

## APPENDIX B: HERITAGE ASSETS

### LIST OF NOTABLE UNLISTED BUILDINGS, AND OF HERITAGE ASSETS AT RISK (BOTH DESIGNATED AND NON-DESIGNATED)

B.1 In Durham County Council's Durham City Conservation Area Character Areas Appraisal (Durham County Council, 2016b) there are lists of listed buildings, notable unlisted buildings (i.e. non-designated heritage assets) and heritage at risk (both listed and unlisted). Historic England's National Heritage List is the register of listed buildings, scheduled monuments, and registered parks and gardens, and battlefields. This provides details of such heritage assets in Our Neighbourhood. The notable unlisted buildings in Our Neighbourhood are shown in Table B1. Historic England (Historic England. Heritage at Risk Register) also lists heritage at risk. Heritage assets at risk in our Neighbourhood are given in Table B2. This information supports heritage Policy H4. This information is correct at the time of publishing, but designations and register entries can change, and further heritage at risk and non-designated heritage assets might be identified in the future. A comprehensive review of such resources is one of the initiatives suggested by residents and covered in the companion document 'Looking Forwards - Durham as a Creative and Sustainable City' (Durham City Neighbourhood Plan Working Party, 2019).

B.2 A summary of the heritage assets in Our Neighbourhood (including scheduled monuments, listed buildings, registered gardens and battlefields) is given in Appendix D, Table D2.

**Table B1: List of Notable Unlisted Buildings in the Durham City Conservation Area**

*Information from Durham County Council (2016b) character area appraisal.*

Character Assessment Area	Character Assessment Sub-area	Notable Unlisted Building
<b>Area 1 Peninsula</b>	<b>Palace Green</b>	The Pace Building (extension to Palace Green library)
		Former detached garage at Moyners Garth
		No. 1 Dun Cow Lane
	<b>The Baileys</b>	No. 50 North Bailey
		Hatfield College private chapel
	<b>Saddler Street</b>	62, 66 Saddler Street
	<b>Market Place</b>	No. 8 to 10 Market Place
<b>Silver Street / Fowlers Yard</b>	Silver Street No: 9a, 9b, 10, 11, 13/15, 18, 24, 29	
<b>Area 2 Framwellgate</b>	<b>Aykley Heads</b>	Garden House public house
		County Hall (plans to demolish the building)

		DLI Museum (now closed, plans to demolish the building)
		Amphitheatre and walls, Wharton Park
	<b>North Road</b>	WW1 War Memorial, St Godric's
		The Presbytery, Tenter Terrace
		The school buildings, St. Godric's and St. Anne's Court, Castle Chare
		The stone boundary walls to St. Godric's and St. Anne's Court
		Railway walls leading to station approach
		Tenter Cottage, No. 25 Tenter Terrace
		Shakespeare Hall, 71, 72, 73 North Road
		North Road No: 5 to 12, 65 (Weatherspoons, formerly Water Board), 64b
		Reform Place, No: 74, 75, 76 North Road
		The former Cinema, North Road
		Milburngate No: 31, 32, 34, 35
	<b>Milburngate / Sidegate / Crookhall</b>	Pennyferry Bridge
		Crook Hall Farmhouse (south west of Crook Hall)
		The Old Granary (west of Crook Hall)
		The Old Coach House (north of Crook Hall)
		Milburngate House (demolished 2017)
	<b>The Sands, Riverside</b>	Remnants of the Mill and Millrace (now demolished)
		Former Durham County School (now Sixth Form Centre) Buildings
		Former Durham County School (now Sixth Form Centre) walls
		The Mortuary Chapel, St. Nicholas Cemetery
		St. Nicholas Cemetery stone walls and gravestones
	<b>Claypath Area</b>	Claypath No: 18 (former Oldfields restaurant), 25, 26 (former Palladium Cinema), 29 (all demolished 2017)
		33 (former Post Office headquarters), 41, 43, 44, 48, 55/54, 58, 59, 60, 60a, 60b, 60c, 65, 79, 80 (restaurant), 81 (Blue Coat Cottage), 84a, 84b, 85, 86, 87, 88, 88a, 89, 90, 92, 92a
		No: 1 – 5 Blue Coat Buildings
		St Anthony's Vicarage
		St Anthony's Cottage
		Quaker Burial Ground, Bellevue Court, Claypath
		Kepier Court (former County Penitentiary), Bakehouse Lane
<b>Area 3 Crossgate</b>		
	<b>Western Hill</b>	King's Lodge
		St. Leonard's School main original building
		St. Leonard's School Gatehouse
		St. Leonard's School stone walls
		St Cuthbert's Vicarage, Western Hill
		No. 36 Albert Street
		Field Houses Back Western Hill/Fieldhouse Lane
		Industrial buildings near bottom of Back Western Hill
		Grey House
		Milburn House

		Durham Light Infantry Cottages
	<b>Viaduct</b>	County Hospital (now developed as student accommodation), North Road
		County Hospital walls (North Road, Waddington Street, Sutton Street)
		Railway walls leading to the Viaduct up Flass Street/Redhills
		The Bridge Hotel, North Road, Sutton Street
		Bees Cottage, Sutton Street
		Flass Well, Flass Street
		Miners' Hall Villas (2) in Miners' Hall grounds
		Miners' Hall walls, Flass Street/Redhills
		Miners' Hall gatehouse, Redhills Lane
		Redhills Villa, Flass Street
		Flass House, Ainsley Street
		United Reformed Church, Waddington Street
		St Bede's Cemetery walls and some gravestones
		<b>Crossgate / South Street</b>
	Fighting Cocks public house, Crossgate	
	Allergate No: 19, 20, 27-29	
	South Street No: 38, 22, 39, 40, 22 (East side), 21	
	St. Margaret's Rectory, South Street and walls	
	Walls/railings, South Street	
	Walls/railings, Gravestones, Crossgate churchyard/Grape Lane	
	St. Margaret's former C of E School, Margery Lane	
	St. Margaret's former C of E School walls, Margery Lane	
	Former Crossgate Hospital Site, Crossgate Centre	
	Stone walls and railings of former Crossgate Hospital facing A690	
	St. Margaret's Garth	
	St. Margaret's Chapel, corner of St. Margaret's Mews	
	Neville Street No: 19-23	
	<b>Hawthorn Terrace</b>	Byland Lodge, Laburnum Avenue
		Harrison and Harrison former organ works, Hawthorn Terrace
		Rington's Tea, former workshop/office HQ, John Street
		Jubilee Cottage, May Street
		Farnley Tower, The Avenue
		The Tower, The Avenue
		Tower Cottage, The Avenue
		Codeslaw House, No: 24 The Avenue
		Rosslyn House, The Avenue
		Oak Lea, The Avenue
		Dunster House, The Avenue
		Avenue House, The Avenue
		Neville's Court and Coach House, The Avenue
		Hillcrest, Farnley Hey Road
		Farnley Hey/Lynhurst, Farnley Hey Road
		Percy House, Percy Lane
	Percy Lodge, Percy Lane	

		Sunnybrae, Percy Terrace
		The Hermitage, Percy Terrace
		Rokey, Percy Terrace, No: 1 St Johns Road
		Cross View Heights, No: 1a St Johns Road
		Hilda House, St Johns Road
		Baliol House, St Johns Road
		St Johns Road No: 25 to 8
		Rokey Villa, Crossgate Peth
		Cross House, Crossgate Peth
		Cross View House, Crossgate Peth
		Cross View Cottage, Crossgate Peth
		Neville's Cross Social Club, Crossgate Peth (now redeveloped as student accommodation)
		Crossgate Peth No: 25 to 22, 11 to 20 (excludes Lodge)
	<b>Pimlico / Durham School</b>	Observatory House, Potters Bank
		Walls to the rear of the Observatory
		Trinity Hall, Grove Street
		The Caffinites, Grove Street
		Poole House, Margery Lane
		Pimlico numbers 4, 6
		Walls to riverbanks in Pimlico
		Grove Street No: 1, 2, 3
		The Chapel, Durham School
		Sanatorium, Durham School
		Frontage building, Durham School
		Swimming Pool Building, Durham School
		Walls of Durham School
		Walls to riverbanks in Pimlico
		Nevilledale Terrace No: 9 to 25
<b>Area 4 Elvet</b>		
	<b>New Elvet and Old Elvet</b>	The Cathedrals (former police station), Court Lane
		The Masonic Hall, Old Elvet
		Elvet Methodist Church and Sunday School, Old Elvet
		Old Elvet No: 2 to 3a
		Dunelm House, New Elvet (plans to demolish building)
		New Elvet No: 3 to 9
		Swan and Three Signets Public House, Old Elvet Bridge
	<b>Riverside</b>	Former Public Swimming Baths, Elvet Riverside
		The original cricket pavilion
		The original Bowling Club building
		The brick railway bridge abutments associated with Elvet Railway
		Mount Joy farmhouse and associated farm buildings
	<b>Green Lane / Whinney Hill</b>	Former Durham Johnston School, Whinney Hill (planning approval to demolish building)
		Random rubble sandstone boundary wall to south of Green Lane associated with former Elvet railway
		Victorian railway cottages at eastern end of Green Lane

	<b>Church Street / Hallgarth Street</b>	Church Street No: 8,9 St Oswald's Vicarage (No: 27 and 27a), Church Street Hallgarth Street No: 60 to 62 Mount Joy Crescent Bow School
<b>Area 5 Gilesgate</b>		
	<b>Upper Gilesgate</b>	Gilesgate No: 98-99 (former Methodist Chapel, now funeral directors), 113 to 115, 137 to 139 Charles Stranks House Grove House, Gilesgate Gilesgate war memorial Manor House York House Alma House
	<b>College of St. Hild and St. Bede / Riverside</b>	Historic stone St. Hild College buildings, including former chapel The former Hall (now gymnasium) to the south of the Chapel and the half brick half-timbered building tucked to the north of this Hall Historic stone Bede College buildings including former Model School Detached white rendered Edwardian dwelling (former Principal's house), Pelaw Leazes Lane Former Victorian school building, St Hild's Lane
	<b>Lower Gilesgate</b>	Ravensworth Terrace Gilesgate No: 10 to 19, 57 to 66 Kepier House
	<b>Kepier / Riverside / St Mary Magdalene's</b>	19 <sup>th</sup> century brick kiln to north of Kepier Hospital

**Table B2: List of Heritage at Risk in the Durham City Conservation Area**

Information from Durham County Council (2016b) character area appraisal and from Historic England's Heritage at Risk Register.

Character Assessment Area	Character Assessment Sub-area	Heritage at Risk (listed buildings marked with *) (in the national Heritage At Risk Register = ‡)
<b>Area 1 Peninsula</b>		Castle Walls*‡
	<b>Saddler Street</b>	34, 35 and 35a Saddler Street*
	<b>Riverbanks</b>	Count's House*
		Prebends Bridge*‡
<b>Area 2 Framwellgate</b>	<b>North Road</b>	The Former Miners Hall, 15-17 North Road*
		The former Cinema, North Road
		The United Bus Company Canteen, North Road*

		Railway walls leading to Station Approach
	<b>Milburngate / Sidegate / Crookhall</b>	Milburngate House (demolished 2017)
	<b>The Sands, Riverside</b>	The Mortuary Chapel, St. Nicholas Cemetery St. Nicholas Cemetery stone walls and graveyard
	<b>Claypath Area</b>	Claypath No: 18 (former Gas Board offices and latterly Oldfields restaurant), 25, 26 (former Palladium Cinema), 29 (all demolished 2017) Quaker Burial Ground, Bellevue Court, Claypath
<b>Area 3 Crossgate</b>		
	<b>Western Hill</b>	Industrial buildings near bottom of Back Western Hill
	<b>Viaduct</b>	County Hospital and its walls (North Road, Waddington Street, Sutton Street) (now developed as student accommodation so no longer at risk) Flass Well, Flass Street The Bridge Hotel, North Road St Bede's Cemetery walls and some gravestones
	<b>Crossgate / South St</b>	Walls/railings/Gravestones Crossgate churchyard/Grape Lane
	<b>Pimlico/Durham School</b>	Walls to the rear of the Observatory
<b>Area 4 Elvet</b>		
	<b>New Elvet and Old Elvet</b>	Dunelm House, New Elvet (plans for demolition)
	<b>Riverside</b>	Former Public Swimming Baths, Elvet Riverside to be demolished to create a new University Business School The brick railway bridge abutments associated with Elvet Railway Mount Joy farmhouse and associated farm buildings
	<b>Green Lane/Whinney Hill</b>	Former Durham Johnston School, Whinney Hill (planning permission given for demolition and replacement by housing)
	<b>Church Street/Hallgarth Street</b>	Church Street No: 31, 32, 33* The Tithe Barn Durham Prison Officers Club, Hallgarth Street*‡
<b>Area 5 Gilesgate</b>		
	<b>Upper Gilesgate</b>	Vane Tempest Hall and Stable Blocks* York House, St. Hild's Lane
	<b>Lower Gilesgate</b>	Kepier House
	<b>Kepier / Riverside / St Mary Magdalene's</b>	Chapel of St Mary Magdalene* 19 <sup>th</sup> century brick kiln to north of Kepier Hospital

B.3 The Durham City Neighbourhood Forum, based on public feedback, has identified additional non-designated heritage assets in Our Neighbourhood inside and outside the Durham City Conservation Area:

- Passport Office and National Savings building (demolished)
- Riverbanks Gardens and Heritage walks

- Sheraton House, Merryoaks
- Neville House, Merryoaks (demolished)

B.4 And additional heritage at risk

- Dryburn House (Grade II listed), University Hospital of North Durham grounds (planning permission given for demolition and replacement by an extended A&E department)
- William Robson House, North Road (formerly Bailes Printing works) (plans for development)

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