

# **Duke's School, Alnwick Heritage Impact Assessment**

Northumberland Estates

February 2019

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23735/01/NW/IJ  
16121819v5

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# Appendices

## Appendix 1: Heritage Legislative and Policy Context

## 1.0 Introduction

- 1.1 This Heritage Impact Assessment has been prepared on behalf of Northumberland Estates to accompany applications for the conversion and extension of the former Duke's School in Alnwick and the development of residential and specialist accommodation within the grounds.
- 1.2 The former Duke's School is Grade II listed and the site is situated within the setting of Alnwick Conservation Area, a pair of listed houses (Hope House and Kincraig, Grade II) and the Church of St Paul (Grade II\*).
- 1.3 This report:
- Explains the history and evolution of Alnwick and the Duke's School
  - Identifies other heritage assets which could be affected by the proposals
  - Assesses the significance of these heritage assets in line with Paragraph 189 of the NPPF (2018), including an assessment of their settings
  - Considers the potential effects of the proposals on the significance of the heritage assets

## 2.0 Site and surroundings

2.1 The Duke's School is located within Alnwick. It was built as a school between 1901 and 1904 and was altered and extended c.1960. It continued to be used as a school until 2017, when it was closed following a restructure of the education system in Northumberland.

2.2 The school building, which is Grade II listed, includes the following components:

- 1 Examination Hall and classrooms
- 2 Former Headmaster's house
- 3 Former hostel
- 4 Sports hall
- 5 c.1960 classroom extension
- 6 Boiler house



2.3 An extensive description of the school is provided within the Archaeological Building Recording prepared by Archaeological Services Durham University (June 2018) which should be read alongside this Heritage Statement.

Figure 2.1 South elevation of Examination Hall and adjacent classroom to west



Figure 2.2 South and east elevations of Examination Hall and classroom to east





Figure 2.3 Headmaster's House



Figure 2.4 c.1960 extension to north





Figure 2.5 North elevation of classrooms and boiler house (formerly Eton Fives courts)



### Wider site

- 2.4 The school buildings are situated at the northern end of the site. Between the school buildings and the northern boundary is a small area of grass, in which there is also a detached classroom (c.1970) and an electricity substation. To the east is a c.1960 house built for the school caretaker, which is surrounded by a high hedge.
- 2.5 To the south is an area of grass which was used for sport and recreation prior to the closure of the school. There is also a hard-surfaced sports court enclosed in a fence.

Figure 2.6 View towards school buildings from the grounds to the south



Figure 2.7 Hard courts south east of school buildings



## Surrounding area

- 2.6 The Duke's School site is situated within the setting of Alnwick Conservation Area. It also has intervisibility with two listed buildings: Hope House and Kincraig (Grade II) and the Church of St Paul (Grade II\*).

3.0

## Historical development

### Alnwick

- 3.1 The Norman town of Alnwick developed around the triangular market place with burgage plots extending back to streets such as Green Batt, though evidence of earlier occupation has been found. The market place formed the hub of commercial activity.
- 3.2 The castle at Alnwick has been the home of the Percy family, the Earls and Dukes of Northumberland, since the early 14<sup>th</sup> Century; it was built after the Norman Conquest, may have replaced a Saxon fort and played an important role as a stronghold during a turbulent period of war, though by the 17<sup>th</sup> Century had fallen into disrepair. After a period of decline, the 12<sup>th</sup> Earl of Northumberland (and the 1<sup>st</sup> Duke of Northumberland of the third creation) made Alnwick Castle his home in the mid-18<sup>th</sup> Century and commenced a major restoration led by Robert Adam and “Capability” Brown; a further restoration by Anthony Salvin was undertaken c.1865.
- 3.3 The town also developed during this period and, while the medieval road network and some of the burgage plots can still be seen, many buildings were re-fronted or entirely re-built in the 18<sup>th</sup> and 19<sup>th</sup> Centuries. The landscaped grounds of the castle focused the expansion of the town to the south.
- 3.4 Several inns also survive from the 18<sup>th</sup> Century when Alnwick was an important staging point on the Great North Road which contributed to its prosperity. Buildings such as the Town Hall and Northumberland Hall reflect the status of Alnwick during the 18<sup>th</sup> and 19<sup>th</sup> Centuries. Small industries, trades and crafts also developed, though its traditional market function was never overtaken by manufacturing.
- 3.5 The railway line was kept away from the centre of Alnwick and consequently the closest station is Alnmouth. A branch line was added in 1850 and new station in 1887, but was made redundant in the 1960s.

### The Duke's School

#### Green Batt

- 3.6 The Duke's School was founded in 1810 by the 2<sup>nd</sup> Duke of Northumberland, Hugh Percy, to provide elementary education for 200 ‘poor’ boys and celebrate the Golden Jubilee of King George III (it was formerly known as the Jubilee School). The first school was located on Green Batt and is now Alnwick Library. A separate school for poor girls was also provided by the Duchess of Northumberland. A newspaper article from c.1901 reports that *“we must remember that at that period [c.1810] what education was to be had was out of the reach of almost all below the rank of master tradesman or shopkeepers”*. The school described itself as a Lancasterian School, the Duke having been inspired by a lecture delivered in Alnwick in 1810 by Joseph Lancaster, the educational innovator, himself.

#### Hope House Lane

- 3.7 By 1901, the Jubilee School had secondary status, secured through a proposal to provide a new school within Alnwick. A new building, the current Duke's School, was built 1901-1904 to the designs of James Wightman Douglas, an ‘old boy’ of the school.
- 3.8 The school included a main hall and classrooms, as well as accommodation for staff (a house for the headmaster and separate hostel), a gymnasium (now demolished) and Eton Fives courts (now part of the boiler house), all housed in buildings around an open south-facing courtyard



and connected by a covered stone arcade at ground floor. Entrances to the school were provided from Swansfield Park Road and Hope House Lane, as well as from a new road (now The Avenue).

3.9 A newspaper article from July 1904 described the new building:

*"It is impossible in mere words to convey to anyone who has not seen and examined the School a true conception of the character of the interior and exterior... His Grace [The Duke of Northumberland], the architect, and the contractors have done their very best to make the Schools a credit, not only to Alnwick but to the whole county of Northumberland".*

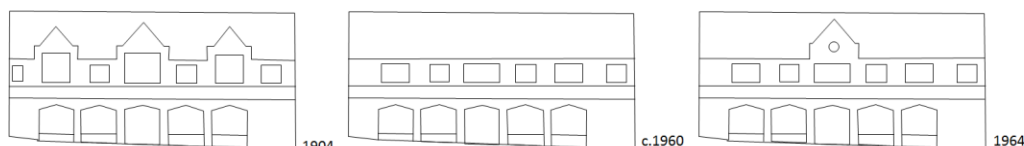
3.10 The contractors who supplied each element of the building, from sanitary ware to floors, furniture and electric light fittings, are also listed in the article.

### c. 1960s alterations

3.11 Between 1958 and 1960, various plans were submitted for extensions and alterations to the Duke's School. It appears that the works had been completed by 1962, though the exact date of the work is not known and the works are therefore described within this report as c.1960.

3.12 Plans dated 1957 available at Northumberland Archive<sup>1</sup> show the Duke's School 'as existing' and are helpful in highlighting the extent of change which occurred c.1960. Some of the most significant changes were:

- The demolition of the two-storey building to the north of the courtyard which included a gymnasium with classrooms and offices above. The south wall of this building, which faces the courtyard, appears to have been retained but significantly altered; the projecting gables were removed (with the central gable and clock which exist today re-added in 1964), some window openings were blocked at first floor and the walls between the stone piers (underneath the walkway) were removed at ground floor and replaced with brick.



- A new double-height assembly hall and gymnasium was added to the north to replace the previous building. Stonework from the previous building was re-used, though the roof structure was entirely replaced. This space appears to have been subsequently subdivided and now comprises a sports hall to the east and a classroom to the west, where the stage was once located.
- A significant classroom extension was added to the north, beyond the assembly hall and gymnasium, accessed via a new corridor from the main entrance. This building was originally intended to be faced in natural stone, but correspondence available at Northumberland Archive indicates that, due to cost, this was not possible and windows were instead added to the elevation to add interest.
- The staircase within the main school building (east of the entrance) was removed, with access to the first floor instead being provided from a new staircase within the extension. The entrance hall, in which the staircase had been located, was also re-modelled, to provide storage space and a dark room.
- New screens were added between the original Examination Hall and adjacent classrooms; they replaced the original screens which were described as 'folding' to allow the capacity of

the hall to be increased for prize days and gatherings by opening the space into the two adjacent rooms.

- Windows and doors were added to the arcade around the courtyard to enclose the space.
- Other spaces, such as classrooms and rooms within the hostel, which accommodated staff, the caretaker and servants, were subdivided or had partitions removed. A corridor also now exists along the northern edge of the Headmaster's House and the hostel, though this may have been a later alteration as it was not shown on the c.1960 plans.
- The Eton Fives Courts at the east end of the school were significantly remodelled as a boiler room; work included removing the internal wall which divided the two courts and the buttresses, altering the north and south walls and adding new openings, a new wall to the east and a roof to enclose the space. A chimney now extends from the boiler house up the east gable of the school building.
- Caretakers cottage added to the east within the school grounds

3.13 A separate building, directly north of the c.1960 extension, appears to have been added a few years later. This is described as a c.1970 classroom.



Figure 3.1 Examination Hall with former folding openings to each side



Figure 3.2 Arcade with later windows



## 4.0 Assessment of significance

- 4.1 An assessment has been undertaken, using a combination of desk-based study and fieldwork, to identify the heritage assets which could be affected by the conversion of the Duke's School and development within its grounds.
- 4.2 The desk-based study considered the National Heritage List for England, the Alnwick Conservation Area Character Appraisal, relevant mapping and a search of the Northumberland Archives at Woodhorn. Fieldwork was undertaken to support this desk-based research, investigate the special interest of the listed school and confirm the role of the site in the setting of other heritage assets.
- 4.3 In accordance with Paragraph 189 of the National Planning Policy Framework, an overview of the significance of the heritage assets is provided below. Conservation Principles has been used as a methodology for assessing the significance of, and identifying the heritage values attached to, The Duke's School and other heritage assets which could be affected, though these values are expressed using the terminology set out in Annex 2 of the NPPF.
- 4.4 The heritage assets which have the potential to be affected by the proposals and are therefore included within this assessment are:
- The Duke's School (Grade II)
  - Alnwick Conservation Area
  - Hope House and Kincraig (Grade II)
  - The Church of St Paul (Grade II\*)

### The Duke's School (Grade II)

- 4.5 The Duke's School is Grade II listed (list entry number 1391457). The list entry dates from 2005 and does not include explicit reasons for designation. It does highlight that the building possesses both architectural and historic interest being of a "high standard of architecture and design".
- 4.6 The Duke's School, which was originally located on Green Batt, played an important social role within Alnwick, providing education opportunities for the poor and was a relatively early public school. The school originally described itself as a Lancasterian School as the Duke of Northumberland was inspired to develop it having met Joseph Lancaster and being inspired by his system for educating the poor. The school, off Hope House Lane, while much later in date (c.100 years), provides a connection with the foundation of the school and contributes to its importance, both historically and socially, within the town.
- 4.7 The 1902 Education Act transferred responsibility of schools to councils from the School Boards which had been created after the 1870 Education Act and the number of secondary schools rapidly expanded as a result. The Duke's School, which was built 1901-4, is therefore a relatively late example of a privately-funded secondary school.
- 4.8 Two memorials within the school were added in memory of former pupils who did not survive the two wars; the memorials are of communal value. A window in the school hall was also added in 1911 after the death of the Duchess of Northumberland who had opened the new school only a few years earlier; the window is of historic and artistic interest and, along with carved decorations on the north and south sides of the hall, provide a tangible connection between the school building and its benefactors.

- 4.9 The Duke's School reflects the wealth of the Duke of Northumberland, the tradition of patronage by the owners of substantial estates and the importance placed on education at the time of its construction. Architecturally, it was an important display of civic pride within the existing school community and Alnwick. The building was designed to provide the best educational opportunities for its pupils and the commissioning of an 'old boy' to design the school is illustrative of the importance placed on "improvement" through education. The eclectic mix of styles used across the various buildings is typical of Edwardian architecture, though compares favourably with other school buildings of this date.
- 4.10 The separate headmaster's house, hostel, Examination Hall and classrooms, connected by an arcade, illustrate the way in which the school was designed to function. Architectural features (or lack thereof) reflect the hierarchy of the various spaces.
- 4.11 The headmaster's house and hostel originally had no internal connection, though two crudely inserted staircases now connect the two. Both properties have interior decoration which reflects not just their Edwardian date but also that they were designed as domestic spaces and intended to be more elaborate than the classrooms within the school. Features include fireplaces, timber panelling, plasterwork etc, though some rooms are more elaborate than others and there is evidence of both subdivision and the opening of spaces.
- 4.12 The Examination Hall is a grand space within the school which is described in detail in the Archaeological Building Recording prepared by Archaeological Services Durham University (June 2018). It is the most interesting area of the school, intended as the centre-piece of the school complex and a fine example of an Edwardian school hall of this date.
- 4.13 The classrooms around the Examination Hall are extensive in footprint and height though plain and devoid of any architectural features. They reflect the way in which pupils were educated within the school though internally do not contribute to its aesthetic value.
- 4.14 The alterations of c.1960 have altered both the appearance and circulation of the original 1904 school building, though much of the plan form and many important features survive. The sports hall and classrooms to the north are part of the c.1960 extensions and are not of any historic or architectural merit though the south façade, which overlooks the courtyard, has been sensitively converted to ensure that the architectural quality of the school is not compromised from the south. The north façade of the sports hall does have the same architectural quality as the south. The classroom building to the north is significant in height and mass and is an incongruous feature which does not reflect the quality of architecture displayed in the rest of the building. The east elevation of the boiler house (formerly Eton Fives Courts) and the chimney structure, which extends up the gable of the school, is particularly incongruous.
- 4.15 The loss of the staircase within the main school building, which provided access to the first-floor classrooms, as well as the loss of the building to the north (which was replaced by the current sports hall), the classroom extension to the north and the boiler house alterations, while unfortunate, have not removed the special interest of the school. However, they are not positive features and therefore detract from the significance of the school.
- 4.16 The setting of the building is now generally confined to the school grounds, a reflection of both the extensive planting around the boundary of the site and the density of properties to the north. A newspaper article reporting on the opening of the new school building described the school as "erected on a beautiful site near Swansfield Park-road, commanding a splendid view of the country for many miles round" and also observed extensive playing fields to the front (south) and an asphalted playground at the back (north). Landscaping to the south now blocks views of the surrounding countryside, but the school continues to exist within open space which was

once its playing fields. A degree of openness to the south of the school makes a positive contribution to its interest.

- 4.17 From the wider area, views of the school are limited. From Prudhoe Street, glimpses between some buildings exist, but the school is generally imperceptible. There is also intervisibility between the upper floor windows of the school building and the Church of St Paul (Grade II\*) and between the school site and a single window of Hope House and Kincraig (Grade II). These viewpoints are part of the wider setting of the school, though are incidental and do not contribute to its significance as a school.
- 4.18 The contribution that the school site makes to the setting of these other heritage assets is addressed below.

## Alnwick Conservation Area

- 4.19 The Alnwick Conservation Area Character Appraisal provides a summary of the historical features and architectural and townscape character of Alnwick Conservation Area. It describes the survival of the burgage plot layout, the planned layout of the Howick Street area, the dominance of the castle and estate lands in the town, the survival of 18<sup>th</sup> and 19<sup>th</sup> century public buildings and historic features such as street surfacing and lamp brackets.
- 4.20 The conservation area, which was designated in 1972, has both historic and architectural interest. Its streets and buildings illustrate the economic and social changes and growth of Alnwick as a market town and the importance of, and contribution made by, the Duke of Northumberland. The buildings, many of which are listed, create a particularly attractive town.
- 4.21 The Duke's School site is situated beyond the boundary of the conservation area, south of the Church of St Paul and Prudhoe Street. This part of the conservation area is characterised by a row of stone cottages on the south side of the street and the church to the north, which is set back from the street.

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Figure 4.1 View along Prudhoe Street from the churchyard of St Paul's



- 4.22 The Alnwick Conservation Area Character Appraisal recognises that the centre of Alnwick is almost invisible from the surrounding countryside and that there are few distant views from the conservation area, except from the south around the Howick Street area. As the boundary of the conservation area is not drawn around the edge of the urban area, other parts of the town also form the setting of the conservation area, though they are generally not of the same historic or architectural interest and do not contribute towards its significance.
- 4.23 Views of the school site from Prudhoe Street are limited by the almost continuous building line on the south side of the street and the presence of modern housing and trees between the



cottages and The Duke's School; some glimpsed views between properties do exist, but the school building is generally not noticeable and, when it is seen, it is only a small part of the upper floor of the school building, rather than open views into the site. Figure 4.2 shows the view from the junction of Prudhoe Street and Millers/Old Bakery Yard; the top of the north and east elevations of the Examination Hall and adjacent classrooms can be seen, along with the chimney which rises from the boiler house. A tree, which appears to be situated on the northern boundary of the school site, is also visible and, during the summer months, blocks views of the c.1960 classroom extension.

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Figure 4.2 View from the junction of Prudhoe Street and Millers/Old Bakery Yard towards the school



4.24

A glimpse of the original north elevation can also be caught between the Masonic Hall and No. 3 Prudhoe Villas (Figure 4.3), though a tree on the site boundary filters the view during the summer months.



Figure 4.3 View between the Masonic Hall and No. 3 Prudhoe Villas from Prudhoe Street



- 4.25 The conservation area boundary extends south along Percy Terrace/Hope House Lane to a point just north of the entrance to The Duke's School, where the ashlar stone of the Howick Street Character Area (Area 3) ends. The school entrance is set back from the road and the extensive landscaping around the boundary of the site prevents any intervisibility between this part of the conservation area and the school or the school site.
- 4.26 The top of the upper storey and roof of The Duke's School can also be seen from The Avenue, though from within the conservation area views are restricted by buildings along the west side of the street.
- 4.27 Overall, the limited visibility of the school means that the site is a neutral feature within the setting of the conservation area and does not contribute towards its character, appearance or significance.

## Hope House and Kinraig (Grade II)

- 4.28 Hope House and Kinraig are a pair of Grade II listed houses (list entry number 1371378). The properties have historic and architectural interest as 19<sup>th</sup> century houses in ashlar stone with interesting features, built for wealthy Alnwick residents.

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Figure 4.4 Hope House and Kinraig from Hope House Lane



- 4.29 Hope House has both west and south-facing elevations, while Kinraig has east and south-facing elevations. The immediate setting of the two properties includes Hope House Lane and the gardens to the south, though this setting makes only a very limited contribution to their significance, which is primarily within the building fabric.
- 4.30 The Duke's School site forms part of the wider setting of the properties as there is some intervisibility between the two. At ground level, a single window of Kinraig can be seen from the school site during the summer months, though more open views will exist when tree cover is less dense.



Figure 4.5 The bay window at Kinraig viewed from within the school site, north of the buildings



- 4.31 From the first floor of the Duke's School, there are open views of the south elevation of Kinraig and the tower of the Church of St Paul. In reverse, from the tower of the church and Kinraig, the 1904 and c.1960 parts of the school site will be visible, though as both are in separate ownership access was not available to confirm.
- 4.32 Both phases of the school buildings have altered the southern aspect which the properties were designed to make the most of and have diminished both their settings and, to an extent, significance, though this is primarily manifested within the building fabric.

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Figure 4.6 KinCraig and the tower of the Church of St Paul from the first floor of the Duke's School



### The Church of St Paul (Grade II\*)

- 4.33 The Church of St Paul is Grade II\* listed (list entry number 1041438). It was built 1845-6 to designs by Anthony Salvin on the site of early 19<sup>th</sup>-century housing and was funded by the 3<sup>rd</sup> Duke of Northumberland.

Figure 4.7 The Church of St Paul



- 4.34 The list entry describes the principal reasons for designation:
- *a parish church of 1846-5 in a Decorated style to designs by Salvin and funded by the 3<sup>rd</sup> Duke of Northumberland*
  - *an exceptionally fine east window designed by Dyke and made by Ainmüller of Munich and a notable ducal tomb*
  - *part of a wider development to the south of Alnwick which shows the role of the 3<sup>rd</sup> Duke in the expansion of the town and his eagerness to provide spiritual welfare.*
- 4.35 The church therefore has both historic and architectural interest.
- 4.36 The setting of St Paul's includes the churchyard and the wider Howick Street development in which it is located. The Alnwick Conservation Area Character Appraisal describes the open space of the churchyard surrounding the Church of St Paul as "*an important contrast with the built-up nature of the Howick Street development, while being linked to it by its formal layout and surrounding walls*". As part of a planned development and as a place of worship, the setting of the church makes a positive contribution to its significance.
- 4.37 The tower of the Church of St Paul is visible from the upper floor of The Duke's School (Figure 4.6) and, therefore, the school site forms part of the wider setting of the church. Due to the

limited intervisibility, and the later date of the school, the school is a neutral feature in its setting and does not contribute towards its significance.



## 5.0

## The proposals

- 5.1 The accompanying applications seek permission for the conversion and extension of the former Duke's School in Alnwick and the development of residential and specialist elderly accommodation within the grounds.
- 5.2 A summary of the proposals which have the potential to impact on the significance of the heritage assets is set out below and has been compiled with reference to the application drawings, Gazetteer and Design and Access Statement prepared by IDPartnership Architects and the Landscape and Visual Impact Assessment (LVIA) prepared by Glen Kemp Landscape Architects.

Area	Proposal
Headmaster's House	<p>The former Headmaster's House will be subdivided into two separate apartments. The first apartment, which will occupy much of the ground floor (as well as one room from the adjacent former hostel), will be accessed from an existing doorway to the rear of the building.</p> <p>The second apartment, which will occupy the first floor, will be accessed from the main entrance and hallway. There will be no access to the rooms on the ground floor from the hallway.</p> <p>A room on the third floor is accessed only from the adjacent former hostel and there is no proposal to alter this arrangement.</p> <p>There are several alterations proposed to facilitate the subdivision of the former Headmaster's House, including:</p> <ul style="list-style-type: none"> <li>the removal of doors/door openings within the hallway, though the architraves will be retained on both sides to enable the original plan-form to be understood. If possible, the doors will also be retained on the hallway side</li> <li>a new partition at the rear of the hallway with a return along the side of the stairs</li> <li>some new openings between rooms</li> <li>the removal of walls and partitions (some of which are later additions) and the introduction of new partitions, to create more usable spaces</li> <li>a storage area within the landing which will be accessed from an existing room</li> <li>streamline double glazing within existing window frames</li> </ul>
Hostel	<p>The former hostel will be subdivided into three separate apartments. The first apartment will occupy much of the ground floor, while the second and third apartments will occupy much of the first and second floors respectively. The ground floor apartment will be accessed from the main entrance, while the first and second floor apartments will enter the building from the later corridor to the north which will be connected to the main staircase by a new corridor.</p> <p>There are several alterations proposed to facilitate the subdivision, including:</p> <ul style="list-style-type: none"> <li>a partition through the hallway to subdivide the space for residents of the ground and upper floors</li> <li>a partition within the largest ground floor room to provide an entrance lobby to comply with fire regulations</li> <li>a partition through the centre of the main staircase to provide fire separation between apartments. The staircase will be retained and, where</li> </ul>

	<p>required, scribed around.</p> <ul style="list-style-type: none"> <li>the subdivision of walkway at ground floor to provide a separate entrance and store for the ground floor apartment</li> <li>the removal of some doors/door openings within the landing, though the architraves will be retained on both sides to enable the original plan-form to be understood. If possible, the doors will also be retained on the hallway side</li> <li>the removal of walls between some smaller rooms to create double bedrooms</li> <li>the introduction of new partitions on the first and second floors, within rooms which were historically subdivided, to create more usable spaces</li> <li>a new opening between the two south facing rooms at ground floor</li> <li>the removal of two staircases between the former hostel and headmaster's house</li> <li>the removal of modern glazed screens into the first and second floor rooms</li> <li>the removal of the fixtures within the WCs at ground floor</li> <li>slimline double glazing within existing window frames</li> </ul>
Examination Hall and Classrooms	<p>The classrooms in the eastern part of the building will be reconfigured to create four apartments.</p> <p>The two south-facing apartments will be duplex apartments occupying floorspace on both the ground and first floors and therefore will require internal staircases. The two classrooms on the north side of the building (at ground and first floors) will be converted into two apartments occupying one floor each.</p> <p>A further apartment will be provided at the rear of the building (on each floor) within space previously used as small classrooms and storerooms. The remainder of the apartment floorspace will be located within the c.1960 extension to the rear, which will be re-clad to reflect the appearance of the new extension to the rear.</p> <p>There are several alterations proposed to facilitate the subdivision, including:</p> <ul style="list-style-type: none"> <li>a new staircase in the location of existing storerooms to connect the c.1960 entrance in the north elevation with the first floor</li> <li>new staircases within the two classrooms on the south side of the building</li> <li>the removal of walls and partitions (some of which are later additions) and the introduction of new partitions to create more usable spaces</li> <li>upgrading or replacement of existing doors and glazing to meet fire regulations</li> <li>replacement false ceilings</li> </ul> <p>The Examination Hall will be retained as communal space. Some alterations are proposed to ensure that fire regulations are met, including:</p> <ul style="list-style-type: none"> <li>the insertion of partitions to the rear of the glazed screen at first floor and in the west wall at ground floor to meet fire regulations. Light through much of the latter, and the screen in the east wall, is already blocked by partitions to the rear</li> <li>the insertion of reflective glazing within the three screens to give the appearance of light coming through from the rear</li> <li>the fireproofing of existing timber doors at first floor and replacement glazing in the fanlights where required</li> </ul> <p>The war memorials will be unaffected.</p>

Boiler House	<p>The boiler house will be converted to a single apartment. There are several alterations proposed to facilitate the conversion, including:</p> <ul style="list-style-type: none"> <li>• a new east elevation with door and windows</li> <li>• the addition of a contemporary upper floor</li> <li>• removal of the chimney and associated structure</li> <li>• new window openings in the south and north elevations</li> </ul>
Sports Hall	<p>The sports hall will be converted to five apartments; three on the ground floor and two on a newly inserted first floor.</p> <p>There are several alterations proposed to facilitate the subdivision, including:</p> <ul style="list-style-type: none"> <li>• the insertion of a new floor within the sports hall to create first floor apartments</li> <li>• the insertion of two staircases to access the upper floor</li> <li>• alterations to the north and west elevations to enable the new floor to be inserted, including the removal of the existing windows and replacement with new aluminium windows and masonry infill in the location of the new floor</li> <li>• replacement windows in the south elevation at first floor</li> <li>• replacement of infill partitions internally between the arcade and sports hall (between stone pillars) for fire regulations. The windows will be removed and three new door openings added</li> <li>• partitions within the space to facilitate the subdivision</li> </ul>
c.1960 extension	<p>The c.1960 extension and c.1970 classroom to the north will be replaced with a new extension with 10 apartments across three floors. The proposed extension is significantly lower in overall height than the existing building and has been designed with a varied roofline and elevations to break up the massing of the building. The architectural design is contemporary yet takes cues from the profile, massing and proportions of the listed building (though without replicating details). The extension will be clad predominantly in sandstone, though metal cladding will be used for the part of the building which connects the extension and listed building to provide distinct visual separation between them.</p>
Retirement living and housing	<p>The southern part of the site will be developed with a retirement living block containing 49 apartments and 17 residential units, separated by a central landscape corridor. The new development will be served by a new access road to the south. Open green space will be retained in the centre of the site. The site layout has been designed to create a clear line of sight between the new gateway to the south and the listed school building to the north. New pedestrian links in the east and west boundaries will be created.</p> <p>The residential units to the west will be a mixture of 1.5 storey and 1 storey (bungalow) properties. They have been designed to take on the visual character of almshouses and are laid out around a courtyard to minimise parking and boundary treatments to the north / east of the building envelope.</p> <p>The retirement living block has a double pitched roof which is three storeys at its highest point, though the north elevation has the appearance of being only two storeys due to site levels. The building has been designed with returns on each side to the south to reduce the massing of the building, particularly from the north. It is situated within the eastern part of the site to utilise the fall in topography from west to east. Parking will be concealed to the south of the building.</p> <p>The palette of materials includes stone and slate which will be complemented by brick, metal cladding, timber and aluminium.</p>

Terraced housing	The bungalow to the east of the school building will be replaced with a 1.5 storey terrace of five dwellings with pitched roofs. The palette of materials will include stone and slate which will be complemented by brick, metal cladding, timber and aluminium.
Landscaping	<p>The peripheral tree cover which encloses the site on three sides is to be substantially retained, though some removal is required on the east and southern boundaries to facilitate the altered/new access points. A small gap will be formed in the low stone boundary wall on Hope House Lane for the new access and sections of wall/railings would be removed/reconfigured at the new access off Swansfield Park Road. The new entrance will read as an intended break associated with a formal gateway point.</p> <p>Railings will be introduced to segregate the semi-private space around the listed building from the publicly accessible open space within the centre of the site.</p> <p>Poor quality hard landscape around the listed building will be replaced with new high-quality materials.</p>

## 6.0 Potential effects on significance

- 6.1 This section considers the potential effects of the application proposals on the significance of heritage assets.
- 6.2 A judgement has been made as to whether the proposals will have a beneficial (positive), neutral or harmful (adverse) effect on significance or whether there is no effect at all. This has regard to the sensitivity of the heritage assets, their existing quality or the quality of their setting, their capacity to accommodate change and the scale of the proposed development.
- 6.3 It is possible for there to be a high degree of physical change to a heritage asset or its setting but for the nature of the proposed change to remain characteristically similar to the existing situation. In such cases, both the degree and nature of change (neutral) is identified. This is different from a 'no change' effect.
- 6.4 If harm is identified to listed buildings or their settings then the decision maker must give considerable weight to that harm in line with Section 66 of the 1990 Act.

### Duke's School

#### Conversion and extension

- 6.5 The conversion of the Duke's School to residential use will bring a listed building which is vacant back into use.
- 6.6 As a purpose-built school, it is inevitable that internal alteration will be required to deliver a residential scheme to secure its future, though the proposals have evolved with strong regard to both the history and significance of the building.
- 6.7 The proposal respects each of the distinct and separate parts of the listed building (the former Headmaster's house, the hostel, the sports hall, the Examination Hall and classrooms and the boiler house) and a bespoke design response has been developed for each. Opportunities have also been identified for the removal or reversal of unsympathetic alterations and additions, such as the c.1960 extension to the north, the northern sports hall façade and the boiler house/chimney.
- 6.8 In the former Headmaster's house and hostel, the design intention is broadly based around a single apartment per floor approach. Alterations are focussed on the less important rooms on the upper floors and historic plans have been used to inform the proposed plan form wherever possible.
- 6.9 The proposed scheme will, however, alter the plan form and circulation of both properties. The most significant changes will occur in the former hostel where partitions will be introduced within the hallway, stairwell and ground floor reception room. These partitions, along with the closure of existing doorways from the hallways and landings, will interfere with the original circulation, though the architectural features and detailing which illustrate the original hierarchy of spaces and uses within the school will not be affected by the alterations. The work could also be reversed in the future if required. This element of the proposal is considered have a minor adverse effect on the significance of the school.
- 6.10 Consideration has been given to alternative ways of subdividing the space, including converting the properties into two large houses or retaining the hallways and landings as communal space, though neither option was viable from a functional, regulatory or saleability perspective.

- 6.11 Throughout the building, it is proposed to upgrade existing single-glazed windows with slimline double glazing within existing frames. Glazing which is original, and therefore contributes to the authenticity of the building, will be lost as a result, though it is float glass and does not display the characteristic variety of earlier glass. The narrow cavity between the panes of replacement glass will maintain the appearance of the windows externally. The work will also provide an opportunity to repair the timber windows throughout the building, ensuring longevity. The loss of the original glass would have a negligible effect on the significance of the school overall.
- 6.12 The Examination Hall will be largely unaltered by the proposals and will be a communal space within the development. A proposed use has not yet been identified but the space could, for example, be used as a gym for residents (subject to any listed building consent required). Fire-rated partitions to the rear of the glazed screens will alter the light ingress within the space and to mitigate this, reflective glass, or a reflective treatment to the existing glass, is proposed. The doorway in the screen on the east side of the hall will be closed and the timber detail reinstated on the Examination Hall side which will improve the appearance. The screens do appear, however, to date from the c.1960 alterations rather than being original features. The work proposed within the Examination Hall will have a neutral effect on the significance of the school building.
- 6.13 The classrooms near the Examination Hall, which are expansive spaces with high ceilings, help to illustrate how the building was designed to function. The subdivision of the rooms, and the addition of staircases within, will alter the plan form and circulation of this part of the building, though the original and intended circulation is already difficult to appreciate due to the c.1960 staircase removal. The subdivision will impact on the legibility of these spaces as classrooms, though they are standard for their date with no notable architectural features. This element of the proposal will have a minor adverse effect on the significance of the school.
- 6.14 The applicant has considered alternative uses which could be accommodated within the building without requiring the subdivision of larger classroom spaces (such as offices), though are not considered to be viable alternatives given the local market and building location.
- 6.15 The conversion of the boiler house to residential use (including the removal of the chimney and escape stair, which are visible from Prudhoe Street, and the new east façade) will have a particularly positive effect on the external appearance of school building, especially on the approach from the east. The first-floor extension has been sensitively designed as a contemporary addition to the building. The historic Eton Fives walls, which step down to the east, will be retained. The alterations to the boiler house will have a minor beneficial impact on the significance of the school.
- 6.16 The sports hall is proposed to be retained, despite being a modern addition, due to its integral role in the important south elevation of the building and potential for conversion. The internal alterations will not impact on the historic or architectural interest of the building, though will impact on the legibility of the space which contributes to an understanding of how the building functioned. The façade alterations will improve the external quality and appearance of this part of the building. Overall, there will be a minor beneficial effect on significance.
- 6.17 The replacement of the c.1960 classroom extension and c.1970 standalone classroom to the north is welcomed. The replacement extension has been well-designed and, despite having a larger overall footprint, will be significantly lower in height and less bulky than the existing building. The architectural treatment and articulation of the façades will break up the mass and the high-quality design and palette of materials will be substantial improvement to this part of the site. The demolition of the extension and construction of a replacement will have a minor beneficial effect on the significance of the school, reflecting that the proposal represents an improvement on the existing situation.



### **New terrace**

- 6.18 The replacement of the caretaker's bungalow, which is currently well-screened, with a terrace of five houses will introduce a new feature within the setting of the listed building. However, this part of the site does not make a particular contribution to the setting of the school and, when considered together with the improvements to the boiler house, will deliver a high-quality solution in the north-east corner of the site.
- 6.19 The terrace and listed building will be visible together from the south, though the terrace should not compete with, or dominate, the school due to its contemporary design, smaller scale and sympathetic materials. The terrace will have a neutral effect on the significance of the school. Opportunities for reintroducing landscaping to screen the terrace from view have been explored, though are not considered to be necessary given the quality of development proposed.

### **Retirement living block and residential units**

- 6.20 The proposed development to the south of the site (residential units and a retirement living block) will occupy around half of the open space which currently exists to the south of the school. Both elements of the development have been sensitively designed to reduce their scale and massing while responding positively, and in a contemporary manner, to the important characteristics of the listed building.
- 6.21 The LVIA recognises that the part of the site which is to be retained as open space is that which gives the best views of the school building and that the visual relationship between the former school and its grounds is largely maintained.
- 6.22 However, the environment in which the school is experienced will become more urbanised as a result, though maintaining a degree of separation between the building and the proposed development will ensure that the listed building can continue to be experienced in a somewhat open setting. The effect on the significance of the school, through development within its setting, will be minor adverse.

### **Summary**

- 6.23 Architecturally, the school building reflects the wealth of the Duke of Northumberland, the tradition of patronage and the importance placed on education at the turn of the 20<sup>th</sup> century. The different architectural styles used across the school are typical of the Edwardian period and important features and spaces (such as the Examination Hall) survive.
- 6.24 The development proposals will preserve these characteristics of the listed building and maintain a degree of openness to the south of the school. The conversion of the building to residential use, supported by development within its grounds, would provide a new use for this currently vacant building and secure its long-term future. However, the proposals will result in the subdivision of a building which was purpose-built as a school and can continue to be understood and appreciated as such, particularly spatially.
- 6.25 On balance, when considering the positive and negative impacts, the proposals will result in some harm to the significance of the building, though this would be "less than substantial" in NPPF terms and at the lower end of the scale.

### **Alnwick Conservation Area and the Church of St Paul**

- 6.26 While the proposed development may be perceptible from the beyond the site boundary, and in particular from the streets immediately around the site when leaf cover is absent or less dense, it

is not expected to be a notable feature of Alnwick Conservation Area or within the setting of The Church of St Paul.

- 6.27 The removal of the chimney structure on the east end of the building may be perceptible from the conservation area (where the church can also be experienced). While this would improve the elevation of the listed building, it is unlikely to be a noticeable change from Prudhoe Street or the surrounding land.
- 6.28 The c.1960 extension can be glimpsed at certain times of year from the conservation area, though with the replacement extension being significantly lower in height it will be less noticeable and in, any event, higher quality if it was observed.
- 6.29 Despite the changes being unlikely to be perceptible, they would nonetheless be positive and therefore the effect on the significance of the conservation area would be negligible yet beneficial where perceived. There would be no effect on the significance of the Church of St Paul.

### Hope House and Kincraig

- 6.30 The new extension to the north of the school building will be a feature within the setting of these properties and will be apparent in the outlook from upper floors towards the site. Although the footprint of the new extension will be larger, the reduced height when compared with the existing building, the quality of the design and the treatment of the form and elevations will be an improvement on the existing development. While this would not represent an enhancement to the significance of the listed building, it would preserve its significance.

7.0

## Conclusion

- 7.1 This Heritage Impact Assessment explains the history and evolution of Alnwick and the Duke's School, identifies heritage assets which could be affected by the proposals, assesses their significance and considers the potential effects of the proposals.
- 7.2 The Duke's School is principally of historic and architectural interest but also has communal value. While the school is not in its original location, it played an important social role within Alnwick providing education for the poor and this connection contributes to its importance. Architecturally, the school reflects the wealth of the Duke of Northumberland, the tradition of patronage and the importance placed on education at the turn of the 20<sup>th</sup> Century. The different architectural styles used across the school are typical of the Edwardian period and important features and spaces survive. The two war memorials have communal value.
- 7.3 The c. 1960 changes, which included a new sports hall, classrooms and some internal reconfiguration, are not of historic or architectural interest. Some of the alterations diminished, though did not remove, the special interest of the school.
- 7.4 Its setting extends across its grounds, both to the north and more extensively the south. The areas beyond the grounds are entirely screened by planting. A degree of openness to the south of the school makes a positive contribution to its interest.
- 7.5 The development proposals will preserve these characteristics of the listed building and maintain a degree of openness to the south of the school. The conversion of the building to residential use, supported by development within its grounds, would provide a new use for this currently vacant building and secure its long-term future.
- 7.6 However, the proposals will result in the subdivision of a building which was purpose-built as a school and can continue to be understood and appreciated as such, particularly spatially.
- 7.7 On balance, when considered as a whole, the proposals will result in some harm to the significance of the building, though this would be "less than substantial" in NPPF terms and at the lower end of the scale.
- 7.8 Paragraph 196 of the NPPF requires this harm to be weighed against the public benefits of the proposal, including securing the optimum viable use of the listed building. Appropriate weight should be given to the harm in the decision-making process in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 7.9 The proposals are unlikely to be perceptible from Alnwick Conservation Area. Despite this, they would nonetheless be positive and therefore the effect on the significance of the conservation area would be negligible yet beneficial where perceived. There would be no effect on the significance of the Church of St Paul.
- 7.10 The new extension will be a feature within the setting of Hope House and Kincraig (Grade II) and will be apparent in the outlook from upper floors towards the site though would be an improvement on the existing extension and would preserve the significance of the listed building.

# Appendix 1: Heritage Legislative and Policy Context

This section contains details of the key legislation and national and local policy relevant to the assessment of the effects of the proposed development on heritage assets.

## Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 relates to development within conservation areas and is therefore not relevant to this site.

## National Planning Policy Context

The National Planning Policy Framework (NPPF) sets out national planning policy requirements in relation to heritage assets, recognising that they are an “*irreplaceable resource and should be conserved in a manner appropriate to their significance*” (Paragraph 184).

Applicants are required under Paragraph 189 to describe the significance of any heritage assets affected by an application to a level of detail proportionate to the importance of the asset and “*no more than is sufficient to understand the potential impact of the proposal on their significance*”.

Paragraph 192 notes that, in considering applications, account should be taken of “*the desirability of sustaining and enhancing the significance of heritage assets*”. Paragraph 193 requires “great weight” to be given to an asset’s conservation, irrespective of the extent of harm caused, and confirms that “*the more important the asset, the greater the weight should be*”.

Where there is less than substantial harm to the significance of a designated heritage asset, Paragraph 196 requires the public benefits of the proposal, including securing the optimum viable use of the asset where appropriate, to be weighed against the harm. For substantial harm, there is a higher test set out under Paragraph 195.

Paragraph 197 requires a balanced judgement for applications that affect non-designated heritage assets, having regard to the scale of harm/loss and the significance of the heritage asset.

Paragraph 200 requires local planning authorities to look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. It requires proposals that preserve elements of setting that make a positive contribution to the asset, or better reveal its significance, to be treated favourably.

Planning Practice Guidance also provides further advice on the conservation of the historic environment.

## Development Plan

The development plan comprises the saved policies of the Alnwick District Local Plan (1997), the Alnwick LDF Core Strategy (2007) and the Alnwick and Denwick Neighbourhood Plan (2017).

### **Alnwick District Local Plan (1997)**

The policies relating to listed buildings were not saved but the following saved policies are relevant to this assessment, though may not be consistent with the NPPF:

- Saved Policy BE7 (Design and new development) requires new development to incorporate design features and to be constructed in building materials characteristic to its locality and in keeping with its setting
- Saved Policy BE12 (Protection of landscaped areas) confirms that planning permission will not normally be granted for development which would encroach upon existing areas of open space and landscape within settlements to the detriment of the character or appearance of the settlement

### **Alnwick Core Strategy (2007)**

The following policies from the Core Strategy are relevant, though may not be consistent with the NPPF:

- Policy S3 (Sustainability criteria) requires, as part of wider sustainability objectives, that development should have no significant adverse effects on cultural or historic assets of the district
- Policy S15 (Protection the built and historic environment) states that all development involving built and historic assets or their settings will be required to preserve and, where appropriate, enhance the asset for the future
- Policy S16 (General design principles) states that development will be expected to achieve a high standard of design, reflecting local character and distinctiveness in traditional or contemporary design and materials. Proposals should take full account of the need to protect and enhance the local environment having regard to their layout, scale, appearance, access and landscaping and the principles of good design must be applied.

### **Alnwick and Denwick Neighbourhood Plan (2017)**

The Alnwick and Denwick Neighbourhood Plan sets out objectives in relation to heritage and design which seek to:

- Optimise the potential of heritage in Alnwick and Denwick to contribute to place-shaping and supporting and sustaining the visitor economy, as well as encouraging local people to have a sense of pride, involvement and ownership;
- Protect, conserve and enhance the setting, layout and character of the historic town and village through the integration of high quality development and refurbishment that reflect local and historic design qualities and makes them more people-friendly places for living, working and visiting
- Ensure that the area's historic and architectural design quality is celebrated and promoted to proactively raise the unique heritage profile of Alnwick and Denwick

To achieve these aims, several heritage and design policies are set out in the Neighbourhood Plan. Of relevance to the Duke's School site are:

- Policy HD1 (Protecting landscape setting development) expects development to avoid visual harm to landscape character and setting of Alnwick or the loss of landscape features that contribute to local distinctiveness or historic elements that contribute to landscape character and quality and to the health and well-being of residents and visitors
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- Policy HD2 (Heritage assets at risk) encourages proposals which help to secure a sustainable future for heritage assets which are at risk or threatened by decay and under use
- Policy HD5 (Design in the wider town) encourages development outside of the historic core to various design principles into account

Policy CF5 relates specifically the sites of Lindisfarne and the Duke's Middle Schools. It allocates the land for "*a mix of residential use, community education, open space and recreational uses*". It also requires any proposal for the conversion, extension or alteration of the Duke's School to "*respect the architectural and historic character of the listed building and its setting*".

### Emerging Development Plan

Consultation on a draft of the Northumberland Local Plan took place in July/August 2018 and representations on a 'Publication Draft' will be invited over a six-week period from 30 January to 13 March 2019, before being submitted for examination in May 2019.

As the plan has not yet been the subject of examination, limited weight can be given to its draft policies at this stage.

### Heritage Advice and Guidance

The following additional guidance documents have been reviewed and taken into consideration as part of this assessment:

- Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment (April 2008). This document is currently under review and may become more closely aligned with the definition of significance set out in the NPPF
  - Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (March 2015). This includes the importance of understanding the significance of affected heritage assets and any contribution of their setting to this significance
  - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets (December 2017). This Advice provides a staged approach to proportionate decision-taking
  - Alnwick Conservation Area Character Appraisal. This provides a summary of the historical features and architectural and townscape character of Alnwick Conservation Area
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