



**annual
report
2019**

CITY OF DURHAM TRUST

The Trust, founded in 1942, is a non-profit-distributing company limited by guarantee, registered in England and Wales, No 377108. Registered as a charity, No 502132.

Founder:

The Very Revd Cyril A Alington, DD
Dean of Durham 1933-51

Patrons:

Sherban Cantacuzino, CBE, D.Univ, FRIBA
The Very Revd Michael Sadgrove, MA

Governing Body of Trustees:

J Ashby, B.Sc., MPhil, MRTPI
J F Beard, BSc, DipLA, ALI
E A Brown, Dip Hort (RHS)
T J A Clark, BA, DPhil
R Cornwell, BSc (Vice-Chairman)
A G Green, BA, MA, PhD (Co-opted)
R Hird, MA, MRTPI, LTCL

D H Jones, Dip Arch, ARIBA
J J Lowe, MA(Ed) (Chairman)
M Phillips, MA, MCLIP
D C D Pocock, BA, MA, PhD (Secretary)
B Ravelhofer, BA, PhD
M C Reed, CBE, MA, DPhil, FCILT, FCIHT, FRSA
(Treasurer)

Honorary Treasurer

M C Reed, CBE, DPhil, MA
Normanlea
Albert Street
Durham City
DH1 4RL

Registered Office of the Trust:

Blackett, Hart and Pratt, LLP
Aire House
Mandale Business Park
Durham
DH1 1TH

Honorary Solicitors:

Blackett, Hart and Pratt, LLP
Aire House
Mandale Business Park
Durham
DH1 1TH

Honorary Secretary:

D C D Pocock, BA, MA, PhD
c/o Blackett, Hart and Pratt, LLP
Aire House
Mandale Business Park
Durham
DH1 1TH

Examiners

Pullan Barnes
Chartered Accountants
49 Front Street
Framwellgate Moor
Durham
DH1 1TH

Bankers:

Co-operative Bank plc
21 High Street
Durham
DH1 3PL

SEVENTY - SEVENTH ANNUAL REPORT OF THE TRUSTEES, 2018 - 2019

SIR WILLIAM WHITFIELD

In March of this year Trustees were saddened to learn of the death of one of our distinguished patrons. Sir William Whitfield. Sir William was born in County Durham, studied architecture and planning at Newcastle and lived at St Helen Auckland. He was one of the country's leading architects, best known for his Paternoster Square scheme by St Paul's cathedral and Richmond House (Dept of Health) facing the Cenotaph, but several cities and cathedrals value his designs.



Footprint of Sir William Whitfield

In Durham his imprint is seen in the University - in the West Building (now Geography), first stage of the Science Site library and buildings for Psychology and the Business School. He was co-author of the University's Development Plan of 1969 (when the maximum number of students the estate could reasonably accommodate was considered to be 8,000). He was consultant to the city. He also designed a car park for Leazes Bowl, which followed the line of the old city wall, which it echoed. The District later demolished it in order to incorporate the large Prince Bishop scheme. One small section was left, nearest to Elvet Bridge, where its stonework and heavy slates are testimony to its quality -

and a reminder for those with eyes to see that Sir William passed this way.

Sir William's care for the city and interest in, and support for, the Trust resulted in strongly-worded criticisms of restructuring of the Market Place, the first Ice Rink proposal and, not least, the university's Palatine Centre. He invited your secretary to the meeting of the Royal Fine Art Commission when the Millennium Place scheme was to be presented.

COUNTY PLAN

The Society's business during the year has necessarily focused on plans and proposals emanating from two major sources, the county authority and the university. In the past twelve months both bodies have progressed expansion plans. Our review will turn first to the county and its proposed County Plan.

The Authority took a long time to set in motion the sequential stages of a revised Plan after the with-drawal of its original version in 2014. However, in quick succession there has now been *Preferred Options* last autumn, and this spring, its *Pre-Submission Draft*. It is the latter, plus all the comments submitted during the six weeks of consultation, that will be put before an independent Inspector at an Examination in Public much later this year or early next.

The Trust, powered by a dedicated subgroup, responded to 25 policies. Members can appreciate the expertise and professionalism of the group by logging onto the Trust's website (durhamcity.org) where the response to every policy is available for scrutiny. Broadly, while several individual policies were considered appropriate, there was concern, indeed, opposition, to several key major strands.

What is called '**Sustainable Transport for Durham City**' (Policy 23) ironically is dependent on two new roads. The Authority's reasoning remains essentially that which was rejected in 2014. Trustees query both the statistics and methodology presented.

With regard to **housing** (4), the Authority over-estimates the total County requirement since it takes no account of sites already committed. (Moreover, it does not make clear whether student accommodation needs are included or not.) Durham City is therefore allocated an excessive number, 42%, - and hence the alleged need to build on **Green Belt** (5). The housing on Sniperley Green Belt, incidentally, is needed to provide "significant funding" for the Western Relief Road.

The attraction of **Aykley Heads** (3) for business can hardly be refuted, although the amount of car parking is contrary to NPPF standards, while the quoted attainment figure of employment for 6,000 will not be achieved in this Plan period.

Trustees recommended that the policy towards the **University** (16) should be divided into general and management matters. Under the latter we argued that future PBSAs should only be erected on the University estate, and that the Interim Policy regarding student housing should include not only conversions but also restrictions on extensions of existing properties.

NEW COUNTY HALL

In early March, the County Authority, through Kier Property, in effect voted themselves a new headquarters in the most incredulous application for many a year. Having put forward a city centre choice of site which was most susceptible to flooding and the most inaccessible, the accompanying documents purportedly showed how the disadvantages could be overcome. There never was a clearer case of firing first and then drawing circles around the bullet hole to prove a bull's eye by the marksman. The sole advantage of the site was that some thousand employees would be nearer to the city centre should they wish to shop there. (There were no fewer than eight other advantages cited, but all would have applied to any new building anywhere, eg pride, new trees and shrubs, cafe.) Incidentally, six months earlier the Cabinet had been informed that another centre site was superior, while an appendix to one of the planning documents cited another site superior in all respects. No explanation for the chosen site on the Sands car park was given, and on the ruling of the Case Officer, the planning committee could only consider the site before them..

Of course, Trustees appealed to the Secretary of State, but it seems these days that nothing short of a housing proposal on Palace Green would move him. In view of the Authority ignoring the objection submitted by Durham's WHS Co-ordinator, we also alerted the world heritage bodies - ICOMOS/UK, ICOMOS/Europe and UNESCO/Paris.

ARCHITECTURE

The year has been characterised by large structures, several of them being Purpose Built Student Accommodation blocks (PBSAs). Two were completed, a third opened and a fourth is sufficiently present to impinge mightily on our townscape.

The architecture of **Duresme Court**, on the site of the former Berendson laundry, is an acceptable, inflated version of the Victorian terraces which it continues from the top of Neville's Cross Bank along the A167. Award-winning according to its self-accolade, from a planning point of view its 277 students find themselves on the 'wrong' side of the busy highway for the cycle track and university.

Rushford Court, with its 363 bed spaces, in the grounds of the former County Hospital, consists of three blocks rising to five and six storeys. Its light-coloured brickwork and cladding lessen to a degree their prominence, but English Heritage was not alone in considering the "overall impact harmful". Perhaps a sign of the times is Rushford Court's offering Airbnb accommodation. Its online invitation makes interesting reading, for it is apparently "an 18th century property" which is "located within the grounds of the world famous Durham University", while within walking distance are the city's "historic shopping lanes".

Dunholm, with its 253 bed spaces, was opened, although not completed, in September. In fact parts of Riverwalk, as it is now re-branded, is still a building site, although sufficient is now in place to confirm Trustees' opinion that in scale, design and materials it pays scant regard to its setting. The scalar change stems from the incorporation of the PBSA (which made the project financially viable) and a multi-screen cinema (the financial viability of which is surely questionable). Incidentally, from shop applications lodged so far, one will pass 'It's all about the Cake', 'Box of Frogs' and 'The Food Pit' on the way to the pop corn of the Odeon cinema (which applied for opening hours from 9 a.m. to 3 a.m., seven days a week).

The most outrageous scalar change is that of the confusingly-named **Student Castle** nearing completion in Lower Claypath, a PBSA with 475 bed spaces, which rises five storeys in unrelieved brickwork from the pavement. There is nothing to be said in its favour.



Entrance for Dunholm PBSA, October 2018.

In marked contrast to the architecture of the Ogden Centre for Fundamental Physics is the University's **Teaching and Learning Centre** on the opposite side of South Road. Now virtually completed, it is a large compact three storey brick building in modular form. English Heritage thought it intrusive, the Authority argued that the harm was outweighed by the advantage it brought. The University was also responsible for the large sports sheds nearing completion at



Durham's 2019 Green Belt

Maiden Castle, thereby creating a new version of Green Belt openness. The University has submitted five separate application under its Masterplan since 2017, each eroding a bit more of the openness, with the inevitable overall, cumulative result. Trustees took legal advice on the last major application, but when advised that the outcome of a challenge was likely to be finely balanced, we reluctantly decided we did not have the significant funds to proceed.

On a happier note, the city's two large, former administrative structures came to the fore during the year. Old Shire Hall, reborn as **Hotel Indigo**, should take pride of place in that it won the Trust's architectural award of the year. The building had stood empty since 2012, and a building without a function has no future. The interior has undergone highly imaginative re-design, part preservation and part conversion. It may be part of an international concern, but visitors cannot fail to appreciate, through artefacts, furniture and furnishings, the history of the city.

The second building is the **Miners' Hall**, which in the spring announced an ambitious plan with the aim of making it a centre for education, heritage and culture. An early feature of the Appeal is the sponsoring of a seat in the Council Chamber, each seat to be marked by a small engraved token of the sponsor. (The Trust, which fully supports the aims, has already agreed to sponsor one such.) Our spring meeting, held in the Chamber, enabled members to appreciate the impressive nature of this Pitman's Parliament. The 300+ seats, each numbered, one for each pit, is testimony to the size of the once mighty Durham coalfield.



Trust chairman hands award plaque to Paul Borg, general manager of Hotel Indigo

Meanwhile, the **railway station** received another award, this time the Henty and Pendle Trust Commercial Restoration Award. The plaque states it is for the conservation of the waiting room on the north platform, although it relates to the recently opened licensed premises called 'The Waiting Room', where the traveller may down a quick one before the train arrives. The conventional waiting room was impressively upgraded some years ago, and is notable especially for its eye-catching photograph of the city which extends the length of one wall. It was as part of a renovation of the whole station, for which it received the Trust's architectural award in 2009.

TOWNSCAPE DETAILS

The city has benefited from several townscape improvements. In June the **Trust's teapot** was re-erected above 73-74 Saddler Street after a detailed examination, restoration and painting a glistening golden colour. (We had assumed it was always black, but the conservator found traces of golden paint during her examination.) The occupants of the premises above which it stands, Newcastle Building Society, invited members to a celebratory cake and....coffee.

Another point of interest was added with the arrival of a stainless steel **heron sculpture**, in early flight, on the Freemans Place side of the river below Milburngate Bridge. It the latest piece of artwork originally displayed in a past Lumiere. In contrast, **Ove Arup's listed radio mast** has still not been re-erected alongside the new police headquarters completed five years ago, while the fate of **Dunelm House** has still not been decided. (The University's request to prevent listing must have been passed for adjudication during the year to the third Secretary of State since papers were first filed.)

Two pieces of prominent central city floorscape renewals were those of **Elvet Bridge**, which followed Anthony Scott's original design, and the relaying of setts in **Owengate**, where work has been determined by periods of less traffic. Castle Chare again imitated a spring woodland with daffodils, a delight for motorists awaiting a change of lights. More ubiquitous were the city's notable floral displays, which again won top prizes in Northumbria in Bloom and Britain in Bloom.

PERSONALIA

Among Trustees, **John Lowe** was elected as chairman at the first meeting after the AGM. With two consultations on the County Plan during the year, it was certainly a baptism of fire. Our submissions are a testament to his success. And here, as in many quarters, the energy of **Roger Cornwell** is gratefully acknowledged.

Dr Adrian Green was co-opted as Trustee in January. He is an expert on Bishop Cosin and on buildings in the 17th century - and onwards; he was co-organiser of the day conference on Dunelm House in 2017, and is pillar of the Bow Trust. In the same month **Colin Jubb** offered his resignation. Colin had been a Trustee since 2009; his architectural acumen was much appreciated. His clear exposure of aspect with the oversized Palatine Centre was ignored by the Authority - as were all our criticisms. He was also a key member in setting up the Friends of Old Durham

Dennis Jones, a Trustee since 1979, is not seeking re-election at the AGM.

He has offered professional advice on hundreds of planning applications and has taken charge of two restorations of the Trust's tea pot. With his wife Jo, he has enriched countless visitors, and residents, with the Heritage Museum, which oozes history from every part of the building. Dennis has also enriched the city in a practical sense, being the architect for the two-storey building in the Fellows' Garden of the Castle, as well as extensions to Grey and Trevelyan Colleges. He has also served as consultant to the Castle and to St Nicholas church in the Market Place. Both Trust and City are much in his debt.

Your **Hon Secretary** for the last 45 years is also giving up his pen and trusteeship after the AGM

Within the membership we were saddened to learn of the death in January of **Keith Bennett**. Keith, a scholar of international repute, was made the University's first professor of Computing Science in 1986. (He later became the first professor of Computer Engineering.) He and his wife, Susan, joined the Trust almost immediately on arrival in Durham, and became regular attenders at Trust meetings, even when Keith was incapacitated with mitochondrial disease. An unexpected furtherance of his support for the Trust came recently with a very generous donation, for which we express our gratitude.

TRUST LECTURES

At last year's AGM **Irwin Thompson** presented a lecture on 'The Durham Flood of 1771'; in the autumn, in his annual lecture, **Martin Roberts** spoke on 'The Granges of Durham Cathedral Priory' and in March **Ross Forbes'** topic was 'Redhills:History and Future'. After this year's AGM **Douglas Pocock** will give an illustrated lecture entitled '**Durham: "a perfect little city"?'** In it he will assess the extent to which the city still merits the summary description by Bill Bryson in his *Notes from a Small Island*.

City of Durham Trust Limited (The)

Detailed Statement of Financial Activities
for the Year Ended 31 December 2018

	31.12.18	31.12.17
	£	£
INCOME AND ENDOWMENTS		
Donations and legacies		
Donations	440	5,000
Gift aid	1,205	687
Legacies	-	500
Subscriptions	2,768	2,894
Neighbourhood Planning Forum	-	<u>1,598</u>
	4,414	10,679
Other trading activities		
Bonomi	4	4
Christmas cards	13	221
Durham in Paintings	329	241
Unallocated sales	21	20
Durham Cathedral Architecture	1,867	1,458
Durham in Poetry	25	103
Trust Awards	-	<u>4</u>
	2,259	2,051
Investment income		
CAF account interest	1	1
Virgin account interest	<u>85</u>	<u>52</u>
	86	53
Total incoming resources	6,758	12,783
EXPENDITURE		
Other trading activities		
New edition of Cathedral Architecture	5,215	-
Price lists	-	37
Christmas cards	-	<u>493</u>
	5,215	530
Charitable activities		
Insurance	368	343
Restoration of Saddler Street teapot	1,750	-
County Durham Plan	2,335	1,200
Plaques for annual award	-	200
Postage, stationery and secretarial	1,062	1,421
Subscriptions and grants to other bodies	<u>116</u>	<u>2,044</u>
	5,631	5,208
Support costs		
Management		
Meeting expenses	1,148	631
Development committee agendas, bulletins, etc.	<u>871</u>	<u>246</u>
	2,019	877
Governance costs		
Accountancy and legal fees	264	230
Filing fee	<u>13</u>	<u>13</u>
	277	243
Total resources expended	13,142	6,858
	<u> </u>	<u> </u>
Net income	<u>(6,384)</u>	<u>5,925</u>

ANNUAL GENERAL MEETING

The seventy- seventh Annual General Meeting of the City of Durham Trust will be held in Room 142, Elvet Riverside 2, New Elvet at 7.15 pm on Wednesday 22nd May 2019
Members and friends are cordially invited to attend.

AGENDA

1. Apologies for absence.
2. Minutes of the 76th Annual General Meeting (Wednesday 19th May 2018).
3. Matters arising from the Minutes.
4. Report of the Trustees and the Presentation of Accounts of the Trust for the year ended 31 December 2018.
5. Appointment of the honorary officers of the Trust.
6. Appointment of Trustees.

The following Trustees retire by rotation. All are eligible for re-election.

Mr. P. Beard, Mr. R. Cornwell, Dr. D. Pocock and Dr. M. Reed.

Trustees intend to propose Dr. A G. Green and Ms. L. Szablewska as Trustees.

Names of other possible new Trustees, together with proposer and seconder, and up to 100 words of recommendation, should reach the Secretary before the meeting.

7. Chairman's remarks.
8. Any other business which may be brought forward by members.

It would be helpful if notice of this could be given to the Secretary.

At 8 pm, after the AGM

**Douglas Pocock
will give a lecture on**

Durham: 'a perfect little city'?