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**annual
report
2000**

CITY OF DURHAM TRUST

(formerly City of Durham Preservation Society)

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. Registered with the Civic Trust.

Founder:

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

Patrons:

Sherban Cantacuzino, CBE, D.Univ., FRIBA
Sir William Whitfield, CBE, FRTPI, ARIBA

Governing Body of Trustees:

K R Ashby, MA, PhD
R K Brown, MA
G R Bull, SSC, BA
Mrs F E Coppock
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Mrs F M Dobson, BA
A I Doyle, MA, PhD, FBA, FRHistS
D M H Glen, BA, DipLA, ALI
Mrs E M Hart, BA
D H Jones, Dip Arch, ARIBA

Mrs J E Murrell, BA, DipSocSci, DipCG
(deputy chairman)
R C Norris, MA, DipLib
F M Orr, SSC, BA
D C D Pocock, MA, Phd (secretary)
N J Ruffle, BScEng, CEng, FICE, FRSA
(membership secretary)
Miss M E Sales, BA, BScEcon
W T Woodfield (treasurer)
Mrs J G Wright, BA, RGN, RHV

Honorary Treasurer:

W T Woodfield
17 Gloucestershire Drive,
Belmont, DH1 2DH

Honorary Solicitors:

Blackett, Hart and Pratt
11 Market Place,
DH1 3NE

Auditors:

Chipchase, Robson and Co
Chartered Accountants
49 Front Street,
Framwellgate Moor, DH1 5BL

Registered Office of the Trust:

c/o Blackett, Hart and Pratt
11 Market Place,
DH1 3NE

Honorary Secretary:

D C D Pocock, MA, PhD
c/o Blackett, Hart and Pratt
11 Market Place
DH1 3NE

Bankers:

Co-operative Bank plc
5-6 Saddler Street,
DH1 3NP

FIFTY-EIGHTH ANNUAL REPORT OF THE TRUSTEES 1999-2000

PLANNING IN CONTEXT

All planning matters with which we are concerned take place within the context of the County Structure Plan and the local or District Plan. Revision of the former was completed in March 1999, while the Local Plan reached its Deposit Draft stage in February of this year. This latter document, which has to conform to the strategic policies of the Structure Plan, currently proposes more than 170 policies to guide development within the District until 2006. Three broad strands from the eleven-page submission of Trustees merit extended comment in this annual report:-

First - Housing

Trustees queried the use of the 'predict and provide' doctrine to calculate total demand for housing, whereby the average household size figure holds the key. Thus, despite a stable population total during the present Plan period, average household size is predicted to decline to 2.28, producing a total District demand for 995 units. If this average figure *is* used to calculate total demand, then the bulk of new housing should not be of the standard three or four bedroom, two garage variety, but smaller units of one and two bedrooms for the predicted increasing proportion of singles, single-parent families, childless couples, senior citizens, etc. Such logic, however, is unlikely to be adopted.

Even with a questionable total demand thus derived, the District is in the unusual position of having sites, with planning permission granted, capable of far exceeding the 'need'. Moreover, official calculations exclude the large Neville's Cross College site, for which the District has already published a Design Brief, and also the Whinney Hill School site. The former, it is stated, could accommodate a community of one thousand, and could well be partially developed by 2006. Accordingly, Trustees urged the Authority to prioritise or delete some sites, as otherwise the restraint, sought and achieved over the last decades, will be breached and the total housing numbers will become targets, not ceilings.

Second - Green Belt

The Plan delimits the Green Belt for the first time. In delineating the proposed boundaries, the extension westwards around Bearpark and Ushaw Moor is welcomed, but elsewhere the City Authority has followed the parsimonious outline indicated in the County Structure Plan. In places, therefore, the Green belt is barely half-a-mile in extent - well below the recommended two to three miles of central government planning guidance. To the east of the City, the possible opening of the Leamside railway line, with new halts for commuter traffic, and hence possible pressure for development, needs to be considered *now* in the context of an extended Green Belt. The Belt, moreover is already under threat from another angle, before it has even been precisely delimited.

In the section which discusses a Park and Ride system for the City, there is reference to the intention to treat as "departures from the Plan" any sites, other than Leamside, chosen for car parks which happen to fall within the Green Belt. Both the wording and the substance of the intended policy are unacceptable. Firstly, it is contrary to the spirit of a Plan-led system : possible sites should be in the Plan in order that they can be tested through the established channels of consultation and examination. Secondly, Trustees are aware that consultants had already been instructed to examine five possible sites, all in the Green Belt. Officially there has been total silence on the instruction - and the findings - although in the same exercise the consultants' decisions on the extent of the Area of High Landscape Value in the District are shown on the Draft's Proposals Map.

Third - Park and Ride

In any case, the concept of Park and Ride is misapplied with regard to Durham : a misfit is proposed. Park and Ride is suitable for easing the functioning of large cities which, accordingly, locate car parks two to four miles from the city centre, *beyond* any Green belt (eg York, Cambridge). For Durham the sites investigated are *within* the narrow green Belt and under two miles from the centre, ie almost a walkable distance. What our small City requires is a locally-appropriate solution : an integrated transport policy to include a park and ride (lower case 'p' and 'r' intentional) based on existing under-utilised peripheral car parks and existing bus services, albeit expanded.

The lack of wisdom in imposing a transport solution regardless of context was epitomised in the recently-commissioned Buchanan Report on Durham. There, the single-minded solution of the traffic engineer included a Park and Walk scheme, with parking on the playing field opposite the New Inn, the car-borne visitors then walking via a new pedestrian bridge across the river to the Peninsular. An environmentally-friendly Park and Walk scheme, surely, would see cars parked at home, with travellers walking to the nearest public transport pick-up point.

MAJOR DEVELOPMENTS

The major restructuring of the north-east quadrant of the city centre progressed, albeit erratically, during the year. The Millennium Site obtained full planning permission in March 1999, and work started in late autumn. The first suggestion of its dramatic impact on our townscape is evident from the early steel framework. Other schemes, consequent upon the need to raise an amount comparable to the Lottery Commission grant, have seen planning permission granted for housing at Framwellgate Peth below the railway station, for a large public house/restaurant on the riverside green space at Back Silver Street, and, most significant of all, for a commercial leisure complex at Walkergate on the former carpet factory site. For the record, Trustees welcomed the

Millennium Scheme from the outset, and consider the layout and design for Framwellgate Peth to be sensitive to this highly visible site. A pub on the riverside greenery was considered inappropriate. Commercial leisure use for Walkergate was not opposed, although it was pointed out that the site was zoned in the Local Plan for a mix of land uses. Almost all aspects of this last project, however, have left much to be desired.

The range of leisure uses in Walkergate has been very narrowly conceived from the outset, with no apparent notice taken of either the Authority's own consultation exercise or, seemingly, of uses already present in the city centre. The 'anchor' was a 2,100 seat multiplex cinema with units for bingo/family entertainment, night club/music venue and health club, all on the Freeman's Place or riverside level. Above, on a second level, apart from the cinema foyer and part of the health club, the uses were allocated entirely to seven licensed premises. A large eighth unit - called a 'restaurant' although openly admitted to be a pub - has recently been added in the space originally allocated to the cinema foyer. Even then, the count of licensed premises is not finished; a ninth, the large pub referred to previously, on the adjacent site at Back Silver Street, can be considered an extension of the Walkergate Scheme. Furthermore, only a stone's throw away from Walkergate, Durham's largest pub, with a capacity for 1000 drinkers, is promised on the site of Brown's Boathouse. Elsewhere in the centre, licences and/or planning permission have recently been obtained for further large public houses.

When reflecting on the apparent drive to add drink as a major strand to the City's established service character, it is interesting to note that the Authority in fact has a Licensing Strategy, which states that new licensed premises will be approved "only on the basis that they can be assimilated into the sensitive fabric of the City and do not infringe upon the quality of life and public protection" Strangely, none of the above-mentioned applications was considered questionable. Trustees were therefore forced to question the application for licences in the Magistrates' Court. As a result, the Back Silver Street pub was refused a licence, 'Restaurant 8' was only granted a temporary licence after concessions had been extracted, and the Night Club application was withdrawn. Trustees failed to spot the notice for the Brown's Boathouse hearing but, since they had asked for a 'call-in' at the planning application stage, it is pleasing that consideration is being given to a call-in, an Article 14 notice having been served by the Department of the Environment, Transport and the Regions (DETR).

The *manner* in which the planning applications for Walkergate has progressed has also been less than satisfactory. The first indicative presentation of material was not until March 1999, two years after it was known that £12.5m had to be raised through land sales and development within a relatively short time in order to meet Heritage grant conditions. Although a detailed planning application was lodged in June 1999, delayed elements of a supporting statement and incomplete and changing plans twice led to its re-submission as an amended application. Its eventual approval, proposed for July, was delayed until September

following an Article 14 notice being applied by the DETR. Even then, there was a further self-inflicted delay of six months as a result of the basic plan being re-ordered, the detailed layout of terrace two being changed, and design features altered. Although nearly two dozen conditions had been attached to the September approval, the latest changes were of such significance that a third scheme was presented and approved in March 2000.

The *content* of the application(s) has concerned Trustees to the extent that some twenty sides of comment and query were despatched to the Planning Officer. In summary, Trustees considered that the Traffic Impact Assessment used a methodology contrary to that in the Institute of Highways and Transportation *Guidelines*, and queried the representativeness of a survey conducted in the period before Christmas. There was also a puzzling overall contradiction between an assertive confidence over the Walkergate and Millennium Schemes jointly attracting increased clientele, and the insistence of only minimal consequent traffic generation. There was no reference at all to an Environmental Impact Assessment. The need for a multiplex cinema was queried, its size was considered excessive and the calculation of its catchment area exaggerated, while discussion of trends in cinema attendance was over-optimistic. In terms of architecture, after several efforts by developer AMEC to achieve acceptable massing and geometry, various aspects of the design detailing and materials still leave much to be desired. Lastly, in general terms, Trustees also queried a central-area policy for a small, walkable city which proposed a progressive transfer and concentration of all major retail, leisure and cultural outlets.

The comments, derived from the not inconsiderable expertise around the Trustees' table, were submitted as constructive criticism, but were received by the Authority as reflecting "pervasive negativity" and summarised, surprisingly, as being of "very little substance". A short passage of time, however, has already shown some of the Trustees' comments to be of more than a little substance. For instance, it has recently been admitted that the cinema catchment area analysis was crude and attendance projections too optimistic. The multiplex has thus been reduced by two screens. Even then, the cinema chain, apparently, is requiring a substantial reverse premium, ie payment, to come to Durham. The architecture also has slowly responded to criticism from the Royal Fine Art Commission, English Heritage and the Trust. It was only after three attempts, with the intervention of the Millennium Scheme architect, David Prichard, that AMEC's architects, Ellis Williams - commercial architects, more characteristically associated with designing the shell of buildings - presented a scheme which began to cohere with the Millennium Scheme. Even now, however, an interpretation of 'Durhamness' has not been fully grasped and, despite the Prince Bishops' debacle, the Authority still apparently believes that success can be gauged by the quality of materials and finish.

ENVIRONMENTAL UPS AND DOWNS

Walkergate was only one of the hundred applications during the year on which Trust representations were made. One of the most acceptable was Railtrack's first stage in restoring station buildings on the 'up' line, which promises to recapture the Tudoresque dignity of Prosser's original design. Below the

station, the lower slopes and open car park are to be the site for reinstatement of town housing to Framwellgate. Adjacent, at Castle Chare, the former St Godric's convent is being converted to residential use with a minimum of alteration to the exterior - and preservation of its fine 18th century plasterwork and panelling inside.

The remodelling of two 19th century townhouses in Waddington Street won this year's Architectural Commendation. Seen by few residents and unknown to tourists, it is the most important building in the City for the hundreds who have 'homed in' over the last two decades to this 'drop in' centre. The architectural and townscape impact of the remodelling is exemplary. Alongside this commendation, Trustees, uniquely, presented a separate commendation for *craftsmanship*. Completion of the rebuilding of the north-east turret and restoration of the east end of the Chapel of Nine Altars was taken as the appropriate opportunity to acknowledge the ongoing centuries-old craft of the cathedral stonemasons. The exterior of the 800 year-old building owes its present condition to a long line of dedicated cathedral architects and their team of skilled stonemasons.

An application which will add interest to the urban experience is that for a restaurant beneath Elvet Bridge utilising the land arches, including that part formerly used as a house of correction. In the South Bailey, a restoration of the small parsonage at the gate of St Mary the Less, together with a re-ordering of the chapel interior, promises a happy outcome.

An environmental improvement already welcomed is the section of North Road from which most traffic is excluded. Elsewhere in the City there is much discussion of the optimum manner in which to segregate people and vehicles, ranging from park-and-ride to areas of resident-permit parking to provision of cycle tracks. Each requires the application of common sense in the context of overall environmental respect, qualities which are unlikely to be present in any narrowly-conceived or single-discipline approach.

The threat of stopping up the well-used byway between John Street and Holly Street was dropped just before a Public Inquiry last November, when the developer withdrew. Communication of another kind is represented by the plethora of applications for telecommunication masts. Trustees expressed their concern, not only on grounds of landscape intrusion - often suggesting detailed resiting - but also in particular instances on grounds of public health and safety, given the current level of scientific knowledge.

Among the large-scale applications, the proposal for a superstore at Dragon Lane is a logical counterweight to the Arnison Centre complex on the opposite side of the City. However a rethink over its disposition within the site was urged, also over its bland architecture. A site problem also exists at the Framwellgate campus of New College, where Trustees find it incredible that the College authorities can contemplate absorbing all the activities of the Neville's Cross campus. Moreover, education is an expanding activity, yet here there remains just a single soccer pitch on which to

expand. Meanwhile, the extensive Neville's Cross campus is for sale and 'ripe' for development, with a design brief already produced by the Planning Officer. Another College, that of Houghall, has adopted a more aggressive attitude to announcing itself since its amalgamation with East Durham College. Unfortunately, it is in the southern, Green Belt approach to the City, where its chosen signage is hardly environmentally friendly. Erected ahead of permission, which was refused, we still await its removal.

TRUST PERSONALIA

At the last AGM, Mrs Fleur Coppock and Professor Richard Brown were elected Trustees. The former has broadened the law input around our table, the latter has added a valuable sociological component.

PUBLICATIONS

Bulletins 45 and *46* were published during the year. More frequent communication is now possible via the Trust web site (www.DurhamCity.org), which is regularly updated by our Chairman.

The volume, *Durham: Essays on Sense of Place*, by your Secretary, was published in the autumn. Among the complimentary comments received from beyond the City were those from Jan Morris and Ronald Blythe.

For our card last Christmas we were privileged to be able to reproduce a colour photograph of *The Journey*, a sculpture by distinguished local artist and former Trustee, Fenwick Lawson.

EVENTS

In October, Grace McCombie gave an illustrated lecture on her personal view of Durham's buildings. Since she was responsible for the last listing exercise in our City, she was eminently suitable for the task. Her unerring sensitivity frequently jolted us out of our web of the familiar with which we unknowingly cover our City's riches. In March, Martin Leyland and Hugh Willmott gave a joint lecture on recent archaeological finds in the City. They had compiled a fascinating reconstruction of 17th and 18th century buildings and life from their rescue archaeology in Lower Claypath on sites of the present major redevelopment schemes.

In place of a speaker at our last AGM, there was a wide-ranging discussion of the Trust's response to the Walkergate Scheme. Given the success of this inhouse arrangement, this year's AGM will be followed by two Trustees, Dennis Jones and Mike Glen, expounding on their respective approaches to architectural and landscape design.

In March, a small group of Trustees visited the recently-established regional headquarters of English Heritage in Newcastle to establish contact and exchange ideas. It was an encouraging and profitable meeting. Less welcome news, almost a year earlier, was a communication from the Local Authority withdrawing our 'visitor status' on the River Banks Working Group. A pity.

D.C.D.P.

ANNUAL GENERAL MEETING

The fifty-eighth Annual General Meeting of the City of Durham Trust will be held in Room 141, Elvet Riverside 1 in New Elvet at 7.15 pm on Wednesday 10 May 2000. Members and friends are cordially invited to attend.

AGENDA

1. Apologies for absence.
2. Minutes of the 57th Annual General Meeting (Wednesday 12 May 1999).
3. Matters arising from the Minutes.
4. Report of the Trustees and the Presentation of Audited Accounts of the Trust for the year ended 31 December 1999.
5. Appointment of the honorary officers of the Trust.
6. Appointment of Trustees.

The following Trustees retire by rotation and are eligible for re-election:

Mr R C Cornwell, Mrs F M Dobson, Dr A I Doyle, Mr D H Jones, Mr R C Norris and Dr D C D Pocock.

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.

Dr D C D Pocock
Secretary

c/o 11 Market Place
Durham, DH1 3NE

CITY OF DURHAM TRUST LIMITED

BALANCE SHEET AS AT 31 DECEMBER 1999

	<u>1999</u> £	<u>1998</u> £
Current Assets		
Short Term Deposits - NSB Investment Account	12356.72	10613.23
Cash at Bank - Current Account	574.84	1266.81
- Deposit Account	<u>2575.95</u>	<u>2041.19</u>
Total Assets	- 15507.51	13921.23
 Represented By		
Funds		
Unrestricted	13827.62	12312.65
Restricted - Tree Planting	<u>1679.89</u>	<u>1608.58</u>
	<u>15507.51</u>	<u>13921.23</u>

Approved by the Board of Trustees on 21 March 2000 and signed on its behalf by

..... Trustee

CITY OF DURHAM TRUST LIMITED

STATEMENT OF FINANCIAL ACTIVITIES

FOR THE YEAR ENDED 31 DECEMBER 1999

	Notes	£	Unrestricted Funds £	Restricted Funds £	Total Funds 1999 £	Total Funds 1998 £
Income and Expenditure						
Incoming Resources						
Subscriptions		1309.50				
Donations (incl £500 Legacy)		<u>510.32</u>	1819.82		1819.82	1258.50 169.00
Sales - Publications						
'St. Cuthbert'			730.45	-	730.45	797.70
'Essays'			57.97	-	57.97	-
'Bonomi'			76.00	-	76.00	16.00
'Visions'			14.50	-	14.50	8.00
'City in Trust'			11.00	-	11.00	10.50
'Staircases'			4.50	-	4.50	3.00
Walks Leaflet			6.95	-	6.95	448.15
Notelets			16.50	-	16.50	27.69
Greetings Cards			-	-	-	7.25
Xmas Cards			763.23	-	763.23	794.13
Investment Income			<u>456.94</u>	<u>71.31</u>	<u>528.25</u>	<u>663.31</u>
Total Incoming Resources			<u>3957.86</u>	<u>71.31</u>	<u>4029.17</u>	<u>4203.23</u>
Resources Expended						
Direct Charitable Expenditure	2		459.08	-	459.08	1012.38
Trading Activities	3		757.87	-	757.87	819.90
Management and Administration of the Charity	4		<u>1225.94</u>	<u>.</u>	<u>1225.94</u>	<u>846.57</u>
Total Resources Expended			<u>2442.89</u>	<u>.</u>	<u>2442.89</u>	<u>2678.85</u>
Net Incoming/(Outgoing)						
Resources before Transfers			1514.97	71.31	1586.28	1524.38
Transfer between Funds			<u>.</u>	<u>.</u>	<u>.</u>	<u>.</u>
Net Movement in Funds			1514.97	71.31	1586.28	1524.38
Balances Brought Forward at 1 January 1999			<u>12312.65</u>	<u>1608.58</u>	<u>13921.23</u>	<u>12396.85</u>
Balances Carried Forward at 31 December 1999			<u>13827.62</u>	<u>1679.89</u>	<u>15507.51</u>	<u>13921.23</u>

CITY OF DURHAM TRUST LIMITED

NOTES TO THE ACCOUNTS

FOR THE YEAR ENDED 31 DECEMBER 1999

1. Accounting Policies

The accounts are prepared on a receipts and payments basis.

2. Direct Charitable Expenditure

	Unrestricted Funds	Restricted Funds	Total 1999	Total 1998
£	£	£	£	£
<u>Subscriptions</u>				
Civic Trust NE	10.00			
Georgian Group	24.00	-		
Friends Durham Cathedral	20.00			
CPRE	17.50			
Civic Trust	45.00			
Bow Trust	30.00			
Alington House	<u>20.00</u>	-	166.50	166.50
<u>Donations</u>	-	-	-	41.00
<u>Support Costs</u>				
Erection of Plaque (Johnston)	<u>292.58</u>	<u>-.</u>	<u>292.58</u>	<u>804.88</u>
	<u>459.08</u>	<u>-.</u>	<u>459.08</u>	<u>1012.38</u>
3. 'Trading Activities'				
Printing (Publications):-				
Xmas Cards (1999)	<u>757.87</u>	<u>-.</u>	<u>757.87</u>	<u>819.90</u>
4. Management and Administration of the Charity				
Postage, Stationery & Secretarial	767.19	-	767.19	372.75
Filing Fee	15.00	-	15.00	15.00
Audit Fee	64.62	-	64.62	64.62
AGM Expenses	130.00	-	130.00	146.85
Trustees - Room Hire	96.25	-	96.25	98.00
Development Committee Agendas	52.88	-	52.88	49.35
Insurance	<u>100.00</u>	<u>-.</u>	<u>100.00</u>	<u>100.00</u>
	<u>1225.94</u>	<u>-.</u>	<u>1225.94</u>	<u>846.57</u>



THE TRUST was founded in 1942 and is thus one of the oldest civic amenity societies in the country. It is a non-profit-distributing company limited by guarantee registered in England and Wales, No. 377108. It is registered as a charity, No. 502132. Its registered office is 11, Market Place, Durham, DH1 3NE.

ITS AIM is to encourage appreciation, and to further the conservation, of the environment. While valuing our heritage, it seeks a balanced sensitivity with the modern; hence the change of name from Durham Preservation Society in 1966. It is affiliated to the Civic Trust and co-operates with other interested bodies.

THE TRUST makes regular representations on deposited planning applications and on general environmental issues. It also gives evidence at Public Inquiries; it was, for instance, the leading opponent against the proposal to erect a power station within the city, and a leading proponent of pedestrianisation in the city centre. It spearheaded the campaigns to save Flass Vale, to restore the statue of Neptune and to defend Aykley Heads. The Trust is responsible for plaques on various buildings of interest and donated the trees lining Stockton Road.

THE EFFECTIVENESS of the Trust is linked to the relative strength, representative make-up and active participation of its membership. Will you consider joining ?

CITY OF DURHAM TRUST APPLICATION FORM

To The Honorary Secretary
 City of Durham Trust
 c/o Blackett, Hart and Pratt
 11 Market Place
 DURHAM
 DH1 3NE

I/We wish to become a member of the City of Durham Trust and I/We enclose cash/cheque payable to City of Durham Trust (delete as required).

Name *(in capitals)*

Address *(in capitals)*

	£	Please tick
Annual membership subscriptions:		
Ordinary	5.00	<input type="checkbox"/>
Joint (couple)	7.00	<input type="checkbox"/>
Senior (man over 65, woman over 60)	2.00	<input type="checkbox"/>
Joint Senior	4.00	<input type="checkbox"/>
Student	2.00	<input type="checkbox"/>
Dependent solely on State Benefit	2.00	<input type="checkbox"/>
Life	100.00	<input type="checkbox"/>

Completion of the following Standing Order form for the future subscriptions is not essential but nearly all members now use Standing orders as this method is economical and convenient both for the subscriber and for the Trust.

STANDING ORDER

To

(Subscriber's own bank and address)

Please pay to the Cooperative Bank plc, 5-6 saddler Street, Durham, DH1 3PL from 1st January 20....., and on 1st January in each year until further notice, the sum of £..... for the credit of the 'City of Durham Trust' (A/c No. 50410022, Sort Code 08-90-70) and debit my Account No.

Signed

Name *(in capitals)*

Address *(in Capitals)*