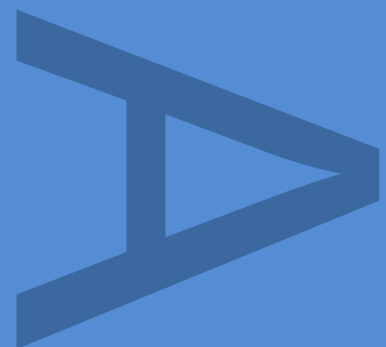


**COUNTY DURHAM AND DARLINGTON
FIRE & RESCUE SERVICE HEADQUARTERS,
FINCHALE ROAD, FRAMWELLGATE MOOR,
DURHAM, COUNTY DURHAM**

HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT

**AUGUST 2013
(REISSUED JULY 2015)**



PRE-CONSTRUCT ARCHAEOLOGY

DOCUMENT VERIFICATION

**HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT
COUNTY DURHAM AND DARLINGTON
FIRE & RESCUE SERVICE HEADQUARTERS,
FINCHALE ROAD, FRAMWELLGATE MOOR, DURHAM, COUNTY DURHAM**

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**County Durham and Darlington Fire & Rescue Service Headquarters,
Finchale Road, Framwellgate Moor, Durham, County Durham**

Historic Environment Desk-Based Assessment

National Grid Reference: NZ 2658 4422

Site Code: FRD 13

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1. NON-TECHNICAL SUMMARY

- 1.1 An historic environment desk-based assessment has been undertaken by Pre-Construct Archaeology for the County Durham and Darlington Fire & Rescue Service Headquarters. The work was commissioned by Gladedale South Yorkshire ahead of the de-commissioning of the headquarters and a re-development proposal.
- 1.2 The site is situated off Finchale Road in the Framwellgate Moor area of Durham City. Its central National Grid Reference is NZ 2658 4422. Comprising an irregularly shaped plot of land covering 2.01 ha, the site is currently occupied by the buildings, car parks and yard areas of the Fire & Rescue Service Headquarters. The site is bounded to the north by Finchale Road and by properties fronting onto that road and High Carr Close. To the south, it is bounded by properties on Aykley Vale and an area of woodland. To the west and east, it is bounded by properties along High Carr Road and Lilac Avenue, respectively.
- 1.3 The assessment was required ahead of a planning application for the proposed re-development. The work aimed to gain, as far as reasonably possible from existing records, an understanding of the historic environment resource within a wider study area of 0.5 km radius from the centre of the study site. It involved consultation with the County Durham Historic Environment Record, an examination of relevant cartographic and documentary material and a visual inspection of the study site and its environment.
- 1.4 Map regression has shown that the southern central portion of the study site was occupied by a farmstead, West Carr (later High Carr) House, from at least as early as the mid 19th century. The farmhouse survived as part of the earliest development of the site for the County Durham Fire Brigade Headquarters in the mid 1950s. Prior to this, the majority of the site had probably seen no previous development.
- 1.5 The assessment found that there are no designated heritage assets at the study site, while within the wider study area there are four listed buildings. In terms of non-designated heritage assets, while there are no Historic Environment Record entries at the study site, some elements of the standing building stock are considered to be non-designated heritage assets of some architectural and historical interest; most notable is the main Headquarters Building, the earliest element of which dates from 1956. The LPA may recommend recording of some elements of the building stock in order to mitigate the direct impact of the re-development proposal on the significance of the heritage asset. In addition, the site as a whole has some communal and historical value, due to the long association of the Fire & Rescue Service with the Framwellgate Moor area.
- 1.6 In terms of buried archaeological remains, the assessment has concluded that the study site has low potential for prehistoric, Roman, Anglo-Saxon and medieval remains, but high potential for post-medieval remains related to the former farmstead which occupied the site. The LPA may recommend further archaeological investigation to confirm the presence of any heritage assets of archaeological interest at the site and thus determine their character and level of significance. The results would allow the impact of the proposed development on any heritage assets of archaeological interest to be determined and thus enable decisions to be made whether to mitigate, offset or accept without further intervention that impact.

2. INTRODUCTION

2.1 Project Background

- 2.1.1 Researched and written by Pre-Construct Archaeology Limited (PCA), this historic environment desk-based assessment was commissioned by Gladedale South Yorkshire ahead of the decommissioning of the County Durham and Darlington Fire & Rescue Service Headquarters and re-development of the site.
- 2.1.2 Current UK Government guidance as set out in the *National Planning Policy Framework* (NPPF)¹ indicates that, in submitting planning applications for sites with a historic environment dimension to them, developers/applicants are required to describe the level of significance of any heritage assets affected and, where a proposed development site includes or has the potential to include heritage assets of archaeological interest, there is a requirement to submit an appropriate desk-based assessment.
- 2.1.3 In line with current guidance of the Institute for Archaeologists (IfA),² the assessment comprised a programme of study of the historic environment of a specified area around the study site in order to place the site in its heritage context; in this case, a 'wider study area', with a 0.5 km radius from the centre of the study site, was examined. Central to the programme of study was an analysis of existing written, graphic, photographic and electronic information, undertaken in order to identify known and potential heritage assets within the wider study area and to establish the interests and significance of those assets.
- 2.1.4 By addressing historic environment issues for the study site and its vicinity, the assessment will allow the formulation of a strategy for mitigating the potential impacts of the proposed development scheme on heritage assets and their settings.
- 2.1.5 The **Online Access** to the Index of Archaeological Investigation**S** (OASIS) reference number for the project is: preconst1-148981.

2.2 Site Location and Description

- 2.2.1 The study site is situated off Finchale Road in the Framwellgate Moor area of Durham City. Its central National Grid Reference is NZ 2658 4422 (Figure 1). It measures up to 140m north-south by up to 205m west-east and comprises an irregularly shaped plot of land covering 2.01 ha. The site is currently occupied by the buildings, car parks, yard areas and access routes of the County Durham and Darlington Fire & Rescue Service Headquarters (Figure 2).
- 2.2.2 The study site is bounded to the north by Finchale Road and by properties fronting onto both that road and High Carr Close. Access to the site from Finchale Road is gained along High Carr Close, which lies within the site. To the south-east, the site is bounded by properties on Aykley Vale and to the south-west it is bounded by an area of woodland. To the west and east, the site is bounded by properties along High Carr Road and Lilac Avenue, respectively.

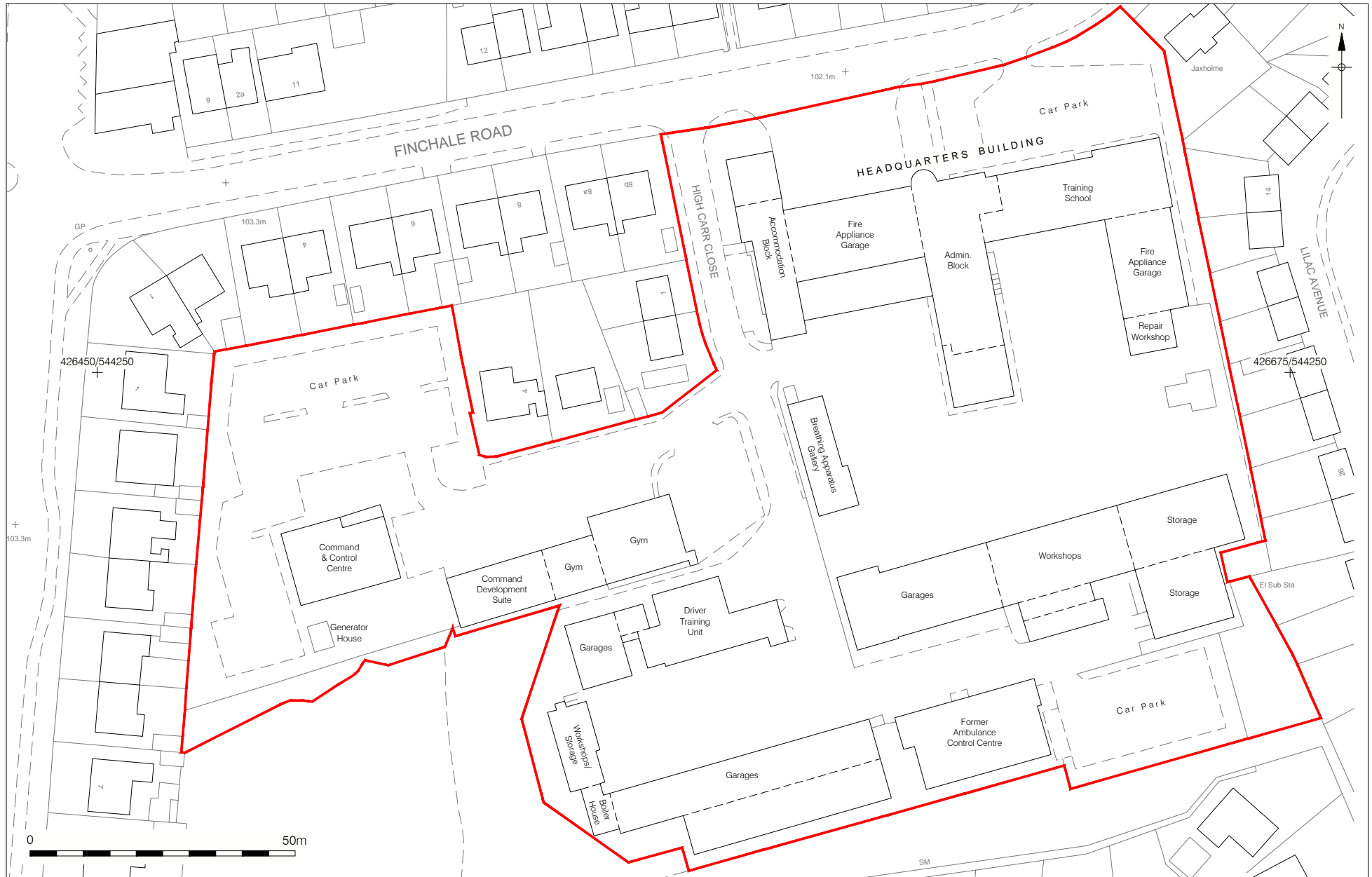
¹ Department for Communities and Local Government 2012.

² IfA 2012.



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Figure 1
 Site Location
 1:20,000 at A4



2.2.3 Figure 2 shows, in detail, the site at the time of the project herein described and Appendix B comprises a series of photographs of the site and its environs, taken in April 2013 (these are referenced in sub-section 5.7).

2.2.4 In summary, the standing buildings/structures at the study site comprise:

Headquarters Building - irregular E-shaped footprint, in the north-easternmost part of the site, with five main components: the central north-south portion is the original Administration and former Control Room block (built c. 1956); the western part of west-east range comprises a block of Fire Appliance Garages (built c. 1957); the west wing is an Accommodation/Office block (built c. 1960, extended to the north c. 1982); the eastern part of west-east range is the Training School block (built c. 1961); the east wing is another block of Fire Appliance Garages (built c. 1961, extended to the south for a repair workshop c. 1984).

Breathing Apparatus Gallery - stand-alone training structure in the central part of the site (built c. 1961).

Drill Tower - stand-alone training structure in the eastern central part of the site (built c. 1960).

Fire Station Garages/Workshops/Storage - roughly west-east block in the south-easternmost part of the site, with three main components: the western part is a range of garages (built c. 1958); the central part is a range of fire appliance workshops (built c. 1961); the east wing is a storage block (built c. 1967; a small southern extension was added to the workshops at the same time and this was itself subsequently extended further to the south).

Former Ambulance Control Centre - roughly west-east block in the southern central part of the site (built c. 1966).

Driver Training Unit - roughly west-east block in the western central part of the site (built c. 1953 as the Administration block of the former Ambulance Station); to the west now amalgamated with what was originally a small isolated garage block of the former Ambulance Station.

Former Ambulance Station Garages – a long, narrow roughly west-east range in the south-westernmost part of the site (built c. 1953, as the main garage block of the former Ambulance Station); a one-storey flat-roofed extension was added to its south elevation (built c. 1960s).

Former Ambulance Station Workshops/Storage - roughly north-south block in the south-westernmost part of the site (built c. 1953 as a workshop and storage building in the former Ambulance Station); connected to the main range of Garages of the former Ambulance Station by a Boiler House (built c. 1966).

Gym - roughly west-east range in the western central part of the site (built c. 1966 as a block of Fire Appliance Garages and then extended to the east c. 1973).

Command and Control Centre - stand-alone building in the westernmost part of the site (built c. 1992, with Generator House to its south).

Command Development Suite - roughly west-east block of temporary accommodation units in the south-western part of the site (built c. 2009).

- 2.2.5 There are three main car parking areas within the study site: on the road frontage to the north of the Training School block of the Headquarters Building; east of the former Ambulance Control Centre in the south-east corner of the site; north of the Command and Control Centre in the north-westernmost portion of the site.
- 2.2.6 The other main open areas of the study site comprise: a drill yard south of the Training School block of the Headquarters Building; a forecourt north of the Garages/Workshops/Storage block; a forecourt (of the former Ambulance Station) south of the Driver Training Unit.
- 2.2.7 The site is basically level at c. 102m OD.

2.3 Proposed Development Summary

- 2.3.1 The study site is proposed for residential development; the most recent version of the layout is shown as Figure 15.

2.4 Scope of Study

- 2.4.1 In line with current UK Government guidance set out in the NPPF with regard to determining planning applications which affect the historic environment, the scope of this assessment was to identify the nature and extent and describe the significance of heritage assets affected by the proposed development, including any contribution made by their setting, at a level of detail proportionate to the importance of the assets and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 2.4.2 This national guidance is echoed in the aforementioned IfA guidance, so that in basic terms, the scope of this assessment was to undertake a programme of study in order to gain an understanding of the historic environment resource within a specified area – in this case the wider study area of 0.5 km radius from the centre of the study site.
- 2.4.3 The starting point for the programme of study of the historic environment was data held by the LPA in the County Durham Historic Environment Record (HER), the most valuable source of baseline data for County Durham's historic environment, particularly in terms of archaeological information. The HER is maintained by the Archaeology Section (DCCAS) of the Heritage, Landscape and Design Team of Durham County Council. The assessment also involved an examination of other available, relevant documentary and cartographic sources, the latter held at the County Durham Record Office at County Hall and a visual inspection of the study site. The collated results of this programme of study were then used to set out a baseline consideration of the historic environment of the study site.

3. AIMS, OBJECTIVES AND METHODOLOGY

3.1 Aims and Objectives

3.1.1 The overarching aim of the assessment was to determine, as far as reasonably possible from existing information, the nature, extent and significance of the historic environment within the wider study area. This demonstrates that appropriate measures have been taken to assess the likely impact of the proposed scheme on all components of the historic environment and thus provide guidance on ways to accommodate any historic environment issues identified.

3.1.2 The specific objectives of the assessment were:

- to identify known heritage assets within the wider study area and at the study site and assess the level of significance of those assets, in terms of their archaeological, historic, architectural or artistic interest;
- to assess the potential for heritage assets of archaeological interest (*i.e.* buried archaeological remains) to survive below ground at the study site and to predict both the level of significance of any such assets and their likely degree of preservation, through a consideration of the likely extent of previous land use impacts;
- to assess, where possible, the impact of the proposed development on the significance of identified heritage assets, and their settings, and thus enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact;
- to identify the need for archaeological investigation/evaluation in order to determine the presence, and thus significance, of heritage assets of archaeological interest (*i.e.* buried archaeological remains) at the study site, thereby enabling reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention the impact of the proposed development on the significance of those assets;
- to identify the need for historic building recording in order to mitigate the impact of the proposed development on the significance of identified heritage assets of architectural/archaeological/historic interest (*i.e.* standing buildings) at the study site.

3.1.3 As well as these specific objectives, the project was undertaken with reference to the research framework set out in *Shared Visions: The North-East Regional Research Framework for the Historic Environment* (NERRF),³ which highlights the importance of research as a vital element of development-led archaeological work. By setting out key research priorities for all periods of the past, NERRF allows archaeological projects to be related to wider regional and national priorities for the study of archaeology and the historic environment.

³ Petts and Gerrard 2006.

3.2 Methodology

3.2.1 In line with the aforementioned IfA guidance, the assessment comprised an examination of existing and available historic environment data for the wider study area. Central to this was an analysis of existing written, graphic, photographic and electronic information, undertaken in order to identify known and potential heritage assets and to establish the interests and significance of those assets.

3.2.2 PCA is an IfA 'Registered Organisation'. The assessment was conducted by PCA under the management of Robin Taylor-Wilson, who was also the principal author; a member of the IfA at Member (MIfA) grade. Research was undertaken by Amy Roberts and Robin Taylor-Wilson. Illustrations were compiled by Mark Roughley.

3.2.3 The general approach and methodology was to consider heritage assets at the study site and within the aforementioned wider study area, an area of radius 0.5 km from the centre of the study site (Figure 3), to allow for greater contextual information to be gathered. The extent of the wider study area was agreed in advance through discussions with DCCAS. Further details of heritage assets are set out in Section 4, but, in sum, heritage assets may be nationally or locally designated (by registration, listing or scheduling) or may appear in the national or local archaeological record or may have been identified during the assessment from scrutiny of historic records or the physical landscape (for example, during the undertaking of the site visit). Appendix A comprises a catalogue of all heritage assets – as recorded on the HER - within the wider study area.

3.2.4 In sum, the assessment involved:

- identifying all relevant sources available for consultation;
- examining and transcribing all relevant material available at those sources;
- undertaking a site visit to examine the site and its immediate surroundings and compile a brief digital photographic record;
- synthesising and analysing the collected data;
- preparing the written report and associated figures.

3.2.5 The *main* sources consulted during the assessment were:

- The County Durham HER. Historic environment data is managed and organised on a computer database, combined with Geographical Information System (GIS) mapping technology. Following discussions with DCCAS, data on all known designated and non-designated heritage assets in the form of HER entries in the wider study area data was acquired from *Keys to the Past*, the online version of the HER.
- The Durham County Record Office. This holds local history information, historic photographs, building control drawings and historic mapping, including historic Ordnance Survey and some earlier mapping. Material was examined during a visit in person and relevant documents were either photographed digitally during the visit or digital copies were requested, these being subsequently sent on CD.

- Archives and Special Collections (A&SC), Durham University Library, Palace Green, Durham. The A&SC holds historic mapping, especially pre-Ordnance Survey maps, and other documentary material. Material was examined by a visit in person.

3.2.6 Further details of all sources consulted are contained in Section 7.

4. HISTORIC ENVIRONMENT POLICY BACKGROUND

4.1 Introduction

4.1.1 Key national, regional and local planning policies and guidelines relating to the treatment of the historic environment are outlined in this section.

4.1.2 In sum, in considering the re-development proposal, the LPA will be mindful of the planning and legislative framework set by UK Government policy, as well as by current Development Plan policy and by other material considerations. The requirements of the LPA regarding the historic environment are considered, as these will be critical regarding possible subsequent work relating to known or potential heritage assets of the site.

4.2 Government Legislation and National Planning Policy

4.2.1 Legislation regarding archaeology, including Scheduled Monuments, is contained in the 1979 *Ancient Monuments and Archaeological Areas Act*, amended by the *National Heritage Acts* of 1983 and 2002.

4.2.2 Legislation regarding buildings and areas of special architectural or historic interest is contained in the 1990 *Planning (Listed Building and Conservation Areas) Act*.

4.2.3 The aforementioned NPPF came into effect on 27 March 2012, replacing *Planning Policy Statement 5: 'Planning for the Historic Environment'* (PPS5),⁴ to provide up-dated guidance for LPAs, property owners, developers and others on the conservation and investigation of the historic environment. Heritage assets - those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest - remain a key concept of the NPPF, retained from PPS5. Despite the deletion of PPS5, the *PPS5 Historic Environment Planning Practice Guide*⁵ remains a valid and UK Government endorsed document.

4.2.4 Chapter 12 of the NPPF '*Conserving and enhancing the historic environment*' describes, in paragraph 126, how LPAs should '*...set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment*' and details, in paragraph 128, that '*In determining applications, LPAs should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the relevant HER should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, LPAs should require developers to submit an appropriate desk-based assessment and where necessary [the results of] a field evaluation*'.

⁴ Department for Communities and Local Government 2010a.

⁵ Department for Communities and Local Government 2010b.

4.2.5 As mentioned above, the concept of **heritage assets** had been introduced by PPS5 as ‘A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include **designated** heritage assets and **[non-designated]** assets identified by the local planning authority during the process of decision-making or through the plan-making process (including local listing)’. **Significance** was defined in PPS5 as ‘...the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic’.

4.2.6 Thus for the purposes of national policy, all heritage assets designated under any legislation, whether that be World Heritage Sites, Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Parks and Gardens of Special Historic Interest, Registered Historic Battlefields or Protected Wreck Sites, fall into the category of **designated heritage assets**. English Heritage maintains ‘The National Heritage List for England’, a searchable database of all nationally designated heritage assets.⁶

4.2.7 In sum, the NPPF provides a framework which:

- requires applicants to provide proportionate information on heritage assets affected by their proposals and an assessment of the impact of the proposed development on the significance of those heritage assets;
- takes into account the desirability of sustaining and enhancing the significance of heritage assets;
- protects the settings of heritage assets;
- allows LPAs to require developers to record and advance understanding of the significance of any heritage assets to be lost in a manner proportionate to their importance and the impact upon them, and to make this evidence publicly accessible.

4.3 Regional and Local Planning Policy

4.3.1 Regional level planning frameworks provided by regional spatial strategies were proposed for revocation by the UK Coalition Government in 2010. Revocation of the 2008 *Regional Spatial Strategy for the North East of England* (RSSNEE) was confirmed when the *Localism Act* was passed in November 2011⁷ and a statutory instrument was laid in Parliament by the Secretary of State in March 2013 to revoke the RSSNEE.

4.3.2 Until the finalisation of the Core Strategy Development Plan Document, the most important element of the emerging County Durham Plan, the relevant planning document at a local level is the 2004 *City of Durham Local Plan*.⁸ ‘Saved’ Local Plan policies relating to the Historic environment (excluding those relating to the World Heritage Site and the City Centre Conservation Area) which are of any relevance to this assessment are (with relevant portion included):

⁶ Available online at the *Heritage Gateway* website.

⁷ Department for Communities and Local Government 2011.

⁸ Local planning information collected from the *Durham County Council* website.

- **‘Policy E21 – Historic Environment’**, which states:

The council will preserve and enhance the historic environment of the district by:

- 1. Requiring development proposals to minimise adverse impacts on significant features of historic interest within or adjacent to the site; and*
- 2. Encouraging the retention, repair and re-use of buildings and structures which are not listed, but are of visual or local interest.*

- **‘Policy E23 – Listed Buildings’**, which states:

The council will seek to safeguard listed buildings and their settings by:

Not permitting development which detracts from the setting of a listed building.

- **‘Policy E24 – Ancient Monuments and Archaeological Remains’**, which states:

Archaeological remains of regional and local importance, which may be adversely affected by development proposals will be protected by seeking preservation in situ, and where preservation in situ is not justified by:

- 1. Ensuring that in areas where there is evidence that significant archaeological remains exist, or reasons to pre-suppose such remains exist whose extent and importance is not known, pre-application evaluation or archaeological assessment will be required, and*
- 2. Requiring, as a condition of planning permission, that prior to development an appropriate programme of archaeological investigation, recording and publication has been made, in cases where the preservation in situ of archaeological remains is not justified.*

4.3.3 The LPA, Durham County Council, has responsibility for development control in relation to the historic environment. In this instance, DCCAS, on behalf of the LPA, will advise regarding the potential implications of the development proposal with regard to the historic environment.

5. HISTORIC ENVIRONMENT BASELINE DATA

5.1 Introduction

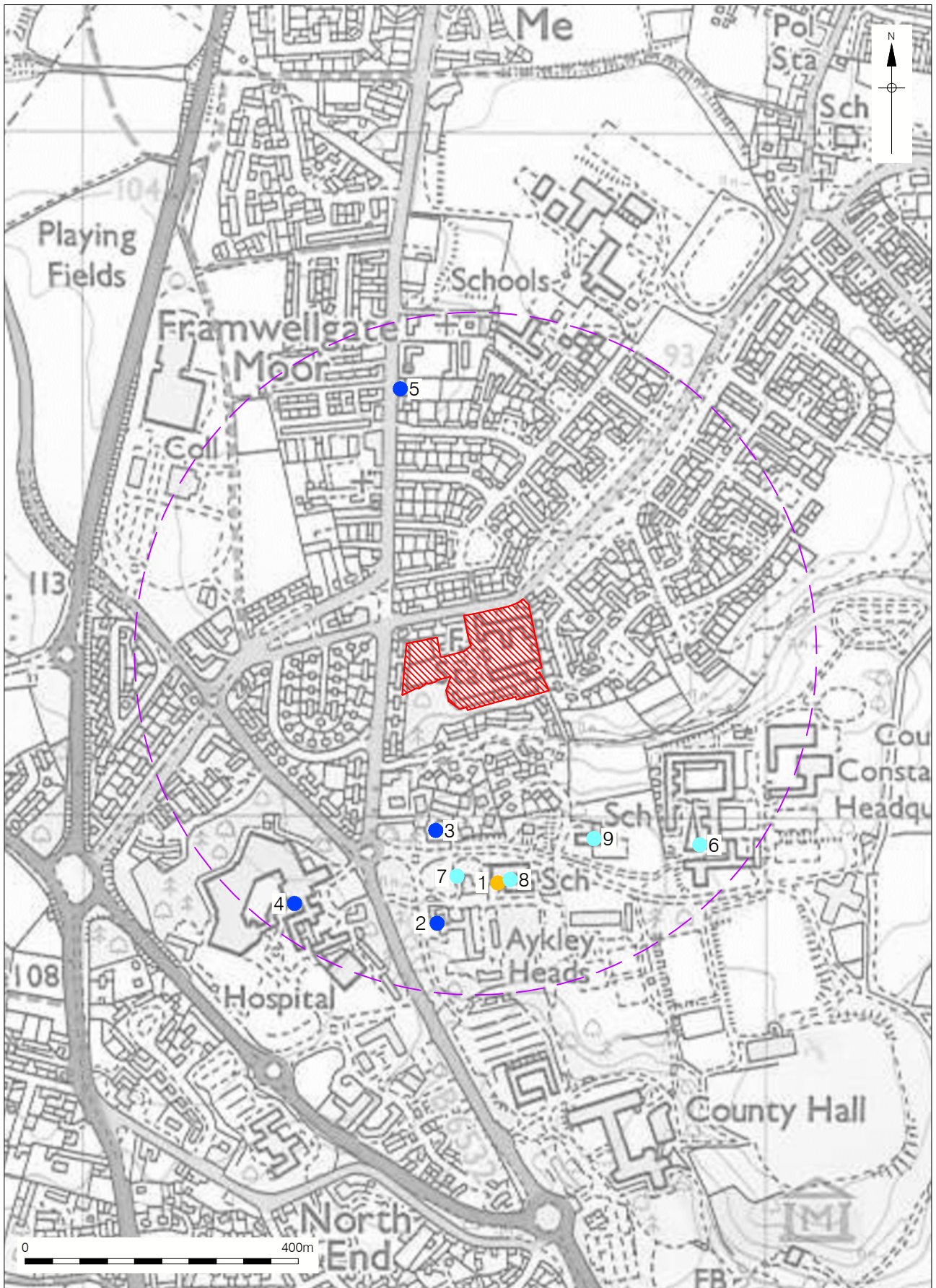
- 5.1.1 This section has, at its core, data acquired from the County Durham HER, which includes information on designated and non-designated heritage assets, including archaeological sites and historic buildings, and archaeological 'events' (*i.e.* archaeological fieldwork and historic building recording/survey). Each HER entry, whether that is for a site, building or event, is allocated a reference number, *e.g.* HER 1234. As previously mentioned, a wider study area of radius 0.5 km from the centre of the study site was examined.
- 5.1.2 In addition to the summary discussion of heritage assets in this section, all components of the historic environment resource are plotted, with sequential reference numbers arranged by archaeological period, on a supporting figure (Figure 3). Full details of the HER entries can be found in Appendix A.
- 5.1.3 The assessment does not attempt to set out a comprehensive history of land use of the Framwellgate Moor area of Durham. The broad intention is only to predict and extrapolate likely archaeological conditions within the study site from finds and research in the vicinity. Analysis of archaeological discoveries made in the wider area of the study site is a crucial component of the process of assessment, since it is recognised that finds and sites entered onto the HER are at best a small and unrepresentative sample of the total buried archaeological resource.
- 5.1.4 The following sub-section describes the geology and topography of the study site in order to set the subsequent historic environment data in context.

5.2 Geological, Topographical and Landscape Context

- 5.2.1 Within the context of the County Durham Landscape Character Assessment, the study site is located in the central western part of the Wear Lowlands 'County Character Area'.⁹ In overview, the Wear Lowlands comprise a broad lowland valley incised by the meandering River Wear and its tributaries. In terms of both 'Broad Landscape Type' and 'Local Landscape Type', the site lies within an extensive 'Urban' area north of the historic city of Durham, comprising Framwellgate Moor and Aykley Heads to the south and Pity Me and Newton Hall to the north.
- 5.2.2 Pennine Middle Coal Measures Formation rocks of Upper Carboniferous age form the solid geology of the area of the site.¹⁰ The rocks consist essentially of layered mudstones, siltstones and sandstones with numerous coal seams. Increased stream flow during deglaciation caused severe down-cutting of existing river courses in the Durham area. This is demonstrated most strikingly in the incised meander gorge of the River Wear in Durham City, to the south-east of the wider study area. Quaternary sand and gravel deposited by glacial action forms the superficial geology in the area of the study site; this material lies along a ridge of higher ground west of the city centre, represented by the modern route of the A167 between Neville's Cross and Plawsworth.

⁹ 'Character Areas' defined in the County Durham Landscape Character Assessment (LCA) are based on 'National Character Areas' established by Natural England.

¹⁰ Information from the *British Geological Survey* website.



● Prehistoric (1)
 ● Post-Medieval (2-5)
 ● Modern (6-9)
 - - - 1km Search Radius

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Figure 3
 HER Entries
 1:8,000 at A4

- 5.2.3 The study site fronts onto Finchale Road, where the ground level is c. 102m OD. The study site is fairly level but overlooks land to the south and there is, in fact, an abrupt and significant variation in ground level between the study site and Aykley Vale, the residential area to the south.

5.3 Designated Heritage Assets

- 5.3.1 The study site does not lie within a World Heritage Site nor does it contain a Scheduled Monument or lie within a Registered Battlefield or Registered Park and Garden, as defined by English Heritage and there are no such heritage assets within the wider study area.
- 5.3.2 No part of the study site lies within a Conservation Area and no such designation lies within the wider study area.
- 5.3.3 There are no Listed Building designations within the study site, but four are recorded on the HER in wider study area (Figure 3; Refs. 2-5). Three are located towards the southern limit of the wider study area in the Dryburn/Aykley Heads area and the fourth lies towards the northern limit of the wider study area, on Front Street, Framwellgate Moor.
- 5.3.4 Aykley Heads House (Figure 3; Ref. 2), now the Durham Register Office, with the restaurant Bistro 21 occupying a former service wing, is a Grade II* Listed Building, formerly a country villa, the seat of the family who owned the Aykley Heads estate. The radio mast (Figure 3; Ref. 6) of the County Durham Police Headquarters is a Grade II Listed Building, built in the 1960s to the designs of Ove Arup and Partners. Dryburn House (Figure 3; Ref. 4), also a Grade II Listed Building, was retained as an element of the former Dryburn Hospital, during its re-development in the 2000s as the University Hospital of North Durham. The final listed building is the Marquis of Granby public house (Figure 3; Ref. 5) on Front Street, on the northern margin of the wider study area; it is a Grade II Listed Building.

5.4 Undesignated Heritage Assets

- 5.4.1 The distribution of undesignated heritage assets, as discussed below, is plotted on the supporting figure (Figure 3).

Prehistoric (c. 500,000 BP - 43 AD)

- 5.4.2 There is a single HER entry representing prehistoric archaeological eras within the wider study area and this does not lie within the study site.
- 5.4.3 At Aykley Heads, c. 0.25 km to the south of the study site, the HER has the site of a possible barrow, now destroyed (Figure 3; Ref. 1). Such features - often annotated tumuli on historic maps - were mounds of earth and/or stone which were amongst the earliest of ancient monuments recognised by antiquarians; many were excavated in the 18th and 19th centuries in the mistaken belief that they contained treasures. Although some barrows contain human burials it is now believed that there is no simple explanation of their function given the complexity of the features often revealed below the covering mound.

- 5.4.4 The HER 'local history' entry for the wider Framwellgate Moor area notes the discovery of a substantial number of flint tools. Although no further details, including precise locations for these discoveries, are available, the evidence broadly implies exploitation of land to the west of Durham's modern city centre throughout early prehistory.

Roman (43 AD – 410 AD)

- 5.4.5 There are no HER entries from the Roman period on the study site or within the wider study area. A possible route of the Roman road between Great Stainton and Chester-le-Street, known as 'Cade's Road', lies further east, c. 1 km beyond the study site.

Early Medieval/Anglo-Saxon (410 – 1066 AD)

- 5.4.6 There are no HER entries from the early medieval/Anglo-Saxon period on the study site or within the wider study area.

Medieval (1066 - c. 1540 AD)

- 5.4.7 The HER 'local history' entry for the wider Framwellgate Moor area suggests that, in the medieval period, the area was likely given over to agriculture, and probably supplied much of the food for Durham City. The so-called 'moor' was probably used to graze cattle, both those farmed locally and those brought into the city to sell at the market. Crops were also grown, and the corn may have been ground at a watermill in the area.

- 5.4.8 There are no HER entries from the medieval period on the study site or within the wider study area.

Post-medieval (AD 1540 – 1939)

- 5.4.9 The 'Great North Road' ran through Framwellgate Moor in the post-medieval period; its route followed the current line of Front Street and, to the south, High Carr Road, to the west of the study site. By the early 19th century, the wider Framwellgate Moor area had a scatter of farmsteads - some of which may have had an earlier, possibly medieval, origin - and one or two 'grander' residences; there was, however, no major settlement nucleus and the area was still considered very much a marginal area beyond the historic city of Durham. Despite County Durham being known for its industrial heritage, particularly coalmining, it has been recently noted that in the post-medieval period the landscape of the county was extensively cultivated, almost everywhere.¹¹
- 5.4.10 There are four HER entries for the post-medieval period within the wider study area (Figure 3; Refs. 2-5), although none lie within the boundaries of the study site.
- 5.4.11 Newton Hall and Aykley Heads House were two of the main 'grander' dwellings in the wider area. Newton Hall lay to the east, beyond the wider study area, but Aykley Heads House (Figure 3; Ref. 2) lies on its southern margin, c. 0.4 km from the study site. Described above as a designated heritage asset due to its listed status, its core fabric dates from c. 1700, but the buildings have extensive mid 18th-century additions and an early 19th-century front with additional alterations.

¹¹ Hewitt 2001, 169.

- 5.4.12 Of the scatter of farms in Framwellgate Moor, the sites of two lie in the wider study area. The study site itself was occupied by a farmstead, West Carr House (later High Carr House), but this does not have an HER entry and is discussed below in the historic map regression results. Aykley Heads Farm (Figure 3; Ref. 3) lay to the north of the aforementioned Aykley Heads House, c. 160m from the study site. Demolished in the 1990s to make way for housing, its period of origin is uncertain but the farm was certainly in place in the mid 19th century and it was of post-medieval, if not earlier, origin.
- 5.4.13 Dryburn House (Figure 3; Ref. 4) reflects further piecemeal development in the early 19th century in the vicinity of the Great North Road, north-west of the historic city centre of Durham. Described above as a designated heritage asset due to its listed status, it is of early 19th-century origin, built in coursed squared sandstone for W.L. Wharton, Sheriff of Durham. The final post-medieval HER entry is the aforementioned Marquis of Granby public house (Figure 3; Ref. 5), located on Front Street, c. 0.3 km north of the study site, and again described above as a designated heritage asset due to its listed status.
- 5.4.14 Framwellgate Moor saw its most extensive development in the second half of the 19th and early 20th century with the growth of the coal mining industry. Several collieries were established in the wider area in this period, the most notable being Frankland, Dryburn, Framwellgate Moor and Brasside. Framwellgate Moor Colliery, also known as the Old Pit, was established in 1838 and lay c. 0.8 km to the north-east of the study site; it closed in 1924.

Modern (AD 1939 – to the present)

- 5.4.15 There are four HER entries for the modern era within the wider study area, although none lie within the study site. All are located at Aykley Heads, towards the southern limit of the wider study area. The first is the aforementioned radio mast (Figure 3; Ref. 6) of the County Durham Police Headquarters, described above as a designated heritage asset due to its listed status. The other three entries are for buildings included on the Urban Archaeological Database for Durham, as noted on 20th-century Ordnance Survey mapping: Aykley Heads Hostel (Figure 3; Ref. 7); Aykley Heads Training Centre (Figure 3; Ref. 8) and Dunholme School (Figure 3; Ref. 9). Dunholme School is now the Flambard Premises of Durham Trinity School and Sports College.

5.5 Historic Maps, Plans and Other Documentary Material

- 5.5.1 Selected historic maps have been reproduced herein as Figures 4-11.

Pre-Ordnance Survey Mapping

- 5.5.2 Numerous historic small scale maps were consulted as part of the assessment, but none are reproduced herein. Armstrong's 1776 map of the London to Edinburgh 'post road' ('the Great North Road') is notable for its depiction of the topography and settlement and road layout in the vicinity of the road, while Cary's map of 1787 also depicts the overall layout of settlements and roads. Both maps depict the broader area of the study site as undeveloped, almost certainly arable or pastoral land north of 'Aycliffe Head', with a building depicted there probably representing the aforementioned Aykley Heads House.

5.5.3 Throughout County Durham, enclosure of open and common fields was widespread under private agreements as early as the 17th century as the growth of industrial populations fuelled changes in the agricultural economy. Formal enclosure of open and common fields and extensive common wastes took place as a result of both private and general acts of Parliament in the period c. 1740-1850. Many new farms were established around Durham City in this period, some the result of the dual economy of mining and farming which saw miner-smallholders establish farms in new intakes of land. Enclosure introduced many rectangular fields bounded by thorn hedges and dry stone walls, new farms and plantations, and an expanded network of roads.

5.5.4 The Framwellgate Moor Award Plan of 1809 does not extend as far east as the study site, therefore no extract is reproduced herein. Throughout the 19th century in County Durham, many former field boundaries were grubbed out, significantly altering the former post-medieval planned and piecemeal enclosure landscape and creating the network of larger fields which persists today. The Framwellgate Tithe map of 1838 (Figure 4) depicts the western central portion of the study site occupied by a farmstead, 'West Carr House', with the site taking in parts of several associated fields. The accompanying schedule of rent charges lists the owners and occupiers of each land parcel on the Tithe map and its usage and these are set out in the table below:

Land Unit No.	Land Unit Name	Landowner	Occupier	Description
362	East Swang Close	Rev. Robert Hopper Williamson	Roger Lee	Grass
363	Close Pasture	" "	" "	Grass
364	Garth	" "	" "	Grass
365	West Carr House	" "	" "	Homestall ¹²
365a	Road	" "	" "	-
366	Bank Close	" "	" "	Grass
367	Garth	" "	" "	Arable
368	Wood	" "	" "	Wood
369	Home Close	" "	" "	Arable

5.5.5 West Carr House was therefore owned by Rev. Robert Hopper Williamson,¹³ with Roger Lee the tenant farmer. The farm is depicted with a courtyard plan, open to the north-east and with ranges of buildings on the other three sides. Outbuildings are depicted to the north-east and south of the main complex, and a pond is depicted to the north-west. The land usage indicates a mixed farming economy, with some pasture and some arable fields and with a large area of woodland to the south-west of the farmhouse. The large field to the south of the farmhouse is named as 'Bank Close' and this is depicted as extending, presumably as a south-facing, sloping field, southwards to a small west-east watercourse.

5.5.6 Beyond the study site, the Tithe map shows very little development along the main street of Framwellgate Moor to the north-west, although the building that is the Marquis of Granby public house is shown. To the south, complexes of buildings are shown at Aykley Heads and Aykley Heads Farm.

¹² 'Homestall' - an archaic version of 'homestead'.

¹³ Rev. Hopper Williamson was Rector of Hurworth, County Durham; Burke 1894. The family owned a great deal of land east of the Great North Road in the Framwellgate Moor area in the mid 19th century.

Ordnance Survey Mapping

- 5.5.7 On both 1st editions of the Ordnance Survey map from 1861 (Figures 5 and 6), the study site is depicted in largely similar form as on the Tithe map. The 25" edition shows the study site in great detail, with the main farm complex – named as 'High Carr House' - shown in slightly developed form from the Tithe map and with a second, larger pond depicted to its immediate east. The road to the north is named as 'Pit Lane'.
- 5.5.8 Beyond the study site, the 1st edition maps are of note as they show development along the main road of Framwellgate Moor to the north-west, much of this as a result of mid and late 19th-century colliery activity in the wider area; Framwellgate Moor Colliery – operated from 1838¹⁴ - was located c. 0.8 km to the north-east of the study site, with the aforementioned Pit Lane linking it to the 'Great North Road'. 'The Granby Inn' is depicted as the only building on the east side of the main road while, to the west, the road is lined with buildings and there are several rows of terraced cottages extending westwards at right angles to it. To the south, complexes of buildings at Aykley Heads and Aykley Heads Farm are depicted, although the latter is not named on either map edition, and buildings at 'Dryburn' are depicted, with a planned garden on the western side of the complex.
- 5.5.9 The Ordnance Survey 2nd edition map of 1898 (Figure 7) shows the study site in essentially similar form to the 1st edition, although a group of outbuildings to the south of the main farm complex is shown in developed form. This map shows further development along the main road of Framwellgate Moor and 'Aykleyheads Farm' is first named on this map, to the south of the study site. There is no change to the study site on either the 1923 or the 1938 Ordnance Survey maps (Figures 8 and 9, respectively). The 1938 map is of note, however, as it shows development immediately to the west and north of the site, along the A177 and Pit Lane, respectively. 'Front Street' of Framwellgate Moor is first named as such on the 1923 map.
- 5.5.10 The 1961 Ordnance Survey 1:2,500 scale map (Figure 10) shows the first element of the Fire Station present in the eastern half of the site, along with the complex of buildings of the associated Ambulance Station in the southern central part. The farmhouse 'High Carr House' is retained in the centre of the site, along with an outbuilding to its north-east. Three 'Fire Brigade Houses' are depicted off the northern access road, these lying beyond the study site boundary. Bounding the study site to the north is 'Finchale Road', named as such for the first time. An architects' drawing from 1953 (Appendix C, Drawing 1) shows a proposed layout of the 'Ambulance Depot and Fire Brigade Headquarters' at the site and although this design was not implemented it is useful as it depicts and annotates the surviving elements of High Carr House prior to the development. The farmhouse is shown abutted to the south-west by a block of 'farm buildings', with a complex of 'byres, etc.' to the south. North-east of the farmhouse is a garage, beyond which lies a walled vegetable garden and orchard, with the garden wall abutted to the south by the large pond shown on the earlier mapping.

¹⁴ Information from the *Durham Mining Museum* website.

- 5.5.11 Beyond the site, the 1961 map demonstrates the developed nature of the suburb of Framwellgate Moor in the post-War period. The area east of the Front Street and north of Finchale Road is shown entirely infilled with housing, while immediately to the east of the study site, Lilac Avenue is in place and the aforementioned housing immediately to the west, along High Carr Road, is depicted in detail.
- 5.5.12 The 1971 Ordnance Survey 1:2,500 scale map (Figure 11) shows the Fire Station in developed form, with the E-shaped footprint of the main building similar to the current form, and several ancillary buildings now depicted to its south. 'High Carr House' is still present in the centre of the site.

Other Documentary Material

- 5.5.13 A summary of the recent history of the study site as the headquarters of Durham County Fire Brigade (the forerunner of the County Durham and Darlington Fire & Rescue Service) is set out below, using information taken from a 2007 book¹⁵ and a series of historic architects' drawings of the site held by the Durham County Record Office (Appendix C contains a selection of these, Drawings 1-12). Figure 2 depicts the main separate structural elements referred to below, many of which are now incorporated into the existing ranges of buildings.
- 5.5.14 The Durham County Fire Brigade was formed in 1948 after the National Fire Service was disbanded and Britain's fire services were returned to local authority control. Initially, headquarters were established by the new Durham County Council and its Fire Brigade Committee at Newker House, West Lane, Chester-le-Street, an existing former education authority building as there was insufficient funding for the erection of new buildings, let alone a purpose-built headquarters complex. In addition to the makeshift headquarters, there were 28 fire stations in the county, many simply prefabricated huts and garages with brick-built control rooms added. At an early date a new fire station and headquarters for Durham City was considered a priority and, in 1949, a site was earmarked at the southernmost extent of Aykley Heads, although this was soon deemed unsuitable and an alternative site was proposed at the site of High Carr House, off Finchale Road, Framwellgate Moor.
- 5.5.15 From its inception, the Fire Brigade headquarters operated a combined fire and ambulance service. Appendix C, Drawing 1 shows a proposed layout of the 'Ambulance Depot and Fire Brigade Headquarters', although this design was not implemented. When built, possibly c. 1953, the Ambulance Station was sited in the south-western part of the site. Appendix C, Drawing 2 shows the layout of the 'Ambulance Service Headquarters' with this evidently the design that was implemented. The Ambulance Station comprised three ranges of buildings around a forecourt, open to the east: an Administration block (now the Driver Training Unit) to the north; a main range of Garages to the south; a small garage block (now connected to the Driver Training Unit) and a Workshops/Storage block (retained as the same) to the west.

¹⁵ Henderson 2007.

- 5.5.16 The first component of the new Fire Brigade headquarters complex was completed in 1956, this being the Headquarters Administration and Control Room block (now incorporated into the overall Headquarters Building). Built in a modernist style, part-basemented with ground floor and mezzanine above, the Control Room portion was notable for its distinctive half round bay windows in both storeys, allowing 180° views to the north, with tank room above (Figures 10, 12 and 13). This first component was operational by July 1957 and the formal opening took place on 30 October 1957. Appendix C, Drawing 3 shows the layout of the ground floor and mezzanine, as built.
- 5.5.17 The overall headquarters complex was completed to the original plans by 1963 (Figures 11 and 14). Appendix C, Drawing 4 shows the proposals to extend the Headquarters Building with the Administration block in place and the layout of the site with the first phase of the development complete. The main building had a range of Fire Appliance Garages added to the west of the Administration/Control Room block c. 1957; Appendix C, Drawing 5 shows the elevations of the building with this component added. An Accommodation/Office wing was added to the west of the Fire Appliance Garages c. 1960. A Training School block was added to the east of the Administration/Control Room block c. 1961, this with an east wing to house additional Fire Appliance Garages. Appendix C, Drawings 9 and 10 show the Headquarters Building in plan and elevation as it would be completed in the early 1960s and Appendix C, Drawing 11 shows the ground floor plan of the Training School block.
- 5.5.18 Ancillary structures in the original complex were: a Garages/Workshops block in the south-eastern part of the site c. 1958-1960 (Appendix C, Drawings 6 and 7 show the staged proposals); a Drill Tower in the central eastern part of the site c. 1960 (Appendix C, Drawing 8 shows two elevations of the structure); a Breathing Apparatus Gallery in the central part of the site c. 1961. The farmhouse of High Carr House was retained at the site until the mid 1960s and was evidently updated to provide accommodation in the 1950s.
- 5.5.19 Since the early 1960s the complex has seen further structural additions. Appendix C, Drawing 12 shows the block plan of the Fire Station part of the site in 1967. The Headquarters Building has seen several extensions: the Administration block was extended to the south c. 1966 (shown on Appendix C, Drawing 12); the Accommodation/Office wing was extended to the north c. 1982; the east wing of Fire Appliance Garages was extended to the south c. 1984 to accommodate a repair workshop. In 1984 the Control Room was relocated into a more spacious facility in the former No. 2 lecture room of the Training School block.
- 5.5.20 In 1991 the County Durham Fire Brigade became the County Durham Fire and Rescue Brigade, which in 1996 became the County Durham and Darlington Fire and Rescue Brigade, and then in 2002 the current name, the County Durham and Darlington Fire & Rescue Service, was adopted.

5.5.21 The other main additions/alterations to the complex since the mid 1960s comprise: an Ambulance Control Centre added to the southern central part of the site c. 1966; a small stand-alone block of Fire Appliance Garages added to the western central part of the site c. 1966 and then extended to the east c. 1973 – the overall structure is now the Gym (Figure 2); an east storage wing added to the Garages/Workshops block c. 1967 and, around the same time, the Workshops component was extended to the south (this was also subsequently extended to the south); the main range of Garages of the Ambulance Station had a flat-roofed one storey southern extension added in the 1960s and a Boiler House was added c. 1966 at its western end, thereby linking it to the Workshops/Storage block; a Command and Control Centre was added as a stand-alone building in the westernmost part of the site c. 1993, with a small Generator House to its south; a Command Development Suite was added c. 2009, to the west of the Gym.

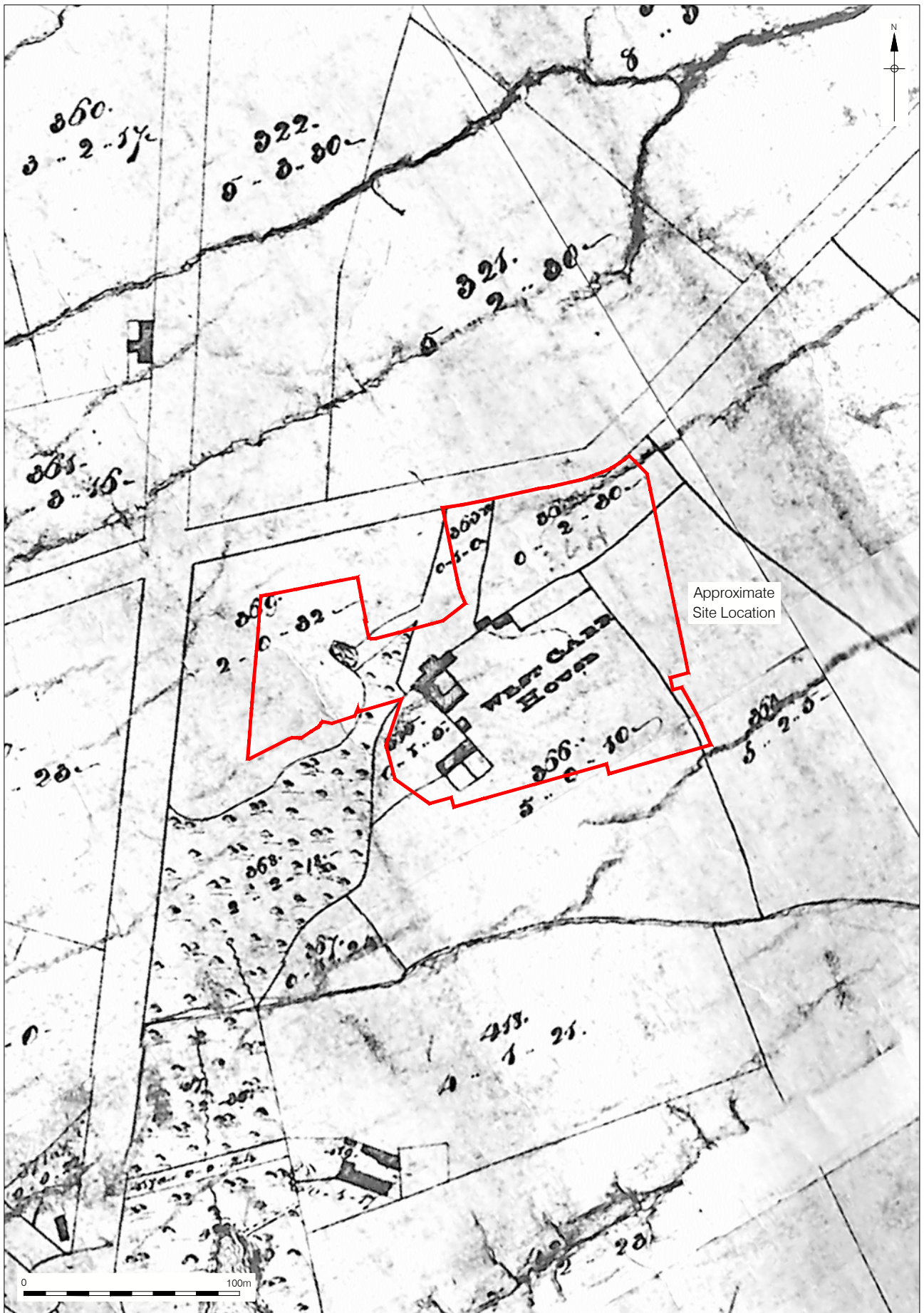


Figure 4
Tithe Map, 1838
Approx. 1:2,500 at A4

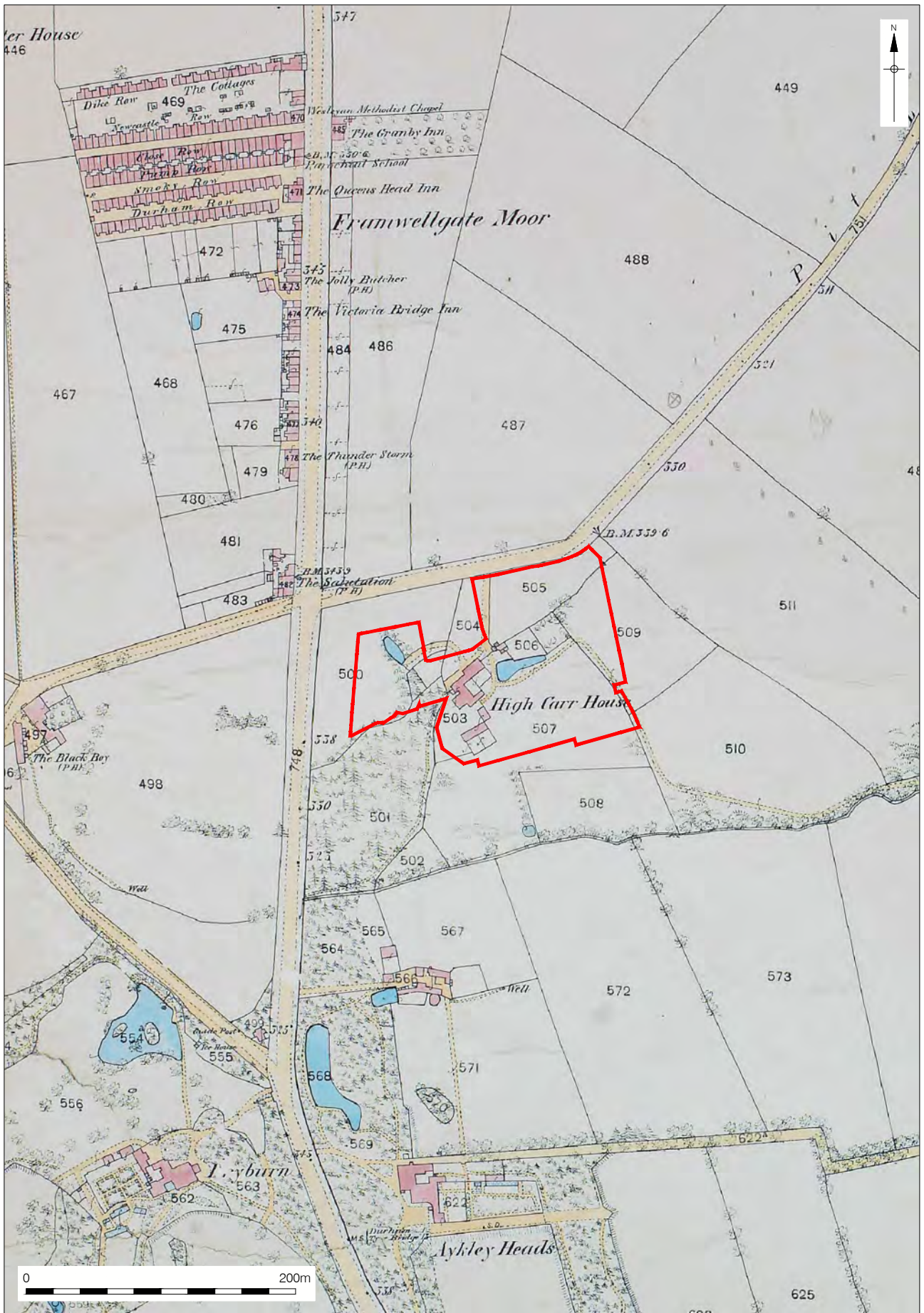
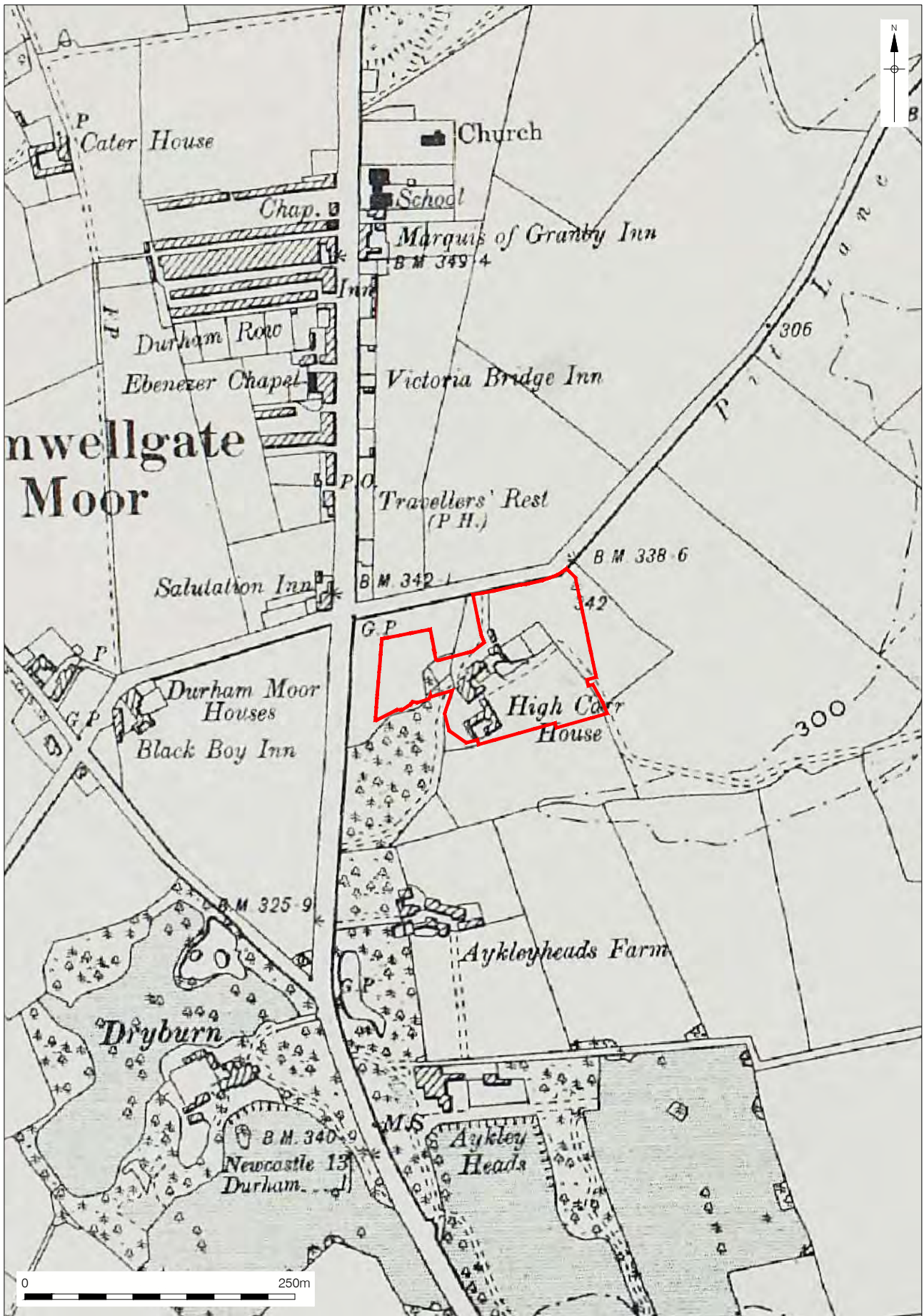


Figure 6
First Edition Ordnance Survey 25" map, 1861
1:5,000 at A4



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Figure 7
 Second Edition Ordnance Survey 6" map, 1898
 1:5,000 at A4

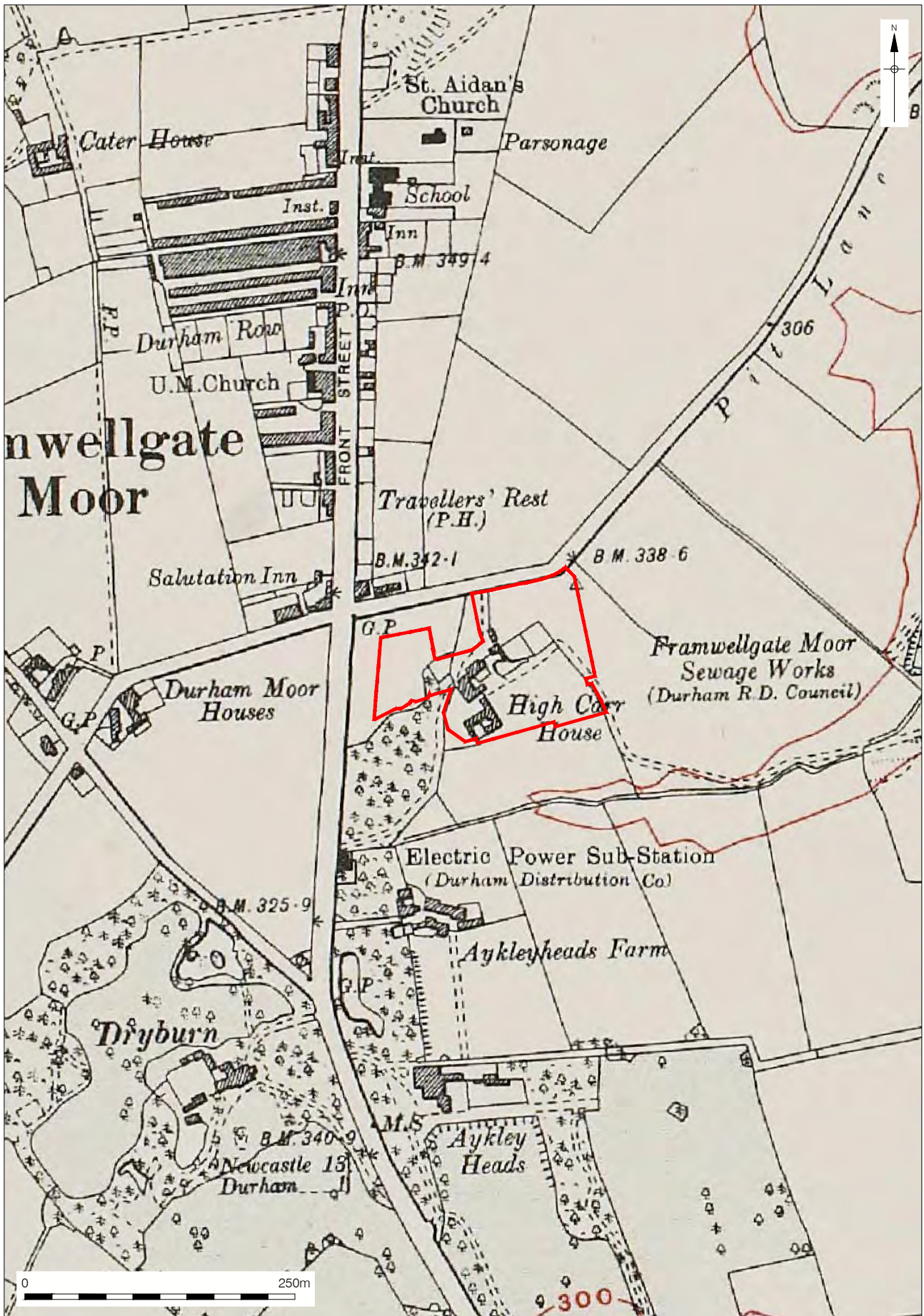


Figure 8
Third Edition Ordnance Survey 6" map, 1923
1:5,000 at A4

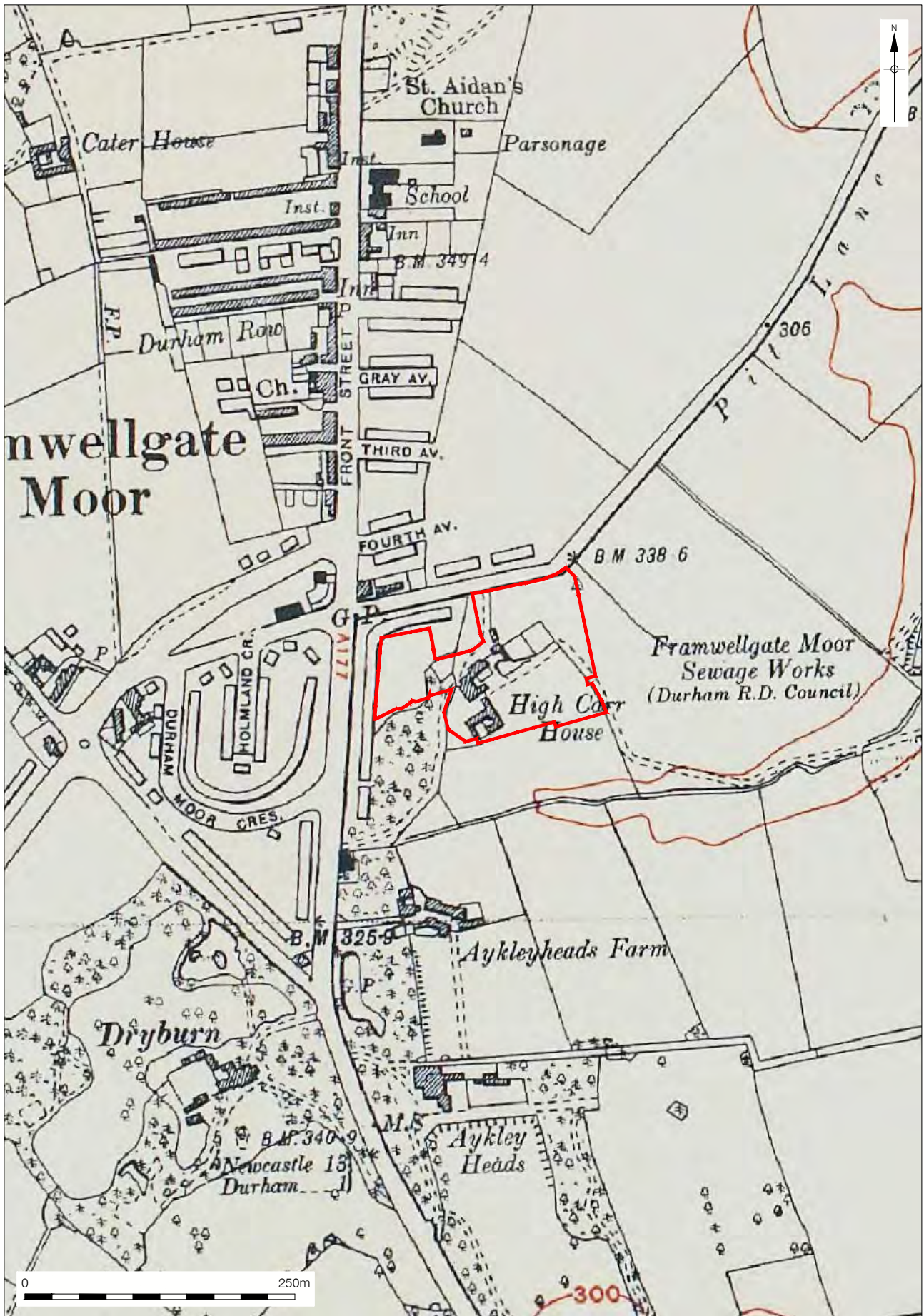
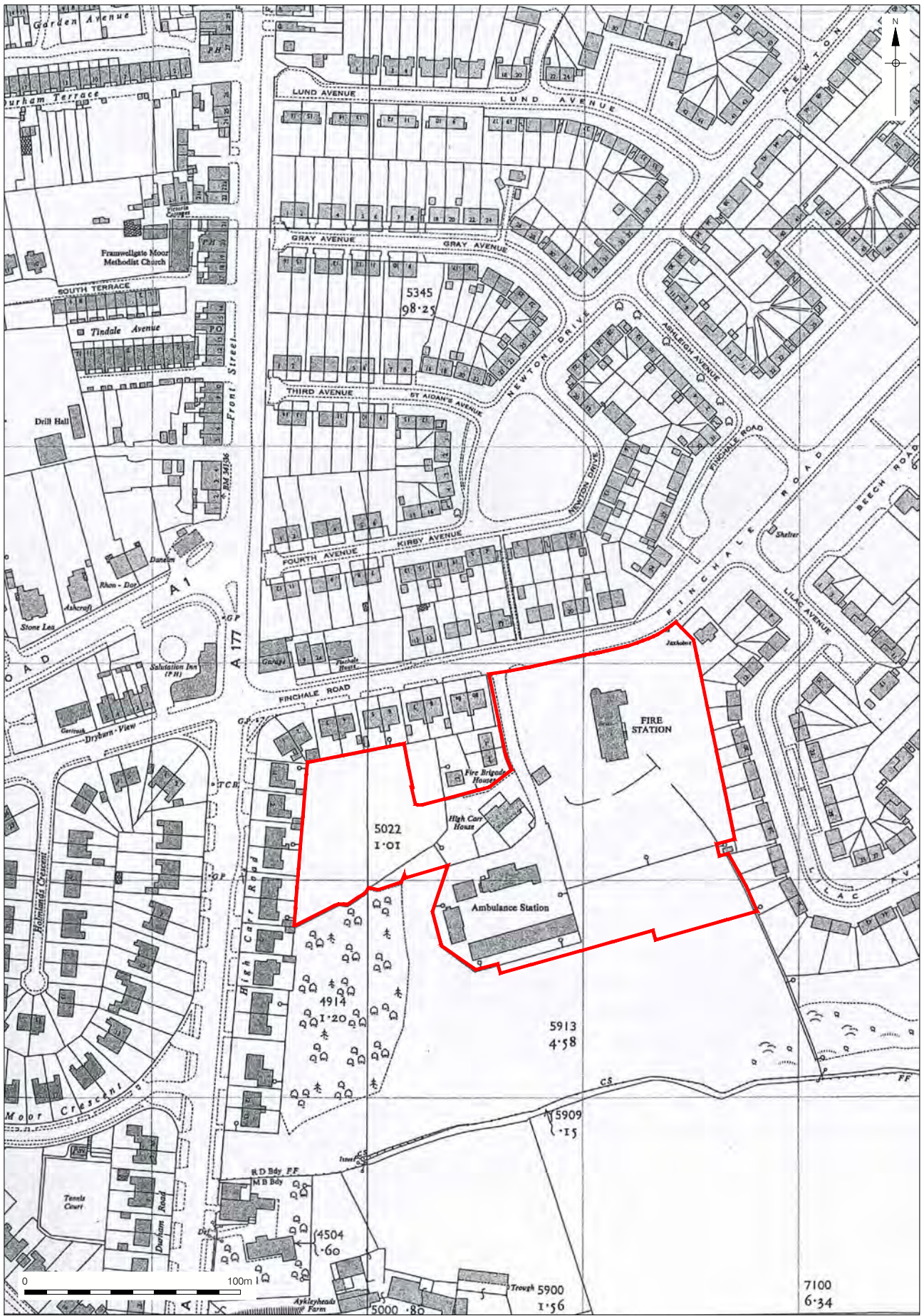
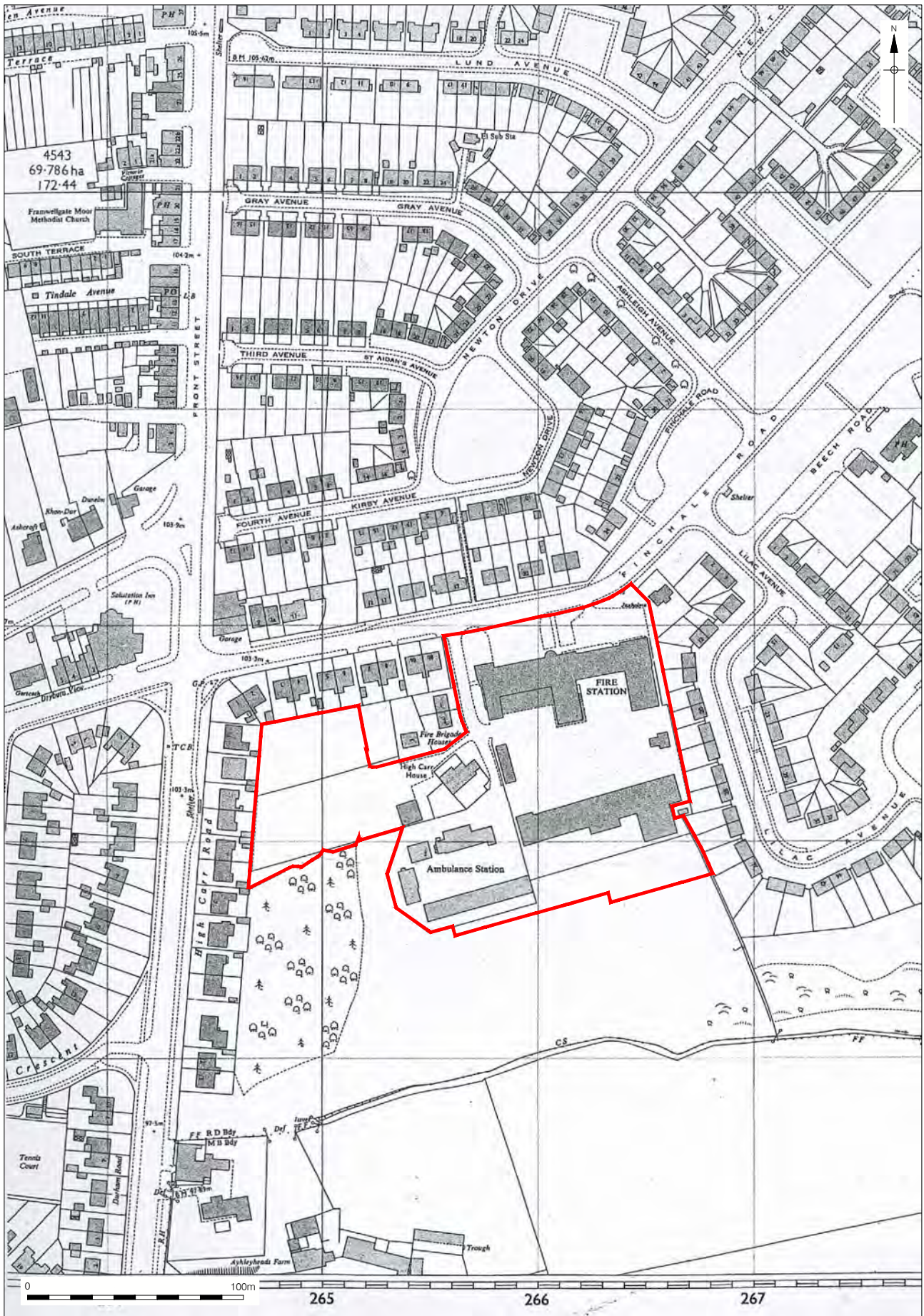


Figure 9
Ordnance Survey 6" map, 1915 (revised 1938-39)
1:5,000 at A4



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Figure 10
 Ordnance Survey (1:2,500) map, 1961
 1:2,500 at A4



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Figure 11
 Ordnance Survey (1:2,500) map, 1971
 1:2,500 at A4



Figure 12. Administration Block/Control Room under construction, c. 1956, looking south-west



Figure 13. Interior of Control Room, c. 1956, looking north



Figure 14. Headquarters Building completed, c. 1963, looking south-east

5.6 Previous Archaeological Work

- 5.6.1 There has been no previous archaeological work undertaken on the study site. There are no HER entries for previous archaeological interventions within the wider study area.

5.7 Site Visit

- 5.7.1 A site visit was undertaken in April 2013. Appendix B contains a series of photographs (Plates 1-26) showing the main elements of the study site.
- 5.7.2 The study site lies south of Finchale Road (Plates 1 and 2), with the main access along High Carr Close (Plate 5). The Headquarters Building (Plates 1, 2 and 3) fronts onto Finchale Road. The bay windows in the half round northern end of the original Control Room are UPVC replacements (Plate 3), as is the case throughout the majority of the buildings. The five-door Fire Appliance Garage (Plate 3) to the west has the fire authority logo and the lettering 'County Durham & Darlington Fire & Rescue Brigade Headquarters' (Plate 4).
- 5.7.3 The main central access route (Plate 6) has the Breathing Apparatus Gallery (Plates 6 and 7) on its eastern side. A large drill yard extends south of the Headquarters Building to the Garages/Workshops/Storage range (Plates 8, 9, 10, 11 and 13). The Workshops have five fire appliance doors. (Plate 12). At the eastern end of the yard is the Drill Tower (Plates 25 and 26).
- 5.7.4 The former Ambulance Station occupies the south-westernmost portion of the site (Plates 14, 15 and 16) with the Driver Training Unit (Plates 16 and 17) being its original Administration block. Of the former Ambulance Station, the main Garages range, the smaller former garage block west of (and now joined to) the Driver Training Unit and the Workshops/Storage block incorporate 19th-century brickwork (Plates 22, 23 and 24), presumed to be derived from ancillary buildings of the former farmstead, West/High Carr House. Although none of the buildings depicted on historic Ordnance Survey mapping correlate with the locations of these structural components, an aerial photograph of the site from 1944 possibly shows a group of outbuildings occupying the part of the site developed for the westernmost elements of the Ambulance Station.¹⁶ These structures were therefore presumably incorporated to varying degrees into the Ambulance Station buildings.
- 5.7.5 To the south-east is the former Ambulance Control Centre, with an access road between it and the Garages/Workshops/Storage range (Plate 18).
- 5.7.6 In the north-westernmost part of the site are the most recent elements of the complex, the Gym (this two conjoined blocks of former Fire Appliance Garages) and Command Development Suite (Plate 19), the Command and Control Centre (Plate 20) and the main car park (Plate 21).

¹⁶ Photograph available at the *UK Aerial Photos* website.

6. HISTORIC ENVIRONMENT ASSESSMENT

6.1 Summary of the Known Historic Environment Resource

- 6.1.1 There are no designated heritage assets upon the study site. Within the 0.5 km radius wider study area there are four designated heritage assets; all are listed buildings of post-medieval or modern date, located on the margins of the wider study area. Because of their relative distance from the study site it is considered that these assets and their settings will be unaffected by the re-development proposal, which in any case sees the re-development of a site in an urban setting.
- 6.1.2 There are no non-designated heritage assets recorded on the HER at the study site or within its immediate vicinity. A post-medieval farm, West/High Carr House, was located at the site until the 1960s, some components, including the farmhouse, surviving the initial phases of development of the site as the Durham County Fire Brigade Headquarters; the farmstead, however, does not have an HER entry.
- 6.1.3 The site as a whole has some communal and historical value, due to the long association of the Fire & Rescue Service with the Framwellgate Moor area, while some elements of the surviving building stock are considered to be non-designated heritage assets of some architectural and historical interest. Of particular note are the Headquarters Building, the earliest element of which dates from 1956, and certain training structures, notably the Drill Tower and Breathing Apparatus Gallery, both of which were added to the complex c. 1960.

6.2 Summary Statement of Archaeological Potential

- 6.2.1 Assessment of the historic environment of the study site allows the potential for heritage assets of archaeological interest – specifically buried archaeological remains – to be determined for the site itself. The potential for each archaeological era is summarised below.
- 6.2.2 The assessment indicates that the study site has low potential for prehistoric, Roman, Anglo-Saxon and medieval remains, but high potential for post-medieval remains related to the former farmstead which occupied the site. Archaeological remains from eras prior to the post-medieval period would likely be non-designated heritage assets of low or moderate significance, with potential to contribute to local or regional archaeological research objectives. Any buried remains of the farmstead would be a non-designated heritage asset of low significance, with potential to contribute to local archaeological research objectives. If the farmstead had an earlier origin than the 19th century, its remains could be a heritage asset of moderate significance, with potential to contribute to regional archaeological research objectives; this would likely be the case if a medieval or early post-medieval origin were established.

6.3 Summary of Past Impacts

- 6.3.1 The central portion of the site was occupied from the mid 19th century, possibly earlier, by buildings, yards, gardens, *etc.*, of a farmstead, West/High Carr House. Beyond the core of the farmstead the land was either given over to pasture, arable cultivation or woodland; two ponds are also recorded on mid 19th-century mapping. This activity may have disturbed or destroyed archaeological remains of earlier eras, if any had been present, and the level of direct impact could vary from negligible to high.
- 6.3.2 The site was developed from the mid 1950s for the County Durham Fire Brigade Headquarters, which included an Ambulance Station in the south-western portion of the site, and has now been almost entirely developed. The direct impact of this previous development of the site on potential archaeological remains of earlier eras could vary in magnitude from negligible or low through to high, depending on the need for and extent of landscaping and other construction groundworks. Certainly, significant landscaping and the excavation of footings for the more substantial structures are likely to have had a high direct impact on any archaeological remains, if present.

6.4 Summary of Potential Impacts

- 6.4.1 With no designated heritage assets upon the study site, it is concluded that the proposed re-development scheme would have no direct impacts on designated heritage assets.
- 6.4.2 The nearest designated heritage assets to the study site comprise a group of listed buildings of post-medieval or modern date, located on the margins of the wider study area. Therefore, because of their nature and relative distance from the study site, it is concluded that the architectural/historical interests of those assets will not be diminished by the scheme, which in any case proposes re-development of a site within an urban setting. Furthermore, as there would be no appreciable change in the settings of those assets, there would be no indirect impact them, and thus the overall effect of the re-development on those assets would be neutral. In sum, it is considered that designated heritage assets in the wider study area will not present any historic environment constraints to the proposed scheme.
- 6.4.3 Some elements of the surviving building stock of the original Durham County Fire Brigade Headquarters are considered to be non-designated heritage assets of some architectural and historical interest. Of note are the Headquarters Building, the earliest element of which dates from 1956, and some of the training structures, notably the Drill Tower and Breathing Apparatus Gallery, both of which were added to the complex *c.* 1960. As the proposed scheme will likely see the existing structures removed in their entirety, the significance of these heritage assets will be lost completely, so that, in sum, there will be a detrimental high direct impact on the significance of the historic environment. In addition, the site as a whole has some communal and historical value, due to the long association of the Fire & Rescue Service with the Framwellgate Moor area. Therefore, in line with the guidance of English Heritage,¹⁷ the contribution that the setting of a heritage asset can make to its significance, through its communal and historical value, is acknowledged in this case.

¹⁷ DCLG 2010b.

6.4.4 In terms of potential heritage assets of archaeological interest at the study site – specifically buried archaeological remains - only field investigation/evaluation can firmly establish the magnitude of direct impact on such assets, and thus the actual overall effect of the proposed scheme on the significance of the historic environment. The magnitude of direct impact on buried archaeological remains could be high, if any such assets were to be totally altered and much of their significance lost. However, in order to confirm the magnitude of direct impact, the presence, character, date and extent of archaeological remains would first need to be established by field investigation/evaluation and then the results of that work would need to be considered against details of the proposed scheme (Figure 15 shows the most recent proposed layout).

6.5 Potential LPA Investigation and Mitigation Requirements

6.5.1 Despite their modern era date, some of the standing buildings at the site represent non-designated heritage assets of historical and architectural interest. Accordingly, the LPA is likely to recommend some level of recording of certain elements of the surviving building stock of the original Durham County Fire Brigade Headquarters in order to mitigate what is likely to be the high direct impact of the development proposals on the significance of the historic environment.

6.5.2 In addition, because the site as a whole has some communal and historical value, due to the long association of the Fire & Rescue Service with the Framwellgate Moor area, the LPA may recommend, for example, a social history project to be undertaken in order to gather or record additional documentary material, such as personal photographs and memorabilia, along with verbal recollections, through an oral history exercise, involving as many of those who have worked at the site as are willing to participate.

6.5.3 Given the high potential for sub-surface archaeological remains of low significance at the study site, the LPA may require archaeological investigation to test for the presence, extent and significance of buried archaeological remains.

6.5.4 Field evaluation can comprise of one or more of the following procedures:

- geophysical survey;
- surface artefact collection ('fieldwalking');
- trial trenching.

6.5.5 In this instance, geophysical survey would not be a suitable method for the initial identification of sub-surface archaeological features due to existing ground conditions. Surface artefact collection is only suitable on fields that have been recently ploughed, harrowed or drilled and particularly after a period of weathering, therefore this method is also unsuitable for the study site. In sum, therefore, a trial trenching evaluation is considered the most suitable method for the identification of any sub-surface archaeological features at the study site. Any such work would likely have to be conducted when the site is de-commissioned.



7. BIBLIOGRAPHY AND SOURCES CONSULTED

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Lake, J. and Edwards, R., 2006. *Historic Farmsteads. Preliminary Character Statement: North East Region*, University of Gloucestershire, English Heritage and the Countryside Agency.

Petts, D. and Gerrard, C., 2006. *Shared Visions: The North East Regional Research Framework for the Historic Environment*, County Durham Books.

Maps, Documents and Other Sources

Archives and Special Collections, Durham University Library, Palace Green, Durham

The computer database of material held at the Archives and Special Collections was searched for relevant maps, documents and photographs.

County Durham Record Office, County Hall, Durham

Paper copies of the following historical maps were examined during the visit and digital copies (supplied on CD) of relevant extracts were requested:

Plan of the Township of Framwellgate in the County of Durham, 1838 ('the Tithe map') (extract reproduced as Figure 4); the accompanying apportionment tables (*'Apportionment of the Rent Charge in lieu of Tithes...'*) were also examined for information relating to land use, ownership and occupancy.

The Ordnance Survey 1st edition (6" to 1 mile) map, 1861 (extract reproduced as Figure 5).

The Ordnance Survey 1st edition (25" to 1 mile) map, 1861 (extract reproduced as Figure 6).

The Ordnance Survey 2nd edition (6" to 1 mile) map, 1898 (extract reproduced as Figure 7).

The Ordnance Survey 3rd edition (6" to 1 mile) map, 1923 (extract reproduced as Figure 8).

The Ordnance Survey Provisional Edition (6" to 1 mile) map, revision of 1915 - with additions in 1938-39 (extract reproduced as Figure 9).

A series of historic architects' drawings relating to the study site was examined during the visit and digital photographic copies of relevant extracts were made. The complete catalogue of drawings examined is set out below, while extracts of a selection of these are included herein as Appendix C (Drawings 1-12).

CRO Ref. No.: DC/ARCH 1/421
Date: nd, c. 1953
Title: Proposed Sites for an Ambulance Depot and Durham County Fire Brigade Head Quarters
Appendix C Ref.: Drawing 1

CRO Ref. No.: DC/ARCH 1/407
Date: November 1953
Title: Durham County Council Ambulance Service Headquarters, Framwellgate Moor, Durham
Appendix C Ref.: Drawing 2

CRO Ref. No.: DC/ARCH 1/407
Date: May 1954
Title: Durham County Council Ambulance Headquarters, Durham: Details of Approach Road
Appendix C Ref.: N/A

CRO Ref. No.: DC/ARCH 1/421
Date: February 1955
Title: Durham County Fire Brigade Headquarters High Carr House Farm, Framwellgate Moor, Durham
Appendix C Ref.: Drawing 3 (extract)

CRO Ref. No.: DC/ARCH 1/421
Date: April 1955
Title: Durham County Fire Brigade Headquarters, High Carr House Farm, Framwellgate Moor, Durham
Appendix C Ref.: Drawing 4

CRO Ref. No.: DC/ARCH 1/421
Date: October 1955
Title: Durham County Fire Brigade Headquarters, High Carr House Farm, Framwellgate Moor Durham – Half Inch Details of Main Entrance and Staircase
Appendix C Ref.: N/A

CRO Ref. No.: DC/ARCH 1/421
 Date: nd, c. October 1955
 Title: Durham County Fire Brigade Headquarters, High Carr House Farm, Framwellgate Moor Durham – Half Inch Details of Main Entrance and Staircase
 Appendix C Ref.: N/A

CRO Ref. No.: DC/ARCH 1/421
 Date: nd, c. 1955
 Title: Durham County Fire Brigade Headquarters – High Carr House Farm, Framwellgate Moor, Durham
 Appendix C Ref.: N/A

CRO Ref. No.: DC/ARCH 1/666
 Date: nd, c. 1955
 Title: Alterations to High Carr House Farm – To Provide House for Assistant Chief Fire Officer
 Appendix C Ref.: N/A

CRO Ref. No.: DC/ARCH 1/421
 Date: October 1957
 Title: Durham County Council Fire Brigade Committee – Proposed Fire Station, Framwellgate Moor, Durham, Stage I
 Appendix C Ref.: Drawing 5 (extract)

CRO Ref. No.: DC/ARCH 1/421
 Date: August 1958
 Title: Durham County Council Proposed Garages at Fire Brigade Headquarters, Framwellgate Moor, Durham
 Appendix C Ref.: Drawings 6 & 7 (extract)

CRO Ref. No.: DC/ARCH 1/421
 Date: July 1959
 Title: Durham County Fire Brigade Committee Fire Brigade H.Q., Framwellgate Moor: Proposed Drill Tower and Workshop
 Appendix C Ref.: Drawings 8 (extract)

CRO Ref. No.: DC/ARCH 1/421
 Date: May 1960
 Title: Durham County Fire Brigade Committee Fire Brigade H.Q., Framwellgate Moor: Proposed new Drill Tower
 Appendix C Ref.: N/A

CRO Ref. No.: DC/ARCH 1/421
 Date: nd, c. 1960
 Title: Durham County Fire Brigade Headquarters
 Appendix C Ref.: Drawings 9 & 10 (extracts)

CRO Ref. No.: DC/ARCH 1/421
 Date: nd, c. 1960
 Title: Durham County Council Fire Brigade Committee – Fire Brigade Headquarters, Framwellgate Moor, Durham: Proposed Workshops and Stores
 Appendix C Ref.: N/A

CRO Ref. No.: DC/ARCH 1/421
 Date: May 1961
 Title: Durham County Council Fire Brigade Headquarters Training School – Framwellgate Moor, Durham
 Appendix C Ref.: Drawing 11 (extract)

CRO Ref. No.: DC/ARCH 1/421
 Date: June 1961
 Title: Durham County Council Fire Brigade Headquarters Training School – Framwellgate Moor, Durham
 Appendix C Ref.: N/A

CRO Ref. No.: DC/ARCH 1/421
 Date: nd, c. 1961
 Title: Durham County Council Fire Brigade Headquarters Training School – Framwellgate Moor, Durham
 Appendix C Ref.: N/A

CRO Ref. No.:	DC/ARCH 1/421
Date:	January 1966
Title:	DCC Fire Brigade Headquarters, Durham – Proposed Additional Office Accommodation
Appendix C Ref.:	N/A
CRO Ref. No.:	DC/ARCH 1/258
Date:	January 1966
Title:	Durham County Council Ambulance Control Centre, Framwellgate Moor
Appendix C Ref.:	N/A
CRO Ref. No.:	DC/ARCH 1/421
Date:	August 1967
Title:	Key Plans – Fire Brigade Headquarters, Framwellgate Moor, Durham
Appendix C Ref.:	Drawing 12 (extract)
CRO Ref. No.:	DC/ARCH 1/421
Date:	January 1969
Title:	Key Plans – Fire Brigade Headquarters, Framwellgate Moor, Durham
Appendix C Ref.:	N/A
CRO Ref. No.:	DC/ARCH 1/421
Date:	nd, c. 1973
Title:	Fire Station Durham Additional 3 Bay Appliance Room
Appendix C Ref.:	N/A
CRO Ref. No.:	DC/ARCH 1/421
Date:	June 1974
Title:	Fire Brigade Headquarters Framwellgate Moor – Public Address Call Out System Location Plan
Appendix C Ref.:	N/A
CRO Ref. No.:	DC/ARCH 1/421
Date:	nd, c. 1974
Title:	Durham County Council Fire Brigade Committee, Durham County Fire Brigade Headquarters, Framwellgate Moor, Durham City, Phase 2
Appendix C Ref.:	N/A
CRO Ref. No.:	DC/ARCH 1/421
Date:	October 1981
Title:	Fire Brigade H. Q. Framwellgate Moor – Proposed Additional Dormitory Accommodation
Appendix C Ref.:	N/A
CRO Ref. No.:	DC/ARCH 1/421
Date:	February 1982
Title:	Fire Brigade H.Q. Framwellgate Moor – Additional Dormitories
Appendix C Ref.:	N/A
CRO Ref. No.:	DC/ARCH 1/421
Date:	April 1984
Title:	Fire Brigade H.Q. – Breathing Apparatus Repair Workshop Sketch Design
Appendix C Ref.:	N/A
CRO Ref. No.:	DC/ARCH 1/673
Date:	February 1992
Title:	Fire Brigade H.Q., Framwellgate Moor – Site Plan (Drainage)
Appendix C Ref.:	N/A

Durham Clayport Library, Millennium Place, Durham

Paper copies of the following historical maps were examined during the visit and paper copies of relevant extracts were made:

The Ordnance Survey (1:2,500) map, 1961 (extract reproduced as Figure 10).

The Ordnance Survey (1:2,500) map, 1971 (extract reproduced as Figure 11).

Online Sources

The **British Geological Survey** website: www.bgs.ac.uk. This was consulted for information regarding the geology of the study area.

The **Durham County Council** website: www.durham.gov.uk/. This was consulted for information regarding relevant planning policies.

The **Durham Landscape** website: www.durhamlandscape.info/. This was consulted for the *County Durham Landscape Character Assessment*.

The **Durham Mining Museum** website: www.dmm.org.uk. Consulted for information about the collieries in the vicinity of the study site, particularly Framwellgate Moor Colliery.

The **eBooksRead** website: www.ebooksread.com. Includes an electronic copy of Burke 1894.

The **MAGIC** website: www.magic.gov.uk/website/magic/. MAGIC is a partnership project involving six government organisations including English Heritage and Natural England. The website is essentially an interactive map collecting information on key environmental schemes and designations.

The **Pictures in Print** website: www.dur.ac.uk/picturesinprint/. This was consulted for pre-Ordnance Survey mapping of County Durham.

The **UKAerialPhotos** website: www.iukaerialphotos.com. This was consulted for historic air photographs of the study site.

APPENDIX A
CATALOGUE OF HER ENTRIES

FRD 13: Fire and Rescue Service Headquarters, Finchale Road, Durham - Catalogue of HER Entries

Fig. 3 Ref.	NGR	HER No.	Name	Monument Type	Date Range	Description
1	426606 543903	509	Aykley Heads Barrow	Barrow	Prehistoric	The possible site of a prehistoric barrow, described in 1794 but since destroyed.
2	426517 543844	35215	Aykley Heads House	House	Post-medieval	Grade II* Listed Building. Private house, former country villa that was once the seat of the family who owned the Aykley Heads Estate, later offices, then following refurbishment in the 1990s became the restaurant Bistro 21 and now also houses the Durham Registration Service in its office space. Rear wing dates from c. 1700; extensive additions in mid 18th century; new front and other alterations in early 19th century. Rendered; rear wing is sandstone rubble with brick dressings; ashlar porch; slate roof with rendered chimneys. Irregular plan, approximately three ranges around a yard with right set-back wing; two storeys; seven irregular bays in front range; set-back three-bay wing.
3	426515 543980	15440	Aykley Heads Farm	Farm	Post-medieval	The farm buildings were demolished in 1994. The date of origin of the farm is uncertain but it was of at least 19th century date.
4	426308 543873	35798	Dryburn House	House	Post-medieval	Grade II Listed Building. Private house, built in the early 19th century for W.L. Wharton, sheriff of Durham; then provided accommodation for staff of Dryburn Hospital and retained within the grounds of the University Hospital of North Durham following re-development of the hospital in the late 20th century. Coursed squared sandstone with ashlar plinth, quoins and dressings; Welsh slate roof with rendered chimneys; two storeys, five bays, the central three in a shallow bowed projection.
5	426463 544627	36193	Marquis of Granby	Public House	Post-medieval	Grade II Listed Building. Public house, built in the mid 19th century or earlier, with 20th century rear addition. Painted ashlar render with plinth and painted ashlar dressings; slate roof with red ridge tiles; two storeys, five irregular bays.
6	426902 543959	35611	Police Communication Tower	Telecommunication Structure	Modern	Grade II Listed Building. Radio mast for the County Durham Police HQ. Built 1965-8 to the designs of Ove Arup and Partners. Reinforced concrete mast on three legs; 49.4m tall, plus top aerial spigot mounting.
7	426546 543913	15441	Aykley Heads Hostel	Hostel	Modern	Hostel depicted on historic OS mapping - included on the UoD Urban Archaeological Database, then added to HER.
8	426624 543908	15442	Aykley Heads Training Centre	Training Centre	Modern	Training Centre depicted on historic OS mapping - included on the UoD Urban Archaeological Database, then added to HER.
9	426747 543968	15443	Dunholme School	School	Modern	School depicted on historic OS mapping - included on the UoD Urban Archaeological Database, then added to HER.

APPENDIX B
PLATES 1-26 (SITE PHOTOGRAPHS)



Plate 1. Study site, from Finchale Road, looking south-west



Plate 2. Study site, from Finchale Road, looking south-east



Plate 3. Headquarters Building, Appliance Garages, north elevation, looking SSE



Plate 4. Headquarters Building, north elevation detail, looking SSE



Plate 5. Entrance to study site along High Carr Close, looking south



Plate 6. Central part of study site from High Carr Close, looking south



Plate 7. Breathing Apparatus Gallery, looking north-east



Plate 8. Headquarters Building, Appliance Garages and Admin Block, south elevation, looking north



Plate 9. Headquarters Building, Admin Block, looking north-east



Plate 10. Headquarters Building, Admin Block, west elevation, looking east



Plate 11. Headquarters Building, Training School, south elevation, looking north



Plate 12. Workshop/Garage Block, central part, north elevation (oblique), looking ESE



Plate 13. Workshop/Garage Block, western part, north elevation, looking SSE



Plate 14. Former Ambulance Station, yard and buildings, looking west



Plate 15. Former Ambulance Station, Garage block, north elevation (oblique), looking ESE



Plate 16. Driver Training Unit, south elevation (oblique), looking north-east



Plate 17. Driver Training Unit, north elevation (eastern part), looking SSE



Plate 18. South-eastern part of study site, looking ENE



Plate 19. Appliance Garages (now the Gym) and Command Development Suite, looking south-east



Plate 20. Command and Control Centre, looking north-west



Plate 21. North-western car park, looking north-west



Plate 22. Former Ambulance Station, Garage, west elevation, looking east



Plate 23. Former Ambulance Station, Workshop/Storage, west elevation (oblique), looking NNE



Plate 24. Former Ambulance Station, Garages, south elevation (oblique), looking ENE

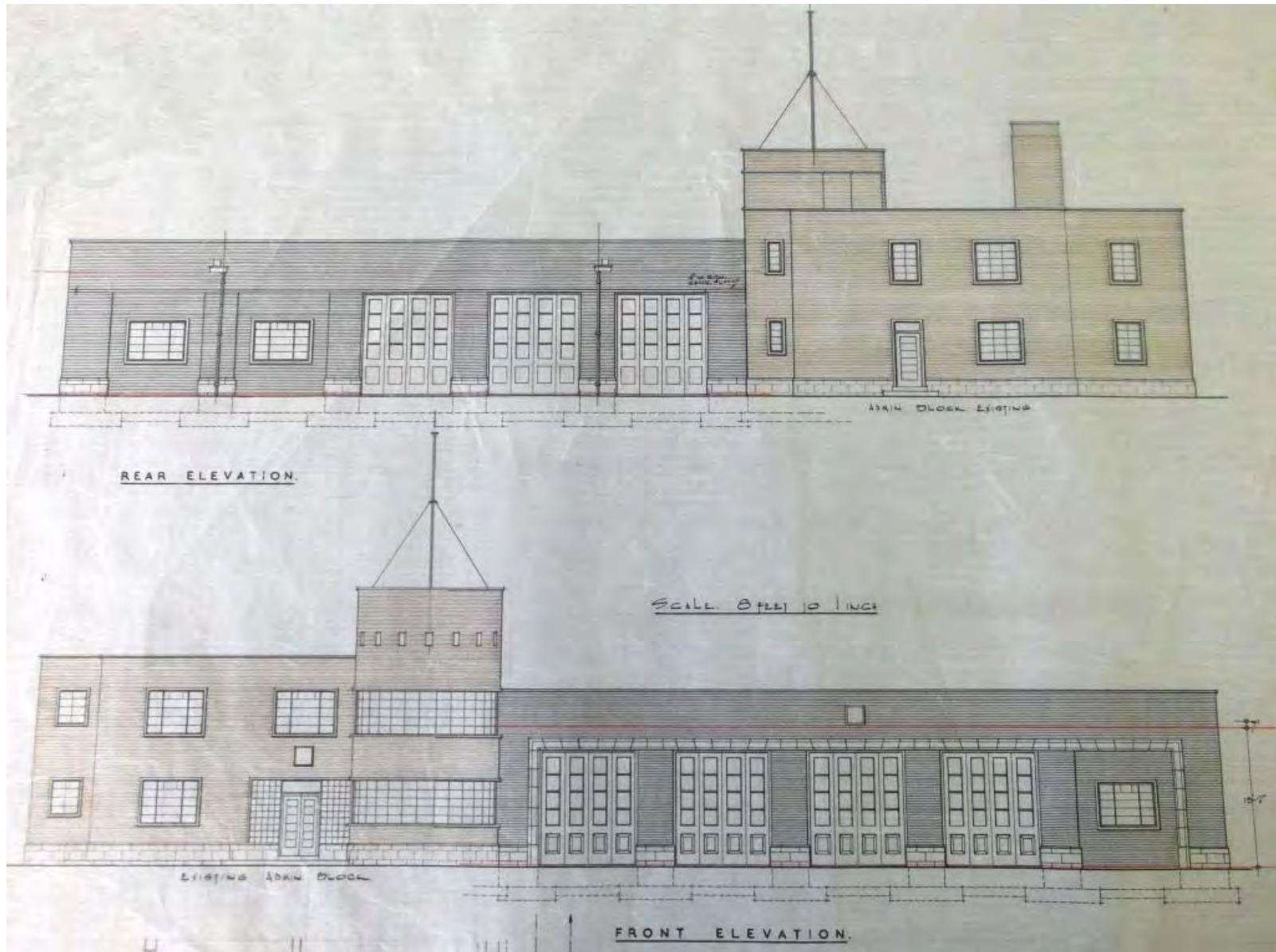


Plate 25. Drill Tower, south elevation, looking NNW

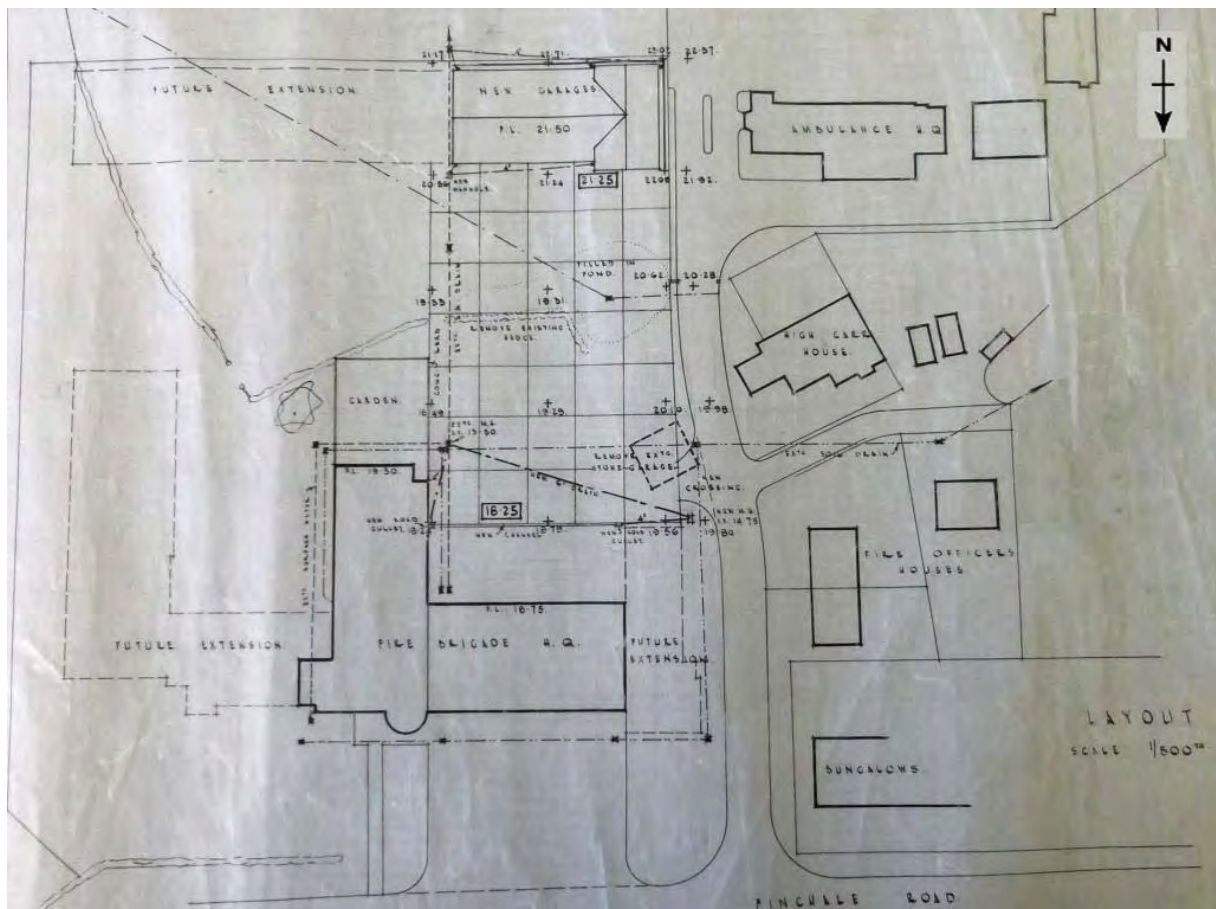


Plate 26. Drill Tower, west elevation, looking east

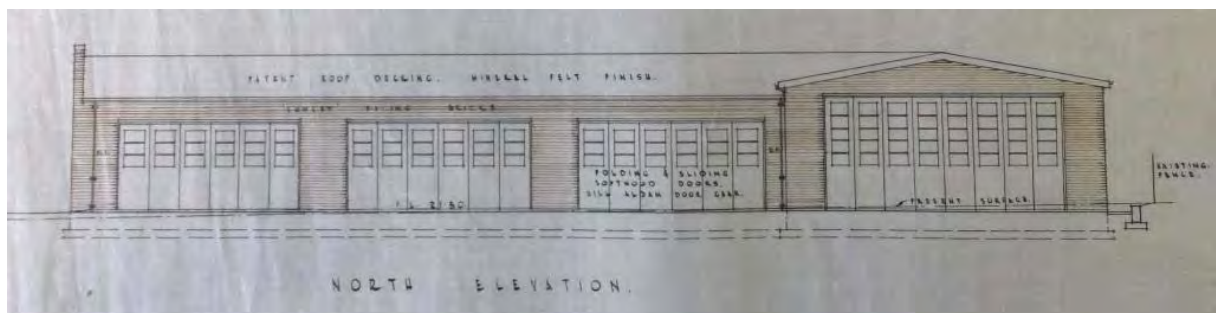
APPENDIX C
DRAWINGS 1-12 (HISTORIC ARCHITECTS' DRAWINGS)



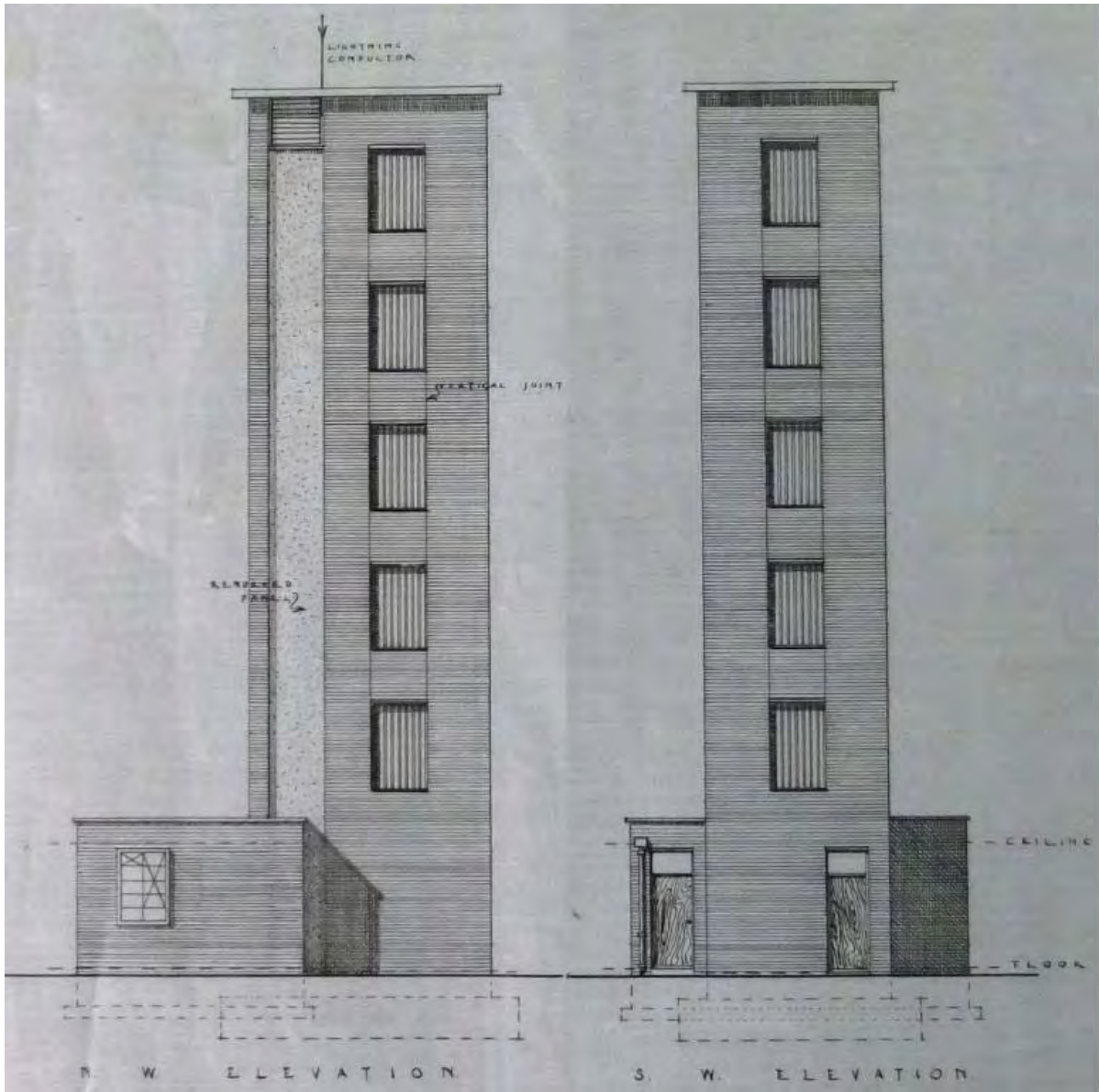
Drawing 5. Fire Brigade Headquarters Building, front and rear elevations, 1957



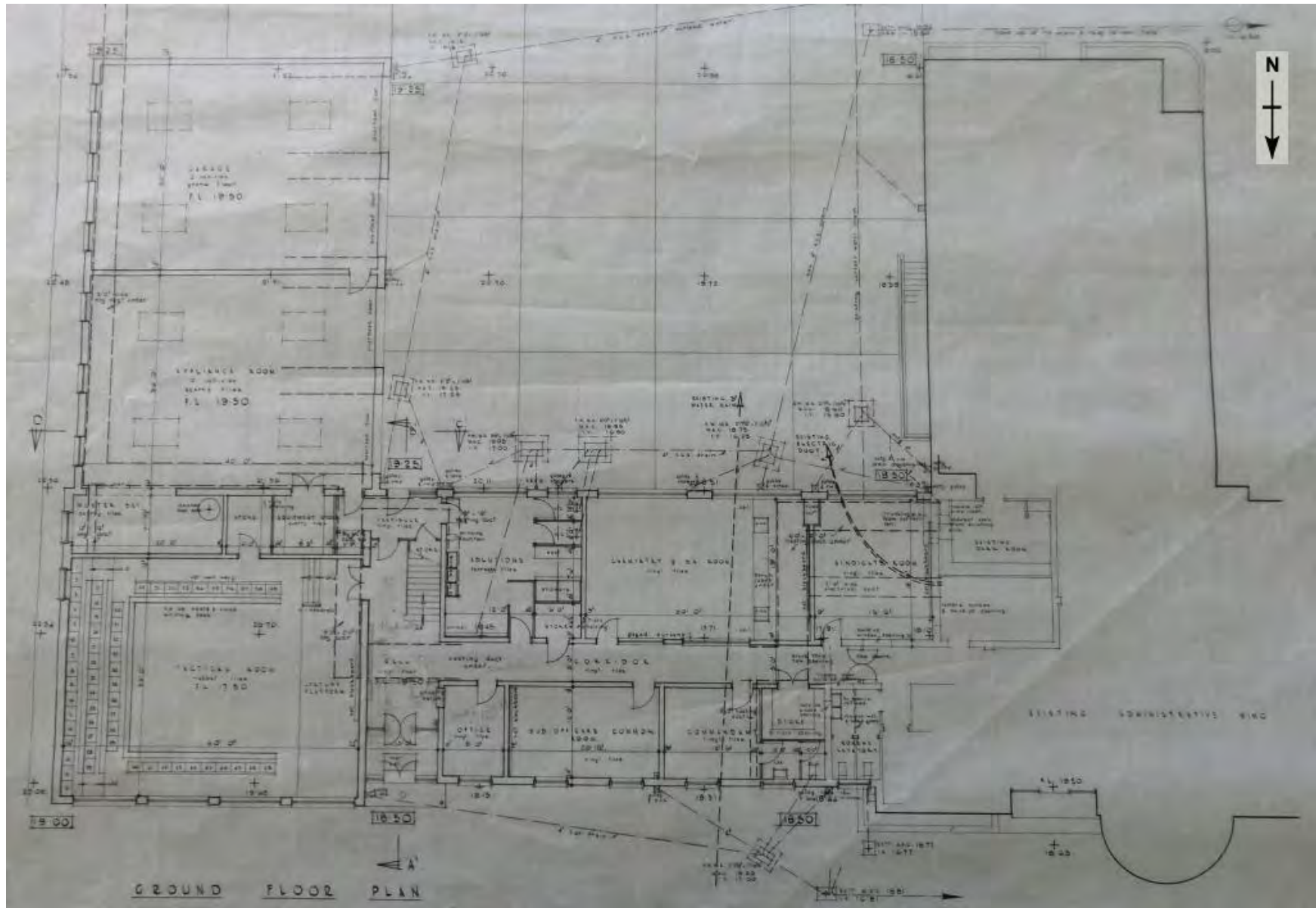
Drawing 6. Proposed new Garage block, block plan, 1958



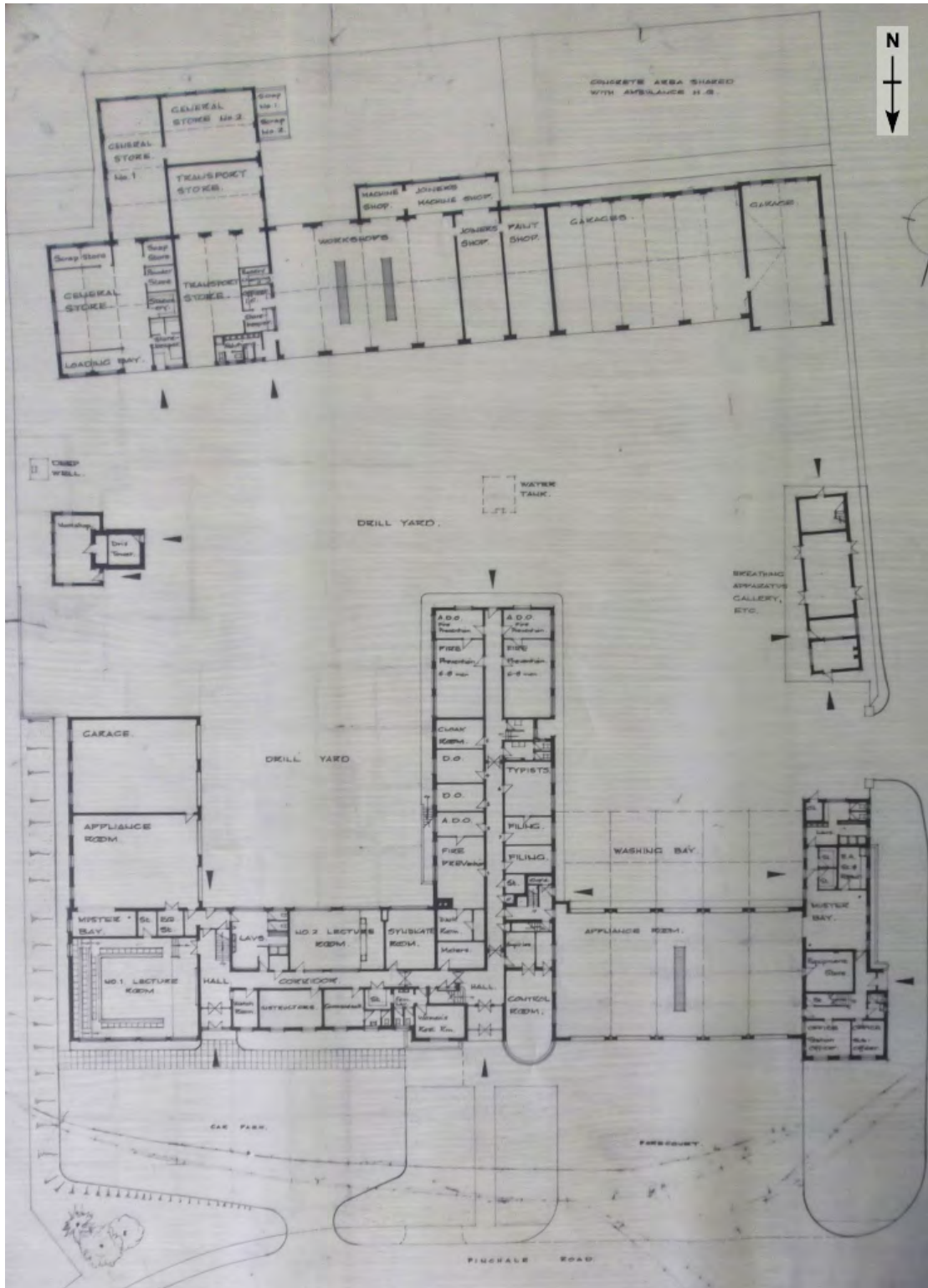
Drawing 7. Proposed new Garage block, north elevation, 1958



Drawing 8. Drill Tower, north-west and south-west elevations, 1959



Drawing 11. Fire Brigade Headquarters Building, Training School, ground floor plan, 1961



Drawing 12. Fire Brigade Headquarters, block plan, 1967

PCA

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