



Derwent College and Heslington Hall in 1967 and 2022

DERWENT COLLEGE, BLOCK P **Former Langwith, Grade II** Heritage Statement *July 2022*

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Rebecca Burrows

Head of Heritage (Townscape)

T 01904 803800

M 07741910782

E rebecca.burrows@lanproservices.co.uk

Project Reference: 3697/H
Document Prepared by: Rebecca Burrows BA(Hons) MSc IHBC AssocRTPI
Document Reviewed by:

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York Office

Stanley Harrison House,
The Chocolate Works,
Bishopsthorpe, Road,
York,
YO23 1DE

T +44 (0)1904 803800

Manchester Office

Peter House,
Oxford Street,
Manchester,
Greater Manchester,
M1 5AN

T +44 (0)1617 111740



1. Introduction

- 1.1 Lanpro has been commissioned to produce a Heritage Statement (hereafter HS) in advance of proposals to fully refurbish Block P of the Grade-II listed Derwent College. This report has been produced by Lanpro Services Ltd. Copyright will be vested with Lanpro with the client given rights to distribute this report to relevant consultants and stakeholders. Unless specified, photographs in this report were taken in April 2022.

Site Location

- 1.2 Derwent Block P was built between 1963 and 1967 and was formerly known as Langwith College. The Block comprises a wing of the larger Derwent College complex (Derwent and Langwith were merged in the 2010s), which includes student accommodation, study spaces and communal facilities.
- 1.3 The college is on Campus West, accessed from University Road to the north. Derwent is located at the eastern end of a series of ponds and lakes that run across the campus, and is adjacent to the Grade II* Heslington Hall, dating to the 1850s. Campus West is also designated as a Registered Park and Garden at Grade II.
- 1.4 The University of York is located within Heslington, two miles to the south-east of York city centre. It is a collegiate research university established in 1963 and the campus is approximately 500 acres in size. The University lies within the City of York LPA boundary.
- 1.5 The proposals form a small element of wider, on-going proposals for student accommodation refurbishment on Campus West. Proposals are for internal refurbishment of student bedrooms and kitchens across three floors and conversion of offices to additional bedrooms. This will include replacement of the modern flat-roof covering, replacement of 1990s UPVC windows with higher quality, aluminium double-glazed units, asbestos removal and conservation of the stairwells which retain historic fabric.

Purpose and Scope

- 1.6 The purpose of a HS is to assess the significance of a heritage asset(s) and/or their settings affected by a development, as to make an assessment of the impacts of that development upon the assets affected. It is intended to meet the requirements of para 194 of the National Planning Policy Framework (NPPF, 2021) which *'require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'* A heritage statement is not an advocacy document, seeking to justify a scheme which has already been designed; it is intended to be *'an objective analysis of significance, an opportunity to describe what matters and why, in terms of heritage significance'* (Historic England 2019).
- 1.7 The following HS is intended to achieve the above aims and will provide an assessment of the heritage significance of above ground heritage assets (buildings, structures and areas of heritage interest) within the study site and immediate context of the proposed development (hereafter the 'study area'). The professional expert opinion of the report's authors has been used to assess heritage significance, based on historic, archaeological, architectural or artistic interest. The report provides a heritage impact assessment of the proposed development. Where relevant, it also considers the contribution of setting to the significance of designated assets both for the study site and within the wider study area (e.g. views to and from listed buildings and conservation areas). This HS does not address buried heritage assets (archaeological remains).

Aims and Objectives

1.8 The aim of this HS is to assess the impact of the proposed development and to provide a suitable strategy to mitigate any adverse effects, if required, as part of a planning application. The aim is achieved through six objectives:

- Identify the presence of any known or potential heritage assets that may be affected by the proposals;
- Describe the significance of such assets, in accordance with the National Planning Policy Framework (NPPF), taking into account factors which may have compromised an asset survival or significance;
- Determine the contribution to which setting makes to the significance of any sensitive (i.e. designated) heritage assets;
- Assess the likely impacts upon the significance of the asset(s) arising from the proposals;
- Assess the impact on how designated heritage assets are understood and experienced through changes to their setting; and
- Provide recommendations for further investigation and/or mitigation where required, aimed at reducing or removing any adverse effects.

2. Planning Framework

- 2.1 In considering any planning application for development, the local planning authority will be guided by current legislation, the policy framework set by government planning policy, by current Local Plan policy and by other material considerations.
- 2.2 The National Planning Policy Framework (NPPF 2021) states that planning applications should consider the potential impact of the development upon heritage assets which includes both designated heritage assets (for example listed buildings and conservation areas) and non-designated heritage assets usually comprising assets recorded on a Local List or the Historic Environment Record.

Current Legislation

- 2.3 The Planning (Listed Buildings and Conservation Areas) Act 1990 provides for the protection of listed buildings and conservation areas and is largely expressed in the planning process through policies in regional and local planning guidance, as outlined below. This Act is the primary legislative instrument addressing the treatment of listed buildings and conservation areas through the planning process.
- 2.4 Section 66 of the 1990 Act states that ‘...in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’.
- 2.5 Section 72 then adds that ‘...with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’.
- 2.6 As far as Section 72 is concerned, it has previously been established by the Courts that development which does not detract from the character or appearance of a conservation area is deemed to be in accordance with the legislation. In other words, there is no statutory requirement to actively ‘enhance’.
- 2.7 Buildings on the list are graded to reflect their relative architectural and historic interest, based on the below:
- Grade I buildings are of exceptional interest;
 - Grade II* buildings are particularly important buildings of more than special interest;
 - Grade II buildings are of special interest, warranting every effort to preserve them.
- 2.8 In addition to the statutory criteria for listing, i.e. architectural and historic interest, and group value, the following general principles are also considered by the Secretary of State when determining if a building is suitable for addition to the list of building of special architectural and historic interest:
- 2.9 **Age and rarity:** the older a building is, and the fewer the surviving examples of its kind, the more likely it is to have special interest. The following chronology is meant as a guide to assessment; the dates are indications of likely periods of interest and are not absolute. The relevance of age and rarity will vary according to the particular type of building because for some types, dates other than those outlined below are of significance. However, the general principles used are that:
- Before 1700, all buildings that contain a significant proportion of their original fabric are listed;
 - From 1700 to 1840, most buildings are listed;

- After 1840, because of the greatly increased number of buildings erected and the much larger numbers that have survived, progressively greater selection is necessary;
 - Particularly careful selection is required for buildings from the period after 1945;
 - Buildings of less than 30 years old are normally listed only if they are of outstanding quality and under threat.
- 2.10 **Aesthetic merits:** the appearance of a building, both its intrinsic architectural merit and any group value, is a key consideration in judging listing proposals, but the special interest of a building will not always be reflected in obvious external visual quality. Buildings that are important for reasons of technological innovation, or as illustrating particular aspects of social or economic history, may have little external visual quality.
- 2.11 **Selectivity:** where a building qualifies for listing primarily on the strength of its special architectural interest, the fact that there are other buildings of similar quality elsewhere is not likely to be a major consideration. However, a building may be listed primarily because it represents a particular historical type in order to ensure that examples of such a type are preserved. Listing in these circumstances is largely a comparative exercise and needs to be selective where a substantial number of buildings of a similar type and quality survive. In such cases, the Secretary of State's policy is to list only the most representative or most significant examples of the type.
- 2.12 **National interest:** the emphasis in these criteria is to establish consistency of selection to ensure that not only are all buildings of strong intrinsic architectural interest included on the list, but also the most significant or distinctive regional buildings that together make a major contribution to the national historic stock. For instance, the best examples of local vernacular buildings will normally be listed because together they illustrate the importance of distinctive local and regional traditions. Similarly, for example, some buildings will be listed because they represent a nationally important but localised industry, such as shoemaking in Northamptonshire or cotton production in Lancashire.
- 2.13 **State of repair:** the state of repair of a building is not a relevant consideration when deciding whether a building meets the test of special interest. The Secretary of State will list a building which has been assessed as meeting the statutory criteria, irrespective of its state of repair

National Planning Policy Framework

- 2.14 Section 16 of the NPPF, entitled '*Conserving and enhancing the historic environment*' provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets.
- 2.15 Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment, and
 - Conservation of England's heritage assets in a manner appropriate to their significance.
- 2.16 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 194 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the

proposal upon the significance of that asset. This is supported by paragraph 195 which states that LPAs should take this into account when considering applications.

- 2.17 Paragraphs 199-202 consider the impact of development proposals upon the significance of designated heritage assets. Paragraph 199 states that where a development is proposed that would affect the significance of a designated heritage asset, great weight should be given to the asset's conservation and that the greater an asset's significance, the greater this weight should be. Paragraph 202 emphasises that where a proposed development will lead to less than substantial harm to the significance of a designated heritage asset, this should be weighed against the public benefits of the scheme, bearing in mind the great weight highlighted in Paragraph 199.
- 2.18 Heritage Assets are defined in Annex 2 of the NPPF as: *'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).'*
- 2.19 A Designated Heritage Asset comprises a *'World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation'*.
- 2.20 Significance is defined as: *'The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*
- 2.21 In short, government policy provides a framework which:
- Protects nationally important designated heritage assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions; and
 - Provides for the excavation and investigation of sites not significant enough to merit *in situ* preservation.

National Planning Practice Guide

- 2.22 The National Planning Practice Guidance (NPPG) is a web-based resource which is to be used in conjunction with the NPPF. It is aimed at planning professionals and prescribes best practice within the planning sector. The relevant section for heritage is entitled 'Conserving and enhancing the historic environment'. The guidance given in this section is effectively a condensed version of the PPS5 Practice Guide and sets out best practice when applying government policy in the NPPF. It provides an interpretation for each of the interests assigned to heritage assets in understanding its significance; archaeological, architectural and artistic, and historic.

Professional Guidance

- 2.23 In addition, the following publications are of particular relevance to this heritage statement:
- The Chartered Institute for Archaeologists (CIfA) Standard and Guidance for Historic Environment Desk-based Assessment (2014).
 - English Heritage publication Conservation Principles (2008).

- The Historic England publication Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment (2015).
- The Historic England publication Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets (2017).
- The Historic England advice note, Statement of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12 (2019).
- The British Standard: Guide to the Conservation of Historic Buildings 7913:2013 (2013).

Local Policy

2.24 **York Local Development Plan, 2005:** The York Local Development Plan (draft document, unadopted, 2005) states that:

Within or adjoining conservation areas, and in locations which affect the setting of listed buildings, scheduled monuments or nationally important archaeological remains (whether scheduled or not), development proposals must respect adjacent buildings, open spaces, landmarks and settings and have regard to local scale, proportion, detail and materials. Proposals will be required to maintain or enhance existing urban spaces, views, landmarks, and other townscape elements, which contribute to the character or appearance of the area.

Proposals should consider the following:

- *The existing landforms and natural features*
- *The scale and proportion of existing buildings and structures, building lines and heights, rhythm and vertical/horizontal emphasis within the street scene. Abrupt changes in building heights, lines and elevational design are only acceptable where significant benefits to the historic townscape can be demonstrated*
- *The need to avoid the amalgamation of traditional plots and the creation of large, undifferentiated single-use buildings, where it would detract from the character and appearance of a conservation area*
- *Opportunities to improve the character and appearance of conservation areas*
- *The detailed design of new buildings and of extensions to existing buildings*

2.25 **York Heritage Topic Paper:** Produced by CYC, this document provides the evidence base that underpins the Local Plan policy process and was updated in 2013. The document provides an assessment of the principal characteristics of the historic core of York, which have been defined as:

- Strong urban form
- Compactness
- Landmark monuments
- Architectural character
- Archaeological complexity
- Landscape and setting

- 2.26 **York Area of Archaeological Importance (AAI):** York is one of 5 cities that has been designated as an 'Area of Archaeological Importance' (AAI) under Part 2 of the Ancient Monuments and Archaeological Areas Act 1979. The AAI controls works that include:
- Disturbance of ground (including work by Utilities)
 - Tipping on the ground
 - Flooding of the ground
- 2.27 Designation helps to prevent important archaeological sites from being damaged or destroyed without at least allowing for some investigation and recording first. An operations notice must be completed and submitted to CYC 6 weeks prior to commencement of works.
- The University of York Campus West falls outside this AAI.
- 2.28 **University of York Masterplan and Conservation Management Plan:** The University of York has recently prepared a masterplan called Campus for the Future, which includes aims such as high-quality research space, teaching-focused environments, vibrant community, sustainability and accessibility, efficiency and effectiveness and engaging vistas and routes.
- 2.29 Current projects as part of this vision include new residences, accommodation refurbishment, a campus nursery, a market square development, central hall refurbishment and expansion of the energy centre.
- 2.30 In 2018, Historic England assessed whether the University of York Campus West met the criteria for listing and subsequently, designated a number of campus buildings and the designed landscape. Prior to this, there were no designations offering protection to the 1960s site. The list descriptions are enhanced versions which include history, special interest and descriptions.
- 2.31 The University of York is currently preparing a conservation management plan (CMP) to ensure all projects are underpinned by a heritage-led approach to change. In 2022, this remains in development but its authors and a draft of the document have been consulted as part of this application.
- 2.32 The significance of Former Langwith set out within this report aligns with the assessment provided within the CMP.

3. Methodological Approach

Definition of Significance

3.1 Significance can be defined as the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting (NPPF 2021).

Assessment of Significance

3.2 This methodology for assessing significance complies with the tests and requirements of the *National Planning Policy Framework* (NPPF 2021) under which a description of the significance of a site, particularly those areas affected by the proposals, must be provided to support any planning applications.

3.3 This heritage statement sits within the legislative and policy framework of *the Planning (Listed Buildings and Conservation Areas) Act 1990* and the *National Planning Policy Framework* (2021). It draws upon national guidance such as *Planning Policy Guidance* (Historic Environment) and *Historic England’s Conservation Principles* (2008) and various Advice Notes. International guidance is also of use within the cultural heritage management field, including the *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties* (ICOMOS 2011) and the high-level principles set out within the *Burra Charter* (ICOMOS 2013).

3.4 Our assessment follows the staged approach to decision-making set out within *Historic England Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019):

1. Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits
2. Understand the significance of the asset(s)
3. Understand the impact of the proposal on that significance
4. Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF
5. Look for opportunities to better reveal or enhance significance

Articulating Special Interest

3.5 Special interests encompass the criteria that Historic England are obliged to consider when statutorily designating heritage assets. They are defined as below in the NPPF (2021). There are no single defining criteria that dictates the overall asset significance; each asset is evaluated against this range of criteria on a case-by-case basis. These values are not restrictive but are identified in order to help establish a method for thinking systematically and consistently about the heritage values that can be ascribed to a place and contribute to a heritage asset’s significance.

Special Interest	Definition
Architectural and Artistic Interest	Derives from a contemporary appreciation of an asset’s aesthetics. Architectural interest is an interest in design, construction, craftsmanship and decoration of buildings and structures. Artistic interest can include the use, representation or influence of historic places or buildings in artwork. It can also include the skill and emotional impact of works of art that are part of heritage assets or assets in their own right.

Historic Interest	The way in which an asset can illustrate the story of past events, people and aspects of life (illustrative value, or interest). It can be said to hold communal value when associated with the identity of a community.
Archaeological Interest	The potential of an asset to yield evidence of past human activity that could be revealed through future investigation. Archaeological interest includes above-ground structures, as well as earthworks and buried or submerged remains.

3.6 A range of relative values can also be placed upon components of a heritage asset in order to refine and better articulate the special interest of a place. It offers a ‘traffic light’ system of heritage significance so as to support informed decision making.

Relative Significance	Description
Outstanding	Elements of the place that are of key national or international significance, being among the best or only surviving examples of an important type of monument, or being outstanding representatives of important social or cultural phenomena.
Considerable	Elements that constitute good and representative examples of an important class of monument (or the only example locally), or that have a particular significance through association (although surviving examples may be relatively common on a national scale) or that make major contributions to the overall significance of the monument.
Moderate	Elements that contribute to the character and understanding of the place, or that provide a historical or cultural context for features of individually greater significance.
Minor	Elements that are of minor value in general terms, or have little or no significance in promoting understanding or appreciation of the place, without being actually intrusive.
Uncertain	Elements that have potential to be significant (e.g. buried archaeological remains) but where it is not possible to be certain on the basis of the evidence currently available.
Intrusive	Items that detract visually from or that obscure understanding of more significant elements. Recommendations may be made on their removal or on other methods of mitigation.

Definition of Setting

3.7 Setting, as a concept, was clearly defined in PPS5 and was then restated in the NPPF which describe it as: *‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’*

Assessment of Setting

3.8 Historic England’s *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (2017) offers guidance for initial baseline analysis of the heritage significance in any selected view, followed by assessment of the impact on that significance of particular development proposals. When assessing setting as part of this heritage statement, the following staged approach will be undertaken:

- Step 1: Identify which heritage assets and their settings are affected;

- Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on ability to appreciate it;
- Step 4: Explore ways to maximise enhancement and avoid or minimise harm; and
- Step 5: Make and document the decision and monitor outcomes.

3.9 The production of this heritage statement has taken into account the physical and sensory surroundings of the asset, in order to understand the contribution ‘setting’ makes to the heritage significance of the asset(s). It also considers how the asset is currently experienced and understood through its setting, in particular views to and from the asset and the site, along with key views, and the extent to which setting may have already been compromised.

Assessment of Impact

3.10 Heritage impact is defined as the potential level of harm or benefit to special architectural or historic interest caused by a proposed development. The NPPF stresses that impacts on heritage assets should be avoided and if it cannot be avoided, it should be minimised or mitigated.

3.11 The NPPF does not prescribe a format or title for analyses of heritage significance and/or impact; however, this report sets out a methodology for assessing impact that complies with the tests and requirements of the National Planning Policy Framework (NPPF 2021), under which a description of the significance of a site, and the impact of proposals must be provided to support a planning application (NPPF:189).

3.12 Where a proposed development will lead to *substantial or less than substantial* harm, the heritage statement will articulate this harm and which aspects of special interest it is impacting. The benefits of any proposals will also be articulated. This approach allows informed decisions about an acceptable level of harm by providing clear and convincing justification for any benefits or enhancements. The table below offers a basic traffic light system of levels of relative harm that could be identified within proposals for change.

Relative level	Description
Major	High adverse impact. This does not exclusively equate to substantial harm or total loss, although this will of course represent a major impact
Moderate	Medium adverse impact
Minor	Low adverse impact
Negligible	None or very limited impact
Beneficial	Social, economic or environmental public benefits

Mitigating Harm and Identifying Enhancements

3.13 The impact assessment also sets out how design decisions during project development have been made in the interest of the heritage asset to avoid harm, and if this is not possible, how risk has been mitigated or minimised through design changes.

Justifying Against Public Benefits

- 3.14 Any level of harm is required to be weighed against the public benefits of a scheme to remain compliant with national planning policy. This heritage statement identifies where proposals may enhance significance or provide sustainable development. These public benefits can be economic, social or environmental and this final section of the report will offer a judgement on whether the benefits of the proposals are considered to outweigh any identified harm.

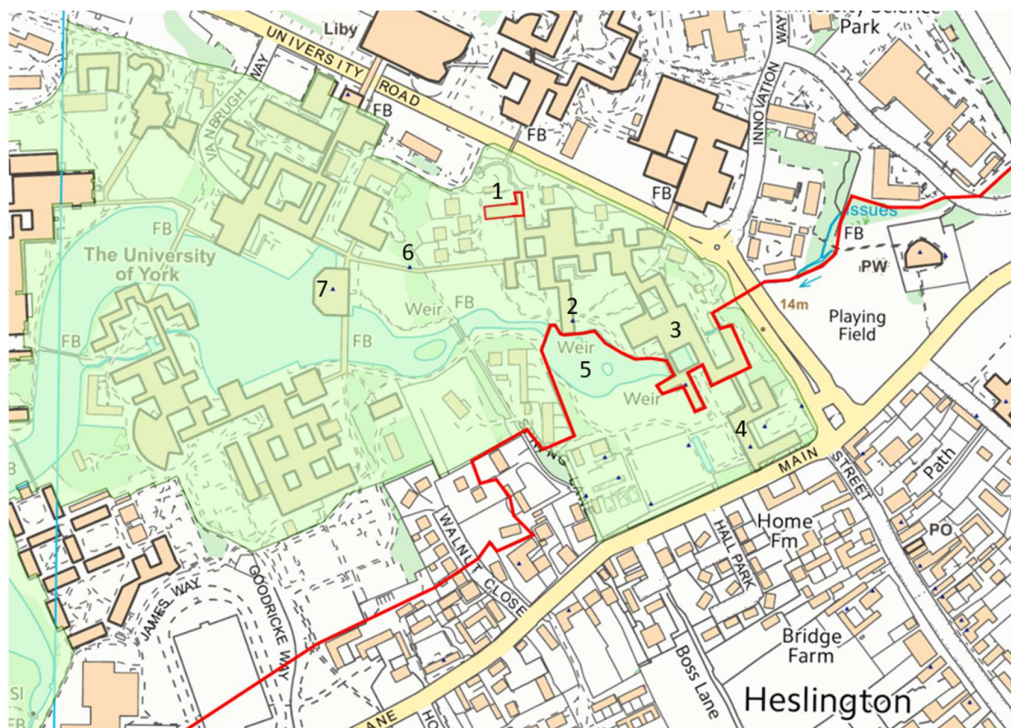


View of the central hall and Vanbrugh College, showing the distinctive pyramidal rooflights of the York University CLASP system.

4. Understanding

Heritage Designations

- 4.1 Derwent Block P forms part of the wider Grade-II listed structure of former Langwith College at the University of York. It is located at the far north-western corner of the building. Former Langwith is now physically connected to the former Derwent College further to the south-east, which is also Grade II. Together, these structures form what is now known as Derwent College.
- 4.2 Derwent College (the modern iteration) is located within Campus West, which has been designated at Grade II as a Registered Park and Garden (RPAG). This covers the designed landscape, within which the built structures form part of its setting.



Designations plan showing those heritage assets within the setting of Derwent Block P on Campus West. Red line shows the boundary of the conservation area (to the south).

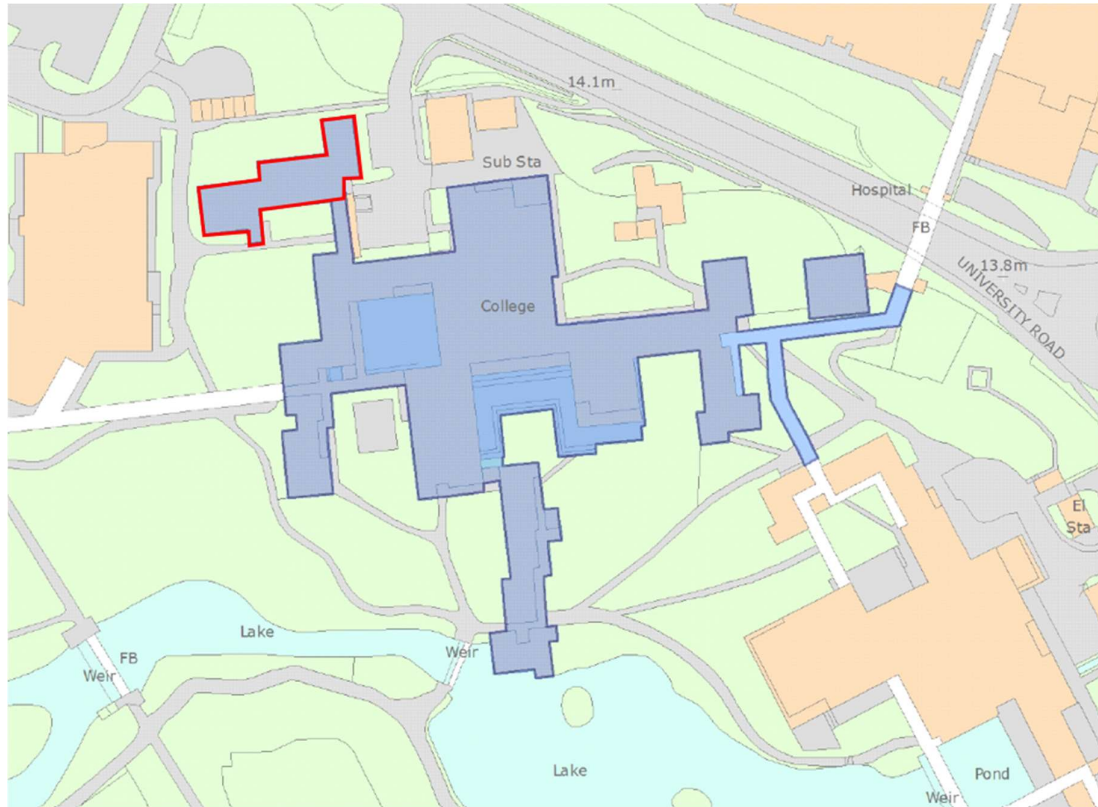
- 4.3 A number of listed buildings also form the setting of former Langwith, including the Grade II* listed Heslington Hall, which pre-dates the university. A covered walkway from Langwith to Vanbrugh College is separately listed at Grade II and the central hall is also Grade II.
- 4.4 The Heslington village Conservation Area was designated in 1969 and is drawn tightly around the edge of Derwent College but includes Heslington Hall. Its designation and alterations to boundaries all appear to have been in reaction to university expansion rather than as a tool to protect the campus itself. Nevertheless, the impact of any proposals on its setting should be considered.

Summary of Designations

No.	Asset name	Designation	Date designated	NHLE
1	Derwent Block P (forms part of former Langwith)	Grade II (part)	August 2018	1457043
2	Former Langwith College, University of York	Grade II	August 2018	1457043
3	Derwent College, University of York	Grade II	August 2018	1457040
4	Heslington Hall	Grade II*	November 1955	1148497
5	University of York Campus West designed landscape	Grade II RPAG	August 2018	1456517
6	Covered walkway linking the former Langwith College to Central Hall and Vanbrugh College, University of York	Grade II	August 2018	1456641
7	Central Hall, University of York	Grade II	August 2018	1456551
8	Heslington Conservation Area	CA	1969	n/a

Condition and Use

- 4.5 Former Langwith College is now part of Derwent College, and together, they form the founding colleges of the University of York. Named after the river Derwent, the college houses around 600 residents and has common rooms, laundry rooms, student union bars and cafes, lecture rooms, offices, dining hall and reception.
- 4.6 Originally designed as a mixed-use space with seminar rooms interspersed with study bedrooms, the majority of spaces are now student accommodation. The accommodation generally comprises study bedrooms with shared bathroom and kitchen facilities, with about 15 students sharing a kitchen and five students sharing a shower/WC. Bedrooms are clustered in 8-1- rooms along a corridor with a shared kitchen.
- 4.7 The Derwent Block P layout includes two clusters of bedrooms and kitchens on each of the three floors. A central staircase provides access, while to the east is an area of seminar rooms and an additional staircase. The teaching rooms/offices contained within the flanking wing range from two on the ground floor to four on the floors above.
- 4.8 The 1960s layout of shared bathrooms was altered in the 1990s to provide ensuite rooms, with the corridors made narrower and bathroom 'pods' inserted into each bedroom.
- 4.9 The college is managed by University of York facilities management, who are also responsible for major refurbishments. Derwent Block P was fully refurbished in the 1990s, which resulted in replacement of all 1960s partitions, windows, fixtures and fittings, M&E and decorative finishes. Other parts of former Langwith and Derwent have been less significantly altered than Block P.



Designations plan showing former Langwith College in blue on the left, with Derwent Block P highlighted in red.

Descriptions

Exterior

- 4.10 Former Langwith College was built from 1963 to 1967, the majority of which was complete by 1965, with Block P added as an extension in 1967. The college was built using Mark 3B of the CLASP (Consortium of Local Authorities Special Programme) system, a pre-fabricated, modular system using cold-rolled steel frames clad in pre-cast concrete panels. Built by job architect Alan Crawshaw (the architect also responsible for Derwent), Langwith was built across three floors on a similar layout across each floor. The steel frame supported a felt-covered flat roof, and in communal areas, pyramidal skylights were used to provide light and add interest. Bedrooms facing onto the lakes also had some projecting 'oriel' windows to increase light, although more of these are found in Derwent. The concrete wall panels were finishes in a grey Trent River Gravel exposed aggregate. The original windows were in softwood with aluminium opening lights and coloured vitreous enamel panels below. The entrance link block (outside project scope) has a sculptural concrete panel.



Derwent Block P viewed from the north and from adjacent to the escape stairs to the south

- 4.11 Derwent Block P was a slightly later addition to the college but was built using the same CLASP system design and materials. In the 1990s, the original steel-framed windows were replaced with uPVC, with white panels below. The block is designed to be viewed within its setting of the lake and is less successful from the north-east (Montagu Evans, CMP draft 2022), where it has little engagement with the road and free-standing garages have also been added.



View of Derwent Block P on the left (with window replacements) and the originals on the right.

Interiors

- 4.12 There are four residential blocks – J, K, M and P. The majority of former Langwith and Derwent College retain elements of historic layout, with shared bathroom and toilet facilities. However, Block P was substantially refurbished in the 1990s to provide study bedrooms with *ensuite* facilities. This led to radical alterations to the 1967 plan form, through loss of the central corridor with adjacent bathrooms, as well as the communal living space and several larger, double bedrooms.



Modernised student accommodation within Derwent Block P – kitchen and bedroom

- 4.13 The 1990s alterations were partly driven by the need to remove asbestos from the building, which was a key component of the CLASP system, with asbestos being found in the insulated boards lining the steel columns. These were generally found around windows and in the outer wall construction, and were liable to crumble as they aged. Refurbishment saw the removal of all wall partitions internally (although some were built back in the same location as before), removal of all fixtures and fittings, flooring, ceilings and finishes.



Corridor spaces within Derwent Block P – all fabric replaced in the 1990s

- 4.14 The central communal stairwell to the south of Block P was not subject to the sweeping refurbishment of the 1990s, with much of its original fabric and character surviving intact. The partitions between the stairwell and the bedrooms blocks on each floor is original, although the glazed panels have been replaced with timber. The entrance door with timber and glazed panels was replaced in the 1990s and 2014 (ME, CMP 2022).

- 4.15 The furthest block to the north-east contains an additional stairwell and a number of rooms (two on the ground floor, four on the first and second floor) joined to the main block by a linear corridor. On the ground floor was originally a seminar room and a staff room. Above was a seminar room, kitchen and bathroom on each floor.
- 4.16 The spaces are now used as offices and have been altered, particularly on the first and second floors, with doorways moved and wall partitions adjusted. It is believed that this area was refurbished in the 1990s and again in the 2000s and that original internal fabric was stripped out, with the current wall partitions also being modern insertions.

Block P Survivals

- 4.17 The only survivals noted as part of a site survey in April 2022 were those within the central communal stairway, including a timber partition (possibly glazed originally, now infilled) and the original stair. This has pre-cast concrete stair treads and landing units fixed to steel stringers and landing beams, raking steel balustrades, timber handrails and original rubber treads to the stairs and landings.
- 4.18 Bedrooms and kitchens have been thoroughly modernised and all original windows replaced. Bathroom ‘pods’ with incorporated services have been inserted into the far corner of each bedroom, altering the original proportions of the rooms.



Communal spaces in Derwent Block P – original stairwell and modernised reception lobby leading to the seminar rooms

- 4.19 The list description for former Langwith states that the college has retained much of its original internal layout and floor plan, although with some change in use. This partly applies to Block P, where the external envelope and the *location* of some bedroom partitions remain original, but the layout of the spine corridors and communal spaces have been substantially altered, with all internal fabric replaced. The seminar rooms are now used as offices and teaching spaces, but have been substantially refurbished and modernised. None of the partitions between these rooms remain in their original location.

- 4.20 Surviving original fixtures and fittings noted in the list description throughout the rest of the college include linoleum floors, flush timber doors and glazed softwood doors, plasterboard or plastic-faced plywood partitions, softwood glazed screens and plasterboard or timber suspended ceilings. None of these features have been identified in Block P beyond those mentioned above, in the stairwell.
- 4.21 The list description notes that the bedrooms of the northwest block ('P') have had modern *ensuite* bathrooms inserted, which are not of special interest. It also notes that pursuant to s1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the fixtures and fittings within the study bedrooms and flats, communal kitchens, laundry rooms, showers and bathrooms, computer rooms, seminar room and offices are not of special interest.

Historic Development

- 4.22 In 1958, Heslington Hall was secured by benefactor John Bowes Morrell as the site of a new University for York. Heslington Hall has 16th century origins but was rebuilt in the 1850s and is Grade II*. The master planners Robert Matthew, Johnson-Marshall and Partners (RMJM) were appointed in 1961-1962, with Stirrat Johnson-Marshall and Andrew Derbyshire as partners in charge. A younger RMJM partner, Maurice Lee, produced the landscape design in conjunction with Herbert Francis (Frank) Clark, who was previously landscape architect to the Festival of Britain and a co-founder of the Garden History Society.



OS map, Surveyed / Revised: 1930 to 1957, Published: 1958 – overlaid with the current map and Derwent Block P shown in red.

- 4.23 RMJM specialised in public sector work throughout the 1960s and was the only architectural practice to design four universities: York, Bath, Stirling, and the University of Ulster at Coleraine.
- 4.24 A key aspect of their design was the collegiate system, which allowed for self-contained units of students to be developed quickly from day one, and repeated as necessary as numbers increased. This was in contrast to many other universities being built at the same time, such as University of East Anglia and Sussex favouring the 'megastructure'. The low-scale, collegiate-style plan included small blocks with teaching facilities and residential

accommodation combined to create a 24-hour atmosphere within a verdant landscape. The aim was to provide for the social and psychological well-being of the students by generating a sense of community. As they extended the campus westwards away from the hall, the design included for a series of ponds to manage the high water table on the site.



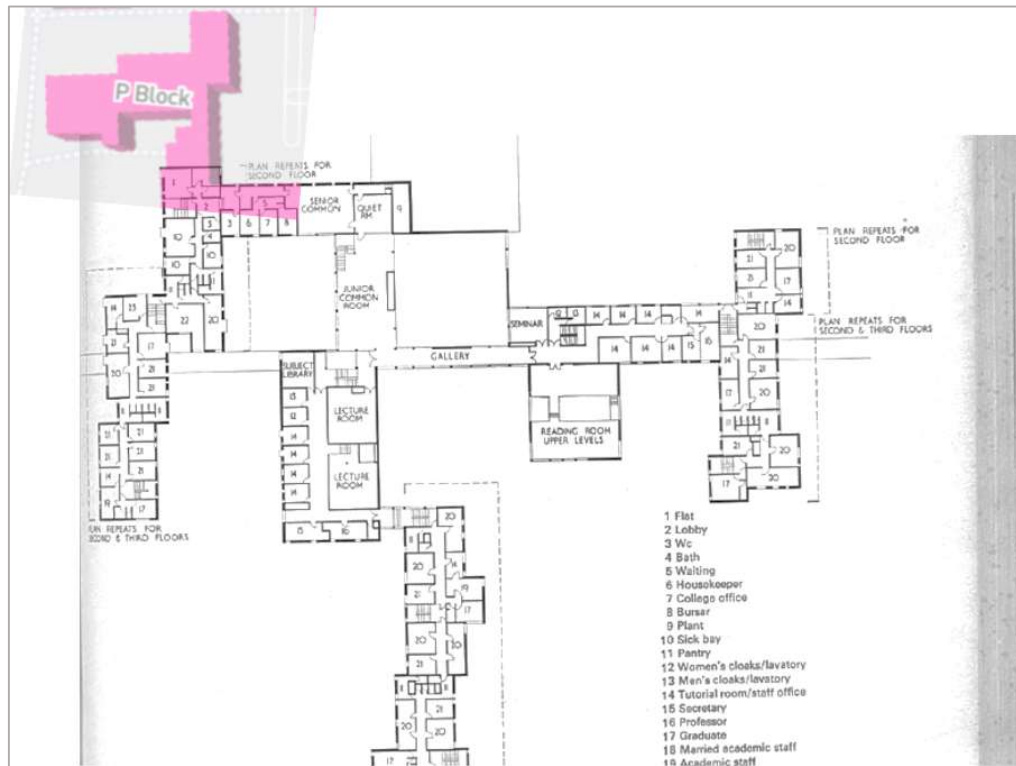
View of Derwent (right) and former Langwith (left), now all part of Derwent College. Block P is out of sight on the left.

- 4.25 In the initial phase, Heslington Hall converted to an administrative centre between 1963 and 1965. Former Langwith College was also built between 1963 and 1965 as part of the first phase of new buildings of the University of York Development Plan, which also included Derwent College and the chemistry department.
- 4.26 Langwith College (of which Derwent Block P forms a part) provided combining teaching and social facilities and residential accommodation in a single college for 400 people, including 300 undergraduates, of whom about 200 were provided with study bedrooms.



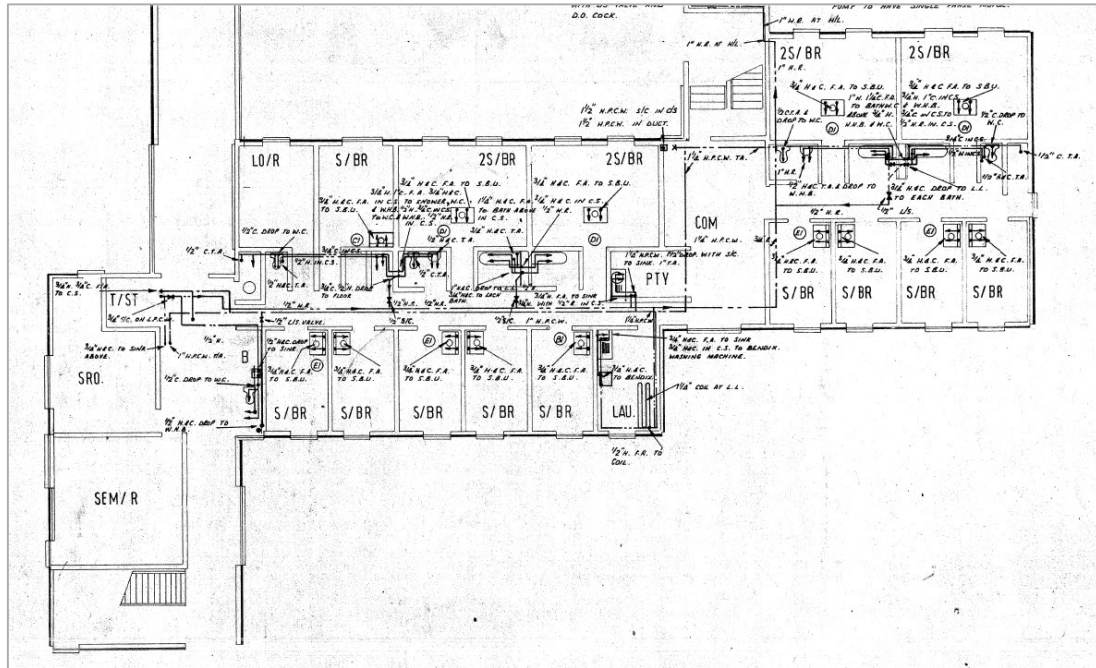
A Student Room in Derwent in the 1960s

- 4.27 Construction was using the CLASP system (Consortium of Local Authorities Special Programme). This concept was informed first by Johnson-Marshall in 1946 to 1947 in Hertfordshire and then developed fully in 1954 to 1956 in Nottinghamshire. It was designed to deal with shortages of labour and expensive materials after WWII, as well as to deal with poor ground conditions including waterlogged sites and coal mining subsidence.
- 4.28 The CLASP system uses a prefabricated system using steel frames and concrete panels. This reached the peak of its success in the early 1960s, as an economical, flexible system that was efficient and also followed the modernist architectural ideals of high-quality public design. Former Langwith and Derwent were constructed using Mark 3B, which had improvements to the windows. Distinctive features included the oriel windows, pyramidal roof lights and the grey Trent River Gravel exposed aggregate finish, which was specific to York University.

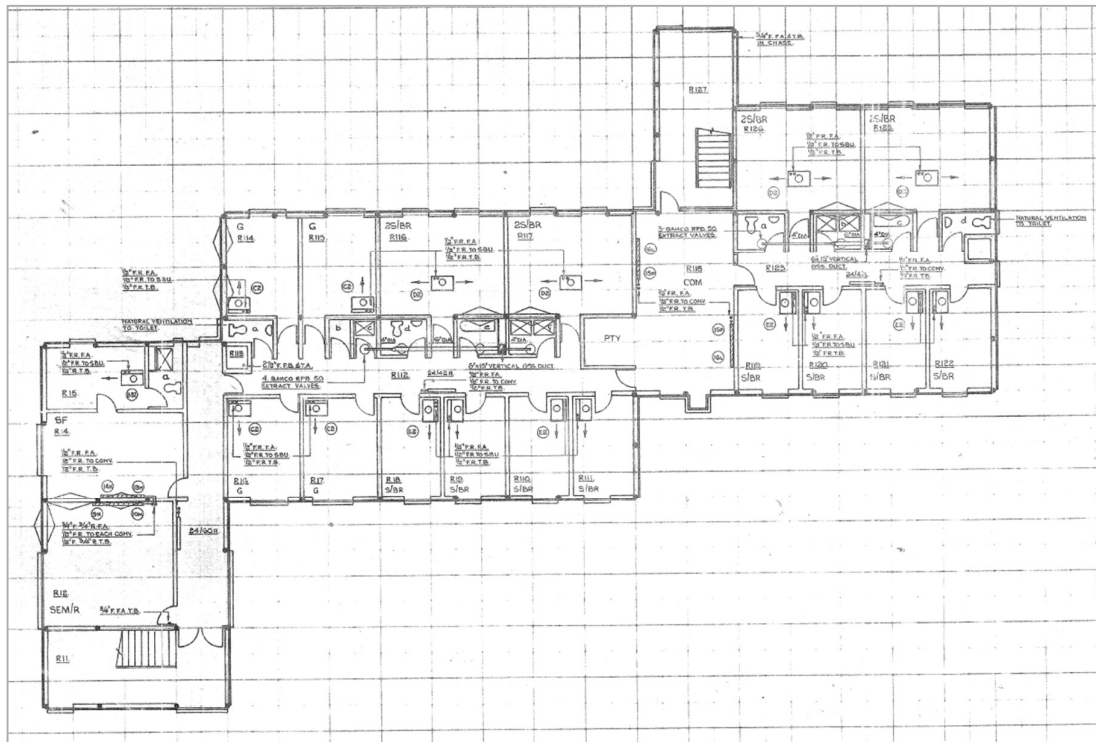


Original floor plan and room uses from former Langwith, showing the location of Block P, which appears not to have originally been built in 1965.

- 4.29 An original floor plan of former Langwith does not include a depiction of Block P, indicating that this was constructed slightly later than the earliest 1963 to 1965 date of main college block. An M&E drawing of the 'College II extension' by Shepherd Engineering in March 1967 depicts the 'as fitted layout of M&E services on the ground floor', indicating that it had recently been constructed and fitted out.
- 4.30 A substantial refurbishment programme was carried out in the 1990s to remove asbestos (although this was not carried out to current standards) and improve the student facilities. Windows were replaced with double-glazed uPVC and *ensuite* bathrooms were installed. Further refurbishments were carried out in the 2010s to modernise communal spaces, replace doors and for additional asbestos removal.
- 4.31 The college remains in its original use in 2022 but was combined into a single college before 2018. The foyer was converted into a café and bar and the kitchen partly converted into an audio-visual centre.



1967 M&E fit out plan for the ground floor 'College II' extension, which is now the Block P of Derwent College. South to top.



April 1967 heating and ventilation drawing of the 'College II extension' by Robert Matthew, Johnson-Marshall & Partners Architects. This shows the first floor and is identical to the second floor.

5. Heritage Significance

- 5.1 Derwent Block P forms the north-west corner of the Grade-II listed former Langwith College at the University of York. It is a residential wing of one of two original college buildings built between 1963 and 1967 for the newly formed University of York on the Heslington Hall campus (now Campus West).
- 5.2 Former Langwith College was built in 1963-65 to designs of the architects Robert Matthew, Johnson-Marshall & Partners (RMJM), with Stiratt Johnson-Marshall and Andrew Derbyshire as the partners in charge, in association with the CLASP development team. Block P has the same Mark 3B CLASP construction but was built slightly later in 1967.



Building B of Derwent College in 1967

- 5.3 The college was designed as a mixed-use space with study bedrooms, academic offices, seminar rooms and communal facilities for students. It was built in a collegiate style to allow for each college to function as a self-contained unit that could be replicated again as students increased.
- 5.4 These principles of rapid growth, economical and easy-to-construct buildings and a green campus were significant as part of a wave of new universities of the mid-20th century. This improved access to higher education marked the highpoint of publicly funded architecture in post-war Britain and offered a combination of innovative teaching facilities, social amenity, and residential accommodation.

Special Interest of Former Langwith College

Historic interest:

- As one of a wave of new universities that improved access to higher education and marked the highpoint of publicly-funded architecture in post-war Britain;
- As a physical manifestation of the University of York Development Plan, which was heralded as the beginning of contemporary university planning in Britain.

Architectural interest:

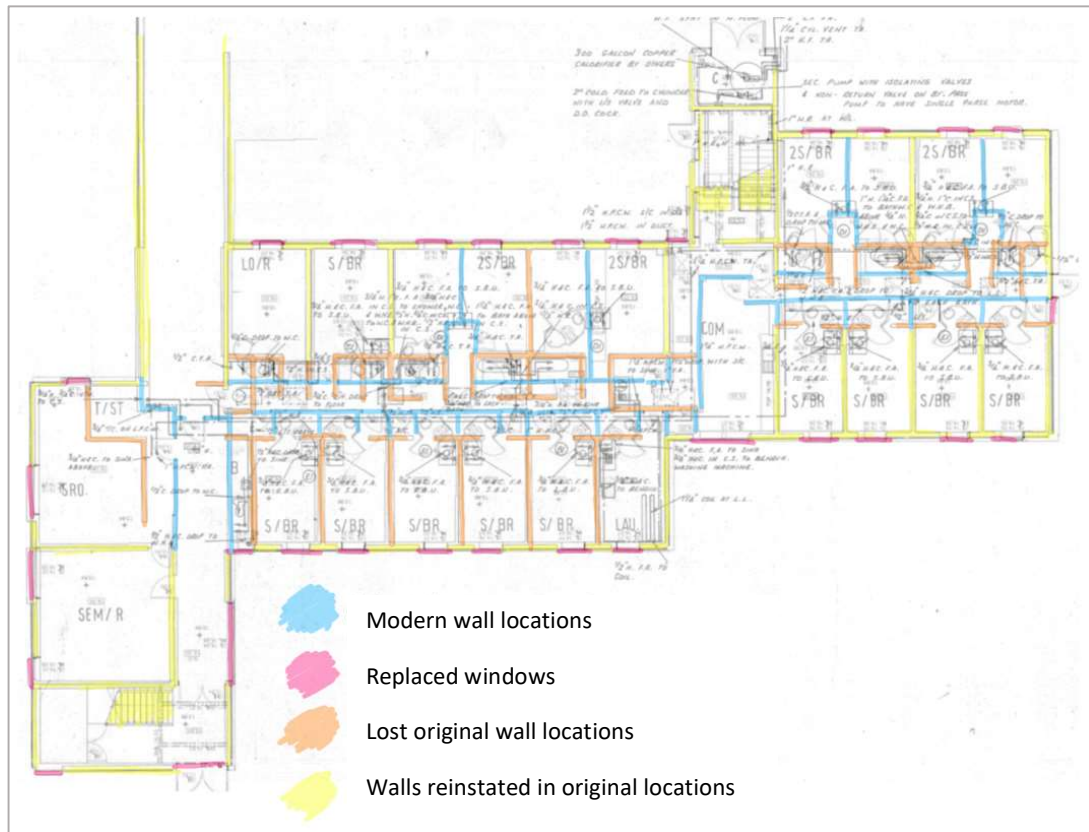
- The University of York is arguably the greatest work of the influential architects Sir Stiratt Johnson-Marshall and Sir Andrew Derbyshire of RMJM, the only practice to design four universities in Britain;
- For the innovative combination of teaching and social facilities as well as residential accommodation in a single college, enabling it to instantly function
- As a university and allow for expansion by adding further colleges on the same principles;
- Langwith and Derwent colleges were the first university buildings to be erected using the CLASP prefabricated system, a model for a rapidly built, economical and standardised form of welfare state architecture, which had never been used on this scale before;
- The relationship of massing and height of Langwith college to its neighbour in Derwent, to Heslington Hall, and the landscape, as well as its layout, is exceptionally well-thought-out;
- For the seven sculptural relief panels by the artist Fred Millett, which add flourish to the main pedestrian walkway.

Group value:

- With the Grade II*-listed Heslington Hall, as well as the covered walkway to the west of the college, Derwent College, Central Hall, two sculptures by Austin Wright ('Dryad' and 'Untitled'), and the designed landscape, which are all separately listed at Grade II.

5.5 Derwent Block P holds special architectural and historic interest as part of the former Langwith College at the University of York. There are key associations with the 1950-60s foundation of the university as well as with its patrons - the York Civic Trust, Rowntree Trust, administrator John-West Taylor, benefactor John Bowes Morrell, and the designers Robert Matthew and Johnson-Marshall and Partners (RMJM).

5.6 Although built slightly later than the main block (complete by 1967 rather than 1965), architecturally, Block P exhibits the same style and materiality as the main college. The use of the Mark 3B CLASP system allowed this wing to be added to the building with no change in techniques or materials. Built with a steel frame and concrete panels, it is a good example of the CLASP system during the peak of its use. This significance is reduced through removal of the original timber and aluminium windows in the 1990s, and replacement with white uPVC. Other parts of the college are better examples due to the retention of these original features.



Marked-up floor plans of 1967 and 2022 merged together to show the location of modern, original and lost wall partitions in Derwent Block P. Note that no original fabric survives, but a few walls have been rebuilt in their original location. The seminar room partitions have been completely altered on first and second floors. North to top.

- 5.7 Architecturally, Block P forms an integral component within the Registered Park and Garden of Campus West and forms the setting of other listed buildings such as the original Derwent College, Central Hall and Heslington Hall. As a group, these buildings are of considerable significance as they illustrate the original design intent of the university patrons and designers, and have been little altered.
- 5.8 Internally, the significance of Block P is reduced when compared to the wider college and similar residential wings due to loss of historic features and layout. While the original function of the spaces has been retained, all historic fabric within the two bedroom clusters has been replaced since the 1960s. This includes all fixtures, fittings, M&E, decoration and wall partitions. The floor plan of individual study rooms has been partially retained but the central corridor and communal space layout has been wholly altered.
- 5.9 Similarly, the area of seminar rooms has been substantially altered and refurbished, with no visible original features identified. The stairwell is the only area of Block P that retains its original character and fabric finishes, and is of higher significance for this reason.
- 5.10 Overall, external appearance of Block P is of greater significance than the interiors, which have been subject to greater alteration than other parts of the college. Externally, although the original windows have been lost, Block P still forms part of the cohesive whole within its landscape setting.

Summary of Significance

No.	Asset name	Designation	Significance
1	Derwent Block P (forms part of former Langwith)	Grade II (part)	Exterior – Moderate Interiors - Minor
2	Former Langwith College, University of York	Grade II	Considerable
3	Derwent College, University of York	Grade II	Considerable
4	Heslington Hall	Grade II*	Considerable
5	University of York Campus West designed landscape	Grade II	Considerable
6	Covered walkway linking the former Langwith College to Central Hall and Vanbrugh College, University of York	Grade II	Moderate
7	Central Hall, University of York	Grade II	Considerable

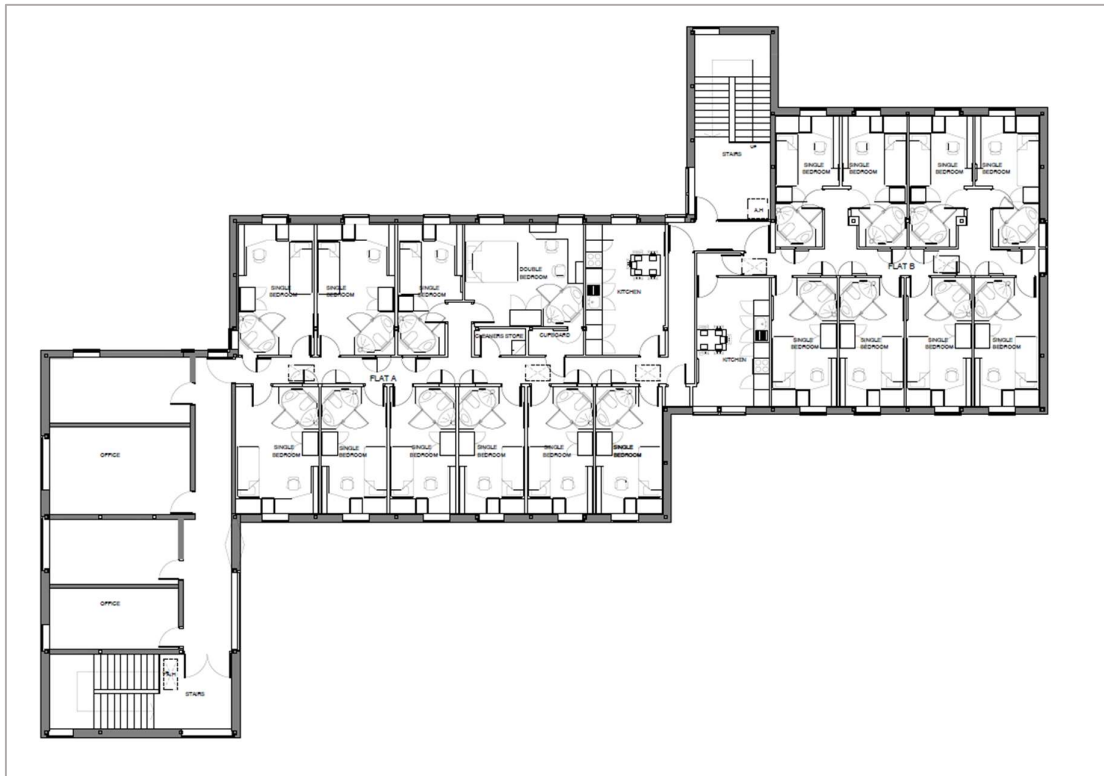


Building B of Derwent College in 2022

6. Development Proposals

Current Situation

- 6.1 The current proposals are for the internal refurbishment of Derwent Block P, which forms part of a wider masterplan for Campus West. This on-going project aims to refresh student accommodation on the site, as well as improve energy efficiency where possible, and to achieve fire/asbestos safety compliance.
- 6.2 The proposals put forward in this application will provide a benchmark for future student refurbishment projects within similar CLASP buildings, of which some are listed and others are not. Many of these buildings contain dated (but not historic) interiors that require modernisation to ensure students are comfortable and safe.



Existing first floor plan of Derwent Block P, showing the inserted bathroom pods. This plan is repeated across all three floors. Rooms and walkway to the right are excluded from scope. North to top.

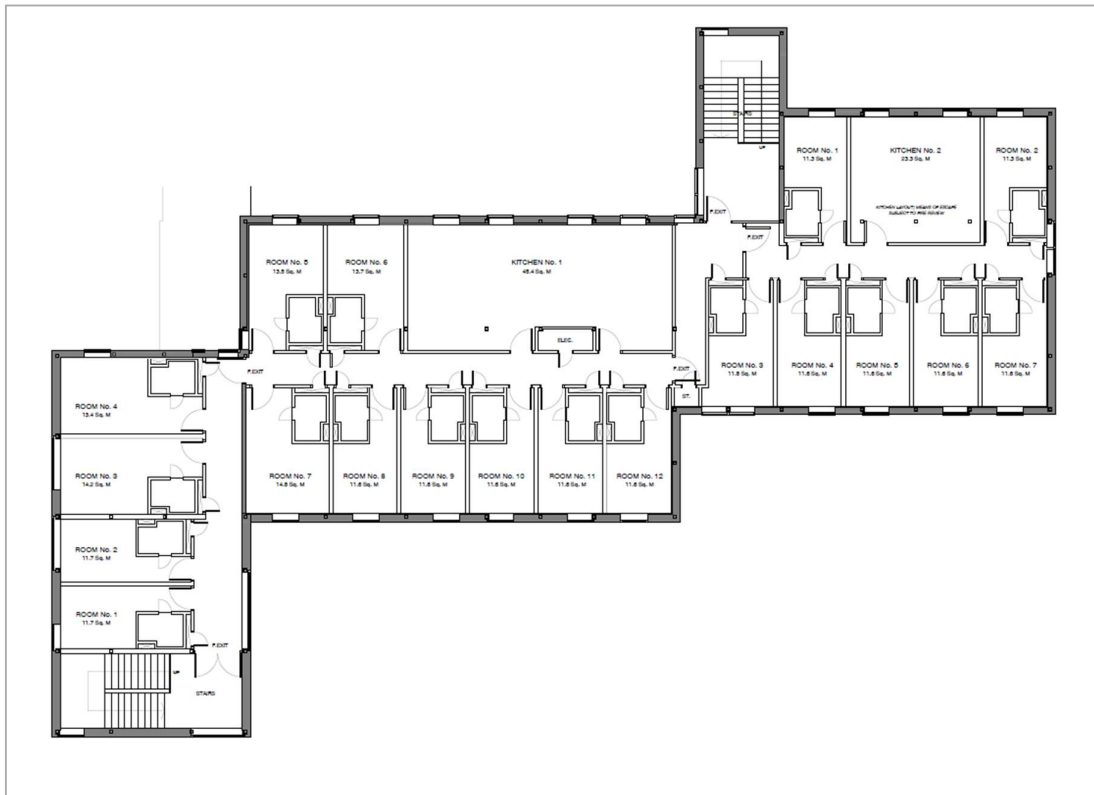
Proposed Changes

Enabling Works

- 6.3 Each floor will be stripped back to the internal shell to allow for compliance with fire safety and asbestos regulations, this will result in the removal of all wall partitions, doors, windows, floor coverings and ceilings.
- 6.4 Current kitchen spaces and their fixtures and fittings will be removed.
- 6.5 All internal modern features, M&E, decoration and fixtures and fittings will be removed (other than within stairwells and the original partitions between stairs and bedroom clusters).

Internal Refurbishment

- 6.6 The refurbishment seeks to remove non-compliant fabric and to rationalise/improve the spaces within two bedroom clusters that are mirrored across three floors. Each cluster will lose one bedroom to allow for a larger communal kitchen to be created.
- 6.7 The offices in the flanking wing will be converted into four additional bedrooms.
- 6.8 The majority of wall partitions will be returned to their approximate existing location (of which some are in their original location). Only two partitions will be removed (for kitchen 01 and 02), of which only one is part of the original layout (kitchen 02).
- 6.9 New bathrooms, M&E, fixtures and fittings and new decorative schemes will be installed, including modern kitchen/living spaces with extraction
- 6.10 Contemporary decoration will have a mid-century theme that mirrors the original date of construction.
- 6.11 1990s/2014 doors will be replaced to meet acoustic and fire regulations.
- 6.12 Stairwells will be conserved with retention of historic fabric (stair balustrade, metal stringer, concrete steps and bedroom partition). The tread vinyl is in a poor condition and becoming dangerous, so this will be replaced like-for-like. The metal stringer will be painted in a feature colour.



Proposed first floor plan for Derwent Block P, including larger communal kitchens, removal of inset doorways, new bathrooms and four new bedrooms in the office wing. All existing partitions to be replaced. North to top.

Exterior Proposals

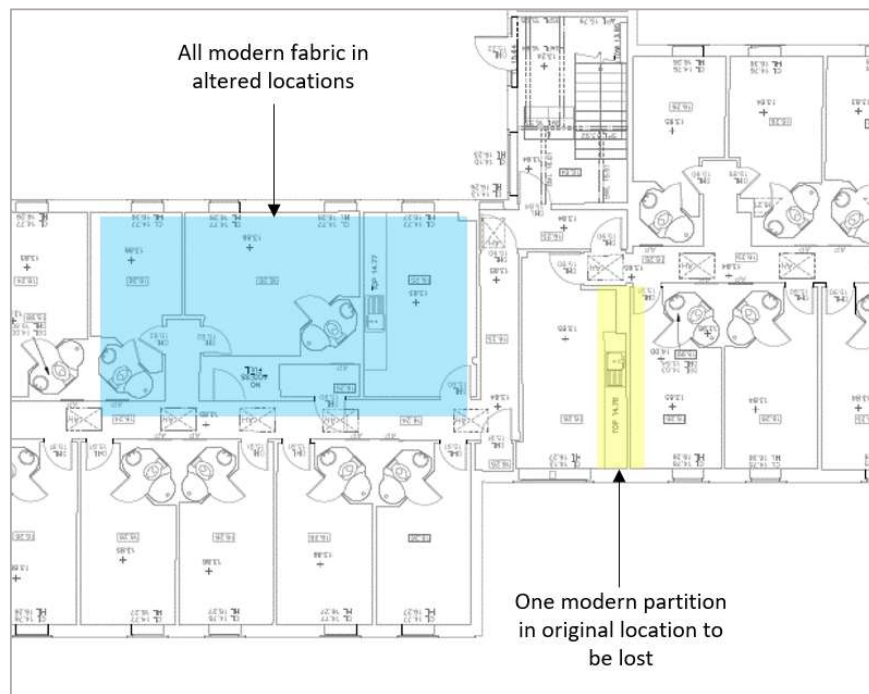
- 6.13 1990s uPVC windows will be replaced with higher quality, double-glazed, aluminium-framed windows. These will be designed as a contemporary take on the original windows of Former Langwith, retaining original openings and proportions.
- 6.14 The felt roof of Block P will be replaced like-for-like as part of these proposals, as it is periodically.
- 6.15 A number of proposals that will affect the exterior of the building are yet to be fully specified and would require discharge by condition. These include a sealant to the concrete panels to preserve the façade, the exact specification of the windows design and colour, potential measures to improve thermal performance and external lighting.

7. Impact Assessment

Assessment of Impact

Enabling Works and Internal Refurbishment

- 7.1 The proposals for Derwent Block P require the wholesale removal of internal fabric of the north-west residential wing of the Grade-II listed former Langwith College. This represents a substantial intervention into the listed building and has therefore been vigorously assessed and tested to understand the impact on special architectural and historic interest.
- 7.2 The proposals will result in the removal of all internal fabric, including wall partitions, M&E, fixtures and fittings and decorative schemes. An understanding of the historic development of Block P has shown that the wing was subject to a wholesale refurbishment in the 1990s and that no historic features from the original 1967 scheme survive. The removal of this fabric and replacement with modernised versions will therefore have no impact on significance.
- 7.3 Removal of the wall partitions will have no impact on significance as these structures relate to 1990s alterations. Plan form has already been diminished (loss of the larger shared bedrooms on the south side, narrow corridors, bathroom insets) and the proposals will have limited impact on how the spaces are understood as student accommodation. The creation of two communal kitchens will bring larger rooms back into the Block. The partitions to be removed to accommodate this use are not in original locations for kitchen 01. Kitchen 02 will require one wall partition in its original layout (but not original fabric) to be lost. This is considered to have a negligible impact when considered cumulatively.



- 7.4 The staircases in Block P and the partition separating them from the bedroom clusters are original and as such have been treated with additional care and great weight given to their conservation. The stairwells will retain original historic fabric apart from the tread vinyl, which is reaching the end of its functional life, and will be replaced like-for-like. The partition will be reglazed, the concrete steps will be cleaned and the metalwork will be painted to prolong its life. These proposals are considered to be beneficial to heritage values, enhancing its significance.
- 7.5 The offices in the flanking wing will be converted to student bedrooms, which results in a partial change of use to this area of the college. However, their current use as offices is not original, as they were originally seminar rooms, kitchens and bathrooms. The plan form of this area has been substantially altered, with additional partitions added and layout (particularly to the south) altered. Installation of four bedrooms on each floor is considered to have a negligible impact on significance.
- 7.6 The significance of the interiors of Derwent Block P is minor and as these proposals will only be affecting modern materials rather than historic features or plan form, the proposals are assessed as having no discernible impact on heritage significance. The continuation of residential use in the block is a positive aspect of the proposals.

External Proposals

- 7.7 The windows in Block P are 1990s uPVC replacements and are detrimental to the heritage significance of the place. Wholesale replacement of these and replacement with a higher quality unit will enhance special interest. While the final specification of the windows has yet to be agreed, the principles for change include replacement with a unit that has a similar profile, proportions and appearance to the original timber and aluminium frames in former Langwith. This is considered to be a positive proposal.
- 7.8 Other proposals will also be conditioned, including external lighting, concrete façade sealant and possible thermal upgrades. The principle of these changes is accepted, as being proposals that seek to enhance the appearance of

Block P and to preserve its historic fabric and use. Each proposal will be carefully considered for its impact on the appearance of Block P within its wider setting, which forms much of its significance. This includes impact on former Langwith College (GII), the walkway links (GII) and the Registered Park and Garden.

Mitigating Harm and Identifying Enhancements

- 7.9 The proposals for Derwent Block P have been developed as part of a heritage-led approach to change, which has been informed by the significance of former Langwith and its constituent parts. An on-site assessment of the extant fabric and a desk-based review of archival sources, including late 20th century repair programmes, has ensured a clear understanding of the levels of survival and integrity within Block P.
- 7.10 This knowledge has been used as part of an iterative design process to ensure harm to significance is minimised and avoided where possible. Opportunities to enhance significance have also been explored.
- 7.11 A number of options for the enabling works and the new room layouts were considered as part of this process, which took into account the objectives of the refurbishment works, the need to modernise facilities, the comfort of the occupants, the safety issues around asbestos and fire, and the historic nature of the building.
- 7.12 As it was identified that so little historic fabric survived, greater importance is placed on the significance of any surviving plan form and retention of original use. The current proposals only require the removal of a single partition in an original location, which has been removed to allow for a larger communal kitchen. The block will remain in residential use as originally intended.
- 7.13 As part of the discharge of conditions process, expert advice will be taken to inform the exact nature of external proposals and conservation repairs to the historic CLASP system building. This will include reference to the guidance set out in the University Conservation Management Plan and wider national experience of conserving similar buildings to ensure harm to the external appearance and fabric is avoided.

Justifying Against Public Benefits

- 7.14 Overall, the proposals for the listed Derwent Block P will have a negligible impact on significance and no impact on heritage assets within its setting. The avoidance of harm to heritage significance is in compliance with national planning policy and therefore does not require the scheme to be a balanced against its public benefits. Where proposals require additional detail, the principle for change has been assessed as acceptable. Specifications will be informed by a heritage-led approach and national guidance/expertise on the conservation of CLASP structures.
- 7.15 As a heritage benefit, the proposals will ensure the college remains in its original use, which preserves historic interest. The requirement to comply with modern safety standards is also an environmental benefit in this respect and also allows original use to continue.

Summary of Impact

No.	Asset name	Designation	Significance	Type of Impact	Impact
1	Derwent Block P (forms part of former Langwith)	Grade II (part)	Exterior – Moderate Interiors - Minor	Direct	Negligible
2	Former Langwith College, University of York	Grade II	Considerable	Direct and Setting	Negligible
3	Derwent College, University of York	Grade II	Considerable	Setting	Nil
4	Heslington Hall	Grade II*	Considerable	Setting	Nil
5	University of York Campus West designed landscape	Grade II	Considerable	Setting	Nil
6	Covered walkway linking the former Langwith College to Central Hall and Vanbrugh College, University of York	Grade II	Moderate	Setting	Negligible
7	Central Hall, University of York	Grade II	Considerable	Setting	Nil



View looking towards the entrance of Derwent College

8. REFERENCES

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Historical Mapping

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Fuse Studios, July 2022, *Derwent Block P Design, Access and Sustainability Statement*

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