idyllic;

- Views of Kepier farm and grounds are very rural / rustic, charming;
- Houses in Orchard Drive are set on generous sized plots.

Negative Aspects

- Much of the traffic is speeding up Gilesgate towards the roundabout or along the A690;
- This is a residential area which can be noisy in the early hours as revellers pass through on their way home. Taxis also use the route in the early hours;
- The Chains block should have been stepped down the hill – it is very prominent on the skyline from the railway station and other parts of Durham;
- Large litter bins in highly prominent location at bottom of Ravensworth terrace;
- Ravensworth Terrace in need of maintenance – student let problem;
- Graffiti to Tinkler’s Lane;
- Two modern detached houses are highly prominent from A690 and are totally out of keeping with the character and appearance of the area;
- Southlands is at odds to the Georgian streetscape of Gilesgate south side;
- Some uPVC and modern windows and doors;
- Traffic noise throughout area;
- The houses in Renny Street, Ellis Leazes, Mayorswell Field and Mayorswell Street are almost all let to students, which means the community is unbalanced and the houses are not very well maintained;
- Wheelie bins and rubbish boxes and bags are left in groups at the ends of the back lanes of the terraced properties, frequently blocking the footpath;
- Leazes Lane road surface is in poor condition, as is the condition of other streets, particularly the back lanes;
- The owner of Magdalene Heights has fenced off the verge below the former scrap yard, so there is now no access to the land below the scrap yard;
- Some of the rear extensions are not very good, some being two storey, flat roofed and box like;
- Ugly dominant buildings of TA Centre and HQ, with bland shabby brick, mono pitched roofs and galvanized roller shutter doors and projecting box housings;
- Uninspiring Kingdom Hall building with its brown brick, shallow roof pitch and large unbroken sea of tarmac car park;
- Poor condition of back lanes to terraces, with broken up surfaces and grass growing through hard surfacing;
- Magdalene Court is brown brick with brown uPVC windows and doors, creating a very bland development;
- The landscaped area to the north of Douglas Villas is inaccessible;

- There is very little variation in the style of house in Orchard Drive or Ferens Close;
- There are very few signs of life during the week, but perhaps there is more at the weekend when the grass is cut, the cars washed and children play;
- Several houses in Ferens Close and Orchard Drive are student lets;
- The road in Ferens Close needs attention;
- There are only steps at the top of Orchard Drive – no ramp for push chairs, wheel chairs or cycles;
- The apartment block is out of character with the Ferens Close, inappropriate scale;
- The apartment buildings in Ferens Park is over designed with the engraved in mock lead panels Durham emblem on the decorative black railings make the building appear to busy.
- Riverdale building is set back with an unattractive car park in front, destroying the building line along the river bank;
- Floorscape in Ferens Park courtyard is too busy, using unattractive brown blocks;
- Buildings in Ferens Park are 'Disneyfied', imitating different types of elaborate detailing.

Suggestions

- Install a pedestrian crossing from the pharmacy to the bus stop opposite;
- A 20 mph speed limit on Claypath and Lower Gilesgate;
- Replace the seat that was in the area outside the Medical Practice and put one on the grass in front of the Chains at the City end;
- Clean up graffiti in Tinkler's Lane and install lighting along this route;
- Consider construction of bin store for bins to Ravensworth Terrace;
- As the community is unbalanced by there being an excess of student lets, and the terraced streets would be good, affordable houses for first time buyers, find a way of stopping any more student lets and encouraging families to return. (although all the schools have moved out of town);
- Ensure wheelie bins are returned to back yards – owner's name and house number on each bin might encourage this;
- Tidy up the back lanes – resurface those which have uneven and broken up surfaces and expose any traditional materials such as cobbles;
- Encourage planting in car park to Kingdom Hall to break up the sea of tarmacadam;
- Encourage the reinstatement of traditional windows and doors and the rebuilding of chimney pots to terraces – by means of grant scheme
- Encourage resurfacing of uneven roads;

- Encourage the construction of more unobtrusive bin stores;
- Ensure that no further flat roofed extensions are allowed via planning policy;
- Encourage the painting of the galvanized roller shutter doors and box housings to the Ambulance depot;
- Replace the floorscape on Ferens park with tarmac, currently too busy and detracts from the streetscene;
- In order to keep the community balanced, no more houses should become student lets.
- Build a ramp, for push chairs etc. at the top of Orchard Drive;
- Protect this stretch of the River Wear;
- The informal footpath that runs along the embankment is an example of how accessible the river banks should be in Durham City, although close to the city centre, the river provides a breath of fresh air away from the hustle and bustle of shops;
- It is an important wildlife corridor, with fish, ducks, moorhens etc.
- Important recreational corridor, if it was possible to create a circular route along the riverbanks connecting up with Crook Hall on the other side.
- Lower Gilesgate (so called because it was separated from the rest of Gilesgate by the 1960s through road) is a predominantly residential area with a rich mix of Victorian and Georgian buildings. The Chains is an uninspiring block of 1950's flats which has little character and is highly prominent from a number of vantage points in the city. Ravensworth Terrace is an attractive Victorian terrace which is in need of maintenance- lack of which is caused by a predominance of student lets. Tinkler's Lane is a long narrow linear footway which connects Lower Gilesgate to Leazes Road and is an interesting and secretive lane;
- This is an area of predominantly residential use, with the TA HQ and Ambulance Depot occupying a prominent position in the centre of the area and Kingdom Hall being tucked up in the northeastern corner, at a higher level;
- The residential developments range from late Victorian terraced housing, which is now mainly occupied by students through to 1970's and more modern suburban residential areas which have a tranquil and leafy feel;
- The open land to the north of Douglas Villas provides a welcome visual break in built development between these houses and those of Ferens Park to the north as well an important wildlife and nature conservation area;
- Orchard Drive and Ferens Close are very characteristic of housing developments in the 1970s with quite spacious plots set in intimate cul-de-sacs. Although the

General Comments

building themselves lack no particular architectural merit the attractive rural backdrop of the river wear, Kepier Farm and woodland behind make the area a very desirable place to live. Ferens Park, formerly the football stadium, is a more modern housing development that lacks subtlety, with lavish conservatories on the front of houses breaking down the streetscene. This unsympathetic approach is further evident by the apartment block that are both inappropriate in scale and design, while the Riverdale building is set back from the street destroying the building line. However the topography of the area provides fantastic, long views across the river wear to the countryside beyond, creating a light and airy feel.

- Very attractive views out to countryside

Negative Aspects

- Some litter accumulated on riverbanks;
- Stone on Kepier buildings badly eroded;
- Concrete courtyard to Kepier grouping;
- Some poor modern alterations to historic buildings, including inappropriate window;
- Electricity pylons adjacent to former brickworks building;
- Former brickworks building in poor state of repair with trees and grass growing out of roof;
- Kepier Loggia in decayed state.

Sub Character Area 5 – Kepier/Riverside/St. Mary Magdalene's

Positive Aspects

- Very important group of historic buildings including the Grade I Gatehouse and Loggia, the Grade II* farmhouse and range of farm buildings
- Interesting former brickworks building
- Very attractive river and riverbanks
- Quiet peaceful area
- Very attractive countryside

General comments

- This is a very attractive area on the fringes of the conservation area. It contains some very attractive countryside and a very attractive section of the River Wear and its riverbanks. It also contains some extremely important historic buildings, including two Grade I and two Grade II* listed buildings at the former Kepier Hospital site. These buildings are in private ownership and have received grant aid in the past towards repairs and restoration. However there are

further works which it would be beneficial to undertake, including the restoration of windows which are appropriate to the period and architectural styles of the buildings.

Suggestions

- Clean up litter from riverbanks;
- Encourage use of natural stone for Kepier courtyard;
- Underground and relocate electricity pylons;
- Encourage reinstatement of traditional windows into historic Kepier buildings;
- Encourage protection of stone on Kepier buildings;
- Encourage the repair and restoration of the former brickworks building and explore its long term protection
- Encourage the repair/restoration of Kepier Loggia.

Environment and Design
Durham County Council
County Hall
Durham
County Durham
DH1 5UL
Tel: 03000 267 146

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