

We were awarded the commission for this master plan study in August 2005.

We are most grateful for all of the unstinting help given to us by the Estates and Buildings Department throughout the past 8 months. We have consulted with a wide range of stakeholders both within and outside the University. Durham City and County have been particularly helpful in dedicating staff to assist at planning workshops.

In the recently published monograph of our founder Sir Peter Shepheard [ex president of both Institutes of Architecture and Landscape Architecture] there are two quotations that aptly summarise the conclusions of this report:

"The plan of a university, like that of a city, should be a mechanism for enabling things to happen, for the enhancement of life." SPS 1980

"Great universities flourish in towns and because of the town" SPS 1960

Robert Hughes Steven Pidwill **Shepheard Epstein Hunter**

May 2006





The University's Vision

The University's Vision as set out in its Strategic Plan:

We will be internationally recognised as a world class research university. We will build the research strength necessary to become world leaders in selected subject areas. We will work to enhance the distinctive student experience we offer to all our students, while diversifying our student body. We will enhance our international profile, while remaining mindful of our important contribution to the North East region. We will achieve this in a sustainable manner which secures our future development.

By 2010 we will have secured Durham's place in the top ten UK universities, be recognized as being among the top thirty universities in Europe, and the top one hundred in the world

This Development Framework and Master Plan looks far beyond 2010.





Background

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* (applies to both campuses)

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The Estates Office set down the following key parameters as part of its brief for this project:

- To assist the University in the delivery of its Values and Vision
- To provide a campus of high environmental quality
- That future development must be based on the University's Academic Plan
- To prepare a master Plan and Development Framework for the next 25 years and beyond

One of the University's prime requirements for this master plan is to realise the strategic objectives of the 2004 Estate's Strategy. The University's detailed Implementation Plan for the Estate Strategy lists the following projects for the two campuses through to 2010:

Durham:

- Social Sciences Building
- 2. Philosophy Move & Expansion of History and Theology
- 3. Old Elvet Moves & Disposal
- 4. Lecture Theatre Development & Improvement
- 5. Increase in Library Space
- 6. Relocation of University Offices
- 7. Mountjoy Development Land
- 8. Ustinov College and New College and Parsons Field
- 9. Colleges Refurbishment
- 10. The Kepier Site
- 11. Business School Development
- 12. Provision for Sport
- 13. Botanic Gardens
- 14. Hatfield Boiler House Development
- 15. Durham Castle Remedial Works
- 16. Netpark
- 17. Implement a ten-year programme to reduce the backlog maintenance

Queens

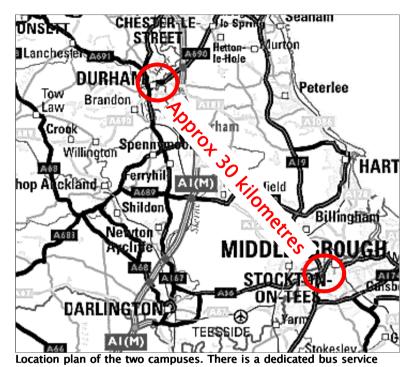
- 1 Completing Wolfson Building fourth wing
- 2 Relocating John Snow College
- 3 Extending George Stephenson College
- 4 Completing sports facilities with a new sports hall
- 5 Creating academic building on the North Shore

Other key issues from the 2004 Estate Strategy that we were asked to address within this development framework include:

- Rationalise the estate into four main academic sites; three key areas within Durham and Queen's Campus at Stockton [see diagram opposite]
- Fitness for purpose profile
- Space reallocation
- Consolidation of academic accommodation onto three sites
- Arts, Social Sciences and Sciences locations
- Accommodation shortfall
- Selected Option, three academic sites
- Services







Arts

Social

Sciences

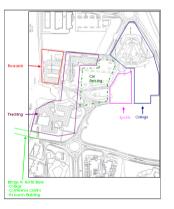
Sciences

Sciences

And Arts

Extract from 2004 Estates Strategy
Proposals for Durham Campus

Extract from 2004 Estates Strategy. Proposals for Queen's





between the two.



Why A Development Framework

In our tender response to the University's brief we suggested that the Master Plan be set in the context of a Development Framework. This Framework will describe the wide ranging context within which the University will take its development decisions.

What is a Development Framework?

It articulates a flexible design vision that will assist the University in taking those development decisions

- It sets out a series of constraints, opportunities and guidelines that have been discussed at some length with the planning authorities
- It facilitates the integration of sites within both campuses
- It assists in the integration of both campuses within their respective urban contexts
- It will inspire confidence in the University and its public and private sector partners
- It defines potential development areas and the amount of floor space that can be achieved with the design criteria we have recommended
- It will achieve faster coordination with funding bodies by the University and its partners

The Master Plan both articulates and illustrates ways in which the Development Framework will be delivered. It illustrates our design vision. It is flexible, it will change.

A SUMMARY OF OUR PROPOSALS

At Durham we propose the following:

- Linking the various parts of the Campus to one another and to their City contexts.
- Transforming the landscape contexts of the campus
- The creation of a 'pedestrian spine linking south to north. The spine will link the new park-and-ride facility at Howlands, pass adjacent to an enlarged Botanic Garden, go through the heart of a new landscape area at the centre of the Mountjoy site [previously known as the 'science park site'], pass in front of the new University Headquarters building in the Mountjoy Centre, link with a repositioned [at a gentler incline] 'Cardiac Hill', and then through a series of new pedestrian squares and courtyards at the science site. The University should actively support the City Vision proposal for a pedestrian bridge from Palmers Close [diagonally opposite the library] to the South Bailey. The spine would carry across this new bridge, up through the peninsula, down across Elvet Bridge, turn north at Elvet, across Baths Bridge and along a new waterfront parkland at Hild and Bede.
- Vehicular access and parking is to be moved to the perimeter of the science sites. There
 will be a new intensively traffic-calmed perimeter ring road with a traffic light controlled
 junction onto Stockton Road.
- To assist with the pedestrianisation of the Science Site, the two short lengths of science building access road to the southern edge of Little High Wood will be linked and give access to a repositioned entrance on South Road.
- To locate and design new buildings so that they create courtyards and an integrated campus.
- A phased programme of demolition and replacement of those buildings that do not provide an efficient working environment.

At Queens the following principles underlay the master plan:

- Establish a 'critical mass' of academic accommodation. Locate new buildings to provide a sense of space and enclosure.
- Locate parking at the site perimeter.
- Support the construction of the new bridge to the north shore.
- Improve the landscape context.





Throughout the Master Planning process we have worked closely with the Estates and Buildings staff to gain a clear understanding of the large body of work that has been carried out to date. The working process that we agreed with them was:

Stage 1	Information gathering, university consultation
Stage 2	Planning consultations and workshops
Stage 3	Option Development and Interim Report
Stage 4	Development phase
Stage 5	Draft report
Stage 6	Review period
Stage 7	Final Report

Stage 1 consisted of getting to thoroughly know the campuses and their users and absorb work done to date. At the outset of the project, through Estates and Buildings we:

- Agreed reporting structure and programme
- Agreed list of University consultees
- Set up meetings/phone discussions with university consultees
- Prepared campus wide CAD drawings
- Obtained OS files in CAD format
- Established the extent of adopted areas and ownership
- Investigated the condition profile
- Studied space usage
- Established utilisation
- Studied space flexibility
- Assessed infrastructure, adopted areas & transport links.
- Provided input to concurrent Green Transport Plan Study.
- Established parking regime
- Established Health and Safety problems

Stage 2 took the form of meetings and workshops with the planners, highways officers and conservation officers of Durham City, Durham Council, Tees Valley Regeneration and Stockton-on-Tees Council. The initial meeting with Durham officers addressed the following:

- Outline on status of current studies [by all]
- Discussion by all on 'Connections'
- Long term development sites
- Vistas and skyline analysis
- Scale and Massing
- Recognition that current planning policy might have to be amended

The first workshop agreed objectives and the second workshop discussed options as to how these objectives might be achieved. It was agreed that once the University had adopted this Development Framework and Master Plan there would be discussions with the City and County on the most suitable way of incorporating it into planning guidance. For example, Local Planning Guidance, Outline Planning or Informal Understanding. A similar process took place at Queen's.

Stage 3 has involved

- Reporting to Estates and Buildings on the above consultations and illustrating the development possibilities
- Preparation of an 'Initial Summary of Recommendations for Next Steps'
- Refinement of options for development

Stage 4

- 3D visualisations of the proposals.
- Workshop with University Executive Members

Stage 5

- Issue Draft Report
- Review Draft Report
- Revise Draft Report

Stage 6

Issue Final Report





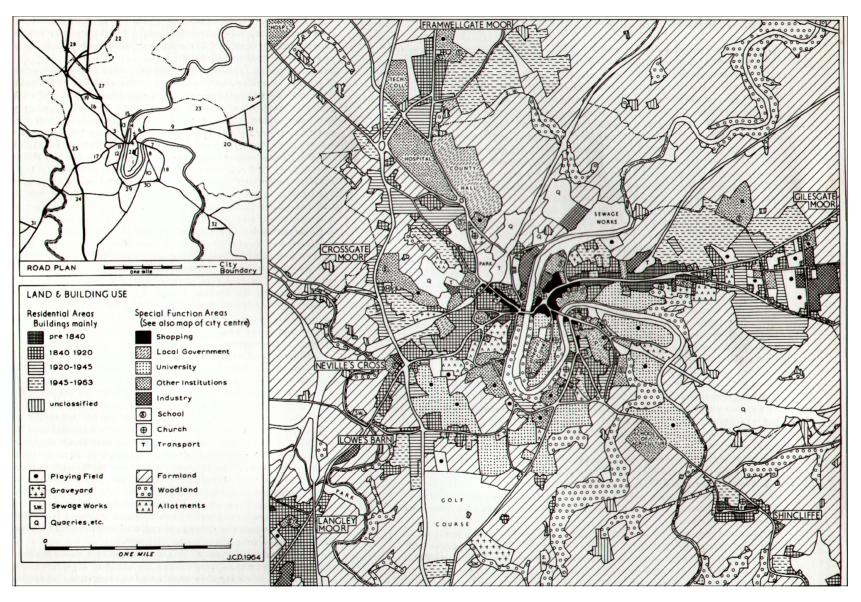
History of development

Brief summary of main developments at the University

1832	Temporary accommodation was provided in the house known as Archdeacon's Inn on Palace Green
1837	A Royal Charter was issued recognising and confirming the constitution of the University
1846	This was followed by Hatfield Hall.
1871	Non-collegiate students, were first admitted. They themselves established a St. Cuthbert's Society in 1888.
1858	St. Hild's College, independently founded in and connected with the University in 1896.
1890s	Women admitted to Durham.
1904	and 1909, two private halls, St. Chad's and St. John's founded, took the style and title of an Independent College in 1919.
1908	Becomes a federal institution.
1919	The Women's Hostel became known as St. Mary's College.
1924	Pure science teaching within Durham, re-established at the same time as the Department of Education was opened.
1945	The original range of pure science departments was extended
1947	St. Cuthbert's Society became the recognised designation of the non-collegiate students.
1947	The above body of women students became known as St. Aidan's Society, with its own Principal. It became St. Aidan's College in 1961
1948	Bede College, established independently for men in 1839, took University degree students from 1892. In 1975 it was merged with its women's
	counterpart, St. Hild's College, which had been founded independently in 1858 and connected with the University in 1896.
1959	Further colleges built, including Grey
1960	and 1965, applied science and engineering were introduced respectively
1960s	large scale development in the Social Sciences and Arts departments
1965	Graduate Society
1966	Van Mildert
1967	Trevelyan
1968	Ushaw College was recognised as a Licensed Hall of Residence in the University
1972	Collingwood founded
1987	Durham Cathedral and Castle become a World Heritage Site
1992	Offering joint qualifications of the Universities of Durham and of Teesside
2001	John Snow College and George Stephenson College were established



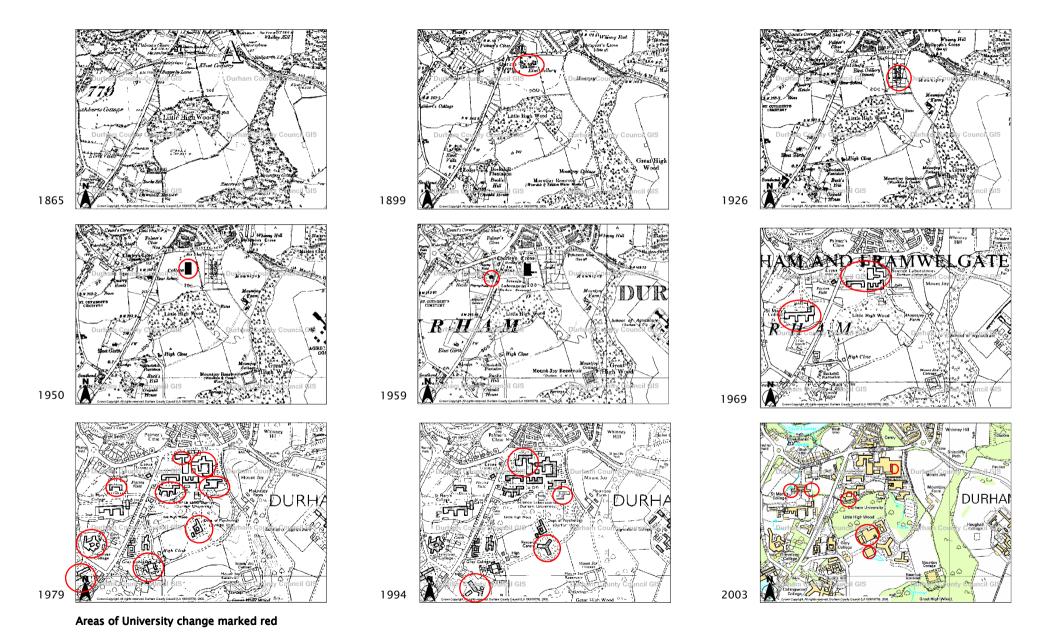




Taken from 'An Atlas of Durham' An Occasional Paper by the Department of Geography University of Durham 1965

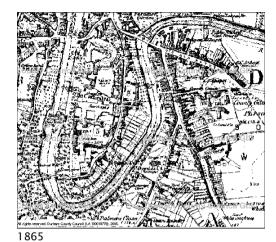








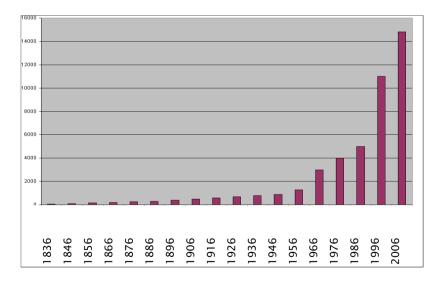




Peninsula. Only small areas of change, marked

Parties and bottom cary coast to 40 0000000 200.

Estimated student numbers since the University's foundation



Figures are available for the growth in student numbers since 1950.

Durham Campus:

1950	1078
1956	1291
1964	2249
1970	3376
1980	4686
1990	5908
1995	9717
2000	10818
2001	10752
2002	11647
2003	12107
2004	12467
2005	12835

Queens Campus:

1995	719
2000	1645
2001	1997
2002	1976
2003	1918
2004	1863
2005	1973

The chart opposite interpolates these figures for the whole University from its foundation.



1969

red.



Listed Buildings and their Grade

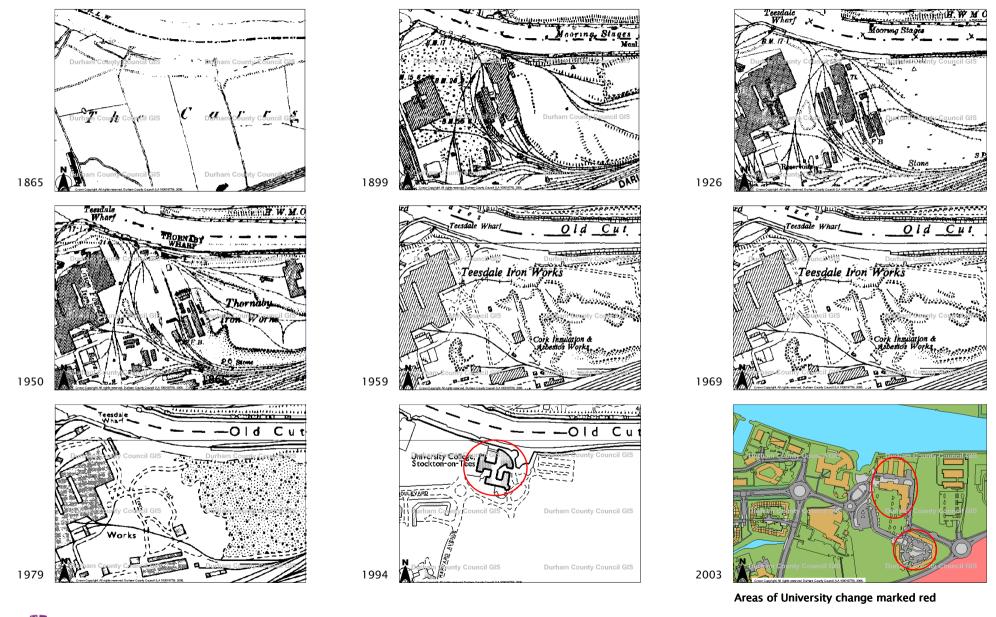
Location	Grade	Location	Grade	Location	Grade
The City Walls	1	24 Old Elvet	II	Old Fulling Mill	II
Maiden Castle Earthworks	*AM	25 Old Elvet	II	46/47 Saddler Street	II
HATFIELD COLLEGE:		26 Old Elvet	II	48/49 Saddler Street	ii ii
The Recto	ory II	29 Old Elvet	II	61 Saddler Street	 II
Terrace W	/all, Bow Lane I	30 Old Elvet	II	8 South Bailey	 II
13 Bow La	ane II	31 Old Elvet	II	9 South Bailey	" II
(Kingsgate)		32 Old Elvet	II	10 South Bailey	"
30 Church Street	II	34 Old Elvet	II	·	
31 Church Street	II	38 Old Elvet	II	11 South Bailey	II "
32 Church Street	II	42 Old Elvet	II	12 South Bailey	II
33 Church Street	II	43 Old Elvet	II	13 South Bailey	II
Prior's Kitchen	1	44 Old Elvet	II		
Abbey Cottage (part of Abbey House	e) II	45 Old Elvet	II		
Dun Cow Cottage	II	46 Old Elvet	II		
Retaining Wall, Moatside Lane	II	47 Old Elvet	II		
1 North Bailey	II	48 Old Elvet	II		
2 North Bailey	II	49 Old Elvet	II		
Hatfield College ('D' Stairs and Dini	ng Hall) II	50 Old Elvet	II		
Hatfield College (11 North Bailey)	II	51 Old Elvet	II		
24 & 24B North Bailey	II	3 Owengate	II		
26 North Bailey	II	4 Owengate	II		
27 North Bailey	II	5 Owengate	II		
38 North Bailey	II	6 Owengate	II		
39 North Bailey	II	The Old Grammar School, Place Green	II		
44 North Bailey	II	Union Society Building (Old Registry)	II		
45 North Bailey	II	University Library, Place Green	II		
46 North Bailey	II	Bishop Cosins Library *AM	II		
48 North Bailey	II	The Castle	1		
49 North Bailey	II	Master's House, University College (8 Owengate	e) II		
14 Old Elvet	II	Bishop Cosins Hall	1		
15 Old Elvet	II	Old Museum or Bishop's Hospital	II		
15A Old Elvet	II	Old Song School, Palace Green	II		
23 Old Elvet	II	Abbey House	II		

*AM Indicates ancient monument





History. Queen's Campus





Consultation

Meetings have taken place with the following during the preparation of this master plan:

Business School

Chambers Consultancy

Dean of Colleges

Deans of Faculty

Director of Development and Communications

Director of IT

Director of Sport

Durham City Council [planning, urban design,

conservation]

Durham County Council [Highways and Policy]

DVC

Estates Staff and Committee

Health and Safety Office

Librarian

Registrar

Stockton Council

Strategic Planning

Students

Tees Valley Regeneration

Treasurer

Vice Chancellor

Reports and Documents that have been consulted:

Elvet Waterside Development Brief
Flexible Transport Policy, Buchanans
Local Plan and Green Belt Status
Planning for the future of the City of Durham, Chambers/Donaldsons
Riverbank Management Plan
Vision and Development Framework Draft 5 by DCP
World Heritage Site Plan

[see also pages 16 and 17]

University Reports and Documents that have been consulted:

Botanic Garden Strategy
Strategic Plan for Sport
Durham Castle Conservation Plan
Estate Strategy 2004
Implementation Plan 2004
University Cultural Strategy [Chambers]
University Strategy
Woodland Management Strategy





During the consultation process a wide range of views were expressed. The quotations noted below have been selected to illustrate both the diversity and the strength of these views.

- The master plan needs to look ahead for 100 years
- Any expansion of the University must be based on its academic development plan
- The University is too small to be competitive in the long term, it must grow
- University infrastructure is decaying
- No more fortress architecture
- Shire Hall is an outdated symbol of what the University is about
- It would be wrong to get rid of Shire Hall, it could be an exhibition area for the University
- The success of the University is dependent on the quality of staff which are in turn attracted by the quality of students which in turn are attracted by the quality of environment
- Create a campus of environmental quality, a quality that differentiates and is unique to Durham
- Queens and Durham make very different 'offers', don't try and make them the same
- Stockton was developed because the planners would not allow us to build at Durham
- We have wonderful sports facilities much used by the wider community
- Durham has a unique quality of collegiate provision
- Colleges could cooperate more while still maintaining their identity
- Why is not more collegiate accommodation made available for teaching
- Elvet Riverside is hideous, pull it down
- Many inefficient buildings that do not support modern ways of working
- The University has 'timeless assets' and those needed to carry out its functions
- Connections between the various parts of the campus must be improved
- The University must remain an integral part of the City
- A Princeton of the UK
- The Union must be at the heart of the University
- The science site is an environmental disgrace
- Many of the colleges have wonderful landscape
- The Botanic Garden is an underused asset
- Hild and Bede is the best site the University has
- The Collegiate System compensates for everything else





Planning documents that were consulted during the master planning process. Significant issues noted in BOLD



Planning for the future of the city of Durham
The New Retail and Leisure
Offer.
April 2004
Chambers Donaldsons.



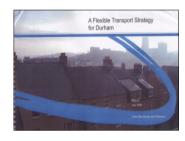
Planning for the future of the city of Durham.

A Vision and Development Framework for the City Centre Final Draft April 2005

Durham City Partnership Steering Group.

Key issues affecting the University:

- Pedestrian Bridge as in Buchanan report
- Necklace Park. This could tie in with the pedestrian spine proposed for the campus
- That Hild and Bede to be used as site for iconic development [We believe it should be for University use.]



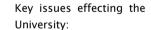
A flexible Transport Strategy for Durham July 2004 Colin Buchanan and Partners

Key issues effecting the University:

Proposal for new pedestrian bridge 'the idea of providing access to the city centre and cathedral via a new dramatic pedestrian bridge in some ways echo's the Millennium Bridge by



Durham City Vision and Master Plan Public Consultation Exercise. Final Report 2005 2020 Vision Durham City Centre.



- 71% of respondents thought the University should be part of City Centre Life
- The proposal for the pedestrian bridge was not included as a question
- 60% said no to the creation of more homes in the City Centre



Transport Innovation in an Historic City A Demand Management Proposal for Durham City Durham County Council

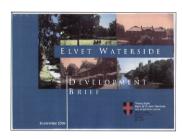
Representation of University on Transport Steering Group







City of Durham Local Plan Deposit Draft Proposals Map. City of Durham Council.



Elvet Development Brief September 2005 Tracey Ingle, Head of Cultural Services, City of Durham Council.



Durham Riverbanks Management Plan.



Durham Cathedral and Castle World Heritage Site Management Plan First draft for discussion. March 2004 Chris Blandford Associates.



North Shore, Stockton-on-Tees Second stage information pack for Developers, April 2005 Tees Valley Regeneration.

Key issues effecting the University:

There is no specific section on the University in the Local Development Framework. However in associated documents there are numerous references to working in partnership with the University

Key issues affecting the University:

 Would be helpful if this brief were to include a specific recommendation for improving pedestrian links between Hild and Bede and Elvet. Key issues affecting the University:

Proposals of a general nature for reinstatement of historic gardens.

Specific detail needed.

Key issues affecting the University:

- Maintenance of Castle stonework
- Improvement Of the visitor experience
- Encourage city wide pedestrian and cycling
- Parking problem

Key issues affecting the University:

- Construction of new pedestrian bridge linking north and south shore
- Detailed development proposal for North Shore and associated sale of land to University





Relevant Planning Policies

Policy E5.2

ONLY PERMITTING DEVELOPMENT WITHIN THE MOUNT
OSWALD-ELVET HILL PARKLAND LANDSCAPE AREA WHICH:

a) DOES NOT EXCEED THE HEIGHT OF SURROUNDING
TREES AND IS SYMPATHETIC TO ITS LANDSCAPE SETTING;
AND

b) IS OF A LOW DENSITY AND SETS ASIDE MOST OF THE SITE FOR LANDSCAPING/OPEN SPACE.

Policy E24

THE COUNCIL WILL PRESERVE SCHEDULED ANCIENT MONUMENTS AND OTHER NATIONALLY SIGNIFICANT ARCHAEOLOGICAL REMAINS AND THEIR SETTING IN SITU. DEVELOPMENT LIKELY TO DAMAGE THESE MONUMENTS WILL NOT BE PERMITTED. ARCHAEOLOGICAL REMAINS OF REGIONAL AND LOCAL IMPORTANCE, WHICH MAY BE ADVERSELY AFFECTED BY DEVELOPMENT PROPOSALS, WILL BE PROTECTED BY SEEKING PRESERVATION IN SITU

Policy EMP2

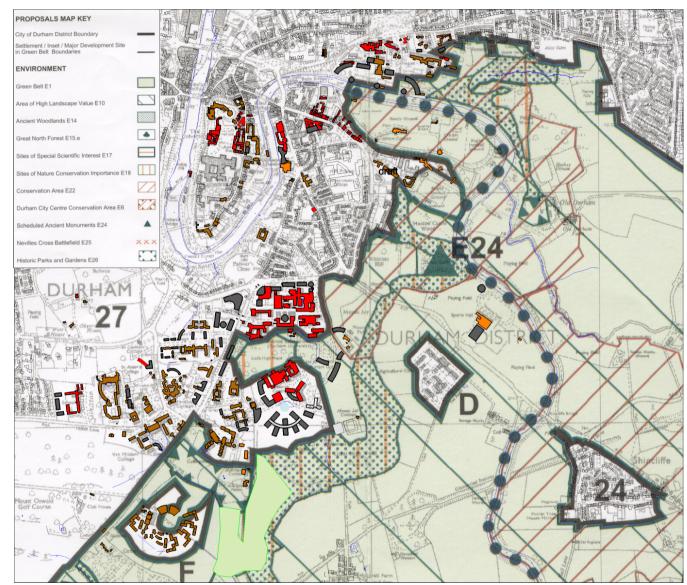
THE DEVELOPMENT OF DURHAM SCIENCE PARK WILL CONTINUE ON THE SITE SHOWN ON THE PROPOSALS MAP ADJACENT TO THE MOUNTJOY RESEARCH CENTRE AT HOLLINSIDE LANE.

THE SCIENCE PARK WILL BE OCCUPIED ONLY FOR RESEARCH AND DEVELOPMENT, LABORATORIES AND HIGH TECH USES AS SET OUT IN CLASS B1 OF THE USE CLASSES ORDER

Policy EPM3

THE DEVELOPMENT OF A PRESTIGIOUS OFFICE/RESEARCH CENTRE PROJECT OF STRATEGIC SIGNIFICANCE WILL BE PERMITTED AT MOUNT OSWALD PROVIDED THAT THE PARKLAND AND LANDSCAPE QUALITY OF THE SITE IS NOT COMPROMISED.

ONLY EMPLOYMENT USES RELATING TO CLASS B1 OF THE USE CLASSES ORDER WILL BE PERMITTED ON THIS SITE.



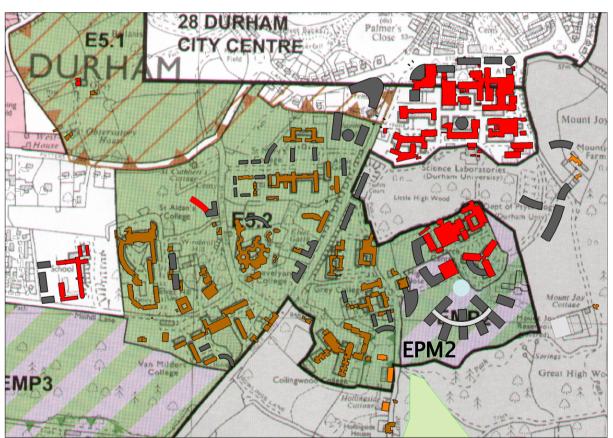
Durham City Council Plan.





Durham Deposit Plan and Tees Valley Plan

North of Stockton Road

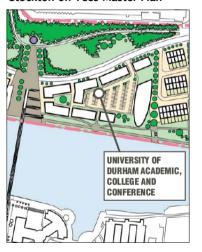


Durham City Council Plan, North of Stockton Road



Durham City Council Plan, The Peninsula

From Tees Valley 'North Shore Stockton on Tees Master Plan'







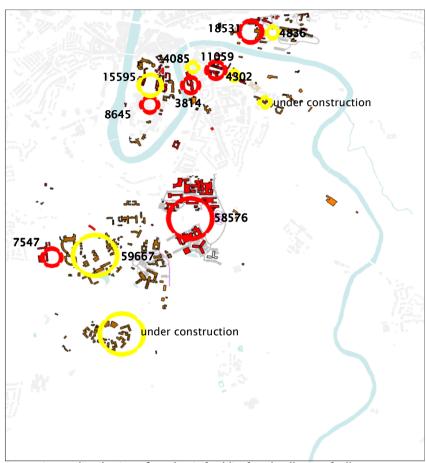
Aerial photo of Durham Campus and surrounding area. Academic buildings red, collegiate and amenity orange, playing fields light green.



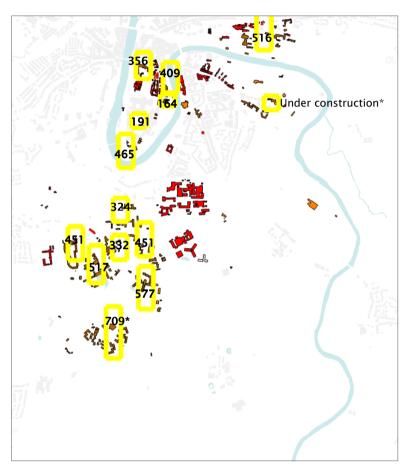
Distribution of University buildings, blocked in grey, playing fields light green. Land owned by University shown pink.







Approximate distribution of academic [red line] and collegiate [yellow line] space at Durham in square metres



Approximate distribution of collegiate bed spaces at Durham

* = under construction at April 2006







Aerial photo of Queen's Campus and surrounding area

Queens Campus History

In 1992 a joint venture between the University and the University of Teesside saw the Joint University College on Teesside of the Universities of Durham and Teesside (JUCOT) established at Stockton-on-Tees, 23 miles south of Durham.

This was initially intended to grant joint degrees validated by both institutions (BAs and BScs). However, Teesside, which had only become a university in 1992, had difficulties in taking on its responsibilities for the college and Durham took full control of the new college in 1994.

A programme of integration with Durham began, leading to the college becoming University College, Stockton (UCS) in 1996-a college of the University of Durham and the only college with teaching responsibilities.

Further integration lead to the campus being renamed the University of Durham, Stockton Campus (UDSC) in 1998, removing teaching responsibilities from the College. In 2001, two new colleges, John Snow and George Stephenson (after the physician and the engineer) were established at Stockton, replacing UCS, and the new medical school (which operates in association with the University of Newcastle upon Tyne) took in its first students — the first medics to join Durham since 1963. In 2002, her golden jubilee year, the Queen granted the title "Queen's Campus" to the Stockton site.

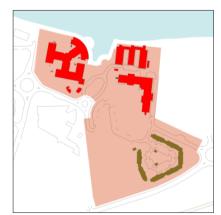






Collegiate and academic space at Queen's

- 1 John Snow College has 234 bed spaces
- 2 Stephenson College has 280 bed spaces
- The total amount of academic space at Queen's campus is 13996 sq m, residential space 9829 sq m.



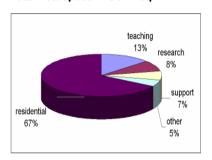
University owned land shown pink





Durham University . Land and space.

All buildings: Total nett space 219327 sq m





Land owned by the University in Durham: 225 hectares

Departments

Anthropology

Applied Social Sciences, School of Health

Community and Youth Work

Social Work Sociology Sport

Archaeology

Biological & Biomedical Sciences

Business School Economics & Finance

Chemistry

Classics and Ancient History

Computer Science Earth Sciences East Asian Studies

Education

Engineering
English Studies
Geography

Government & International Affairs

Middle Eastern and Islamic Studies, Institute for Politics

Health, School for

History

House of Sport

Law

Linguistics

Mathematical Sciences

Modern Languages & Cultures,

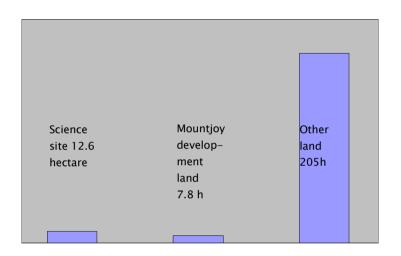
School of Music Philosophy Physics Psychology

Theology & Religion



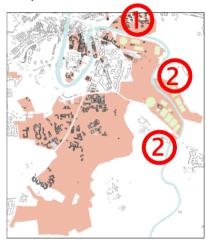


Land utilisation at Durham Campus



The area of land identified for future development on the Mountjoy site represents only a small percentage of the University's total land holding. Despite this land holding there is little that can be used for additional playing fields.

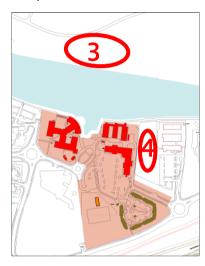
Additional land needed at Durham Campus



The red circles above indicate areas where the university should acquire land if it comes on the market:

- 1 Private houses within the Leazes road site, to facilitate development
- 2 For playing fields

Additional land needed at Queen's Campus

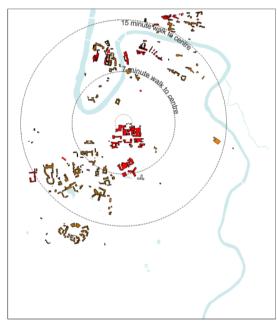


At Queen's the University's land holding closely relates to its built area. If the University wants to expand at Queens in the longer term it should consider acquiring land as noted:

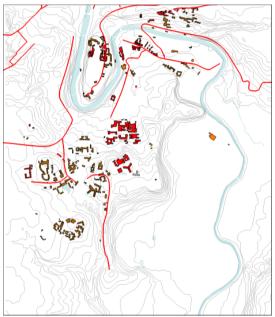
- The land Tees Valley wishes the University to acquire if it is to construct the footbridge between north and south shore
- 4 Vacant riverfront land



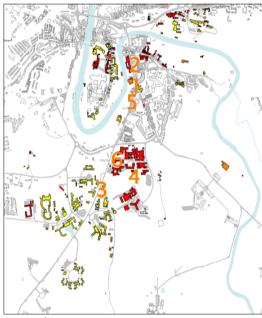




It takes over 30 minutes to walk from one side of the Durham Campus to the opposite side. The majority of student journeys are from Halls to lecture facilities at Elvet and the City Centre itself.



Many of the County Council designated cycle paths [shown by red line] do not link up. Note that the hilly nature of Durham [contours shown above] is given as another reason why cycling is not popular.



Key to photos opposite

















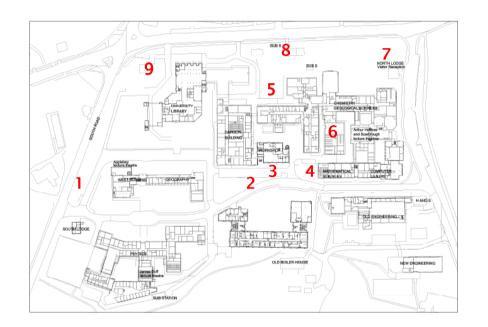




- New Elvet. A busy thoroughfare.
- New Elvet. Students coming out from the lecture theatres block the pavement
- Hallgarth Street. Connecting Howlands and the City Centre. An unpleasant and dangerous place to walk in winter
- 'Cardiac Hill' between the original Science site and the Mountjoy site. Where it starts is confusing.
 - Church Street. 100's of students on too narrow pavements
 - The main science site. A confusion of pedestrians and cars
 - [not keyed] Too often cars come first, then pedestrians, then cyclists.





























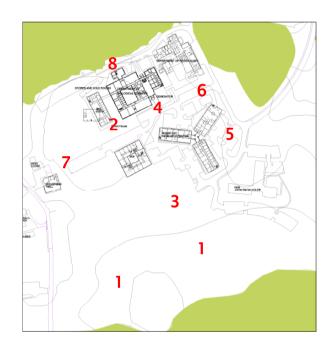


- The Physics Building has an impressive front elevation but is spoilt by visual clutter.
- The centre of the site is dominated by parking.
- There is a wide range of building styles, with no unifying landscape
- Temporary buildings and uncoordinated landscape
- Main Chemistry Building with attractive courtyard frontage but no clear entrance. Students have to walk through goods area to south.
- The east of the site is fully developed.

 More effective use of land could be made by increasing the number of storeys.
- 7 Potential for major development
- No longer an appropriate use
- The Library. Imposing, well landscaped.



























The land rises to the south of the current development, the tree line beyond is an important constraint for the City Planners

Some of the existing buildings do not sit well into the existing topography

The lake has great potential

5

7

8

A clearly defined entrance

What will form the new main entrance to Mountjoy

Parking dominates much of the site

There is no direct pedestrian link through to the colleges beyond

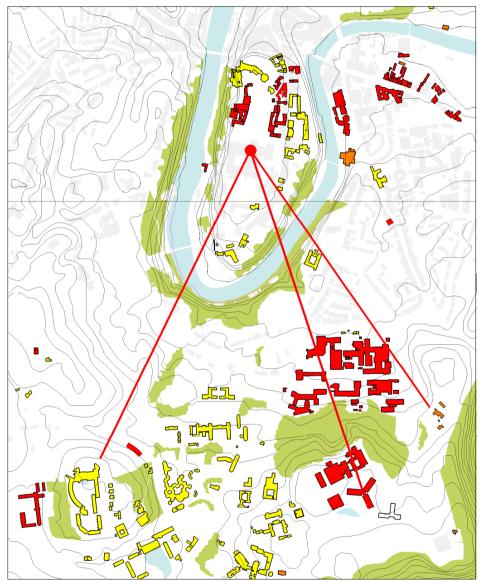
Buildings looking directly onto Little High Wood





Durham Campus Vista Analysis

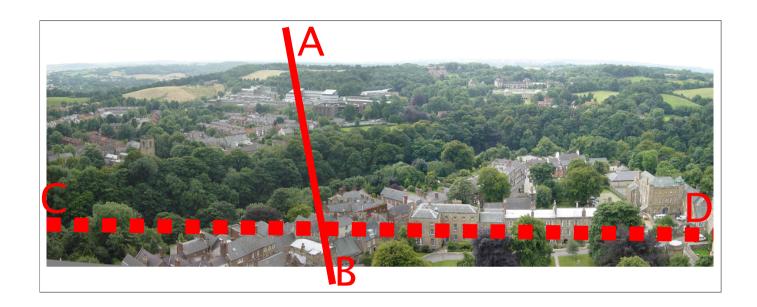
All development proposals have to be considered in the context of Durham's spectacular topography. Vistas from and of the Cathedral and Castle are of particular importance. Our understanding is that Mountjoy gained its name from the French when pilgrims had their view of the Cathedral [Montjoie is happy hill, beautiful view is Bellevue]. We have constructed a three dimensional computer model of the University and its context to help us analyse the visual impact of our proposals. The height of the tree line is also modeled. These diagrams were used to inform the discussions that took place at the planning workshops with both Durham City and County.

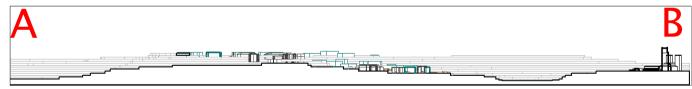


Durham City Planners suggested that views from the top of the Cathedral Tower should be taken into consideration as critical in assessing the extent and height of development.

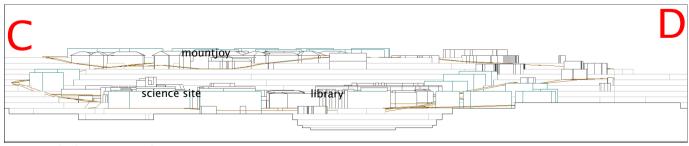








From the Cathedral towards Mountjoy



West East looking up towards Mountjoy





Durham Campus Health and Safety: Deliveries

Reversing/ manoeuvring areas of larger vehicles within the campus.

Key:

- 1–17 Typical number of deliveries per day, unless otherwise specified.
- Reversing/ manoeuvring of larger vehicles (e. g. deliveries, refuse vehicles, coaches etc.) in areas where there is pedestrian access

Notes:

- Some reversing along full length of the road:
 - 6 to 8 per year skip lorries
 - refuse collection daily
- **b** Difficult reversing/ manoeuvring area









Reversing/ manoeuvring areas of larger vehicles within the campus.

Key:

Reversing / manoeuvring of larger vehicles (e. g. deliveries, refuse vehicles, coaches etc.) in areas where there is pedestrian access.

Notes:

- Coaches have to reverse to car park.
- **d** Deliveries reverse into turning area.
- Reversing of delivery and refuse vehicles from road into courtyard.
- Reversing of coaches in/ out of public car park and pedestrian access route.
- Reversing of delivery and refuse vehicles from road into yard. Less crowded here than above





Durham Campus Health and Safety: Deliveries

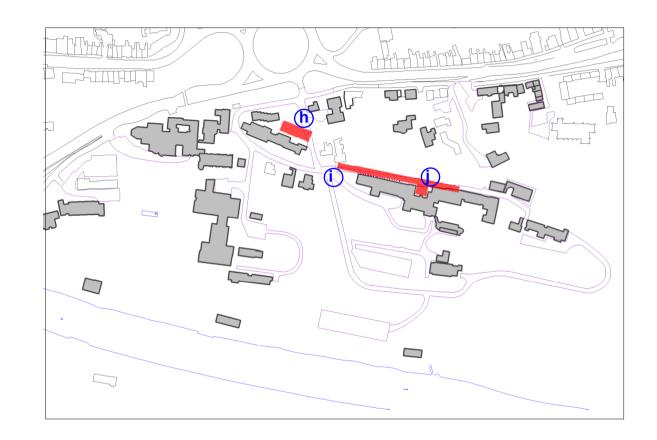
Reversing/ manoeuvring areas of larger vehicles within the campus.

Key:

Reversing / manoeuvring of larger vehicles (e. g. deliveries, refuse vehicles, coaches etc.) in areas where there is pedestrian access.

Notes:

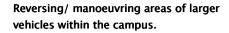
- Large vehicle reversing out of nursery car park.
- Recycling and refuse collection point.
 Wagons reversing along full lenght of lane.
- 3-point turning at junction.







Durham Campus Health and Safety: Deliveries



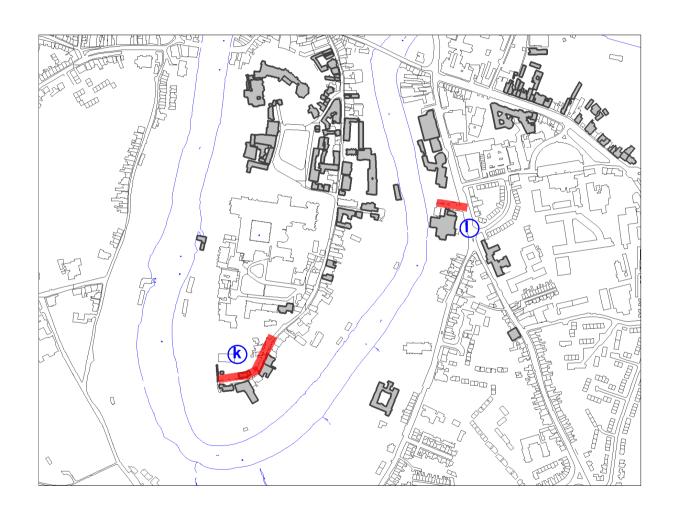


.

Reversing/ manoeuvring of larger vehicles (e. g. deliveries, refuse vehicles, coaches etc.) in areas where there is pedestrian access.

Notes:

- Dead end. Reversing needed.
 Turning difficult, sometimes impossible.
 Deliveries, refuse vehicles manoeuvring.
- Problematic area:
 daily deliveries. Reversing required for large vehicles.
 - crossing very busy, reversing into site or into road.
 - main pedestrian route to Elvet riverside lectures.







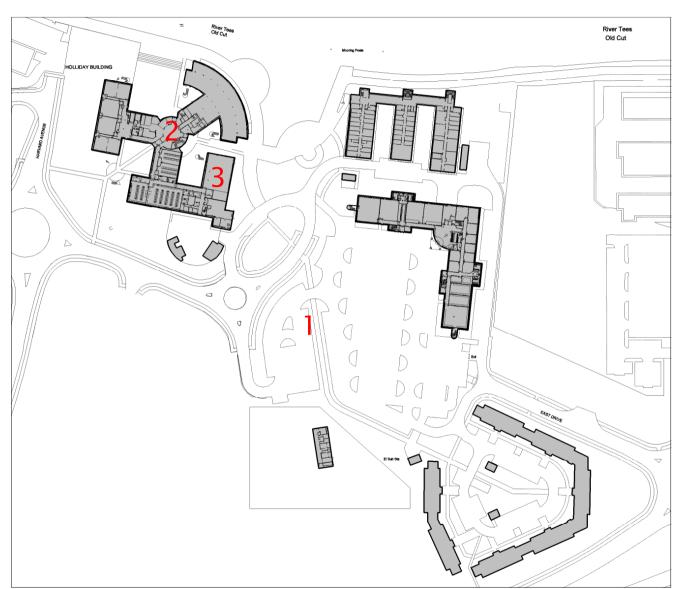
Queen's Campus H and S, Teaching Space IT

- The main H & S problem at Queen's is for pedestrians who gain access to the campus buildings through large areas of parking
- 2 IT provision is to a generally high standard
- 3 Modern flexible teaching accommodation





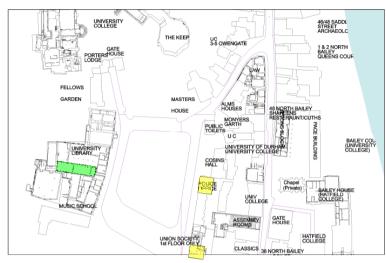






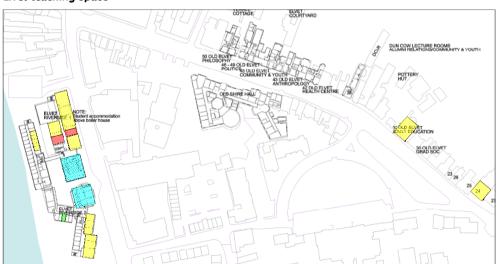


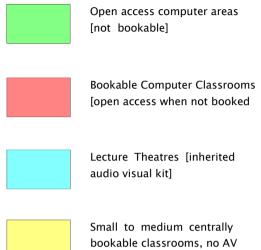
Durham Campus Teaching Space and IT



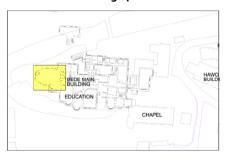
Peninsula teaching space

Elvet teaching space





Leazes Road teaching space







Durham Campus Teaching Space and IT



Open access computer areas [not bookable]



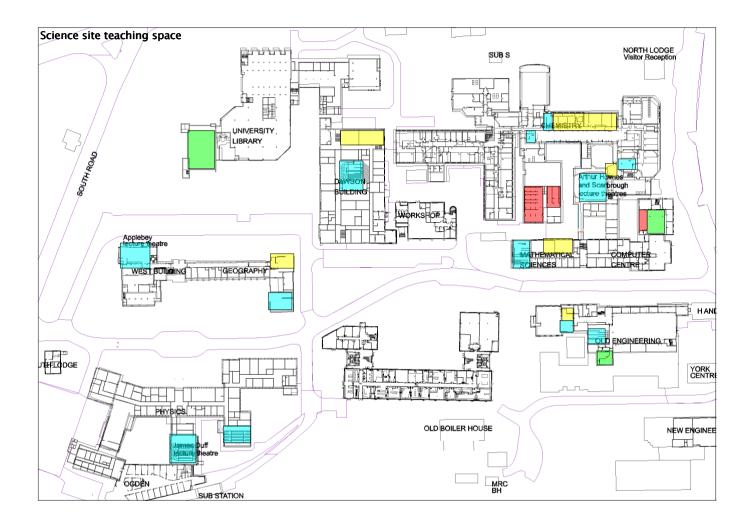
Bookable Computer Classrooms [open access when not booked



Lecture Theatres [inherited audio visual kit]

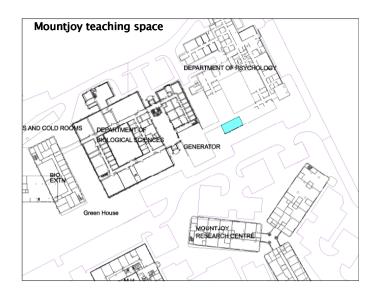


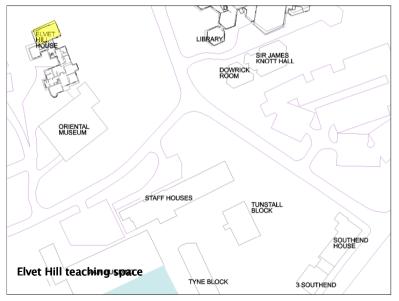
Small to medium centrally bookable classrooms, no AV











Commentary by IT services on provision of IT services:

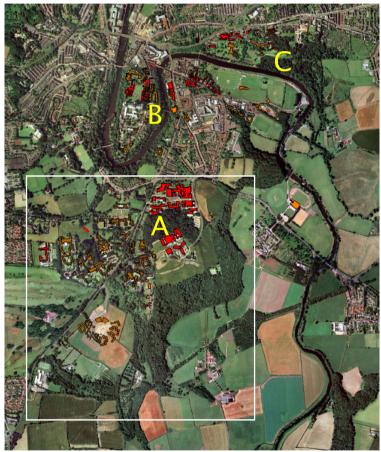
Of the above stock of yellow and blue teaching rooms only 9 rooms (in Elvet 2) in the yellow category have been fully refurbished. The three yellow rooms in Dawson are in good condition but these bizarrely are the ones threatened to be converted to offices for Anthropology still under discussion. Some of the blue lecture theatres are in good condition also. The rest of the stocks are pretty poor.

Estates and Buildings have a seven year plan (the 9 rooms in Elvet 2 was year I summer 2005) and intend refurbishing Palace Green (3 yellow rooms) and Psychology (one blue lecture theatre) in summer this year. Refurbishment of Elvet 1, planned for 2007, is dependent on completion of the new Science teaching Block. In the interim ITS have been working to improve permanent AV in the yellow rooms even though fabric etc has not been -to date 27 of the 65 yellow rooms have been kitted out with permanent AV equipment supported by ITS (since beginning of 2004/5 academic year). Three more are being planned for Easter with more in summer vacation to be determined. Regarding the computer classrooms the IT facilities are excellent but the rooms and furnishings are all at best average with the Courtyard dire and Elvet and Education facilities poor.

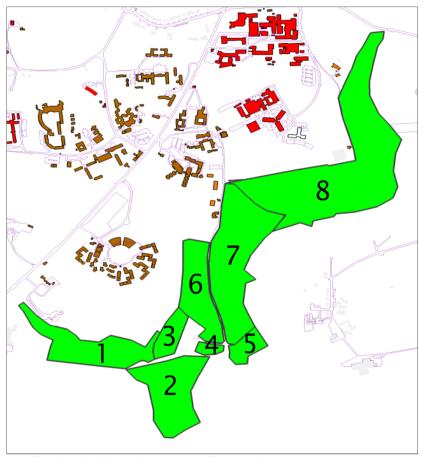
The open access facilities are best in the library, poor in Elvet, in an area not really fit for purpose in Palace Green library, average in the Computer Centre and a token presence in a small room in Engineering.







Aerial photo of Durham Campus. Square = Area of The Woodland Study A,B,C: important areas of woodland noted included in the 2000 report



Woodlands included in The 2000 Woodland Study.

Black numerals refer to Compartment Numbers in Woodlands Study.





Extracts from The 2000 Woodland Study

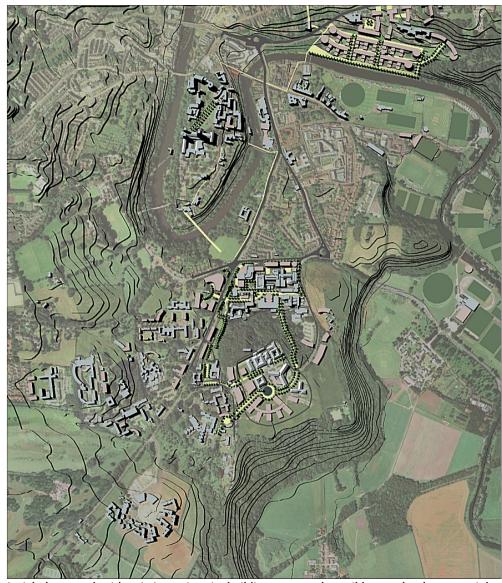
- The woodland shown opposite extends to a total of approximately 44.95 hectares
- The woodland contains a diverse mix of species being predominantly broadleaves with small areas of conifers (larch) in various compartments. The principle broadleaf species are oak, beech and sycamore although ash, rowan, birch, poplar are also present
- In terms of age, the impression is that this is all mature woodland. However, close analysis reveals that the age structure is rather more diverse and includes widely spaced very old mature beech, oak and sycamore in compartments 1, 6, 7, 8 and 9 interspersed with an understorey of semi-mature and young natural regeneration consisting mainly of sycamore and beech but also with some oak and hazel. For the purpose of this report we have defined young as less than 20 years old, semi-mature 20 60 years old and mature more than 60 years old. By way of contrast, compartments 1, 2, 4 and 5 consist of formal planting of mainly sycamores inter-planted with some larch which we estimate to be approximately 40 50 years old. Pockets of similar planting are also to be found in compartments 8 and 6 this latter consisting of beech and norway spruce.
- Ancient Semi-Natural Woodland (ASNW): Compartments 1, 1, 7 and 8 are classified as ASNW Policy E14
- The Forestry Commission's Policy for Broadleaved Woodlands of 1985 under which it is recommended that ASNW be given special attention to ensure the continuance of its particular structure and characteristics so that its wildlife and landscape value will be preserved and enhanced by the adoption of appropriate management
- Area of High Landscape Value (AHLV): All of the woodland falls under this designation the policy for which is set out at EIO
- Site of Nature Conservation Importance (SNCI): Compartments I, 7 and 8 fall within this designation the policy for which is set out at E18
- Ecological Importance of this area in particular with respect to Compartments 5(b), 6(a), 6(b), 7 and 8. We would draw attention also to the presence of protected species within the woods (reference badger setts in a number of compartments).
- The number of designations covering the woodlands reflect their importance in terms of landscape, amenity and conservation. It follows that any future management of the woodlands will require close consultation with various bodies (notably Durham City and County Councils and English Nature) to ensure that the designations are not compromised in any way





Durham Campus. Linking the campus.

Central to our proposals for this Development Framework is linking the various parts of the Campus to one another and to their City context. The yellow on the adjacent aerial photograph represents proposed main pedestrian routes.



Aerial photograph with existing university buildings grey and possible new development pink



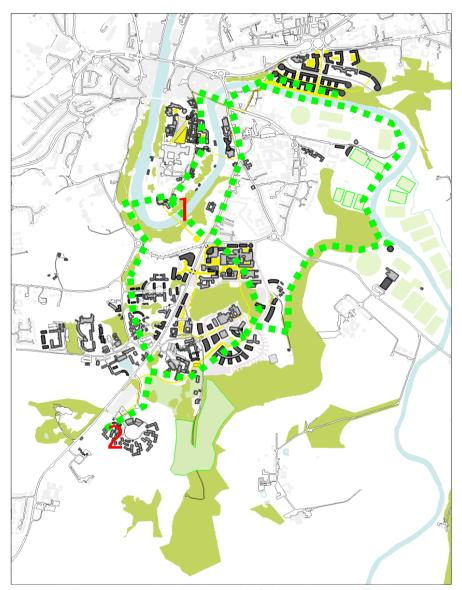


Durham Campus. Linking the campus.

- The City Vision proposes 'providing access to the city centre and cathedral via a new and dramatic pedestrian bridge over the river'. This would take a significant number of students from the overcrowded and dangerous Church Street. The University should actively support this proposal. The City's planning reports make reference to the need to enhance the visitor experience and to extend the length of visitor stay. This bridge, and the proposed linkages we show over, would allow visitors to walk from the Cathedral to the University and to the Botanic Gardens.
- The new park and ride facility: it would be of benefit to the University if this facility could be restructured such that it could be used by University staff and students going to various parts of the campus.

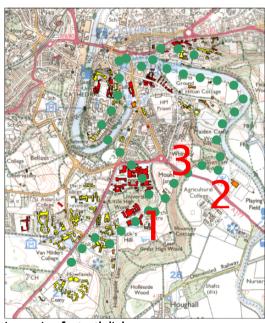


City Vision proposal for bridge

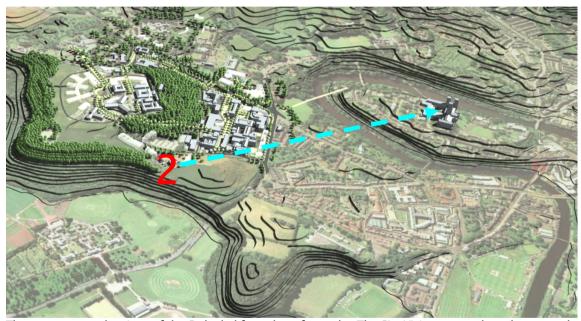


Improved linkages, strengthened pedestrian links dotted green on the above proposed Master Plan



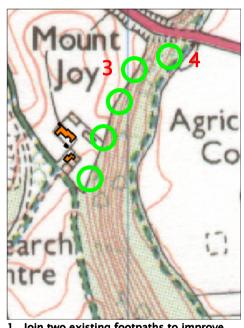


Improving footpath links



There are spectacular views of the Cathedral from these footpaths. The City Vision proposals seek to extend the length of tourists stay in Durham.





1 Join two existing footpaths to improve linkage between Mountjoy and Maiden Castle[green dots above]







- 1 Extend the footpath network to provide more direct connection between Mountjoy and the Sports Facilities at Maiden Castle
- 2 Some of the best views of the Cathedral are from here.
- These round green circles show where a new footpath would need to be provided to link up existing pathways and achieve a direct connection. Steps will be required up the steep embankment.
 - Connecting point to existing footpath system
- The footpath network will have the added attraction of splendid Cathedral views and passing alongside areas of biodiversity.





Durham Campus. Botanic Gardens

The University's recent study into the future of the gardens states:

- The Botanic Garden is a significant asset to the University
- Provides a unique visitor experience and contributes to the local tourist economy
- With the establishment of the Park and Ride there is an opportunity to address the development of the Botanic Garden
- 1 Extent of existing Botanic Garden
- 2 Proposed enlargement of arboretum
- 3 The magnificent trees of the arboretum could set the theme for future structure planting throughout the campus
- 4 Specimen trees
- The Botanic Gardens web site provides a wealth of information on planting, habitat and wildlife. This could be extended to apply to other parts of the campus.
- 6 Use water features on other parts of the campus
- 7 Create a sculpture trail across the campus











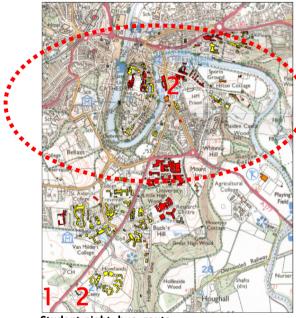




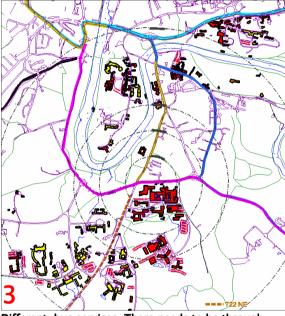
The Botanic Garden can set a theme for a high standard of landscape environment throughout the campus







Student night bus route



Different bus services. There needs to be throughticketing

- The student union operates a bus service on evenings when there are events taking place. It connects the University to outlying areas of student accommodation and other facilities. It has been suggested that in coordination with the University this service could be extended in both time and route for students and staff. It could for example connect Mountjoy with the City Centre.
- The recently opened Park and Ride service is currently intended mainly for members of the public visiting the City Centre. It would help if it were amended as suggested in page 45.2
- There are at least three bus companies operating in Durham. There is no 'through ticketing', or Travel Card Arrangement. It is hoped that the Green Travel Plan currently being carried out by the County and the University will give impetus to the provision of a more integrated and improved bus service.





New Buildings: Planning Principles

On the following pages we set out a series of illustrative plans indicating where new buildings might be located. The general zoning is as discussed at the planning workshops with the respective planners. Discussions with the University's Facilities managers has strongly influenced which buildings we propose should be replaced.

It must be stressed that these plans show building siting and scale, they do not differentiate between collegiate/academic, arts/science.

Buildings are to be located to create courtyards and boulevards, to give emphasis to the proposed pedestrian spine and associated links. Buildings should generally be four storeys to give a sense of enclosure and for efficient use of land. Basements are to be avoided, unless they are especially suited to their use (for example for library storage or archives). There are areas where proposed buildings are deliberately close to one and other with the objective of visually closing off a courtyard. Where possible we show buildings linked, sometimes with bridges. Passing through an archway emphasises both the sense of enclosure and spatial variety. The more facilities are joined together the more flexible the longer term use of space. Departments expand and contract through time, the more building space is seen as 'University space' the more effectively it will be utilised.

General purpose parking is taken out of central campus areas and removed to the perimeters. How to recognise the road structure was considered at some length in the planning workshops. The principles shown overleaf for the Science Site, Mountjoy, Hild and Bede and Queen's all directly reflect these discussions.

Parking is an issue that raises strong views in all universities. During the course of this planning exercise a Green Travel Plan Study has been undertaken for Durham in coordination with the County. Queen's already has one. It is hoped that as a result of the Durham GTP it will be possible to achieve the improvements in pedestrian, cycle and bus connections referred to earlier in this report. For the purposes of this master plan we have assumed that parking ratios will remain as they currently are.

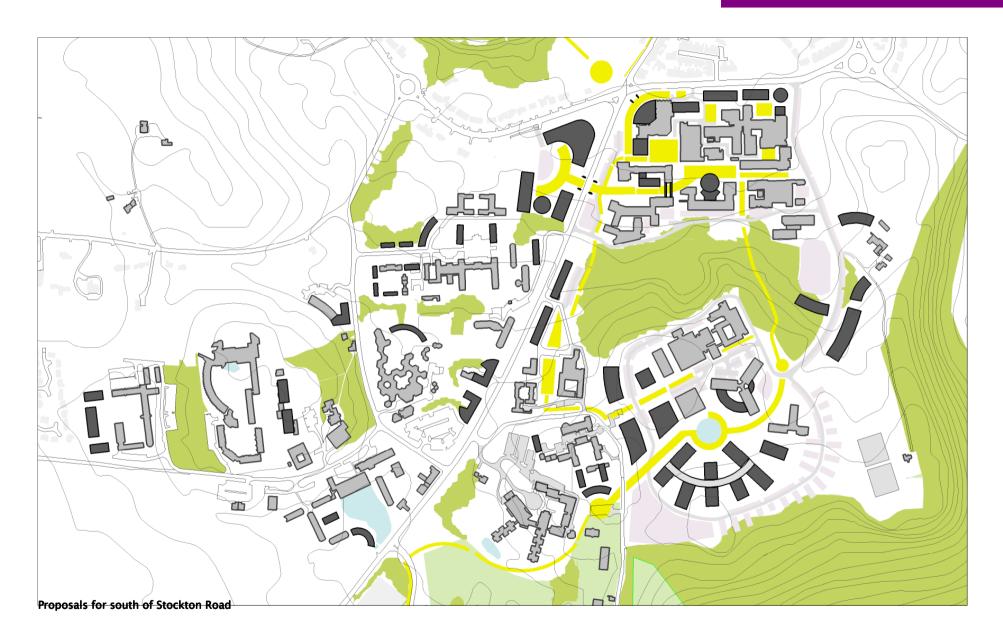
The key design principles for both campuses:

- Efficient use of land, appropriate scale/density
- Critical mass, sequencing
- Pedestrian courtyards
- Traffic and parking to the perimeter
- Landscape quality
- Linkage
- High quality sustainable environment
- Completeness





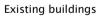


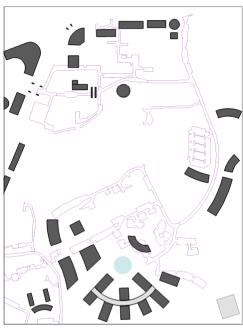




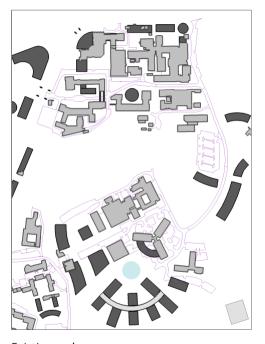




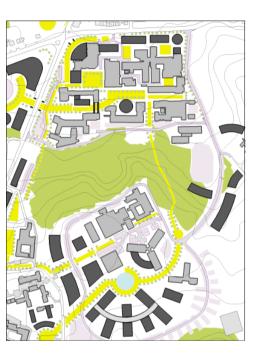




Proposed new buildings [roads as existing]



Existing and new

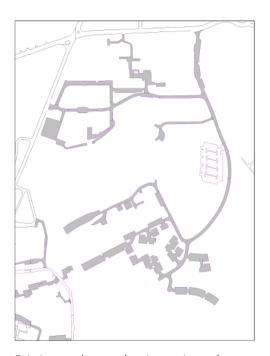


Existing and new in context

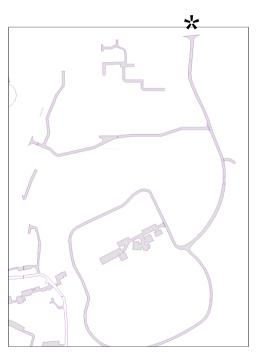
Density Analysis for Science Site and Mountjoy







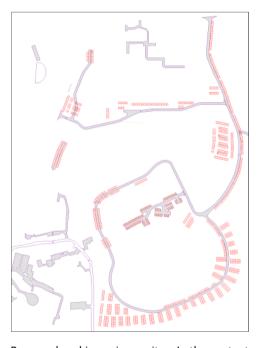
Existing road network science site and Mountjoy



Proposed road network on the sites. Removing parking from the centre. County Highways has suggested a traffic light controlled junction onto Stockton Road.



Existing parking Science Site and Mountjoy



Proposed parking science sites. In the context of the Green Transport Plan currently being prepared it is proposed that parking numbers will only increase pro rata. Parking is relocated to the perimeter of the site.

Road network and parking







Alternate routes for new link road.

To remove parking from the centre of the science campus we propose a new link road to the rear of the science buildings where there are already significant sections of road. [Alternate routes shown to eastern end, thick line shows preferred route] There will be significant areas of retaining embankment and trees within the Green Belt will have to be removed. This was discussed at the planning workshops. As proposed by County Highways this road will now form the only vehicular access off South Road, replacing the existing access.





Key to photos below















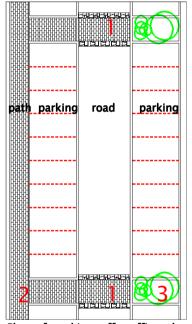


The entrance to the new road will follow the line of the current pathway [1] and then pass behind the Ogden Building. Trees will have to be taken down to accommodate a new retaining wall to the south side of the road [2]. We have assumed the sub station at the rear of the James Duff lecture theatre will be relocated, the road could however go to the south of the substation but this would require additional trees to be felled. At the rear of the Egg Building [3] the road can either run adjacent to its south facade, which will require the demolition of the Old Boiler House, or run further to the south. Likewise between Old Engineering and South Engineering the road can run under the bridge link or be moved to the south [7]. Service points off the new road into the site will link with existing goods unloading where possible [6].

Proposed roads and parking

One of the key proposals in the Development Framework is to relocate roads to the perimeter of the campus. The most efficient use of land is to place parking spaces off these perimeter roads. There are many places on the campus where this currently happens and the roads concerned are not traffic-calmed.

- 1 All roads should be heavily trafficcalmed. 'Sleeping policemen' to take the form of raised pathways preferably constructed as the pathways.
- 2 Paved pathways
- 3 Parking divided up by tree planting
- 4 With the topography of the site there are many areas where it will be necessary to cut into the slope of the ground to achieve parking spaces



Plan of parking off traffic calmed ring road. A highly efficient use of space

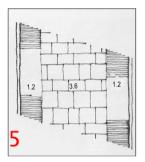






















The purpose of the University Campus is to provide a setting for the life of the University. Much of that life of course takes place within the buildings and its richness depends on the quality of these buildings. But there is also a large part of this activity which takes place outside these buildings, in its landscape. The daily passage of people in the landscape should provide a nexus for meetings, of recreation, or merely for relaxation, all of which greatly enrich university life.

The master plan proposes a series of courtyards, squares and linked tree-lined boulevards. These are linked by a series of primary and secondary paths. As there is a hierarchy of spaces there needs to be a hierarchy of landscape treatment of a consistently high standard materials.

- 5 Primary paths, at least 5m wide, high quality materials
- 6 Secondary paths, similar materials to primary paths
- 7 Example of high quality paving materials
- 8 Planting that is easy to maintain
- 9 Spaces where people can sit out
- 10 Use tree planting to emphasise spaces and routes





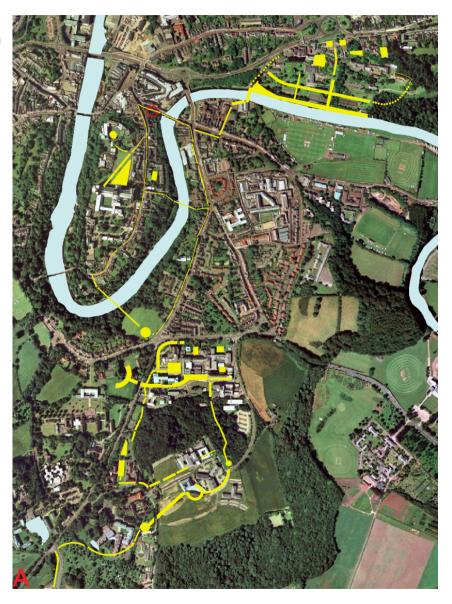
A chain of courtyards

On both campuses there is a need to create a sense of identity and place. We are proposing a series of linked courtyards and boulevards. They are shown coloured yellow on aerial photos A and C.

A structured planting programme will, through time, at relatively low cost transform these spaces. This work should be addressed as a project in its own right. It needs to be coordinated and not left to individual projects.

The University is fortunate in having a wealth of horticultural knowledge, both at the Botanic Gardens and academically. The Botanic Gardens [see the associated web site] provide an excellent illustration as to how the themes developed at the gardens could also improve the wider campus context, educationally and culturally.

- A Yellow lines show the proposed main pedestrian footpaths and courtyards at Durham Campus
- B A detail of the proposed courtyards at the Science Site
- C Proposed courtyards at Queen's











Themed soft landscape



























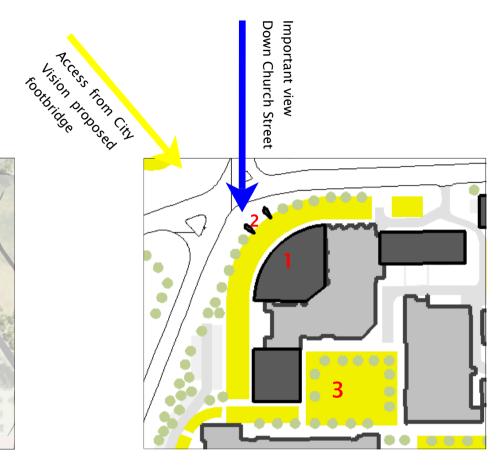
- Create a 'trail' of specimen trees from the Botanic Gardens to the Cathedral
- Pleaching. An attractive and effective way of defining space and screening
- 3 Adopting and donating trees
- 4 Simple well maintained landscape.

 Masonry walls to define space
- Let the public/tourists know about the landscape and historic features of the area. Little Highwood bluebells, Maiden Castle
- A courtyard of draught hardy planting could be a theme for one of the courtyards
- The Sakura Foundation Garden at the Botanic Gardens. Have more spaces like this throughout the campuses
- 8 Develop water features along this 'spine'. From the Botanic Gardens, Mountjoy Lake, to the river.
- 9 Provide a sculpture trail throughout the campus
- 10 Recycling bins at the Botanic Gardens with planted lids
- The excellent educational work of the Botanic Gardens and the department of Biology. Dating of the rings of a large beech tree with relevant University events



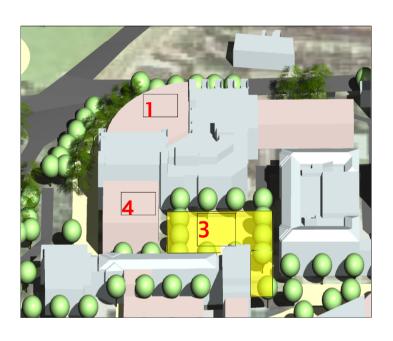




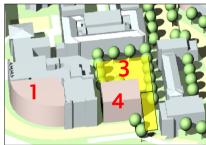










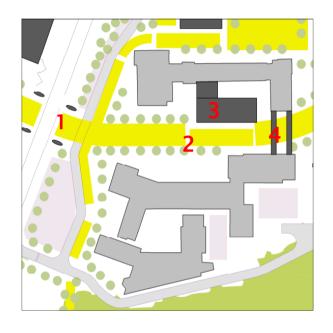


- This site is the first view of the Science site for pedestrians as they walk up Church Road. It has huge potential. There is an opportunity to add to the existing building, 'open up' the Library to the outside and give expression of the University's aims.
- There needs to be a new pedestrian entrance more in scale than the current narrow flight of steps.
- Create an enclosed car free courtyard
- This longer term expansion site will close off the courtyard described above



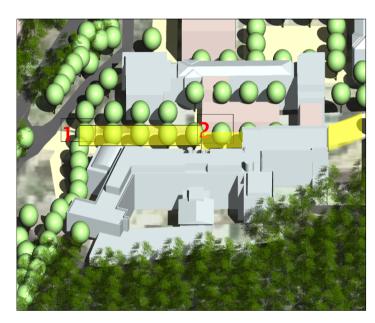
















Existing: visual clutter to be removed

Proposed: new entrance, pedestrian spine



The Physics Building has an impressive front elevation but is spoilt by visual clutter. In the longer term there will be University development on the opposite side of the road and this will form an important connection point. It would be beneficial to have a pedestrian crossing in this area.

The removal of cars allows this area to be a tree lined boulevard.

The current proposed extension to geography is essentially a one/two storey building. It should be constructed so that two additional floors can be added in the future.

A possible bridge link between Geography and Physics







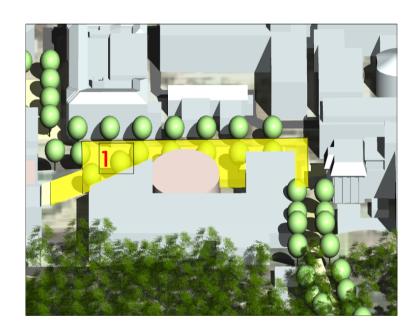


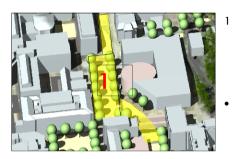


Pedestrianise central courtyard, incorporate staff/student social facilities/coffee bar to bring activity to the courtyard











This area will become a pedestrianised courtyard at the centre of the 'Science Site'. The new lecture theatre block should 'open up' onto this square.

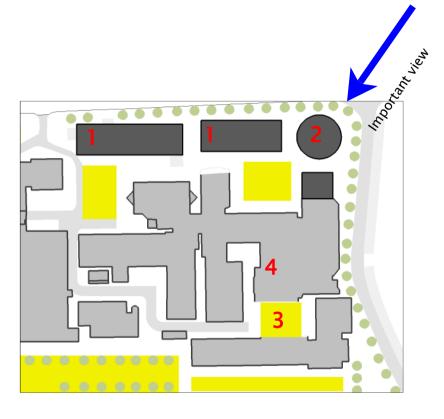
In one of the buildings that form the perimeter of this square there could be a social area, **coffee bar for staff and students**. It should face directly onto the square.

It is essential that this area be landscaped to a high quality, with structure planting that gives emphasis to the connecting pathways, seating, sculpture, ATM's! A place where people want to meet, and in summer a place to stay.



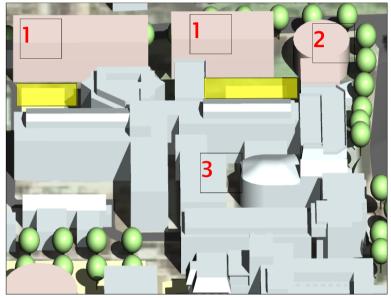






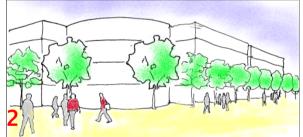








Major new development to north east corner



The relocation of the houses in this area will permit the development of major new building along the Stockton Road frontage. They should be at least three storeys high and set back from the road to allow 'street' trees. Courtyards to be formed on their southern aspects.

An important site adjacent to the main vehicular entrance to the University. The proposed form reflects the proposal for the opposite corner site.

2

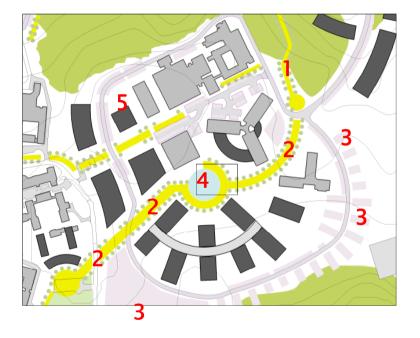
There is little 'breathing' space in this cluster of buildings. Create a small courtyard.

The current single storey building could be redeveloped in the longer term to achieve more efficient and more attractive space.

















Enlarging the existing lake to make it a centre piece of Mountjoy



The pathway up through Little High Wood diverted to come out opposite the new Headquarters Building

A new main pedestrian spine should connect through to the Botanic Gardens and beyond

Parking at the perimeter, screened by trees

Enlarging the pond, a focal point for Mountjoy

The ground levels in this area will need readjusting if effective use is to be made of the wider site.

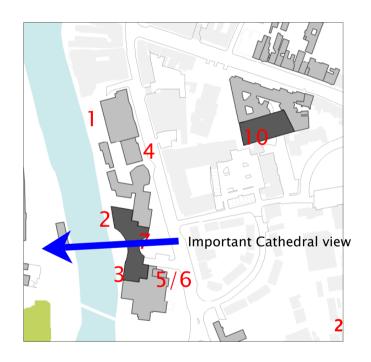
A possible extension for the headquarters building long term





Durham. Elvet Riverside and Shire Hall



























Elvet Riverside and Dunelm House all turn their backs on the river and provide virtually no attractive riverside space [1 to 3].

Elvet Riverside is felt by many people to be an ugly building, out of keeping with its surroundings. Lecture facilities have been recently upgraded but there is still a problem when lectures finish and hundreds of students empty out onto the narrow pavement.

Dunelm House is a pre cast concrete structure and there are severe limitations on how it can be converted. Access is restricted [5/6]. The Students Union feels the building works well for large events but is restricted in other ways. In any longer term redevelopment of the University the Union are keen to be in an area of maximum 'foot fall'. There is the potential of developing on the site between these two buildings [7] if the view of the Cathedral is maintained.

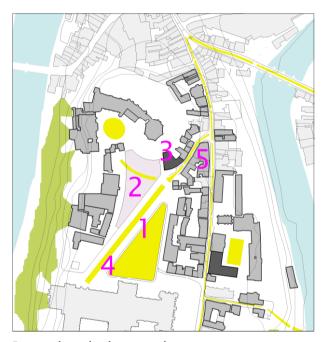
At the time of writing this report the planning of the relocation of Executive and Administrative staff from Shire Hall to Mountjoy is well advanced. The sale of Old Shire Hall is currently under consideration.





Durham. North Bailey





Proposed new landscape works.



Relocating parking from in front of the Cathedral. Creating a new high quality civic space for the benefit of the whole community.

















- 1 We propose the Cathedral and University prepare a joint scheme for relocating parking from the Cathedral frontage. We have shown an avenue giving emphasis to the Cathedral entrance.
- Parking would be relocated to the north west side of the square. This area will also include provision for the Cathedral Bus
- The Master House does not provide the University with useful accommodation. It is of below average architectural quality. To the best of our knowledge only the rear annex is Listed. We believe that this site offers an opportunity for a new development of the highest quality.
- The grave stones will need to be incorporated into the redesign of the public square
- The existing Law Building could provide modern teaching space if sensitively converted. It has an underused rear courtyard that could be used to open up the building and provide a flexible multipurpose space

The remodeling of this area will only be achieved by partnership between University, Cathedral and City.



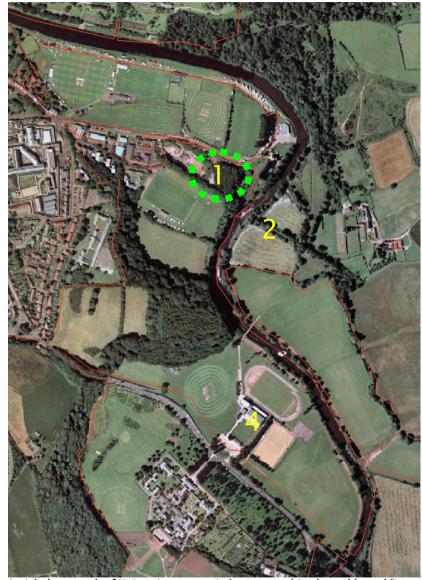


Extracts from the University's Strategic Plan for Sport 2005–2012:

- Durham is known both nationally and internationally for its academic strength in teaching and research, its collegiate system and its sporting success.
- The University programme for sport aims to deliver programmes of excellence in the three core strands of participation, performance and community.
- to maintain participation at above 90% (students taking part in sport on at least two occasions per week).
- extreme pressure on our outdoor facilities with over 1000 games per year being played on our limited 14 pitches
- As a minimum the University should strive to be in the top 10 of British Universities and in targeted sports (cricket, rowing, fencing, hockey and rugby) we should be aiming for a men's and women's ranking of top six.
- The 2012 Olympic Games provides an ideal opportunity to look to develop further athletes who will perform on the world stage.

Both to meet this strategy and to allow for future growth in total university numbers additional land needs to be identified for sports pitches.

- 1 At the Durham campus the only land that we are aware of, currently owned by the University, is the area of larch woodland
- The agricultural land on the opposite side if the river [not University owned] would require some releveling if used for sports pitches
- There are allotment areas that are apparently underused
- 4 The current sports centre
- 5 Riverside views are an important planning consideration. Where practical the University should provide improved public access to the river frontage
- 6 Current proposals for a Centre of Sporting Excellence show 'a continuous colonnade' linking to the river. This would interrupt river views
- 7 The design exercise for the Centre identified four options. It would be interesting to reconsider the option that 'echoed the sinuous Durham landscape' and was not selected.



Aerial photograph of University sports pitches, ownership showed by red line







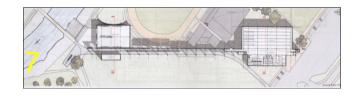












Note: numbers on photos above refer to paragraph notations opposite and notations on aerial photograph opposite.





Durham. Leazes Road potential

The Leazes Road site is occupied by Hild and Bede colleges, education, other ancillary academic and sporting uses and houses.

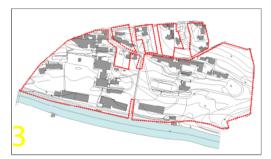
It is one of the finest sites the University owns but the majority of the accommodation is substandard. The City Vision Report recommends that this site be used for significant high quality new development.

In the 'colleges' section of this report we have shown how modest redevelopment of this site might take place, and this was discussed at the planning workshops. We show here however a more radical proposal for the redevelopment of this site. Only the main Bede and Hild buildings are retained. The new access road is as discussed with Highways.

- 1 Many poor quality buildings of little architectural merit
- 2 Magnificent views of the cathedral
- 3 The site as existing
- 4 Aerial photograph of existing site
- At the same scale we show the plan of The University of Leicester Central Campus. It has 150,000 sq m of accommodation and some 9000 students.
- 6 Aerial photograph of Leicester Central Campus
- 7 North to South site cross section
- 8 View of site from Green Lane













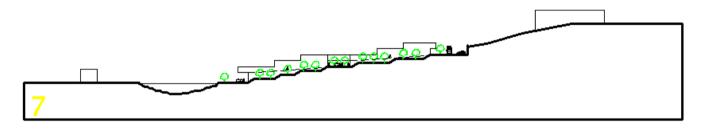




Durham. Leazes Road design criteria

We suggest the following design criteria for the development of this site:

- Access into site relates to follow gradient while leaving a maximum amount of land for development against the river
- Building type can be academic or residential (plan assumes all academic other than two areas of residential to North West)
- Academic buildings assume 15 metre width to allow passive ventilation
- Parking concealed by utilising falls in landscape
- Building heights maximize views and light
- The contours are used to maximize views and light
- Open space faces south to benefit from sun
- Linking into Durham's existing routes where possible to allow easy transition from town into campus.
- Buildings join where possible to allow for future expansion and flexibility
- A central walkway through the main buildings follows a contour on one level maximizing accessibility for wheelchair users
- A route/ main axis from roundabout entrance down to the river via open south facing courtyards, giving views over Durham and to the Cathedral (if the land currently not owned by the University is purchased)
- Opportunities for sustainable design with solar power, wind power and grey water recycling

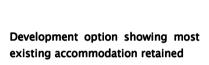


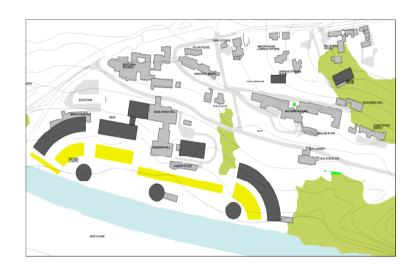


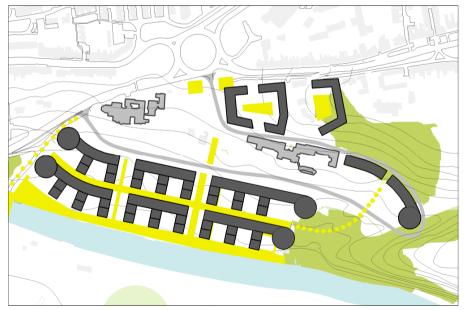


Durham. Leazes Road potential development









Development option showing development on University owned land





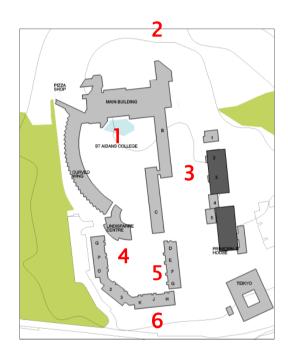






Durham Campus. St Aidans

Existing buildings
Proposed Buildings
Pedestrians
Roads and Parking
Woodland













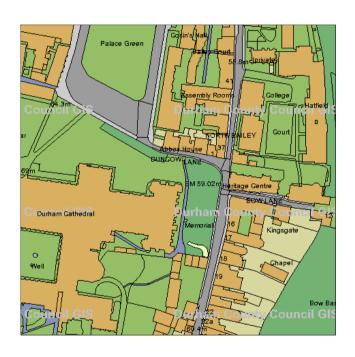




St Aidan's College has 471 bed spaces. Its excellent facilities are also used for the provision of residential conferences, day conferences and meetings, weddings and celebrations and holiday accommodation for groups. The northern end of the college [2] has a dramatic view towards the City Centre. It is debatable if today planning approval would be given to a development that so dramatically impacted on the sky line. At the time of Sir Basil Spence's design different guidelines applied. The formal landscape of the main northern quadrangle is of a high standard [1], as is the southern perimeter [6]. The southern courtyard is dominated by the wire fencing of the tennis court [4] and that to the east [5] is of a domestic character. The single storey homes [3] were identified in the Estates and Buildings Colleges Strategy 2002 as an appropriate site for longer term development. [7] Great sensitivity would be required in their design as they are near to the sky line when viewed from the City. Our proposed alignment of blocks is different to that shown in the 2002 report.



















St Chads is not a Council College.

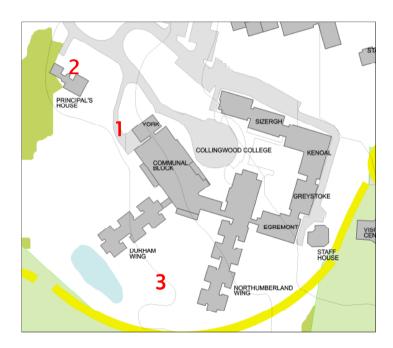
The College has 164 bed spaces. The Main College, the three libraries, the Chapel and the undergraduate houses are all located in 14 historic listed-buildings. Number One North Bailey is shared with the Music Department. Lightfoot House is a Grade II listed building constructed in the 18th century.





Durham Campus. Collingwood









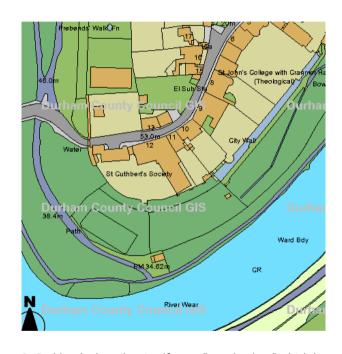




Collingwood College which was founded in 1972 has 577 bed spaces. It was the first purpose-built mixed college in Durham University. It was built in the early 1970's, designed by Richard, Sheppard, Robson and Partners. It stands on the site of a former mansion, Oswald House, which was destroyed by fire in the previous decade. The College has a total of 1100 students. Set in mature woodland its strong architectural form provides a clear sense of identity and space [1]. The Colleges Comprehensive Strategic Plan proposes an expansion in its on year conference business of 4%. See College web site [6]. The Estates and Building 2002 Colleges Strategy suggested the relocation of the Bursars office and changes to the reception area. Although there is land that could potentially be developed at the southern end of the site [3] we think that this would be visually inappropriate. Access would also be difficult. Note that the proposed new pedestrian link from the park and ride to the Botanic Gardens and beyond is proposed for the southern perimeter of the College. The Principals House [2] occupies a useful development site.

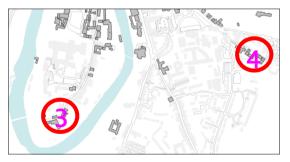














St Cuthbert's describes itself as a "people place" which has a hundred year plus history of innovation and development. It has 465 bedspaces

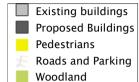
The City Vision proposals include a new pedestrian footbridge [5]. We understand from discussions with Buchanan's that land in the St Cuthbert's rear courtyard [1] would be the landing point for this bridge. We assume the connection to the Bailey would be through the existing archway [2].

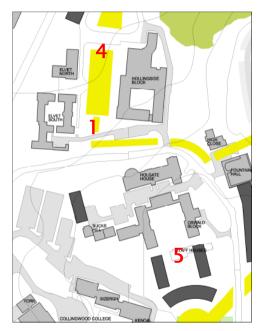
There is a major expansion of St Cuthbert's accommodation being built at Parsons Field [4].





Durham Campus. Grey College













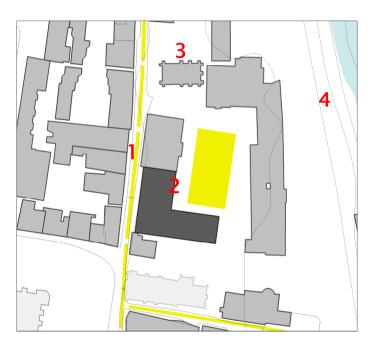




Grey has 451 bed spaces. Built between 1959 and 1961 Pevsner describes the building as resembling sub-Georgian houses. Its landscape setting is spectacular and affords prime views of the Cathedral. To quote the College's web site: The undeniable splendour of Grey College is the perfect backdrop for conferences boasting suitably equipped meeting and conference rooms for eight to 120 delegates. There are four residential blocks: Hollingside, Elvet, Holgate and Oswald. The 2002 Estates and Building Colleges Strategy commented that: The college is well maintained and there are a number of small projects planned including a New Art Gallery, an extension to the existing library and bar refurbishment. It also illustrated the possible siting of 72 new study bedrooms [6]. We propose a slightly different alignment to reflect the proposed changes to the Botanic Garden. The staff houses and associated dog agility course would be lost [5]. We have shown additional development potential to the west of Bucks Hill and at the northern edge of the college site opposite Teiko University.















Hatfield College has 409 bed spaces. The buildings range in age from those of the 17th Century to the Pace Building completed in 1968. From the Estates and Buildings Colleges Strategy 2002: The college is very well maintained, most of the rooms are single with a small number of twin bedrooms. Most of the rooms used shared bathroom facilities and this is generally considered to be acceptable to the students although a major improvement in the quality of the facility is required. The College is run from a centralised district heating system that also heats University College, and surrounding properties. Recently the Cathedral and Dean and Chapter were removed from this system to try and prolong the life of this installation. In the next 5 years serious problems will be encountered with this system. We have shown the boiler house as being one of the few major sites on the Peninsula appropriate for large scale development.[1/2]. This could be for the college or other University use. The College is a partner in the Durham City Council Riverbank Management Plan. [In 1857 orchard planting survived below South Street and also below Hatfield College in North Bailey whose upper terrace may represent an early garden outside the walls]. The Riverbanks Gardens Project has the long-term aim of restoring as much of the garden area as is feasible. Fig 6 shows the area of gardens included in the Projects Gardens Area.

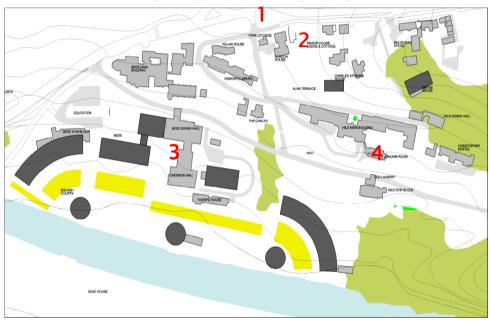




Durham Campus. Hild and Bede

Existing buildings
Proposed Buildings
Pedestrians
Roads and Parking
Woodland

Development option retaining the majority of the existing buildings











Hild-Bede College which contains 516 bed spaces occupies a bewildering complex of 23 buildings. Major refurbishment has been taking place to the college buildings over the last two years. The College sits in a magnificent landscape. To quote the colleges web site: Hild Bede has something to offer everyone, be it the best facilities of all colleges or merely the chance to live in a lively community atmosphere. If you want to get something out of your time at university and still have the most memorable days of your life, then Hild Bede is the college to apply to.

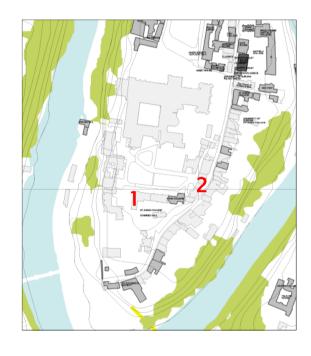
Unlike most of the other colleges Hild and Bede is integrated with academic accommodation. There is significant longer term development potential for this site. We have shown alternative development options for the whole site in the Proposed Development section of this report.











St Johns is not a Council College

St John's has 191 bed spaces. From its web site: *It is a dynamic and diverse independent college within Durham University. Small enough to be friendly but big enough to deliver everything you expect from a University college. St. John's offers a full range of academic possibilities, backed up by the best professional and pastoral support, and a range of social and sporting activities to suit all tastes. St. John's College consists of two distinct "Halls":*





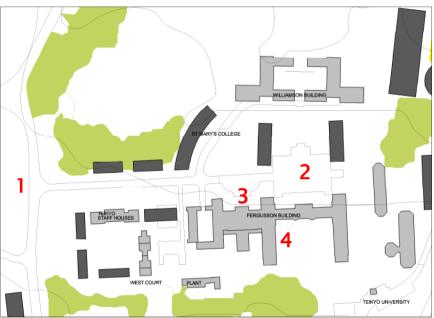
Durham Campus. St Mary's

Existing buildings
Proposed Buildings

Pedestrians

Roads and Parking

Woodland











St Mary's has 324 bed spaces. It dates back to 1899 when it was a women's hostel for Durham University. It was then at Abbey House on Palace Green, but moved to the present location in Elvet Hill, in 1952. The 2002 Estates and Buildings Colleges Strategy advised that are a very low proportion en-suite facilities and a high number of shared rooms. From the colleges web site: of St Cuthbert's accommodation The approach to St Mary's is one of the most beautiful walks in Durham University. A long tree lined drive with imposing neo-classical College buildings to the right contrasts with a panoramic view across the city towards the Cathedral to the left. It stands as a testimony to the courage and faithfulness of the men and women who pioneered university education for women in Durham.

The College buildings form a series if linked courtyards with a spectacular view of the Cathedral to the south. The main tree lined access road from the west [1] provides a grand formal entrance. We have shown potential additional buildings positioned such that they enhance the formal layout of the site and fit naturally into the topography.





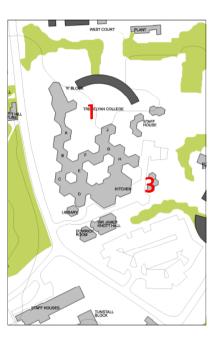








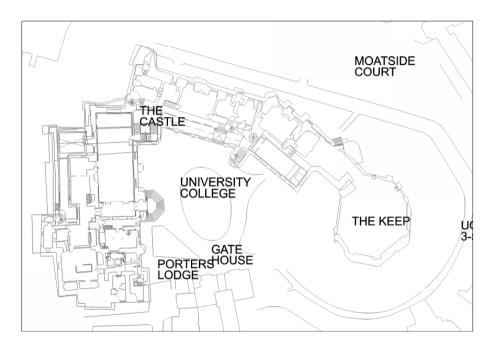




Trevelyan has 332 bedspaces. Designed by Stillman and Eastwick–Field it was completed in 1967. It sits well into the surrounding landscape and has a clear architectural identity. From the Colleges web site: We really do think Trevs is a special place, and not just because of our unique architecture. Members of Trevs find themselves part of a community of people from all parts of Britain, Europe and the wider world, and from all types of background. The Estates and Buildings 2002 Colleges strategy proposed development of a 'standard' block [5]. We propose an alternative layout that creates an enclosed courtyard to the northern perimeter of the site. Great care will be needed with any new build to preserve the excellent landscape, public [4] and private [3].

















University College has 356 bedspaces. Estates and Buildings commissioned a Conservation Plan for the Castle. By John Warren it is a comprehensive review covering all aspects of the Castle and College: World Heritage Site Status, History, Collections, Condition and Recommendations. It identifies a maintenance backlog of £7m. Its key recommendations include:

- The intention is to provide permanent continuity of use by the College and the University......
- To meet statutory requirements relating to its Listed Building and World Heritage Site status
- Improve public facilities for viewing, interpreting and understanding and enjoying the Castle
- See the Proposed Development section of this report for proposals on the Peninsula as a whole





Durham Campus. Van Mildert

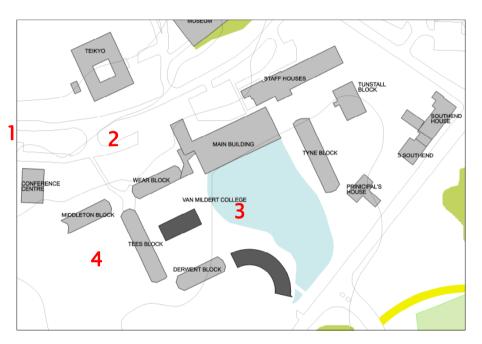










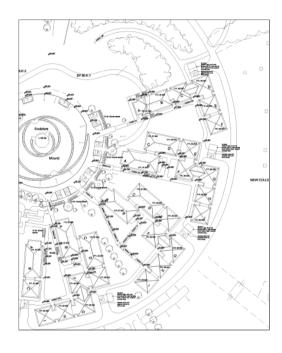


Van Mildert has 517 bed spaces. Set on a south facing escarpment the blocks surround a lake. The landscape unifies the surrounding low-key architecture. Tunstall has 30 ensuite twin rooms; Deerness contains 99 single ensuite rooms on "long-let" 38-week contracts; Tyne and Tees has 90 single rooms. with shared shower, bath and WC facilities on each floor; Middleton contains around 70 single rooms; Wear and Derwent blocks contains about 80 single rooms with shared facilities.

The location of the proposed two new blocks fits in well with the existing layout, and maintains views of the lake.













Josephine Butler College is the newest college in Durham University designed by Gotch, Saunders & Surridge. When fully established, it will be the collegiate home to about 800 students (though in its first year, its 400 founder members will all be resident, in the new accommodation blocks). It is based on the Howlands Farm site on South Road, located between Collingwood and Ustinov Colleges. It will open in Oct 2006. The College is the first self-catering college.

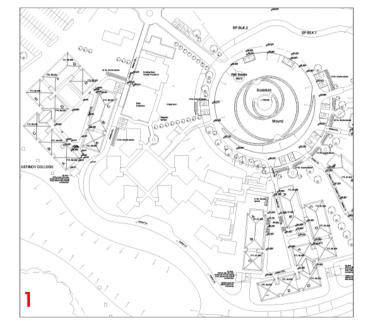








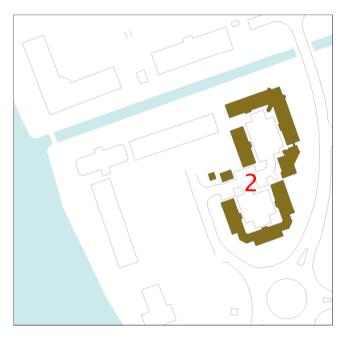




The Ustinov College has two residences: Howlands Farm [1], and Dryburn Road [2] near the city centre. For 2006, there will be 640 single rooms at Howlands, 16 one-bedroom flats, 48 two-bedroom flats and 8 three-bedroom flats. Dominating the sky line [3] Howlands was a site of great planning sensitivity and went to a planning inquiry before approval was given. One of the comments made by the inspector was that the University did not have a master plan. Hence, partly, the current planning exercise!













John Snow College, on the Queen's Campus, has 234 bed spaces. From the web site: *The College's role is to provide a friendly, safe and stimulating environment for your degree studies at Durham University's Queen's Campus. We are here to support and develop all aspects of your University life – academic, social, sporting and cultural – and to do so in a way that is relevant to the needs of students from a wide variety of social backgrounds, and with a wide variety of future career intentions.* The Queens campus colleges do not have the same social facilities as those at Durham. There is significant courtyard area at Snow College that could be used for the development of such facilities. [2]

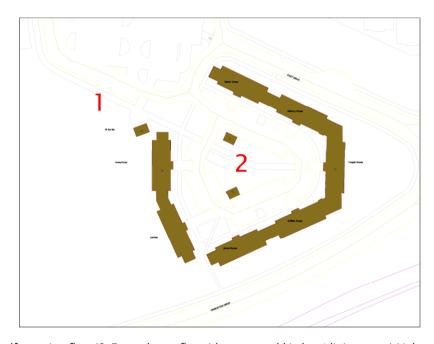
Pedestrian access from the college to the main academic buildings is hampered by a confused and tortuous arrangement of public pathways [1]. Many apparently public routes are barred to the public. Likewise the route from the main station to the University is hardly an inviting or pedestrian friendly one. [3]







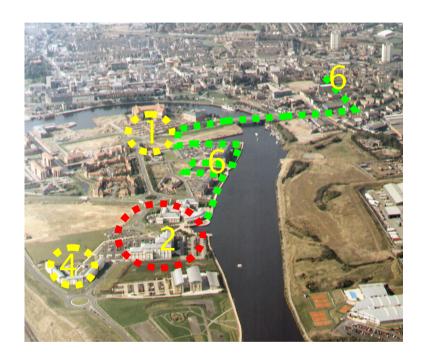


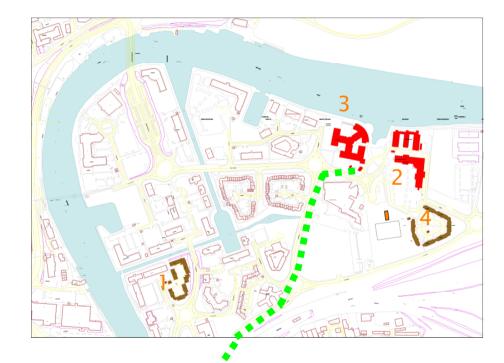


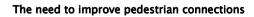
Stephenson College has 280 bed spaces. From its web page: single en-suite rooms, grouped in self-catering flats (6-7 people per flat with communal kitchen/dining room) Links to the University computer network in all study bedrooms Common Room with Satellite TV Laundrette Bike shed and limited car parking Outdoor area with picnic tables – ideal for summer barbecues. An ideal location – approximately 90 seconds walk from the teaching buildings, library and cafeteria; 5 minutes walk to the nearest grocery shop; 7 minutes walk from the Rocket Union (Colleges' Bar); 15 minutes walk into Stockton-on-Tees town centre. The central courtyard is dominated by parking. It could be reconfigured to provide social facilities.

























Remove roundabout. Form new prominent entrance to campus



Queens Campus Departments:

- Applied Psychology
- Biomedical Sciences
- Business and Business Finance
- Human Sciences
- Medicine
- Teacher Training
 - John Snow College: large courtyards with space to provide greater communal facilities
 - The Wolfston Institute building dominates the landscape.
 - The river frontage
- 4 Stevenson College, like John Snow has a large courtyard.
- 5 Pedestrians arriving at the rail station have to a visually bleak walk to the campus.
 - A walk to the town centre is tortuous if along the south bank.

Establishing a critical mass





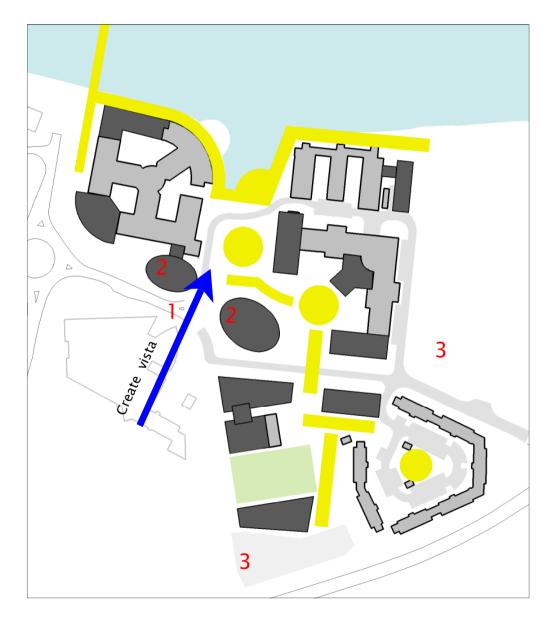
Queen's Campus Proposals

There is need to create a sense of place and enclosure at Queens. Like many of the new buildings on the south bank sit in large areas of parking.

- The 'centre' of the campus is currently dominated by roundabouts. As discussed with Stockton Planners we propose that the northern roundabout be replaced with a T junction.
- 2 Adjacent buildings should create an entrance
- Parking to be relocated to the perimeter of the site thereby creating a series of courtyards providing protection from the weather

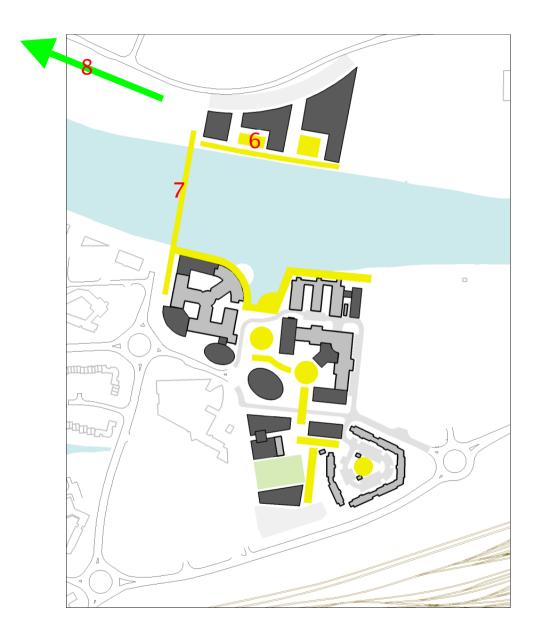






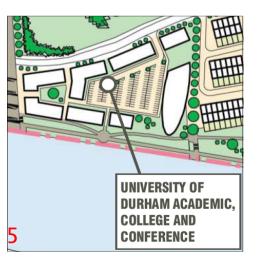






- Tees Valley Regeneration's Proposals for the North Bank show parking within the central courtyard.
- We propose a less dense development with parking on the rear access road and pedestrian courtyards opening onto the river.
- 7 The proposed bridge connecting the south and north shores
- It is important that there are improved connections back to the town centre from the new bridge

It is important that the University establishes a 'critical mass' of academic accommodation at Queen's. There is a good case for concentrating academic accommodation to minimise turn-about time between lectures.





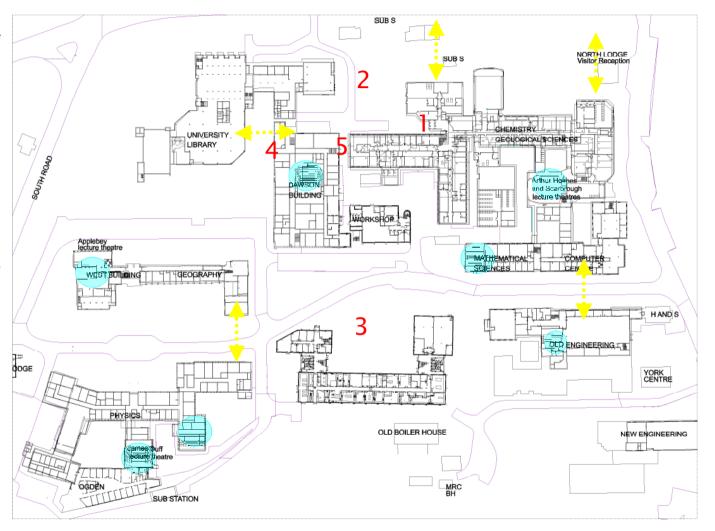


Consider all projects in the context of
University wide provision. As part of
this Development Framework we
have produced CAD plans that
coordinate buildings and their
facilities.

All future projects should be considered
University-wide rather than just for
individual departments. Issues for
consideration should include:



- Coordinate the location of centrally bookable teaching space
- When planning 'extensions' consider possible linkage, maybe at high level to adjacent buildings. The more linked space can be the greater its flexibility.
- Location of services, gas water drains etc
- Clear entrances that connect directly to main pedestrian routes













- Many existing main entrances are not immediately apparent to a visitor
- 2 No entrance apparent
- 3 Entrance unclear
- 4 Side entrance to Dawson Building too small and cannot be used in a wheelchair
- Bridge links need to form inviting pedestrian routes







New build and refurbishment projects should provide a universally high standard of teaching and learning environment. Flexibility of use should be a key consideration.

- 1 'Harvard' style lecture facilities allow for smaller group interactive working
- 2 Glazed partitioning, visual connections
- Main entrances, providing a clear view of how the building is organised
- 4 'Circulation' space used for IT provision
- 5 Latest IT provision
- 6 Solar control to achieve high quality working environments
- 7 A staircase landing with a seat





















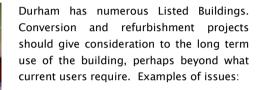












- 8 High quality external lighting
- 9 Decoration and lighting sympathetic to the period of the building
- 10 Efficient ventilation in lecture facilities
- Modern, inviting entrances that give clear information about building arrangement
- 12 Open plan
- 13 Catering facilities
- 14 Laboratory conversions that meet current standards





Sustainability

The University Strategic Strategy has as one of its priorities to 2010:

To develop and implement a sustainable infrastructure development programme across the University, including taking advantage of the development opportunity on the North Shore at Queen's Campus.

We suggest that to achieve these aims the University apply the following processes throughout design and construction processes. Much of the following is taken from Technical Note TN 12/99, Environmental Rules of Thumb by Rosemary Rawlings and Stephen Mustow.

During the Design Process:

Simplest is best, but usually difficult to achieve.

- You get what you pay for poor brief, poor design.
- Review decisions continuously.
- Keep it user friendly.
- Involve the people who will have to run and maintain the building in the design process.
- Over-design can contribute substantially to the waste of resources and energy without necessarily prolonging the life of the building. It can also lead to loss of flexibility.
- Environmentally friendly products, including buildings, will increasingly carry an eco-label or some other form of product assessment or certification by approved bodies which will state levels of performance achieved.
- The amount of fresh air, natural daylight and the quantity of pollutants are recognised as having significant impacts on the health, productivity and well-being of building occupants.
- It is possible to achieve low capital cost and low running cost simultaneously.
- Appraise short and long term environmental implications of design options intended to accommodate future changes of conditions or use.
- The design life of buildings is generally too short.
- Try to design a flexible building which can adapt to future change.
- Design for deconstruction.





Material Selection

Use the NBS [National Building Agency] Green Specification.

- Avoid materials which damage the environment either through their exploitation. etc) or through their production
- (eg blown polyboard).
- Consider environmental assessment of materials' sources and production.
- Materials which are durable or which are manufactured from recycled materials should be given preference.
- Materials should be recyclable wherever possible.

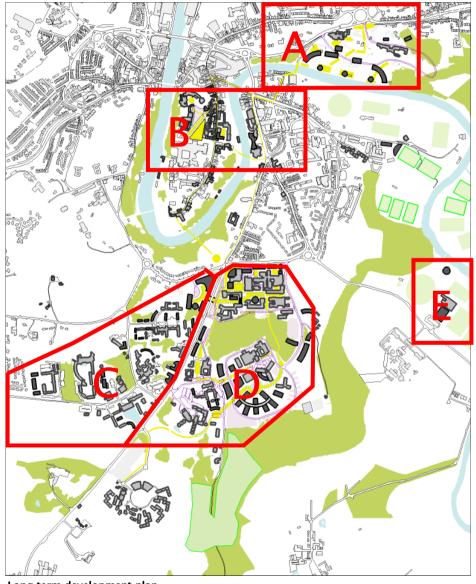
Transport

• The University's Green Transport Plan, currently under preparation, will be core to its sustainability agenda.





Durham Campus. Potential for development.



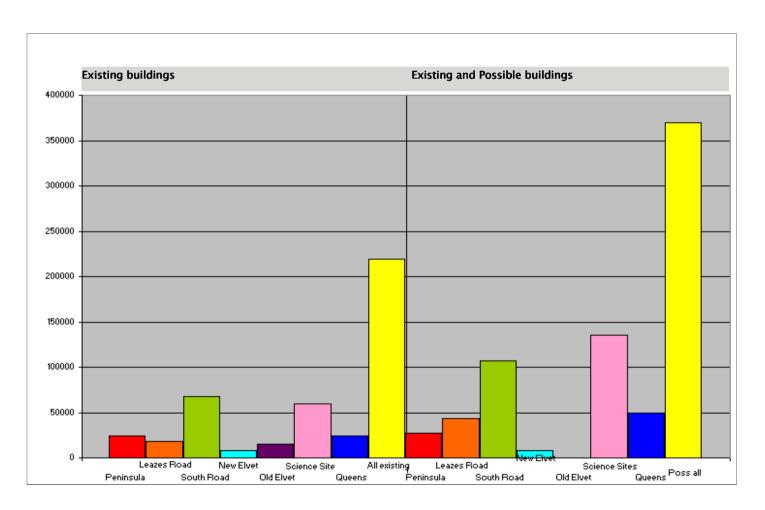
Long term development plan.

	Area A	Area B	Area C	Area D	Area E
At 1 storey	8000	2500	14000	24000	3000
At 2 storey	16000	5000	28000	48000	6000
At 3 storey	24000	7500	42000	72000	9000
At 4 storey	32000	10000	56000	96000	12000
Suggested Target	25000	3000	40000	60000	5000





Existing areas taken from 2004 Estate Strategy.



We show below the amount of gross internal space the University can build if it follows the principles set down in this development framework. We have shown development only on land already owned by the University.

For the Leazes Road site the chart includes for a modest level of development as shown in the option redevelopment of Hild and Bede Option 1. If however the whole of the site were to be redeveloped this could add a further 50,000 sq m.

The North Bank development at Queen's would provide an additional 65,000 sq m to the figures on the adjacent chart if TVR's proposals were followed.

Effectively, this means the University has the capacity to double in size.

Existing area: approx 200,000 sq m

Shown on chart: 370,000 sq m

Including North Shore and redeveloping all of Leazes Road:

485,000 sq m





Durham Campus. Science and Mountjoy phasing

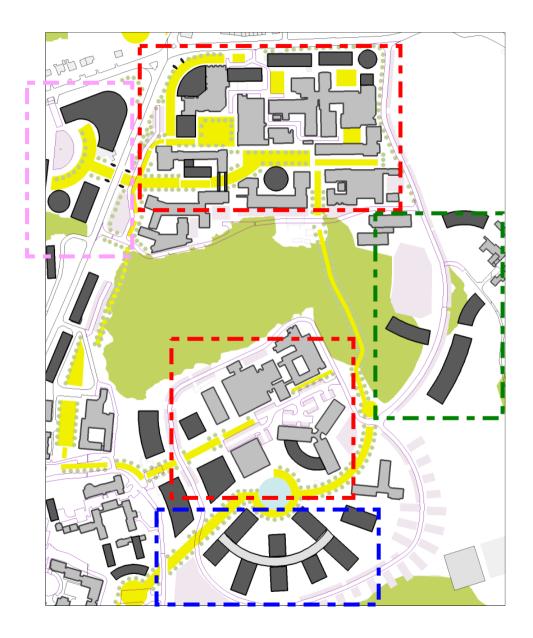
As discussed with the planners the University should aim a build on sites within the currently developed parts of the campus before extending to more sensitive sites.

The **red dashed** boxes show the proposed first phase of development.

The **blue dashed** boxes show the proposed second phase of development.

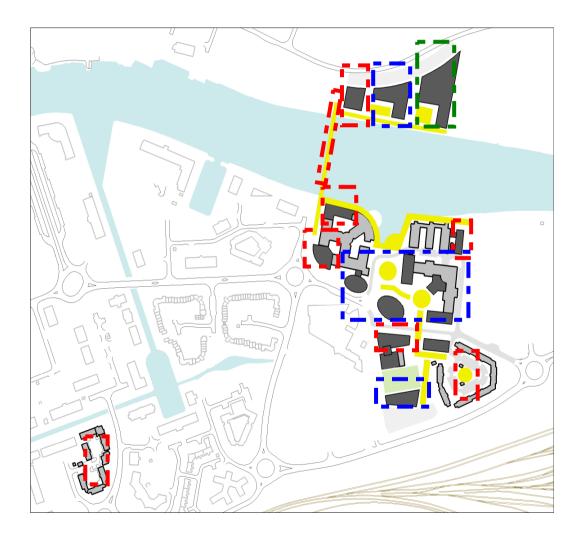
The green dashed boxes show the proposed later phase of development. They are visually more sensitive but are important to achieving a feeling of 'linkage' between the Science site and Mountjoy.

The purple site should preferably be developed when the future of the school is known as there will be a better development solution if the site can be considered as one.









The south bank needs to a achieve 'critical mass' prior to development on the north shore.

The **red dashed** boxes represent first phases of development. Bridge, north shore phase 1, improvements to the colleges., Wolfson extension, sports and other academic

The **blue dashed** boxes show the proposed second phase of development.

The **green dashed** box shows the proposed later phase of development.



Long term growth?

The University Strategic Plan sets out objectives to 2010. The Estate Strategy and associated Implementation Plan describes projects until 2014.

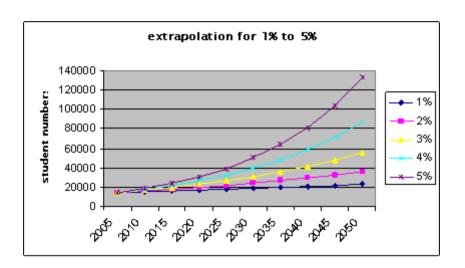
This Development Framework has no fixed time frame. It looks at least 25 years ahead and hopefully will still be relevant beyond then. All development will respond to the University Strategic Plan. As that Plan is updated so the master plan will need to be revised. The principles behind the Development Framework should remain valid.

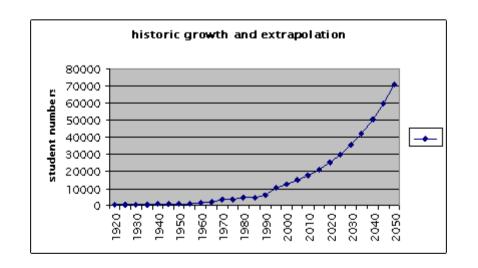
We have prepared master plans for a number of universities over the last forty years. In each case, at the outset of these plans, our clients have been unable to perceive that their university would grow as they have.

The growth curves opposite take as their starting point current student numbers as:

11,021 undergraduates 2,843 postgraduates

These graphs are for illustration only. If the space requirement per student remains similar to current standards the University can double student numbers within its current landholdings.









Next Steps

Planning

At the workshops with Durham City and County Planners it was agreed that, once the University had agreed the principles behind this Development Framework and Master Plan, discussions would take place on how best to 'formalise' this document. A range of options was identified:

- Including an appropriate section in City Local Development Framework. Currently the University is only referred to in other sections of the Framework which are: Core Strategy; Development Control Policies; Planning for Housing; Planning for Employment; Planning for the City Centre and Retailing; Planning for our Heritage; Provision of Public Art in Major Developments.
- An outline planning application for the areas of development shown for the first phases of development
- A presentation to the full Council and associated informal agreement

At Queen's, Tees Valley Regeneration is anxious to see development on the north shore as soon as possible. We have suggested that there needs to be a 'critical mass' of accommodation established on the south shore before this happens. The University's Academic Plan will determine the rate of expansion at Queen's. Stockton Council and QTVR need to be kept informed of the University's intentions.

Partnership

This Development Framework is intended to benefit the University, the City, the Cathedral and the wider community. It is only by working together that these comprehensive improvements can be delivered.

Coordination

The University has a comprehensive set of Project Development Procedures. They need to be amended to make appropriate reference to this Development Framework and Master Plan. Important considerations to include:

- Through Estates and Buildings all projects to be seen in the context of the wider University estate and the design principles set out in this Framework
- Long term use of space: ensure flexibility, so that space can be used by other departments as academic plans change
- Involve University systems and services providers in the development of projects. Appropriate consideration of issues such as common teaching space, open access computer space, landscape etc.

Consultation and Marketing

There needs to be a wide consultation and publicity exercise both within the University and the community. This Framework has identified the opportunity for substantial expansion of its Estate if it should so wish. The Vice Chancellor has suggested that "we create a campus of environmental quality. A quality that differentiates and is unique to Durham".

This Master Plan illustrates how this objective can be achieved. Mechanisms for communicating this to the wider community could include:

- To publish the Master Plan on the University web site
- An exhibition
- Press releases





