

APPENDIX B: HERITAGE ASSETS

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

This Appendix has been revised in April 2024 by the City of Durham Parish Council.

Key:

- The new assets added to this list are in yellow
- Through the planning process Tower Cottage is no longer considered an NDHA (in red) and Bow Cottage is now considered an NDHA (in blue)

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
Area 1 Peninsula	Palace Green	The Pace Building (extension to Palace Green library)
		Former detached garage at Moyners Garth
		No. 1 Dun Cow Lane
		DLI Memorial Stone, Palace Green, Durham City

Area 2 Framwellgate		Telephone box, Palace Green, Durham City
		Post box, Palace Green, Durham City
	The Baileys	No. 50 North Bailey
		Hatfield College private chapel
		Garden between 14 & 15 South Bailey, Durham City
		Garden adjacent to 13 South Bailey, Durham City
		St Chads College Chapel, North Bailey, Durham City
		Bridge footings, Riverbank, near Counts Corner, Durham City
		Bow Cottage, Bow Lane, Durham City
	Saddler Street	62, 66 Saddler Street
	Market Place	No: 8 to 10 Market Place
	Silver Street / Fowlers Yard	DLI Statue, Market Place, Durham City
		Boots store, 2-5 Market Place
		Silver Street No: 9a, 9b, 10, 11, 13/15, 18, 24, 29
		Painting attached to 13-15 Silver Street, Durham City
		Vennel between 6 & 7 Silver Street, Durham City
		City Theatre, 6 Back Silver Street
	Riverside	Browns Boathouse, Elvet Riverside, Durham City
	Aykley Heads	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
	North Road	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		
Stone Pillar, Station Approach, Durham City		
Telephone box, North Platform, Durham Railway station		
Station Bank, North Road, Durham City		

		25 Tenter Terrace, North Road, Durham City	
Milburngate / Sidegate / Crookhall		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)	
The Sands, Riverside		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	
Claypath Area		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	
		"The Journey" sculpture, Millennium Square, Walkergate, Durham City	
		Two telephone boxes, Land adjacent to 97 Claypath	
		80 Claypath, Durham City	
		Mural attached to Ruth First House, Providence Row, Durham City	
	Area 3 Crossgate	Western Hill	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
Viaduct	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
	Unite Students, Rushford Court, North Road, Durham City
	Lychgate, Bede Lodge, Redhills Lane, Durham City
Flass Lane, Durham City	
Crossgate / South Street	Crossgate No: 5, 6, 8, 12 and 13 (Elm Tree public house), 26-27, 28, 51, 52, 64, 65, 69-70
	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
	Ye Old Elm Tree Public House, Crossgate, Durham City
	New Street, Durham City
	Hawthorn Terrace
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	
Rokeby, 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	
Rokeby 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 re-developed as student accommodation)	
Crossgate Peth No: 25 to 22, 11 to 20 (excludes Lodge)	
Street sign, 57 Hawthorn Terrace, Durham City	
Pimlico / Durham School	Observatory House, Potters Bank
	Walls to the rear of the Observatory
	Trinity Hall, Grove Street
	The Caffinites, Grove Street
	Poole House, Margery Lane
	St Margaret's Allotments, Margery Lane, Durham City
	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

Area 4 Elvet		Walls to riverbanks in Pimlico	
		Nevilledale Terrace No: 9 to 25	
		Sculpture, South Street Bank, north of Prebends Bridge	
		Upper Footpath Wall near Prebends Bridge Cottage, Quarryheads Lane	
		Stone arch, riverbanks, upper path near Quarryheads Lane, Durham City	
		Floorscape, Riverbanks, upper path near Quarryheads Lane, Durham City	
		Neville's Cross	The Old Neville's Cross Hotel
		New Elvet and Old Elvet	Sainsbury's, Newcastle Road, Crossgate Moor
			1 to 7 Railway Cottages, Quarry House Lane, Durham
			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
		Riverside	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
			Racecourse Riverside, Durham City
		Dunn Cow, Riverside, Durham City	
		Green Lane / Whinney Hill	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
	Church Street / Hallgarth Street	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	
		St Oswald's Park, Church Street, Durham City	
Area 5 Gilesgate			

	Upper Gilesgate	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
	College of St. Hild and St. Bede / Riverside	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
	Lower Gilesgate	Ravensworth Terrace
Gilesgate No: 10 to 19, 57 to 66		
Kepier House		
Kepier / Riverside / St Mary Magdalene's	19 th century brick kiln to north of Kepier Hospital	

New Area 7 - Hill colleges	Hill colleges	St Aidan's College, Windmill Hill, Durham City
		Van Mildert College, Mill Hill Lane, Durham City
		Trevelyan College, Elvet Hill Road, Durham City
		Grey College, South Road, Durham
	Outside the Conservation Area (existing and proposed)	Misc.
Durham Crematorium, South Road, Durham City		
Department of Geography, University Science Park, Stockton Road, Durham City.		
Dawson Building, University Science Park, Stockton Road, Durham City.		
Bill Bryson Library, University Science Park, Stockton Road, Durham City.		

		"Cry for Justice" Sculpture, University Science Park, Stockton Road, Durham City.
		British Isles floor sculpture, University Science Park, Stockton Road, Durham City.
		Josephine Butler & Stephenson Colleges, Durham City

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 = ‡)
Area 1 Peninsula		Castle Walls*‡
	Saddler Street	34, 35 and 35a Saddler Street*
	Riverbanks	Count's House*
		Prebends Bridge*‡
Area 2 Framwellgate	North Road	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
	Milburngate / Sidegate / Crookhall	Milburngate House (demolished 2017)
	The Sands, Riverside	The Mortuary Chapel, St. Nicholas Cemetery
		St. Nicholas Cemetery stone walls and graveyard
	Claypath Area	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		
Area 3 Crossgate	Western Hill	Industrial buildings near bottom of Back Western Hill
	Viaduct	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
	Crossgate / South St	Walls/railings/Gravestones Crossgate churchyard/Grape Lane
Pimlico/Durham School	Walls to the rear of the Observatory	
Area 4 Elvet		
	New Elvet and Old	Dunelm House, New Elvet (plans for demolition)

	Elvet	
	Riverside	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
	Green Lane/Whinney Hill	Former Durham Johnston School, Whinney Hill (planning permission given for demolition and replacement by housing)
	Church Street/Hallgarth Street	Church Street No: 31, 32, 33*
		The Tithe Barn Durham Prison Officers Club, Hallgarth Street*‡
Area 5 Gilesgate		
	Upper Gilesgate	Vane Tempest Hall and Stable Blocks*
		York House, St. Hild's Lane
	Lower Gilesgate	Kepier House
	Kepier / Riverside / St Mary Magdalene's	Chapel of St Mary Magdalene*
		19 th 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)