



HISTORIC BUILDING RECORD

*Sheraton Park,
Durham*

October 2015
Issue 1



Howarth Litchfield Partnership

Historic Building Record

for

Sheraton Park, Durham.

Contents

Introduction

- i. Location
- ii. Circumstances of the Report
- iii. Personnel, and Professional Standards
- iv. Methodology

Section 1: Descriptive and Analytical Record

- 1. History and Current Description
 - 1.1 Nature of the Asset
 - 1.2 History of the Buildings
 - 1.3 Current Description
- 2. Assessment of Heritage Significance
 - 2.1 Historical Value
 - 2.2 Evidential Value
 - 2.3 Aesthetic Value
 - 2.4 Communal Value
 - 2.5 Identified Values and Extant Fabric
 - 2.6 Relative Heritage Value of the Site
 - 2.6.1 National Context
 - 2.6.2 Completeness
 - 2.7 Summary of Heritage Significance
- 3. Description of the Current Proposals 2014/15
 - 3.1 Neville House
 - 3.2 Sheraton House
 - 3.3 Site
- 4. Assessment of Impact
 - 4.1 Loss of Historical Evidence
 - 4.2 Impact on Authenticity
 - 4.3 Impact on Integrity and Setting

- 5. Demolition of Sheraton House
 - 5.1 The Nature of the Asset
 - 5.2 Alternative Uses
 - 5.3 Grant Funding
 - 5.4 Loss of Historic Fabric vs Public Benefit
- 6. Summary

Section 2: Drawings and Photographs

- 7. Historic Building Recording
 - 7.1 Survey Drawings
 - 7.2 Rectified Photography
 - 7.3 General Black and White Photographs
 - 7.4 Gazetteer and Colour Photographs
 - 8. Bibliography and Sources.
- Appendix 1: Record Drawings

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Introduction

i. Location

Sheraton Park is the current name for the site occupied by the former Neville's Cross Teacher Training College for women, built in 1919. The site is situated approximately 1km south west of the centre of Durham, adjacent to the A167. The coordinates are: OS Grid reference: Easting: 426378, northing: 541629. Latitude: 54.768897, longitude: -1.5915209.

ii. Circumstances of the Report

The site and buildings were in more or less continuous educational use until 2002. From then until 2014 the site was the subject of a number of planning applications for conversion to residential use, and a project was commenced on site in 2007, but stopped shortly afterwards for financial reasons. In 2014 Alumno Developments made a successful planning application to convert one of the buildings (Neville House) to student accommodation, and demolish and replace the other building (Sheraton House). Further to the planning approval of the 15th October 2014, condition 11 to the approval required a programme of historic building recording. A written Scheme of Investigation was submitted to Durham County Council, and approved, which included: a descriptive and analytical record, and a programme of drawing, photogrammetry and photography.

iii. Personnel and Professional Standards

The historical report has been prepared by the Howarth Litchfield Partnership, and the photographic recording and photogrammetry by Vindomora Solutions Ltd.

iv. Methodology

The report has been compiled in accordance with the recommendations of the Historic England (English Heritage) publication: Understanding Historic Buildings, A Guide to Good Recording Practice, 2006. A list of archive and other sources is included in the bibliography. A written Scheme of Investigation was also prepared and agreed with Durham County Council's Design and Conservation department.

1.0 History and Current Description

1.1 Nature of the Asset

Sheraton Park is a site about half a mile due west of the centre of Durham, close to the historic Neville's Cross. It comprises two large red brick buildings which were built around 1920 as the Neville's Cross Teacher Training College. The larger building, known as Neville House, was originally the accommodation block, and the smaller building, Sheraton House, the teaching accommodation.

The buildings are not listed and are outside the Durham Conservation area. The closest listed buildings are the University Observatory and Neville's Cross itself. The Neville's Cross registered battlefield site is approximately ¼ mile to the north west.

The extent of the site is clearly defined by the surrounding housing developments, all of which post-date the college buildings.

1.2 History of the Buildings

Prior to the building of the college, the site was effectively undeveloped. The Ordnance survey of 1895 shows open fields in the location of the site. Darlington Road to the west, and Clay Lane to the south existed at this time, as did the University Observatory.

The origins of the college were in the Education Act for England of 1902, and the creation of local education authorities around this time. The further significance of the act is discussed below under Historical Value.

The college was first mooted in 1908 but there were a number of delays before works commenced for management and financial reasons. A link with the university was considered at the start, as the local authority got cold feet over running the college itself, but finally proceeded without the university. From the start, the college was to be for the education of women.

There was also much discussion over choice of a suitable site. The Neville's Cross site was eventually chosen due to its proximity to a large number of local elementary schools, and the university.

The design of the buildings was the subject of a design competition, won by William Rushworth in 1912. In 1913 tenders were sought from 14 contractors and the building commenced with J.W.White of



OS map of 1895: 'green field' site.



Aerial View of the college in 1926



View of Neville House in 1920's

Sunderland for a contract sum of £35,195. The building works were subject to various delays, some to do with land disputes with the university, the drainage of the site, and most significantly, the First World War.

The architect, William Rushworth (1846-1940), was articled to a number of practices in the south east before beginning his own practice in Croydon in 1894. There is no list of his works in RIBA nomination papers. (Directory of British Architects, 1834-1914: Vol. 2 (L-Z)). He was responsible for several educational buildings in and around Durham. Pevsner mentions Neville's Cross and the former Girls Grammar School on Gilesgate. (Pevsner, County Durham, 1983, p229).

By the summer of 1921 the educational block of buildings, containing a hall, gymnasium, demonstration room, lecture theatre, laboratories, art room and lecture rooms, was completed, and about half the residential block; so the College was opened in the September of that year with sixty students. Miss. Z. G. D. May, M.A. *Cantab.*, Vice-Principal of Avery Hill College, was appointed Principal. (Avery College in London just pre dated Nevilles' Cross, see section 2.6 below). The buildings were not completely finished until 1922.

The college became a licensed hall of Durham University in 1924, and thereafter some of its students studied courses at the university. It opened its doors to men as well as women in 1963. Still funded by the County Council, with university involvement, it was re-designated a college of education in 1969. The university link ceased in 1977 when it merged with the Durham Technical College (founded in 1957) to become the wholly independent New College. The original site of the college was sold for redevelopment in 2002 as New College redeveloped its Framwellgate Moor site in 2004.¹

In 2002 planning permission was granted for the conversion of Neville House to provide 62 apartments and for Sheraton House to offices and leisure accommodation. Further permissions were granted in 2005 and 2007 for 67 apartments in Neville House, and 47 in Sheraton House. The proposals involved conversion, partial demolition and extension.

The permissions were renewed in 2010.²



Neville House



Sheraton House

Work on the conversion to apartments commenced in 2007 but ceased shortly afterwards, and the buildings have been vacant since then.

1.3 Current Description

The original site plan for the college, held by the Durham Records Office, shows that the original site extended east – west from Clay Lane to Darlington Road and provided hockey pitches and tennis courts. There was also a gate lodge on Darlington Road, and a laundry building to the north east of Neville House. All these features are now removed, and most of the land used for houses. The designers of the modern housing development responded to the space between the two college buildings by building a crescent to the west, which has the potential to create a formal landscaped court.



Original Site Plan (Durham Records Office)

To the north of the site, post war housing approaches very close to the west wing of Neville House, while to the south, there is a substantial mature tree belt to the gardens of the houses on Clay Lane. The recent 3 storey housing of Faraday Court runs quite closely along the east perimeter.

The central area of the site, between the two college buildings, has been developed as a car parking area in anticipation of the now stalled apartment scheme.

1.3.1 Neville House

The original accommodation block has a narrow plan form with substantial wings at each end and centrally at the rear. There are 3 principal storeys with a fourth Mansard level, and a small central fifth storey. The design of the building is symmetrical in plan and elevation.

The external walls are constructed of two slightly different smooth red bricks, the less variegated brick providing details such as window heads and quoins. The floors appear to be of thin reinforced concrete construction. The roof structure consists of steel trusses and purlins to provide the Mansard roof shape, with timber rafters supporting a natural slate roof. The front elevation has an elaborate timber eaves detail with a pronounced classical cornice. A white painted cast iron gutter forms an integral part of the cornice design. The rear of the building has a simplified version of this detail. The building has very repetitive fenestration using substantial timber sliding sash which are in reasonable repair.



The two types of brick used on Neville House are subtly different. The quoins are in a slightly smoother and more regular brick.

The external envelope of Neville House is largely intact. Some elements, such as the timber eaves and lead lined gutters are in poor repair, but the brick work and slate roof appear largely sound. Internally most of the internal partitions on the upper floors have been removed, but many original features remain, such as the principal staircase.

1.3.2 Sheraton House

The original teaching block is constructed in a very similar fashion to Neville House but differs in that the internal spaces are more varied in size and height as they provided facilities such as classrooms, library, theatre etc.

Unlike Neville House, significant demolitions have taken place on Sheraton House, and the two rear wings and the central rear block have been demolished. Internally, the previous apartment scheme has been progressed such that substantial elements of the building have been removed. These include floors, staircases, internal partitions, the gallery level to the theatre and most of the internal features. (See section 2.6.2)

2.0 Assessment of Heritage Significance

The primary heritage significance of the group of buildings is as a record of the development of ideas about education in County Durham, and as a focus for the collective experience and memories of the local community, many of whom were educated on the site.

2.1 Historical Value

The site has historical value as an illustration of the approach to training and education at the beginning of the last century. The formality of the buildings and their layout on the site reflect not only an architectural aesthetic at the time, but an understanding of education as based on discipline and conformity.

There is historical value also in the association the buildings have with changes in education following the 1902 Education Act.

The Education Act of 1902 made wide ranging changes to the education of teachers, and finally ended the 'pupil-teacher' system of apprentice teachers which had existed since the late 1800's. The Act made the newly constituted Local Education Authorities responsible for providing training and instruction for teachers. Education of teachers in



Neville House today



Neville House: cornice detailing in timber



Neville House: entrance canopy columns. Ionic capitals with unusual swags below the capitals.



Neville House: dining room today.

colleges had previously been provided mostly by denominational colleges. The new Act, while giving local authorities powers to create new schools and colleges, also required a portion of rate payers' money to go to the support of voluntary or denominational schools. Durham County is one of many that opposed this principle, which was introduced by a Conservative government, and seen as a reactionary move to support traditional, denominational schools.³

The Education Committee of the recently created Durham County Council voted to proceed with a non-denominational teacher training college in 1904, which ultimately resulted in Neville's Cross College.

Notwithstanding the controversy over the funding of religiously affiliated colleges and schools, the 1902 act began a vast programme of school and college building. Many of the larger local authorities erected new schools, both before and after the First World War. Neville's Cross is very much a part of this wave of publicly funded red brick educational establishments.⁴

The relevance of Neville's Cross College in the national context is discussed in section 2.6 below.



Neville House: the elegant cantilevered stone staircase is to be retained in the current proposals.



Sheraton House today. The blank gable is to the Gymnasium and Laboratories. The interiors are now lost.

2.2 Evidential Value

The buildings provide evidence of how trainee teachers lived and worked at the beginning of the 20th century. The original plans of Neville House show how this was the accommodation or hostel block. Students' study bedrooms were arranged in groups with shared washing and toilet facilities and with a number of resident 'mistresses' rooms on each floor. The study bedrooms were 12' 3" x 8' 9", or just under 10m², so quite close to a modern student study bedroom in area, but lacking en-suite facilities.

The central projections at the rear provided servants accommodation, and on the ground floor were dining and common room facilities.

The original plans of Sheraton House show that this was the teaching block, with classrooms, library, lecture theatre, assembly rooms and offices.

In both buildings, much of this evidence has now gone due to the demolition work carried out as part of the proposed conversion to flats



Sheraton House today.



Student's Study Bedroom in 1920's

in 2006/7. In particular, Sheraton House has lost almost all its interior features.

2.3 Aesthetic Value

Pevsner (1983) describes the buildings as 'neo-Georgian'. Firmly in the classical tradition they appear very typical of educational buildings in the early years of the 20th century. It appears that their architect, William Rushton oversaw a number of similar school buildings in Durham at the beginning of the last century.

The latter part of the 19th century saw some very significant Victorian schools built as a result of the 1870 Education Act, the so called 'Board Schools'. Many of these were high quality designs (such as those by Robson in London and Martin and Chamberlain in Birmingham) and some are now listed. By the turn of the century the 'Queen Anne' style of the board schools had given way to a more serious neo-Georgian style.

When referring to schools of this period, the English Heritage Listing Selection Guide (2011) says that: "The assessment of schools of this date must, as before, balance architectural quality with intactness. Design standards could sometimes be high, but could equally veer toward the bland. Many schools were in a standardised neo-Georgian idiom." This style remained popular in higher education buildings through to the 1950's until gradually supplanted by Modernism. Locally, in Tyne and Wear, there are a number of examples of neo-Georgian educational buildings, some of which are illustrated at right, below.

The delay between the commissioning of the new Neville's Cross College in 1908 and its completion in the early 1920's may explain its somewhat anachronistic style for the year it opened in 1922. By this time, some pioneering designers were beginning to bring the principles of the Modern Movement to educational buildings. Generally, at Neville's Cross, the classical detailing is well modelled, but highly repetitive. Whereas Sheraton House follows the neo-classical style throughout, Neville House shows some interesting hints of newer architectural ideas. The three bayed opening with grills in the mansard roof of the central block, and the full height windows with balconies in the gables, both seem to hint of Art Deco.



Dining Room in 1920's In Neville House.



Library in 1920's In Neville House.

2.4 Communal Value

The site clearly has substantial communal value. The buildings played a leading role in the provision of education in Durham for over a century. As a residential teacher training college, the buildings were home to numerous young people from the 1920's to the early 1970's.

The site has long links with the university, and Neville House became a licensed hall of residence for the university in 1924.

As a home for the local technical college from 1977, many local people will have been educated at the site.

The buildings also have a 'war record', serving as a Casualty Clearing Station for the RAF in 1939, and subsequently as a base for the A.T.S.



Neville House: Art-Deco style intruding on the neo-Georgian?

2.5 Identified Values and Extant Fabric

The historical value of the buildings as an example of an early 20th century self-contained residential college in a rural setting has been marred by surrounding development which impinges very closely on the site, and the demolition and alteration works which have taken place on Sheraton House.

The evidential value of Neville House as a residential block for an educational establishment is still evident, although diminished. The current proposal for the site, as student accommodation, would enhance this significance.

Viewing the site as a whole, the communal value is as a reminder of the educational past for the local community. This value is currently diminished by the ambiguous status of the vacant site. Redeveloping the site for an educational purpose would enhance the communal heritage value.



Neville House: paired columns and grilles to the penthouse flat.

2.6 Relative Heritage Value of the Site

An assessment of heritage significance should include a comparison with other places sharing similar heritage values.⁵ An overview of similar buildings around the country allows Neville's Cross to be seen in a national context, in terms of its rarity, and how good an example it is of this type of building.



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2.6.1 National Context

In the years immediately following the 1902 Education Act, a number of local authorities established teacher training colleges. “This reform was set in train under the provisions of the 1902 Education Act. School Boards were now empowered not only to build secondary schools, but to provide and maintain teacher training colleges. By 1920 nineteen ‘council’ training colleges had been opened: thirteen for women and four co-educational. All but three were residential.”⁶

Some of these colleges were established in existing premises. For example, Sunderland Teacher Training College opened in 1908 in Langham Tower, a large villa near the town centre. Representative examples of purpose built establishments nationally are:

Avery College, London

Set up in 1909 as a female only training college, it became part of the University of London in 1926. It is now the Avery Hill Campus of the University of Greenwich. Most of the campus was built 10 to 20 years earlier. The buildings are listed grade II.

Hull Municipal Training College

This college was purpose built by the local authority with a 75% grant from the Board of Education, and opened in 1913. It provided for 49 women and 64 men. In a similar manner to Neville’s Cross, the buildings originally comprised a campus on a green field site.

The college is now the Hull University Business School, and is listed Grade II. Red brick, stone details and slate roof.

Crewe Teacher Training College

Built by Cheshire Local Education Authority between 1908 and 1912 the college was co-educational. It now forms part of Crewe College of Education. The central block is listed grade II. Red brick with terracotta detailing and slate roof. The principal building (the Delaney building), is a well composed neo-Georgian design with high quality detailing.

Beckett Park, Leeds

The college was built between 1908 and 1913 on land sold to Leeds Corporation in 1908 by Ernest Beckett, 2nd Baron Grimthorpe. It is now part of Leeds Metropolitan University. Similar to Neville’s Cross and

Below: some examples of local neo-Georgian and similar red brick education buildings of the same period as Neville’s Cross



St. Mary's Training College, Fenham, Newcastle upon Tyne. 1907.



Royal Grammar School, Newcastle upon Tyne, 1906.



Bede College, Sunderland, 1890.

Hull, it was built as a campus on a green field site with teaching and accommodation blocks. Listed Grade II, Red brick, gritstone ashlar dressings, slate and lead roof. The principal buildings are in a robust, well executed neo-Georgian style.

Bingley Training College, Bradford.

Conceived by the Local Education Authority and approved by the Board of Education, in 1908, Bingley Training College was completed in 1911. Separate teaching and accommodation blocks. 200 students, co-educational. Built in stone in accordance with the local vernacular, now a residential development, listed grade II. The building was designed by the County Architect of the time, and is a splendidly grand composition. Interestingly, the accommodation blocks were linked together by a basement corridor which allowed distribution of meals from the 'Bakehouse'.

The above five examples are similar to Neville's Cross in the key areas of heritage significance:

- Conceived in response to a local shortage of teachers and developed by Local Education authorities empowered, and funded through the Education Act of 1902.
- They were developed as a campus on green field sites.
- They were residential colleges with separate accommodation blocks.
- Designed originally for women only, or co-educational.

They may be regarded as better examples of this type of building for a number of reasons:

- With the exception of Bingley Training College, they have remained in educational use, and therefore have retained more of their original character and features.
- These examples are all listed buildings, suggesting that they are acknowledged to have greater heritage significance.

This survey of examples of similar training college buildings from the period suggests that the building type is not uncommon, and further examples could be found.



Avery College, Greenwich



Hull Municipal Training College



Hull Municipal Training College



Crewe Teacher Training College



Beckett Park, Leeds

2.6.2 Completeness

The EH Listing Guide to Educational Buildings stresses the importance of completeness when assessing the relative importance of education buildings. When discussing buildings of 1870 to 1914: “Completeness can be most important, and the extent of alteration needs to be determined: losses and ill-proportioned additions can reduce designation-worthiness.”⁷

Both Neville House and Sheraton House show loss of original fabric and features as found today. Sheraton House is the most damaged, with the rear wings and rear central buildings demolished, and substantial internal alterations, which were carried out as part of the abandoned conversion to flats.

2.7 Summary of Heritage Significance

Neville’s Cross College is the local example of a purpose built teacher training college dating to the early years of the 20th century, and appears to be one example of perhaps 20 in England, which were built in the period 1906 to 1920. Compared to the examples discussed above, Nevilles’ Cross is a less intact example, and of somewhat lower architectural quality, as reflected by its lack of heritage designation at the national level. The architectural compositions, detailing and material quality are generally superior in the other examples.

Notwithstanding the above, the site has considerable historical and communal value locally, and it will be important that these values are conserved in any new development.

3.0 Description of the proposals to be carried out in 2015/16

The proposals are for the extension and refurbishment of Neville’s House as student accommodation and the demolition of Sheraton House, and its replacement with a new building for student accommodation.

3.1 Neville House

The proposals involve the demolition of the toilet blocks at the rear of the wings to the main block. These are four storey flat roofed projections which do not form part of the main range of Neville House,



Beckett Park, Leeds



Bingley Training College



Bingley: Accommodation Blocks



Bingley: Teaching Block



Sheraton House: the rear wings were demolished in 2007.

and are situated at intermediate floor levels, which would make them difficult to access if retained.

The central rear extension, which contained the original servants' quarters and kitchens, are also to be demolished, but the central stair is to be retained.

The demolitions at the rear of the building allow the existing front range to be converted to modern study bedrooms, and circulation and further bedrooms built at the rear. The shallow existing plan of the central range would make it impractical to convert to student flats without the new addition at the rear to increase plan depth and introduce a new circulation zone.

The principal front and side ranges and elevations of Neville House are retained and conserved. The proposals are similar to the extant planning permission in terms of the extent of retention and demolition.

3.2 Sheraton House

The proposal involves the full demolition of Sheraton House. The proposal to demolish is based on the practical difficulties of converting Sheraton House to student accommodation, and these are expanded in section: 5.1.

A new building is proposed to replace Sheraton House which will have a very similar footprint and volume. The new building will be designed in an entirely contemporary idiom which will reference the form and character of Neville House. The new building will conserve the character of the site and the external spaces.

3.3 Site

A high quality landscape design is proposed for the site, focussing on the central landscaped courtyard area, which will provide an amenity space for students, and for residents of the surrounding private houses.

4.0 Assessment of Impact

There will be loss of historic fabric associated with the demolition of Sheraton House and the partial demolitions at the rear of Neville House. The most substantial and significant building on the site, however, the accommodation block of Neville House, is to be retained and conserved. The fact that Neville House is to be refurbished as student accommodation, its original use, means that it may be possible



Sheraton House: two story theatre space, gallery and panelling lost.



Sheraton House: Internal partitions and finishes lost in 2007.



Sheraton House: major interventions at mansard level.

to minimise further loss of historic fabric internally.

4.1 Loss of Historical Evidence

Much of the evidential value of the fabric, as opposed to surviving records, was embodied in the internal layouts, fixtures and fittings of the buildings. These are now (December 2014), to a large extent, missing in both buildings.

4.2 Impact on Authenticity

Authenticity is defined as “those attributes and elements which most truthfully reflect and embody the values attached to it” (English Heritage Conservation Principles Policies and Guidance 2008). The previous section suggests that the most significant values of the site are the historical and communal, rather than the specifically material. The fact that the current proposals seek to continue an educational use on the site mean that the site retains its authenticity and seamlessly continues the historic tradition of the site.

There should be no difficulties in presenting the historic nature of the site and making its history evident and understandable to local people and visitors.

4.3 Impact on Integrity and Setting

Integrity refers to the character and wholeness of the place. While the proposals involve the replacement of a building on the site, it will be possible to design the new building to retain the character of the site and the space between the two buildings. This can be achieved by respecting original footprints and building lines where they impact on the central space, and taking architectural references from the remaining building.

It is suggested that the replacement building will be entirely modern in style, so that it is clear that this is a new phase in the history of the site, but the building should respond to the scale, proportions rhythm and material palette of the remaining building.

5.0 Demolition of Sheraton House

Chapter 12 of the National Planning Policy Framework (Conserving

and Enhancing the Historic Environment) suggests that Local Authorities consider a number of issues when presented with proposals that involve the loss, or ‘substantial harm’ to heritage assets.

These issues as they relate to the Sheraton Park site are considered below.

5.1 The Nature of the Asset

The design of Sheraton House makes it impractical to convert to economically to student accommodation. To provide modern, accessible and easily managed student accommodation requires spaces at consistent levels and capable of division into regular modules for the installation of standardised and prefabricated service elements. Sheraton House currently has a number of different levels within each floor plate, and some large, two storey spaces, such as the original gymnasium and assembly hall. While these spaces could be adapted to provide luxury apartments (as in the extant permission) with, for example, mezzanine levels within a dwelling, they would require much greater intervention to provide more cellular student accommodation. In particular, the fenestration of the building would have to be radically altered.

The total number of student bedrooms is also a factor. The developer has identified a figure of 400 student rooms, for the development as a whole, as being the minimum number for an economically viable proposal. Neville House was found to have potential for around 220, meaning Sheraton House would have to provide at least 180.

Early feasibility studies were carried out to assess the maximum number of rooms that could be accommodated in Sheraton House. The first study, see right, showed around 100 rooms, and would have involved major interventions in the 2 storey spaces, including forming new window openings. The second study looked at providing a 4 storey extension on the footprint of the extant planning approval for apartments, but with lower storey heights so that the total height of the new extension would be subordinate to the original building. This option provided a greater room total, but resulted in complex lift / stair arrangements to make new and existing floors accessible.

A cost appraisal of the two options indicated that neither would allow

an economically viable development, and for this reason options were explored which involved demolishing Sheraton House and replacing it with a new building.

5.2 Alternative Uses

The recent planning history for the site demonstrates that for the foreseeable future it is highly unlikely that any other viable use will be found for the site. The 2002 application was for office and leisure use for Sheraton House. While this was an appropriate use in terms of conversion of the building, there is no established demand for office accommodation in this location, and issues of car parking and access would make the proposal problematic.

The proposal to convert to apartments has been tested fully by the current owner as recently as 2012, and market forces have precluded further work and confirmed that this is not to be a viable option. In contrast, the demand for student accommodation is supported by in-depth demand studies together with dialogue with Durham University. The current owner has carried out an analysis and marketing survey to support the view that no other tenure option is viable.



Two storey space (original Theatre) at Sheraton House, showing difficulty in conversion to 2 floors of cellular rooms.

5.3 Grant Funding

As a primary funder for the historic environment in England, English Heritage have specific requirements for awarding grants. In the North East of England these are currently:

- An historic asset identified on the Heritage at Risk Register
- A project to increase skill levels in the North East to better understand, manage and conserve elements of the historic environment.

Sheraton Park does not fall into either category.

Other grant sources for historic buildings generally require that the building is listed nationally, for example Local Authority Historic Building Grants, and the Heritage Lottery Fund.

Re-generation funding from the government may have been appropriate to the site, but the principal source of this type of funding, One NorthEast, was abolished on 31st March 2012.

5.4 Loss of Historic Fabric vs Public Benefit

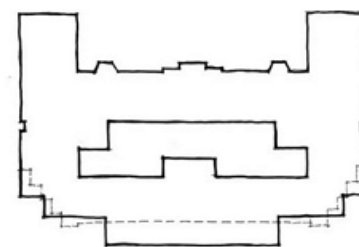
In view of the fact that the site has remained vacant for 10 years, there is a clear benefit in the loss of a building of moderate heritage significance, if this will allow the site as a whole to be brought back into use in a manner very appropriate to the history of the site.

The remaining, and more significant building on the site will be conserved to a high standard, and the integrity of the site as whole retained. The new use of the site is likely to be stable and long lasting, and the site will be well managed.

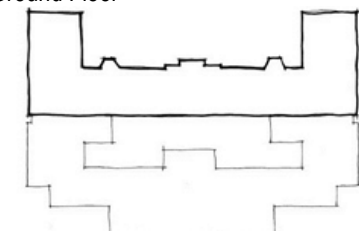
A number of benefits to the local community will result from the Development, and these include:

- Improvements to the visual amenity of the area through the regeneration of a derelict brownfield site to provide a high quality development;
- Landscaped open space which is accessible to the public and students providing quantitative and qualitative improvements;
- Public art imbedded within the development or delivered through a financial contribution;
- Financial contribution to offsite environmental improvements to public rights of way;
- Brompton cycle racks for public and student use;
- On site facilities available for community use; and
- Financial contributions to DCC for the delivery of improvements or works to open space / sport and leisure provision/ community facilities.

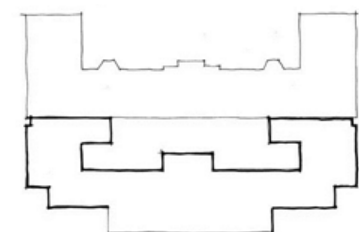
Below: Sheraton House 2nd feasibility.



Ground Floor



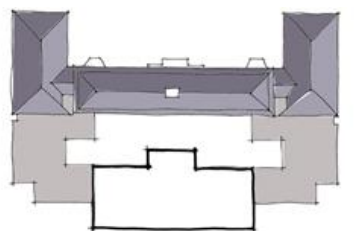
First Floor Existing



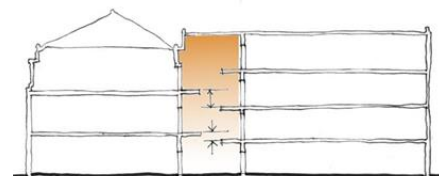
First Floor Proposed



Second Floor Existing



Second Floor Proposed



Section showing miss-match in levels



6.0 Summary of the 2014/15 Proposed Works

The current proposals are in many ways a good solution for the site:

- The historic use of the site for educational and residential purposes is continued, retaining its authenticity and integrity.
- There is a demonstrable need for the proposed use, and the use should be sustainable in the long term.
- While there will be loss of historic fabric in the demolition of Sheraton House, the most significant and architecturally satisfactory building on the site is retained and the historic value and legibility of the site as a whole is conserved.

There is clear public benefit to be had from the proposals: the proposals for development of the site include a sensitive and inclusive treatment of the landscaped areas around the buildings, which will be accessible to the public, and the development is to be designed and managed so as not to increase traffic or car parking in the area.

Planning and community benefit agreements may also provide for art works and children's play facilities. All these initiatives will contribute to improving the setting of the historic building.

7.0 Building Recording

In accordance with the written scheme of investigation, the Historic Building Report includes the following:

- Survey drawings of the buildings made in 2007
- Site topographical survey drawing made in 2014
- Rectified black and white photographs of:
 - the principal elevations of Sheraton House
 - the rear (north) elevation of Neville House.

Delivered as paper prints, and high resolution TIFF files on DVD.

- General photographs internally and externally, with key, delivered on black and white photographic paper, and as TIFF images on DVD.
- A gazetteer of general colour photos, with key, delivered within this report.

The black and white photographs and rectified photographs were submitted to the Durham County Council planning department on 12th December 2014 for approval, and subsequently returned to Howarth Litchfield Partnership.

7.1. Drawings

The following drawings are included with the Historic Building Report, as A3 size paper copies and PDF digital files:

Neville House Ground Floor Plan
Neville House First Floor Plan
Neville House Second Floor Plan
Neville House Third Floor Plan
Neville House Fourth Floor Plan
Neville House Elevations South and West
Neville House Elevations North and East
Neville House Elevations North Wing Returns
Sheraton House Ground Floor Plan
Sheraton House First Floor Plan
Sheraton House Second Floor Plan
Sheraton House Elevations Sheet 1 of 2
Sheraton House Elevations Sheet 2 of 2

All the above drawings are from a measured survey carried out in 2007.

Site Topographical Layout.

The above drawing is from a survey carried out in 2014.

7.2 Rectified Photography

The following rectified photographs of the principal elevations are included:

Sheraton House:

North East Elevation

North West Elevation

East Elevation

North Elevation

South Elevation

West Elevation

Neville House:

North Elevation

A3 paper copies of the elevations are included in the report, and high resolution TIFF files on the accompanying DVD.



Sheraton north east facing



Sheraton north west facing



Sheraton east facing



Sheraton north facing



Sheraton south facing



Sheraton west facing

Above: Sheraton House rectified photographic elevations, supplied as paper prints and as high resolution TIFF files, and as scaled objects in an AutoCad drawing on DVD



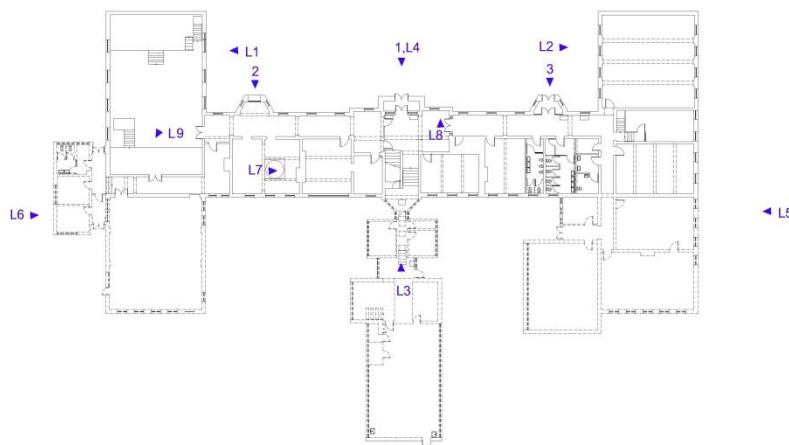
Howarth Litchfield Partnership

7.3 General Photographs

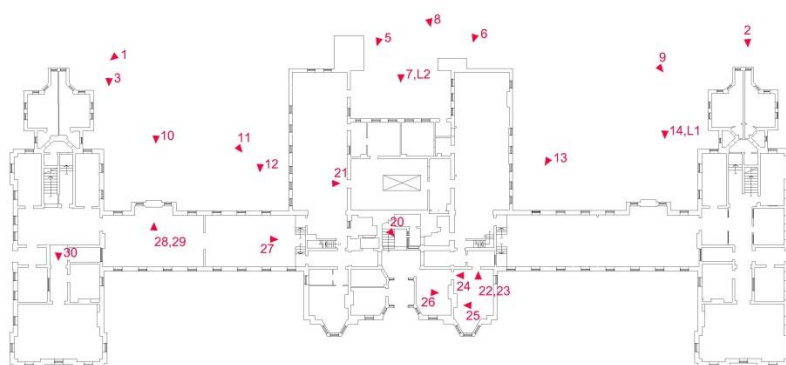
Photographs on black and white photographic paper are supplied in accordance with the following keys. The photographs are marked on the rear with the appropriate numbers. Full size versions of the keys are included with the photographs.



Above: Neville House rectified photographic elevation, north facing, supplied as paper prints and as high resolution TIFF files, and as a scaled object in an AutoCad drawing on DVD

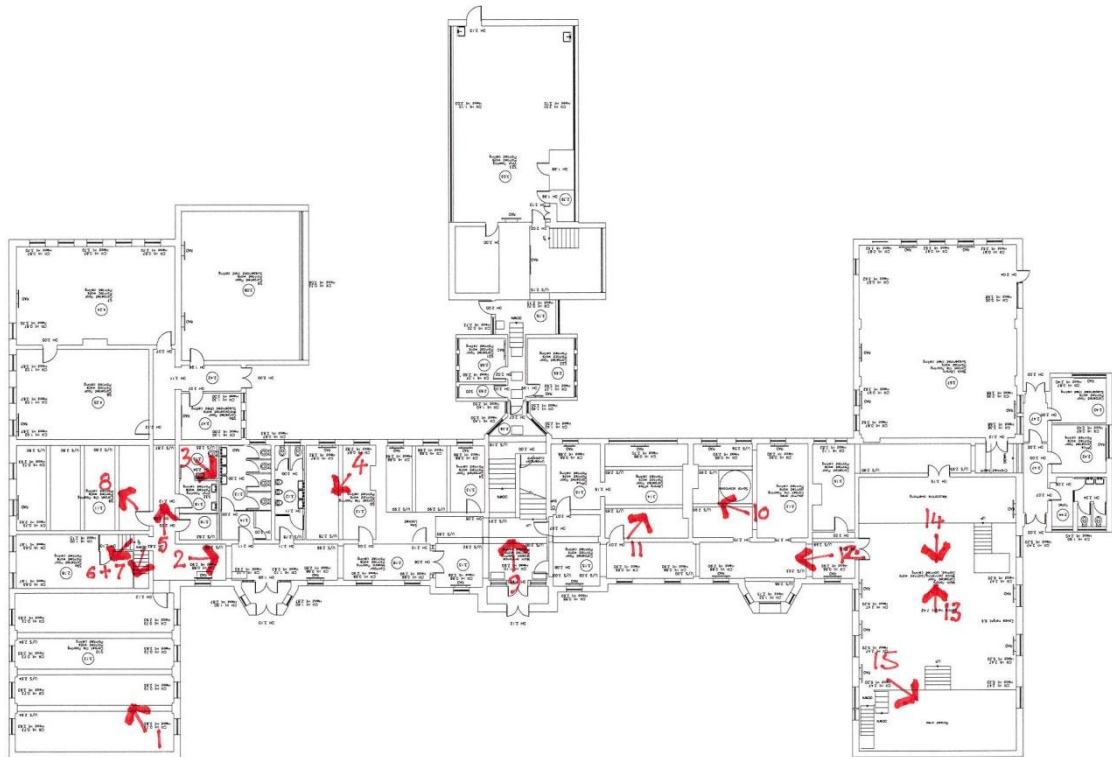


Sheraton House, Ground Floor, Key to Black and White Photographs.



Neville House, Ground Floor, Key to Black and White Photographs

7.4 Gazetteer, and Colour Photos.



Key: Sheraton House Ground Floor Plan



1. Former Gymnasium (now subdivided)



2. Main Corridor



3. Non Residential Staff Room



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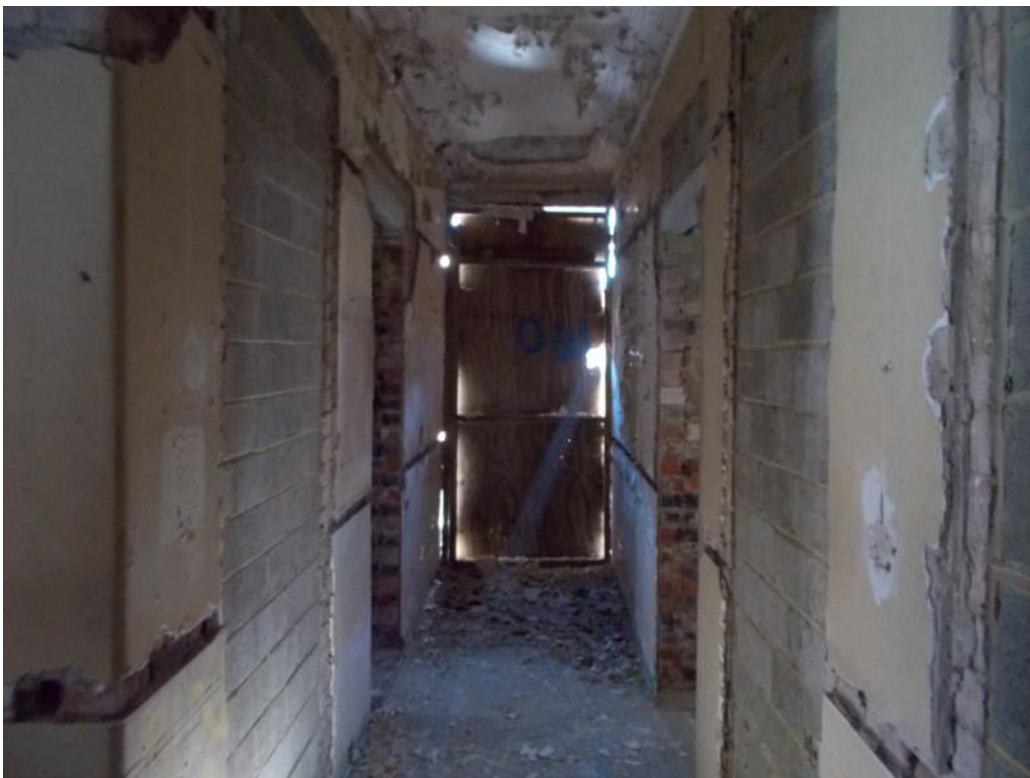
4 Old Elvet, Durham, DH1 3HL

Tel: 0191 384 9470

Web: www.howarthlitchfield.co.uk



4. Staff Common Room



5. Corridor





6. Lavatories



7. Lavatories



Howarth Litchfield Partnership

4 Old Elvet, Durham, DH1 3HL

Tel: 0191 384 9470

Web: www.howarthlitchfield.co.uk



8. Students Common Room



9. Main Staircase





10. Mistress of Method's Room



11. Principal's Room





12. Main Corridor



13. Assembly Hall



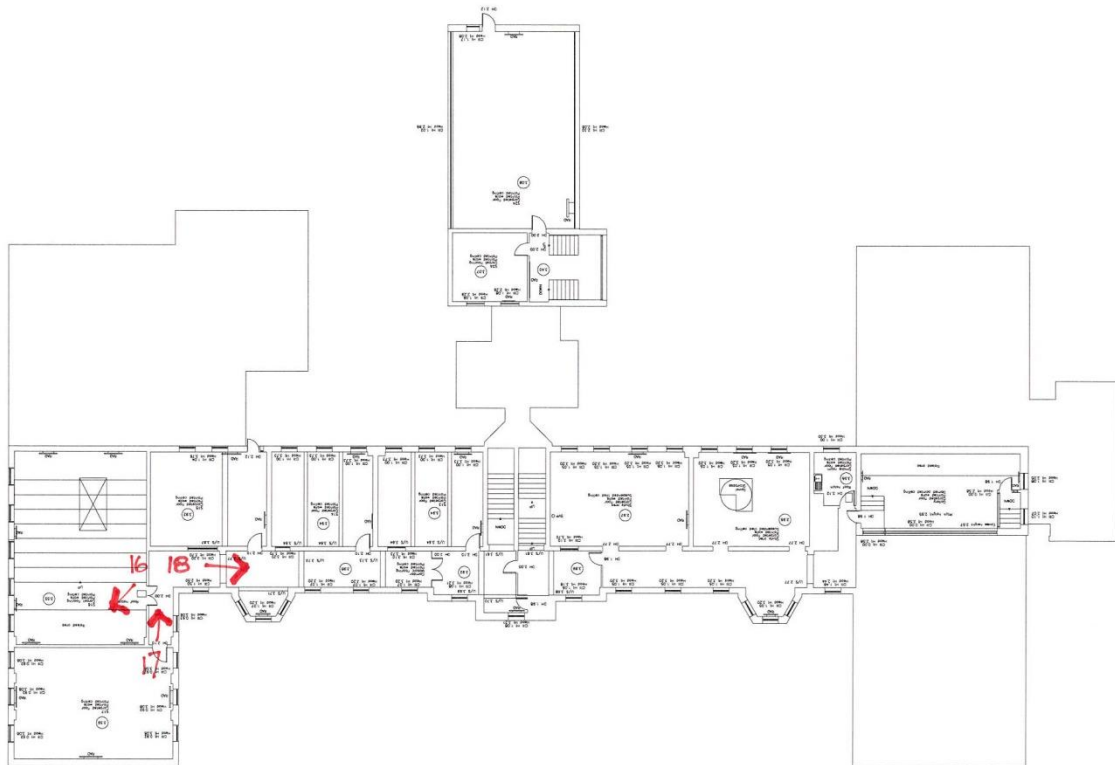
14. Assembly Hall



15. Assembly Hall



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Key: Sheraton House First Floor Plan



16. Truss in roof space



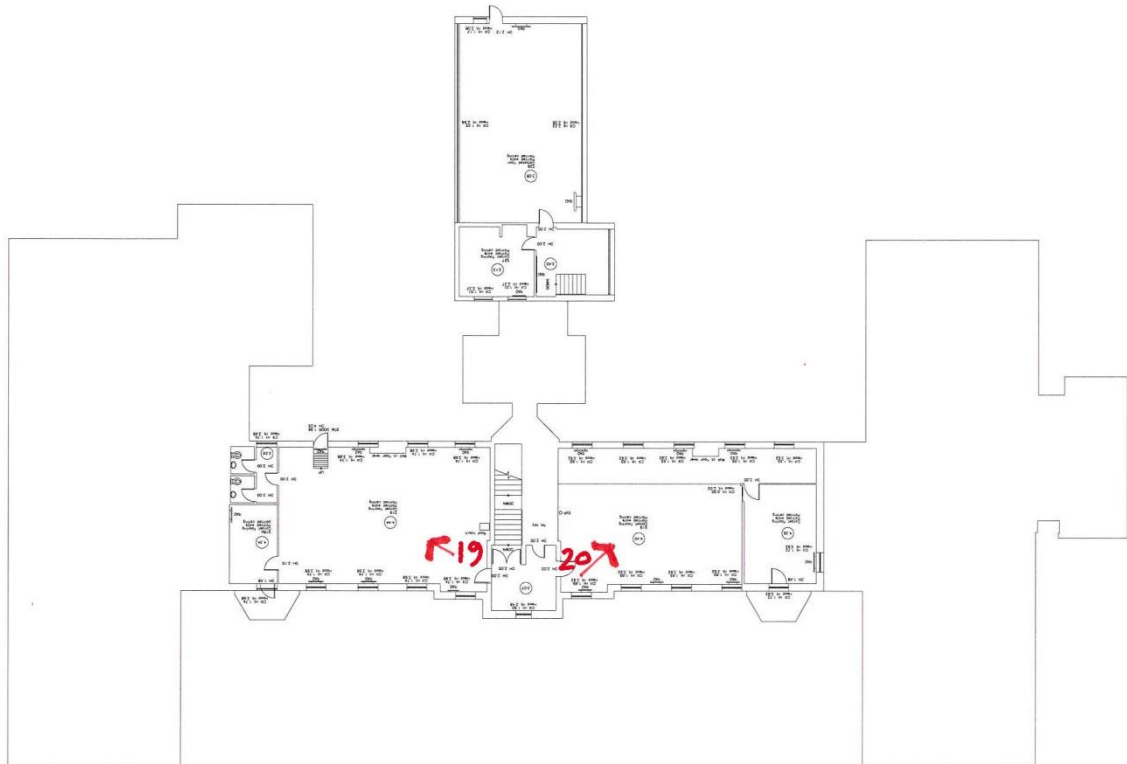
17. Corridor



18. Main Corridor



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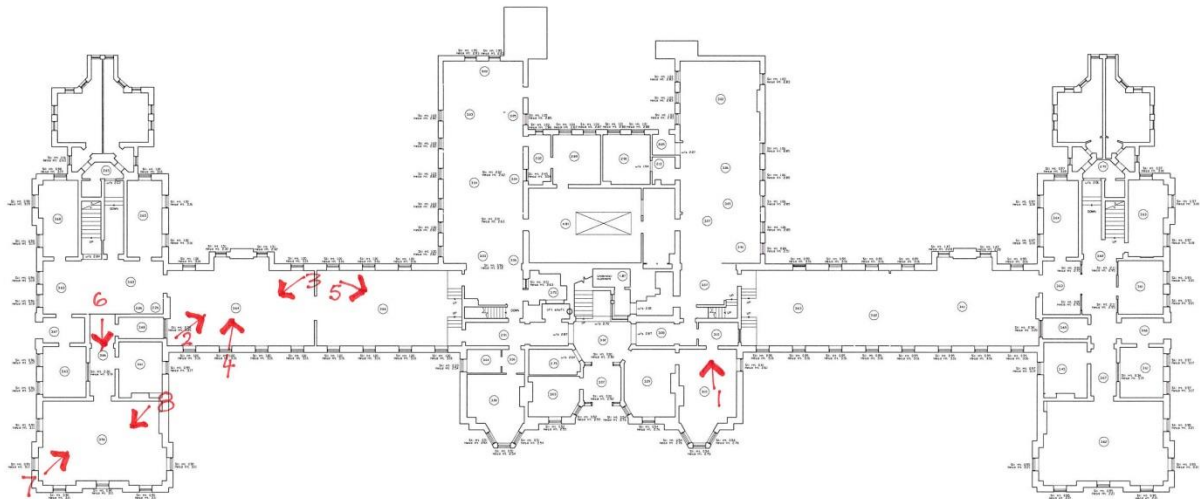
Key: Sheraton House Second Floor



19. Teaching Space (Now with raised floor)



20. Teaching Space (Now with raised floor)



Key: Neville House First Floor



1. Principal's Room



2. Students' Common Room



3. Students' Common Room



4. Students' Common Room



5. Dining Room



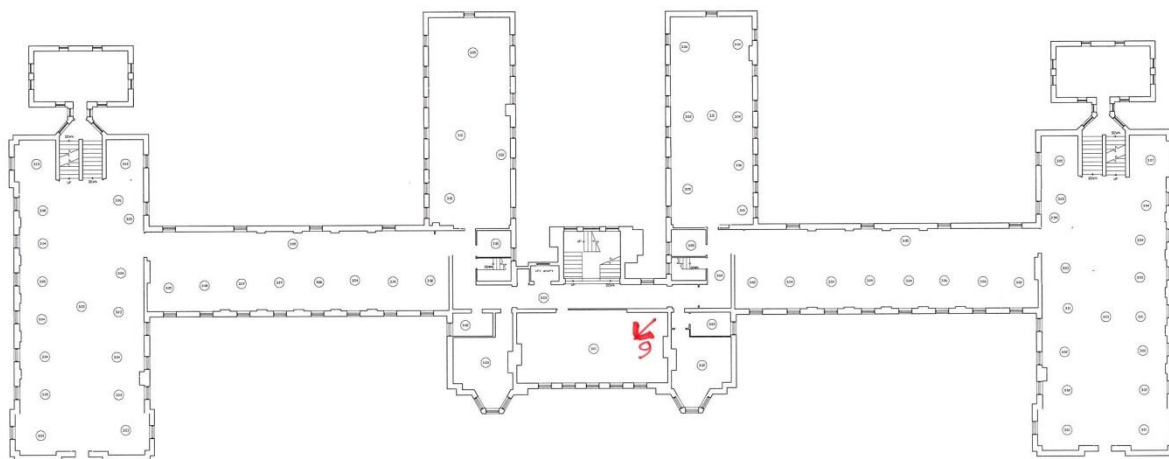
6. Corridor in West Wing, leading to the Library



7. Library



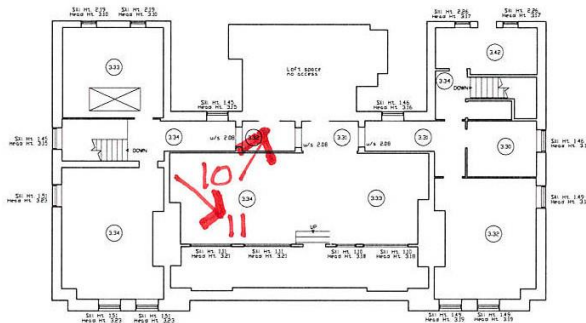
8. Library



Key: Neville House First Floor



9. Vice Principal's Bedroom; Needle Room; Matron's Sitting Room (partitions removed).



Key: Neville House Fourth Floor



10. Roof Space in Mansard



11. Mistresses' Rooms in Mansard.



8.0 Principal Sources Consulted for the Historical Assessment

Notes:

- 1,3. Desmond Dalton, A contribution to teacher education:
Neville's Cross, 1921-1986, (Durham 1986)
2. Committee Report DCC. 4/10/00812/VOC
4. Education in England: a brief history
Derek Gillard. 2011. (accessed online)
5. English Heritage, Conservation Principles, Policies and
Guidance. April 2008.
6. Women in Teacher Training Colleges, 1900-1960: A Culture of
Femininity. Elizabeth Edwards. 2001, Routledge, London.
7. English Heritage, Listing Selection Guide: Education Buildings.
April 2011.

Other Sources:

England's Schools, History, Architecture and Adaptation, Elain Harwood, English Heritage, 2010.

Durham University Records: <http://reed.dur.ac.uk/xtf/view?docId=ead/uni/undf.xml;query=>.Accessed
May 2013).

Pevsner, The Buildings of England, County Durham, 1986.

Original plans for Neville's Cross Teacher Training College deposited at the Durham Records Office.

National Planning Policy Framework, 2012.

DCMS, Principles for Selection of Listed Buildings, March 2010.

Library & Archives

Institute of Education, University of London

20 Bedford Way

London WC1H 0AL

The National Archives (accessed online)

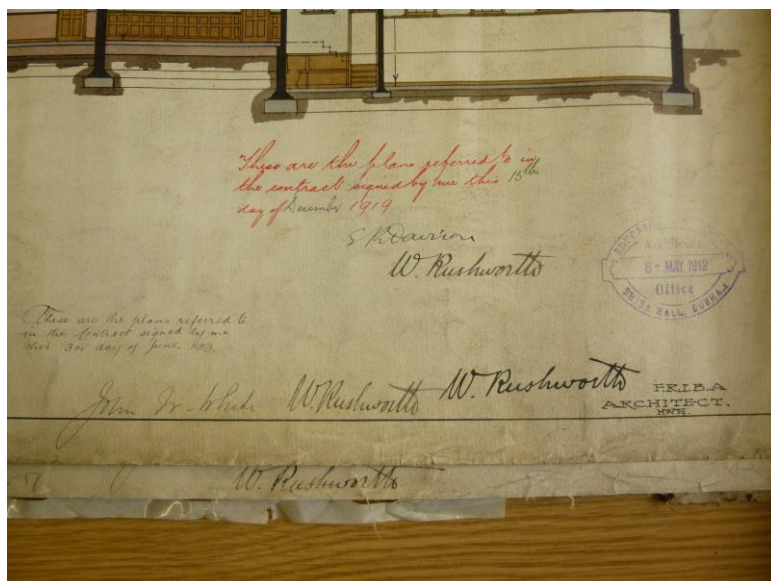


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Appendix 1

Examples of the original plans held by the Durham Records Office.

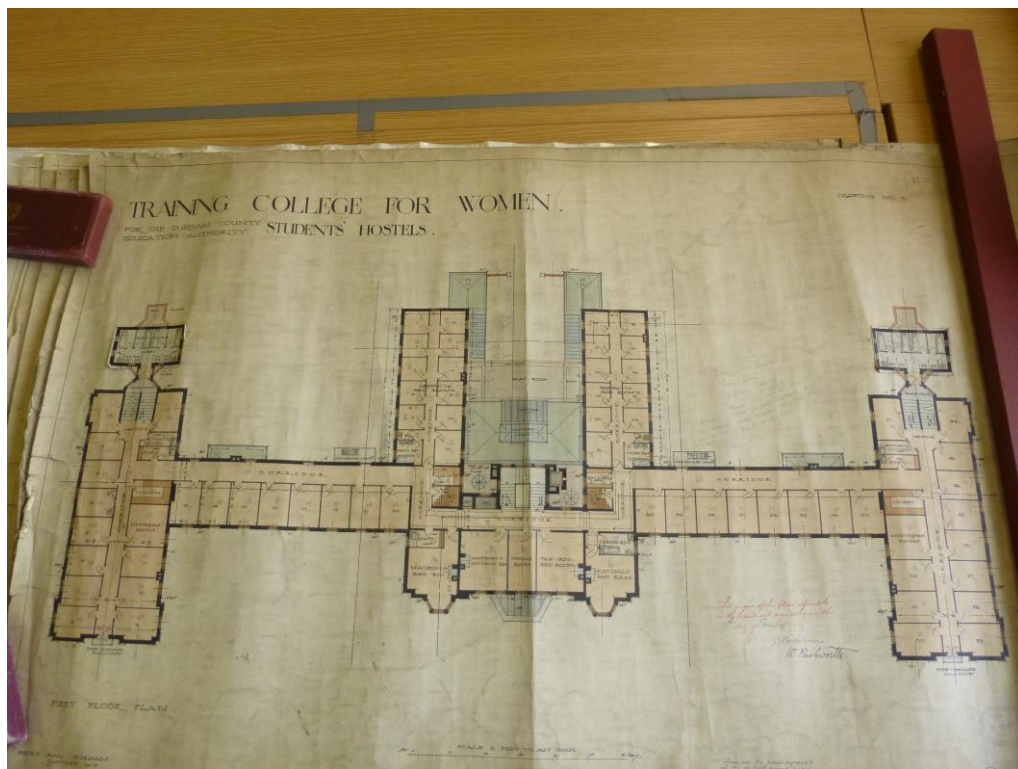
The following are samples of some of the drawings held. The set held by the Records Office is not complete. In particular the principal elevations of both buildings are missing. It is likely that these were kept for display purposes in the college, and subsequently lost.



All the plans are signed and dated by William Rushworth. They were signed in 1913, when the building contract was first let, and again in 1919 when work recommenced after the First World War.



Rear Elevation Neville House



First Floor Plan, Neville House.