



PALACE GREEN LIBRARY, DURHAM UNIVERSITY

D & A / HERITAGE STATEMENT

23038-HL-XX-XX-RP-A-0002-D2-P01



Howarth Litchfield Architects

A: Liddon House, Belmont Business Park, Durham, DH1 1TW

T: (0191) 384 9470

E: hlp@hlpuk.com

@HLParchitecture

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1.0 Introduction

Howarth Litchfield have been appointed by Durham University to provide Architectural services for the re-roofing of the Palace Green Library and Education & Learning Centre.

Palace Green Library and the Education & Learning Centre sit within the World Heritage Site between Durham Cathedral to the south and Durham Castle to the north.

The building has suffered from various leaks over time and due to an unsuccessful roof repair in 2010, this has become a critical repair requirement. The intention is to fix any ongoing issues, and thus protect the precious interiors and contents, and extend the buildings life into the future. It forms part of Durham University's NRRP works across its estate.

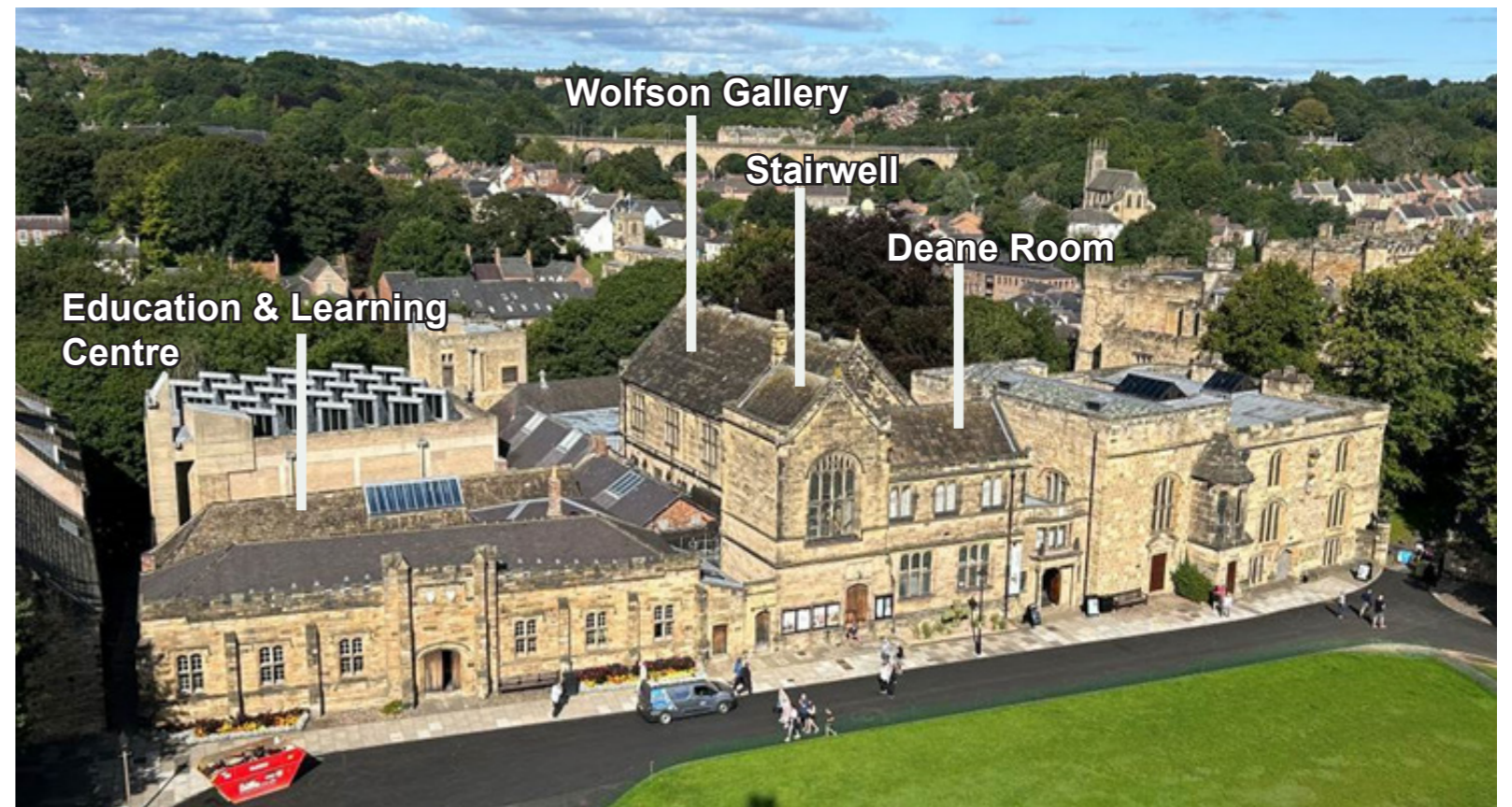
This document supports the Listed Building Consent application.

2.0 Brief

HL carried out a Building Condition Survey on 13th July and 11th October 2023, which has been used as a basis for the Scope of Works, below:

- Roof A over Wolfson Gallery
- Roof B over Deane Room
- Roof C over stairwell
- Roof D over Education & Learning Centre
- Stonework repairs associated to roof
- High level / hard to access stone repairs to walls
- Lightning protection to the scope and adjacent roof area and tied into previously completed area over Bishop Cosins and Exchequer Building

As the property is Grade II Listed, discussions have been held with Lee Hall, Design & Conservation Officer at Durham County Council between January and April 2024. Despite initial indication that LBC would not be required, it has now been confirmed that a Listed Building Consent should be submitted.



3.0 Impact on Heritage

3.1 World Heritage Site

As well as being within the Durham City Conservation Area, the building sits within a World Heritage Site between Durham Cathedral and Durham Castle. As such the impact of any works needs serious consideration, however the aim of the project is essentially to:

REMOVE - REPAIR - REPLACE

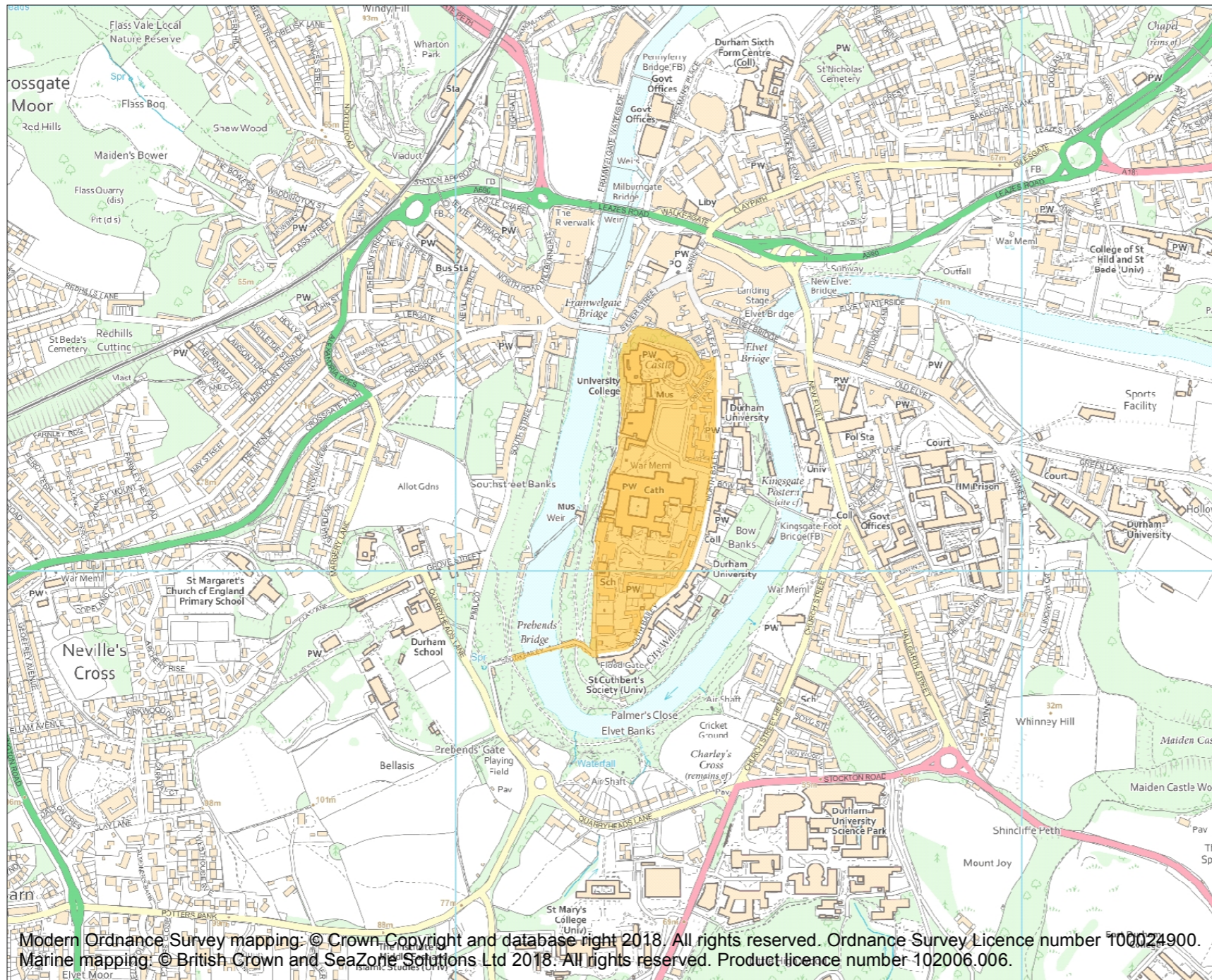
As the intention of the project is to seamlessly improve the weatherproofing of the building using existing and traditional materials and methods, the impact on the heritage of the surroundings is considered to be negligible.



Aerial view of peninsula from NorthEast

3.0 Impact on Heritage

3.1 World Heritage Site



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This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: Durham Castle and Cathedral

Heritage Category:
World Heritage Site
List Entry No : 1000089

County:
District: County Durham
 Parish: City of Durham

UNESCO holds the official record for World Heritage Sites. The official record for this site contains a map. The map here has been translated from the official map and that process may have introduced inaccuracies.

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List Entry NGR: NZ 27280 42027
Map Scale: 1:10000
Print Date: 11 April 2024



World Heritage Site Listing

3.0 Impact on Heritage

3.1 World Heritage Site

Official Listing Entry

World Heritage Site 1000089

Summary

Durham Cathedral was built between the late 11th and early 12th century to house the bodies of St. Cuthbert and the Venerable Bede. It attests to the importance of the early Benedictine monastic community and is the largest and finest example of Norman architecture in England. The innovative audacity of its vaulting foreshadowed Gothic architecture. The Cathedral lies within the precinct of Durham Castle, first constructed in the late eleventh century under the orders of William the Conqueror. The Castle was the stronghold and residence of the Prince-Bishops of Durham, who were given virtual autonomy in return for protecting the northern boundaries of England, and thus held both religious and secular power. The original inscription only included the Cathedral and Castle but subsequently it was extended to include part of the Castle precinct within which are later buildings of the Durham Palatinate, reflecting the Prince-Bishops' civic responsibilities and privileges. These include the Bishop's court (now a library), almshouses, and schools. Palace Green, a large open space connecting the various buildings of the site once provided the Prince Bishops with a venue for processions and gatherings befitting their status, and is now still a forum for public events.

This is a cultural World Heritage Site in England. It is located at N54 46 29 W1 34 34 and measures 8.79 hectares.

There is a Management Plan for the World Heritage Site (November 2006) and a World Heritage Site Coordinator responsible for implementation of the objectives and action plan. A Steering Group made up of key stakeholders oversees World Heritage activities. Worship continues in the Cathedral and the Castle is an integral part of the University of Durham. In 2008 the World Heritage Committee approved a boundary modification to unite the two halves of the World Heritage Site and to include part of the Castle precinct within which are later buildings of the Durham Palatinate, reflecting the Prince-Bishops' civic responsibilities and privileges. These include the Bishop's court (now a library), almshouses, and schools and Palace Green open space.

Statement of Significance

The physical expression of the spiritual and secular powers of the medieval Bishops Palatine that the defended complex provides;

The relics and material culture of the three saints buried at the site. The continuity of use and ownership of the site over the past 1000 years as a place of religious worship, learning and residence;

The site's role as a political statement of Norman power imposed upon a subjugate nation, as one of

the country's most powerful symbols of the Norman Conquest of Britain;

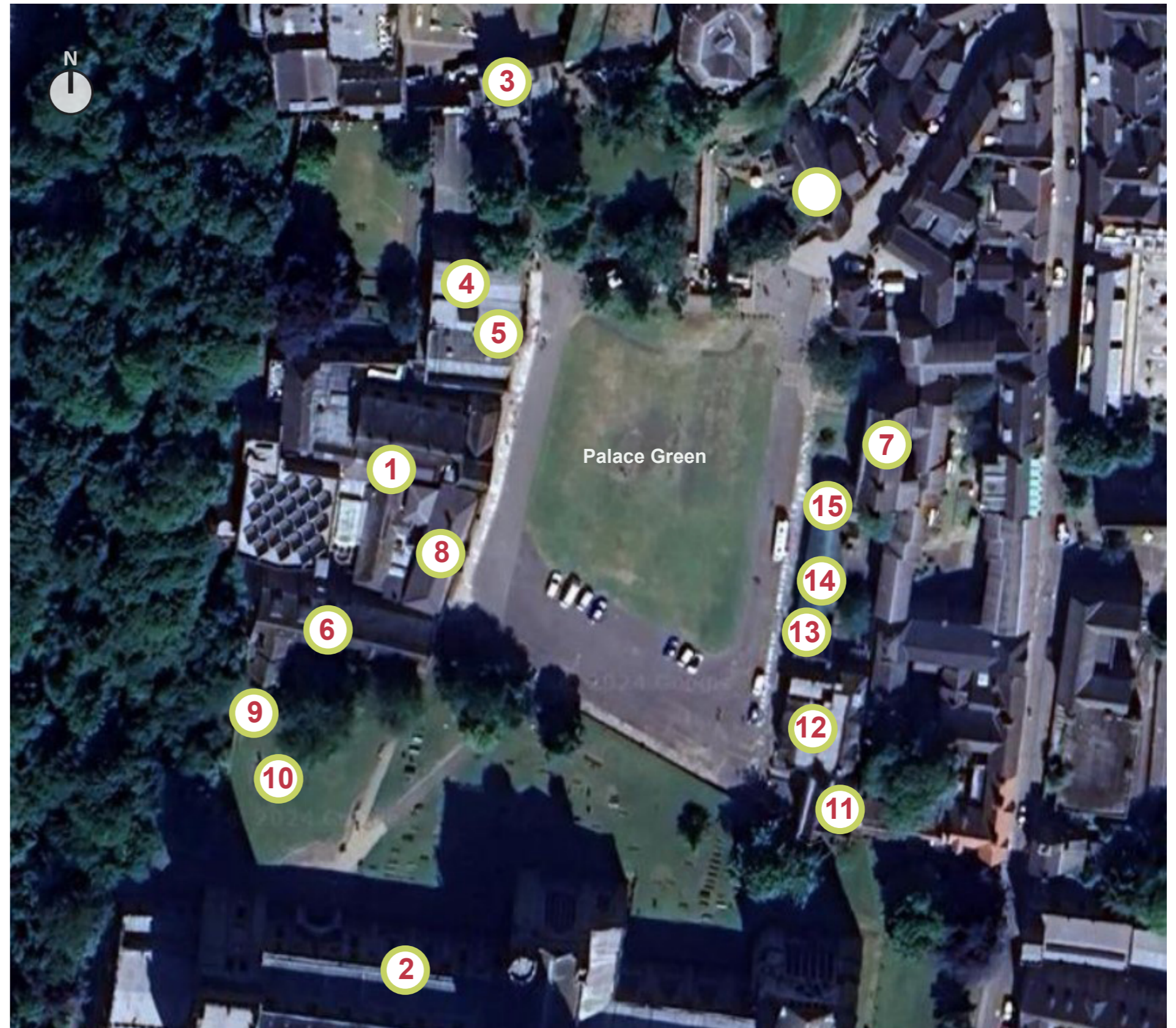
The importance of the site's archaeological remains, which are directly related to the site's history and continuity of use over the past 1000 years;

The cultural and religious traditions and historical memories associated with the relics of St Cuthbert and the Venerable Bede, and with the continuity of use and ownership of the site over the past millennium.

3.0 Impact on Heritage

3.2 Adjacent Listings

1. Site - Palace Green Library	Grade II
2. Durham Cathedral	Grade I
3. Durham Castle	Grade I
4. Former Exchequer Building	Grade I
5. Cosin's Library	Grade II*
6. Old Grammar School	Grade II*
7. Bishop Cosin's Hall	Grade II*
8. Music Library	Grade II
9. Tomb of Dean Kitchin	Grade II
10. South African War Memorial	Grade II
11. Abbey House (Theology Dept)	Grade II
12. Pemberton Buildings	Grade II
13. Former Writing School	Grade II
14. Cosin's Almshouses	Grade II
15. Former Grammar School	Grade II
16. No.9 Owengate	Grade II



Adjacent Listings

3.0 Impact on Heritage

3.3 Palace Green Library

The building that is the subject of this application is a relatively new addition to the Palace Green set of buildings. As can be seen from the early maps opposite, the space between Cosin's Library - which was built in 1667 - 69 by Quaker architect John Longstaffe and the Diocesan Registry - built in 1822 and now the Music Library - was a stableyard and due to space running out for the growing library collection was infilled around 1882.

The extension at the rear, designed by George Pace, was built in 1968 as a further expansion for the University library, now known as the Pace Building.

The works to repair the roofs over Wolfson, Deane Room, Stairtower and the Education Centre are now critical to eliminate ingress of water and extend the life of these important buildings well into the future.



View from Palace Green



1804 map



1857 map



1895 map

4.0 Proposals

4.1 Roof works



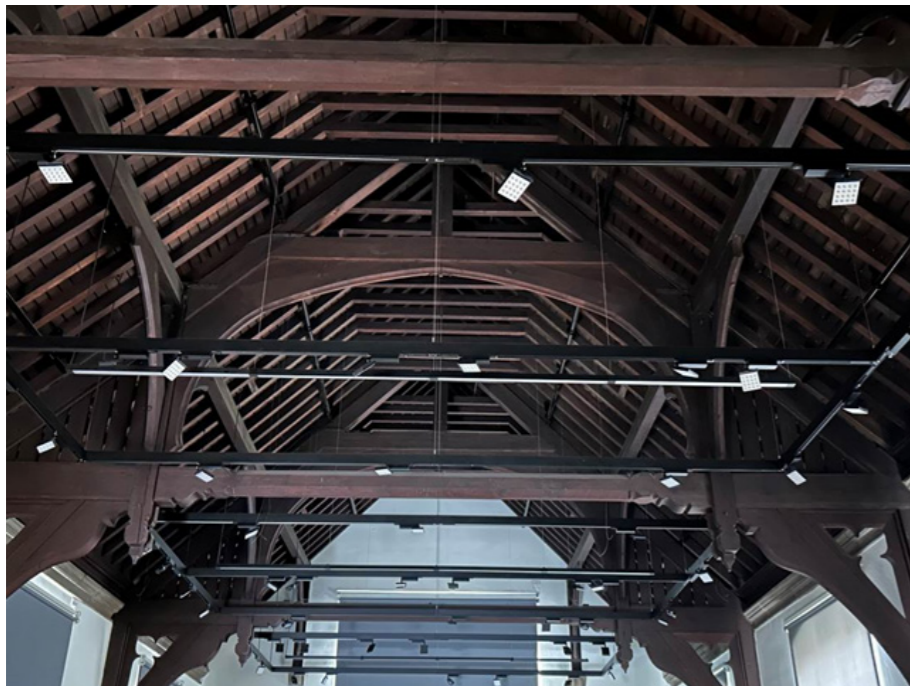
North slope of Palace Green Library (over Wolfson Gallery)



South slope of Palace Green Library (over Wolfson Gallery)



Palace Green Library roof (over Deane Room)



Underside of Wolfson Gallery roof



View of Wolfson Gallery from south



Underside of Deane Room roof

4.0 Proposals

4.1 Roof works



Palace Green Library roof (over stairwell looking north)



Palace Green Library roof (over stairwell looking south)



Education and Learning Centre roof

Because of the quality of the interiors and contents, and the intention to retain the internal finish of the affected rooms, the scaffolding design will need to include a sealed, tented structure over the roofs.

This will be developed with the chosen contractor and scaffolding subcontractor. There will also be a requirement for a decorative screen around the scaffolding because of its visual prominence on the Palace Green.



Existing Elevations - Palace Green Library
Underside of Education and Learning Centre roof



A sample of the replacement stone roof slabs will be submitted to Durham County Council for written approval. There is an option to either use reclaimed or new as long as they are suitable in terms of visual appearance and quarry location. The percentage of replacement stone slabs required will be determined once the roof is stripped but it is hoped to be less than 30%.

In terms of scaffolding, a preliminary design has been drawn up by Equans and this is currently being developed to full design.

The scope has been developed from the Building Condition Survey carried out by Howarth Litchfield in 2023. As stated earlier, a full refurbishment of Palace Green Library was carried out in 2010 however during repairs carried out in 2015 the initial refurbishment was found to be problematic and unsatisfactory.

The current proposals are summarised below:

The roofs in question are primarily stone flags with a very small section of slates on the Education and Learning Centre roof. The intention is to carefully remove all the stone flags, the battens / counterbattens and the membrane (unsuitable for bats) beneath.

These will be hand brush cleaned, replaced if necessary, graded and set aside for refixing on suitable battens and breathable membrane / felt.

The traditional method of fixing with oak pegs has been specified however there is an option to use wide headed copper nails if it is found that the traditional method has failed in the past. This will be determined when the roof is stripped and will need to be in agreement with the roofing contractor and the Conservation Officer.

The chimney(s) will be repointed in lime mortar and pots fixed and bedded if required.

The stone parapets and sections of stonework to the walls will be repaired and strapped if required.

Cast iron gutters and downpipes to be repaired and replaced if required. Stage 3 assumption is 50% repair and 25% replacement.

Vents and cowls to be inspected, repaired and replaced if required.

Construction issues, as discussed in Section 8.0, including site set-up, access, scaffolding, internal crash decks and working methods all be agreed with Contractor at post tender interviews.

Note: Once the roof starts to be dismantled, further investigation will be made of the condition of the stone and the timber structure.

Bat surveys have been carried out by Dendra Consulting and the mitigation strategy will be implemented as part of the works. Evidence of bird nesting will also be checked by Dendra prior to construction.



One of the 'witches hat' roof cowls

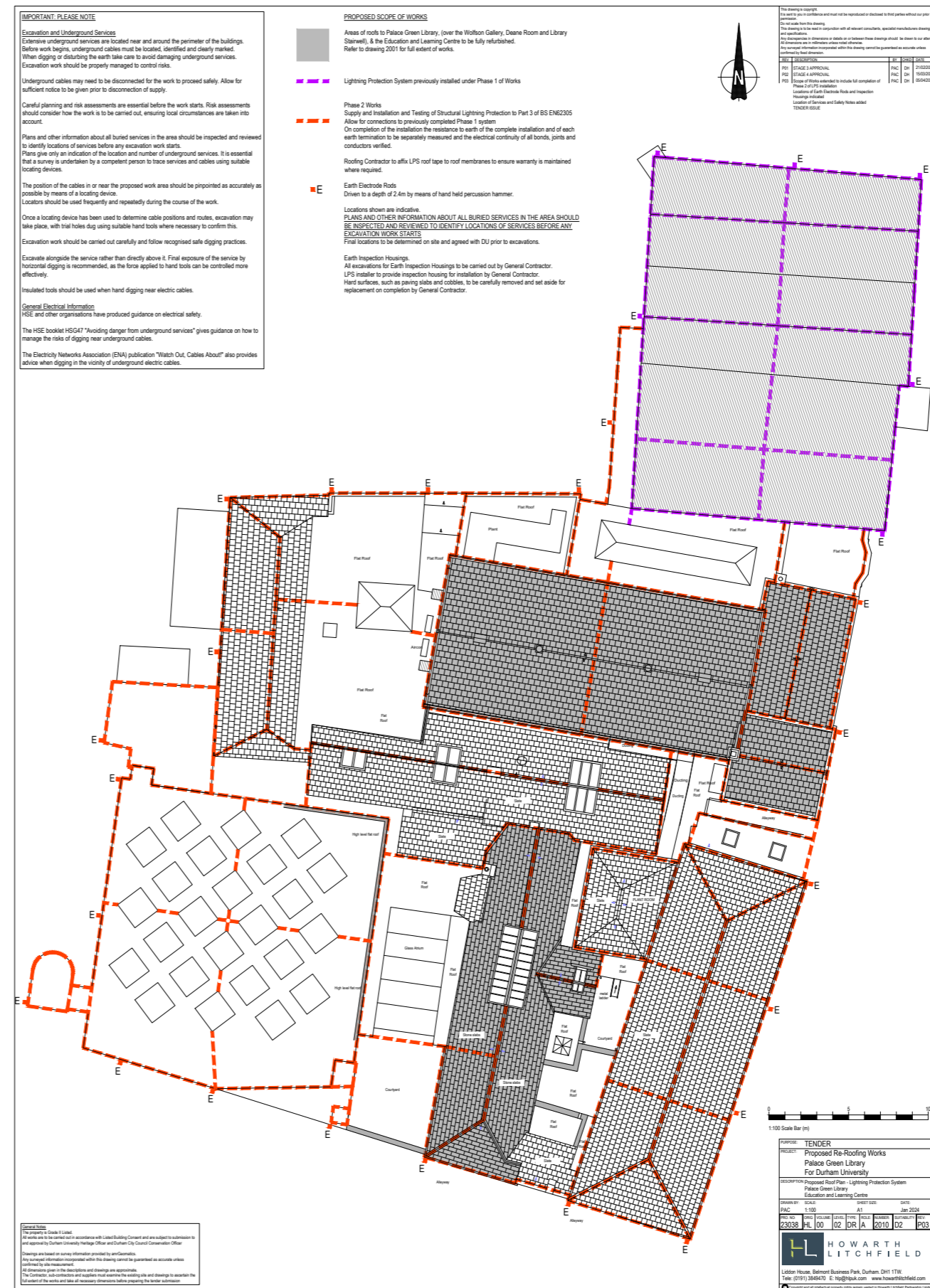
4.0 Proposals

4.2 Lightning Protection

A proposal to provide a full lightning protection scheme for the site was submitted to Durham University by *Harrisons Lightning Protection and Earthing Ltd* in May 2018, and updated in 2024.

A section of this scheme was carried out - over Cosins Library and Exchequer Building - with tails left for connection to the remaining works at a later date.

The drawing opposite indicates the proposed works to be carried out within the scope of this project (in red) and highlights the previous (in purple) for completion of the whole scheme.



4.0 Proposals

4.3 Scaffolding

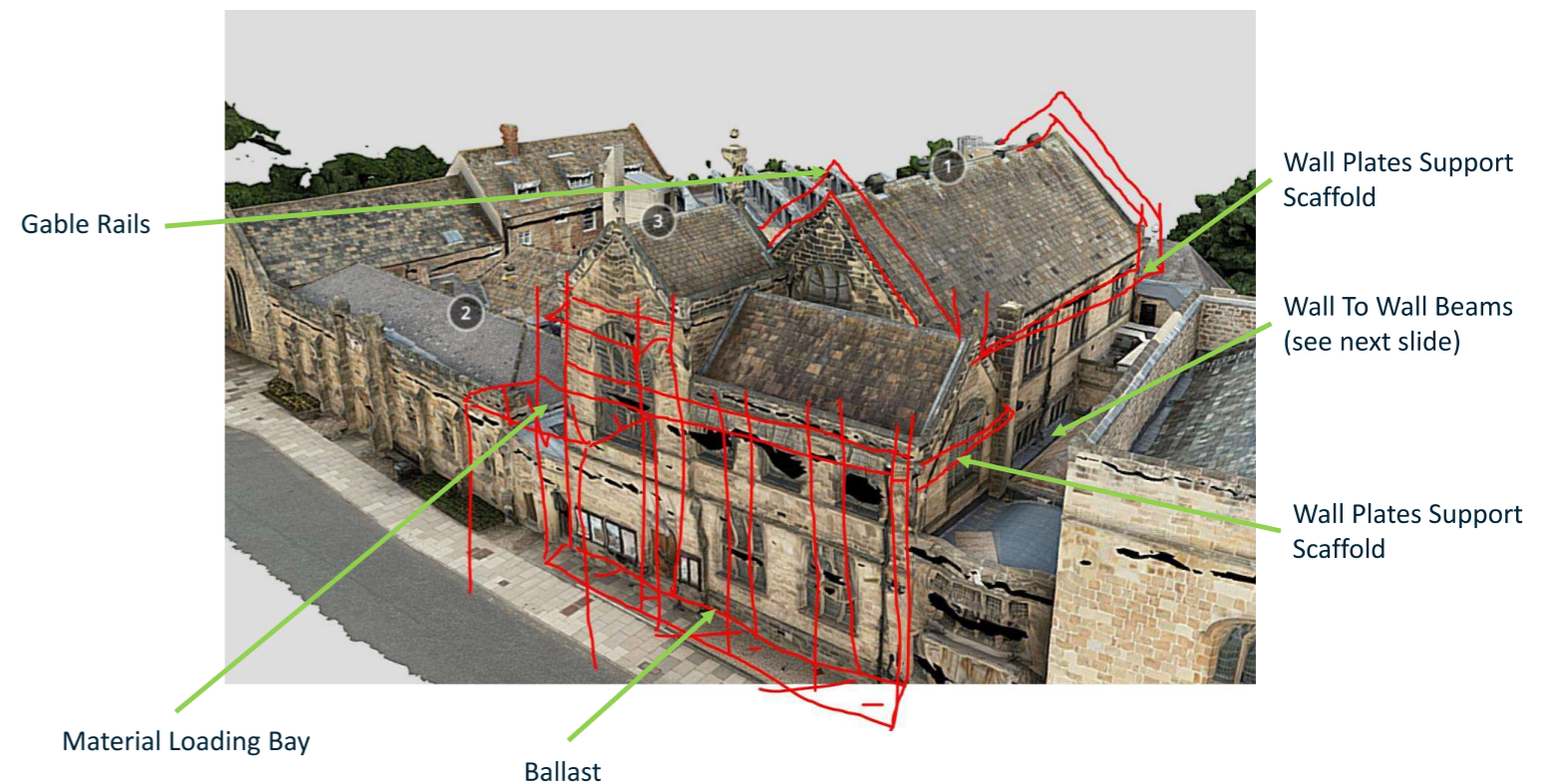
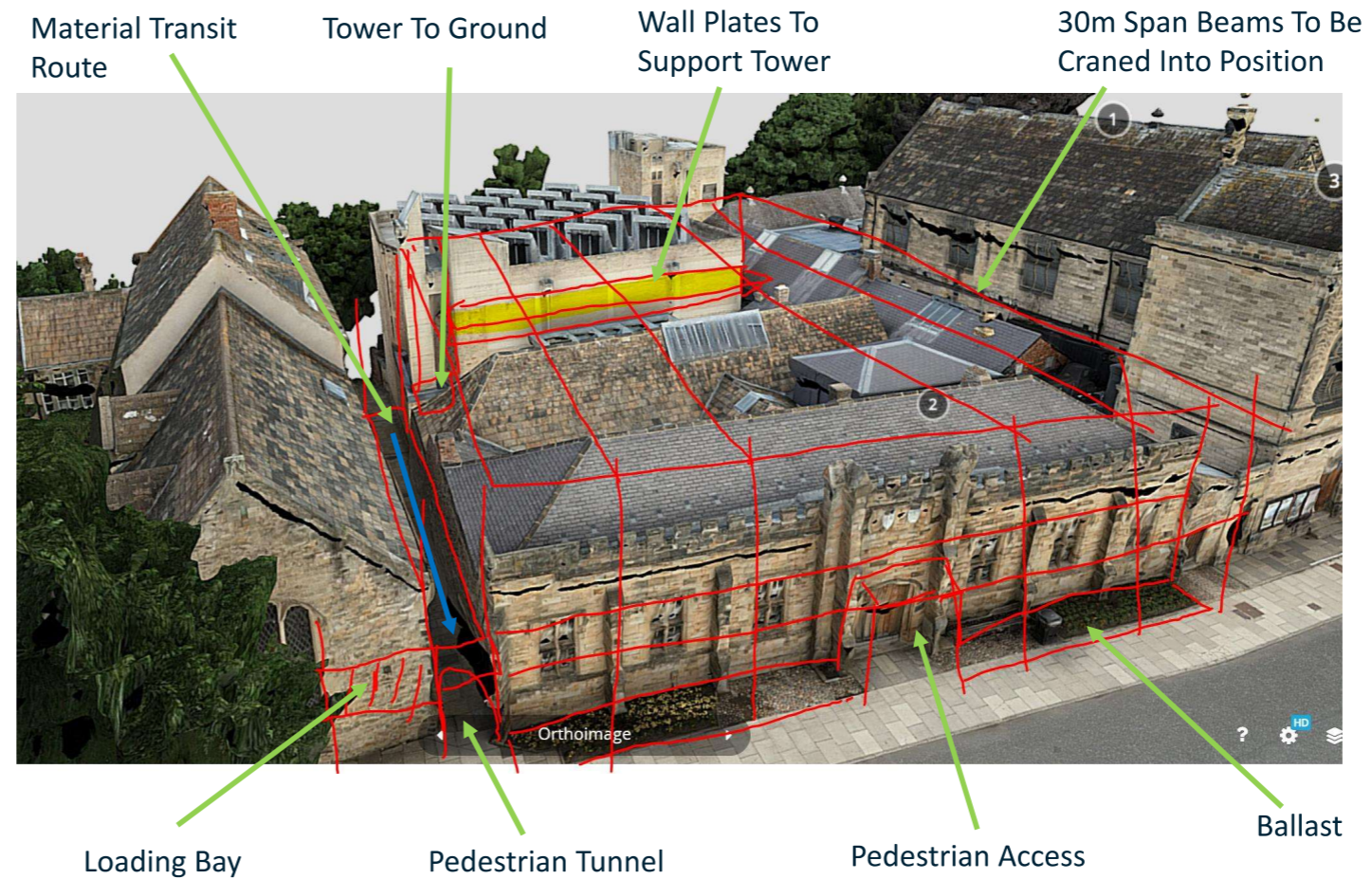
One of the major challenges of this project is the establishment of a safe working platform for the removal of the roof coverings and providing essential protection for the rooms below the affected roofs.

Durham University have had early discussions with the contractor Equans and scaffolding subcontractor ICL who have provided a preliminary sketches (opposite) for discussion and development.

The final design of the scaffolding, along with method statements for fixings and repairs, will be submitted once received.

In terms of fixings, due to the complex nature of the roofs and lack of suitable bearing points on the various flat roofs, slate roofs and rooflights, the intention is to fix to the existing structure. This will be done in a sympathetic manner suitable for Listed buildings.

Contractor to make good all holes to stonework / mortar, to the Architect's specification and approval of Durham University Heritage Officer and Durham City Council Conservation Officer.




HOWARTH LITCHFIELD



ADDRESS

Liddon House
Belmont Business Park
Durham
DH1 3HL

CONTACT

 +44 (0)191 384 9470

 hl@hlpuk.com

 @HLParchitecture

 Howarth Litchfield

EXPERTISE

ARCHITECTURE

BUILDING SURVEYING

INTERIOR DESIGN