

# THE CITY OF DURHAM TRUST

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c/o Blackett, Hart & Pratt, LLP  
Aire House  
Mandale Business Park  
Belmont  
Durham, DH1 1TH  
5<sup>th</sup> December 2022

Web site: <http://www.DurhamCity.org>

Dear Ms Hurton,

**DM/22/03275/FPA Durham City Cricket Pavilion Green Lane Durham DH1 3JU**

*Installation of security shutters to timber porch and windows on the north elevation, 4no flood lights, 1no to each elevation and erection of security fence and gate to the side*

The City of Durham Trust submits the following objection to this application based the negative impact of the security lighting, security shutters and fencing on the Conservation Area. It also has a negative impact on the setting of the World Heritage Site.

**Context**

The cricket ground (former racecourse) is part of the green corridor and a vital component of the conservation area and World Heritage Site (WHS) setting. The open space forms a significant viewing area for the Cathedral and Castle and also the important rear view of buildings on Old Elvet defining the historic extents of the City.

The open space is a very important aspect of the night time setting of the WHS, allowing the lit buildings to exert their dominance over the City. It is an important part of the riverside dark corridor. The 19<sup>th</sup>C pavilion is a positive asset to the conservation area, the two later 20<sup>th</sup>C buildings rather less so.

The Trust understands the problems of vandalism and anti-social behaviour, its costs and deterrent effect on legitimate users. While acknowledging the need for security measures, the unfortunate impact of the current proposals is to mar the daytime view while defending the buildings at night. The lighting will then have a disproportionate night-time impact because of the dark surrounds. It considers that insufficient weight has been given to protecting the appearance and positive impact of the south and west faces of the original pavilion. The heritage appraisal fails to deal adequately with these.

**Proposals**

The proposals are the most basic option for security and, in contrast to the well-proportioned original pavilion, are crude in construction. This type of box is noted for its high negative impact and 'coarsening' of the facades of buildings. The boxing may sit under the overhang to the front, but this is not demonstrated. It very unclear how the bay window shutters will be fixed – boxing would spoil this traditional bay. The Trust acknowledges that alternative solutions may not be practicable for the weaker 20<sup>th</sup>C flat roof extension to the pavilion.

The rear fencing is not shown for impact and what it is replacing is unclear. As it is raised, its daytime impact could be considerable from the cricket ground, riverside and Green Lane. This is not dealt with.

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Even if the lighting is PIR controlled, when on it will be visible for a considerable distance. It may be an apparent solution to night anti-social use, but the Trust is not convinced of the reality of this. Security lighting is often considerably brighter and more outward facing than is required

The Trust considers that greater subtlety and understanding of the sensitivity in the handling of the pavilion building and its setting is needed. The lighting, fencing and shutter solution for the pavilion needs a more balanced approach, conserving its positive role in the conservation area and WHS setting.

## **Planning Policies**

As submitted, the proposal fails against the following:

### **County Durham Plan**

#### **Policy 29 Sustainable Design**

The proposals fail to contribute positively and reinforce local distinctiveness as required by this policy.

*All development proposals will be required to achieve well designed buildings and places..., and:*

- a. contribute positively to an area's character, identity, heritage significance, townscape and, helping to create and reinforce locally distinctive and sustainable communities.*

#### **Policy 44 Historic Environment**

The proposals fail to 'sustain significance':

*Development will be expected to sustain the significance of designated and non-designated heritage assets, including any contribution made by their setting. Development proposals should contribute positively to the built and historic environment.*

#### **Conservation Areas**

The proposals and submission do not demonstrate understanding or respond to the Conservation Area Appraisal or reinforce positive characteristics of the area.

*In determining applications, particular regard will be given to the following:*

- f. the demonstration of understanding of the significance, character, appearance and setting of the conservation area and how this has informed proposals to achieve high quality sustainable development, which is respectful of historic interest, local distinctiveness and the conservation or enhancement of the asset;*
- g. the manner in which the proposal responds positively to the findings and recommendations of conservation area character appraisals and management proposals;*
- h. respect for, and reinforcement of, the established, positive characteristics of the area in terms of appropriate design (including pattern, layout, density, massing, features, height, form, materials, and detailing).*

#### **Policy 45 Durham Castle and Cathedral World Heritage Site**

The proposals have a minor negative affect on the WHS setting.

*The Durham Castle and Cathedral World Heritage Site is a designated asset of the highest significance. Development within or affecting the World Heritage Site and its setting will be required to:*

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*c. protect and enhance the Outstanding Universal Value, the immediate, and important views across, out of, and into the site.*

## **Durham City Neighbourhood Plan**

### **Policy S1: Sustainable Development Requirements of all Development and Redevelopment Sites Including all New Building, Renovations and Extensions**

The proposals do not demonstrate the following required principles:

*All development proposals should, where relevant and appropriate, demonstrate the following principles.*

#### **Conservation, preservation, and enhancement of Our Neighbourhood by:**

*c) Harmonising with its context in terms of scale, materials, colour, and hard and soft landscaping*

*d) Conserving the significance of the setting, character, local distinctiveness, important views, and the contribution made to the sense of place by Our Neighbourhood's designated and non-designated heritage assets.*

### **Policy H1: Protection and Enhancement of the World Heritage Site**

The proposals do not support the WHS Management Plan, are not fully assessed, and do not conserve the WHS setting.

*Development proposals throughout Our Neighbourhood should be shown to sustain, conserve and enhance the setting of the World Heritage Site where appropriate by:*

*b) proposing high quality design which contributes to the quality and significance of the World Heritage Site; and*

*c) using materials and finishes appropriate to the vernacular, context and setting; and*

*d) seeking balance in terms of scale, form, layout, landscaping and open space; and*

*e) carrying out an assessment of how the development will affect the setting of the World Heritage Site, including views to and from the World Heritage Site*

*f) protecting important views;*

### **Policy H2: The Conservation Areas - Durham City Conservation Area**

The development proposals are within and affect the setting of the Durham City Conservation Area. They fail to sustain and enhance its significance as identified within the Conservation Area Appraisals.

*The development proposals fail to take into account, and meet, the following requirements, by:*

*e) avoiding harm to an element of an asset which makes a positive contribution to its individual significance and that of the surrounding area; and*

*g) protecting important views of the Durham City Conservation Area from viewpoints within and outside the Conservation Area; and*

*i) having appropriate scale, form, layout, landscaping, and open spaces; and*

*j) having materials, detailing and lighting appropriate to the vernacular, context and setting; and*

*k) using high quality design sympathetic to the character and context of the local area and its significance and distinctiveness, and to the immediate landscape; and*

*l) avoiding adding to the cumulative impact of development schemes which dominate either by their scale or uniform design.*

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## **Policy G1: Protecting and Enhancing Green and Blue Infrastructure, Protecting green and blue assets**

### ***Protecting and enhancing the banks of the River Wear***

*The development proposals will have a negative impact on the dark corridor and should not be supported.*

### ***Protecting dark corridors***

*The development proposals incorporate new lighting and fail to minimise impact and avoid significant harm to an existing dark corridor.*

The Trust therefore objects to this application based on its failures against the County Durham Plan and Neighbourhood Plan policies as discussed above.

Yours sincerely,

John Lowe,  
Chair, City of Durham Trust