



**annual
report
2005**

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. Registered with the Civic Trust

Founder:

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

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

Governing Body of Trustees:

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Miss M E Sales, BA, BScEcon
Mrs D S Stoddart (treasurer) (dec'd 16 May '04)
Mrs K Taylor (treasurer) (from 12 May '04)

Honorary Treasurer:

Mrs K Taylor
Deva House
13 Tenter Terrace
DH1 4RD

Registered Office of the Trust:

c/o Blackett, Hart and Pratt
Kepier House
Belmont Business Park
DH1 1TW

Honorary Solicitors:

Blackett, Hart and Pratt
Kepier House
Belmont Business Park
DH1 1TW

Honorary Secretary:

c/o D C D Pocock, MA, PhD
c/o Blackett, Hart and Pratt
Kepier House
Belmont Business Park
DH1 1TW

Auditors:

Pullan Barnes
Chartered Accountants
49 Front Street
Framwellgate Moor, DH1 5BL

Bankers:

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

SIXTY-THIRD ANNUAL REPORT OF THE TRUSTEES 2004-2005

Through the centuries the response of artists and writers to Durham has contributed to the perception of, and our pride in, the City. It is a process which continues today as writers visit Durham for the first time and see it through fresh eyes. Witness the most recent examples. Jonathan Meades, reflecting on Durham in an article on sense of place, asked, "How could I have denied myself the unalloyed treat?" (*The Times*, 5th February 2005). (It was a reaction not unlike that of Bill Bryson a decade earlier: "I kept thinking, 'Why did no one tell me about this?'") Most recently, Simon Jenkins, a former deputy chairman of English Heritage, added his evaluation of the cathedral to that of a long line of experts: "the most sensational man-made structure in Britain...I don't think anything of that period is its equal, not anywhere in the world" (*The Sunday Times*, 3rd April 2005). (Again, Bill Bryson's comment springs to mind: "best cathedral on planet Earth.")

Such comments re-awaken the privilege we residents feel who live in a city where a physical - and spiritual - presence is so manifest. Privilege brings responsibility, not only to those in positions of authority, but equally among its caring citizens. Trust members are among the latter who wish to subscribe to the society's aim to articulate and conserve those environmental qualities which constitute the essence of 'Durhamness.' The same passion, of course, leads to the querying of any proposals which lack this contextual appreciation. To this end, your Trustees have had another busy year concerning matters emanating not only within, but also beyond, the District.

DURHAM IN CONTEXT

The last twelve months have seen the emergence of an entirely new plan-making system, which spells the demise of County Structure Plans and District Local Plans. The former is to be replaced by a North-East Regional Spatial Strategy, which is intended to be the broad framework for all local government activity. (The driving force at this level is the North-East Regional Assembly, which was originally set up as a temporary, voluntary chamber, but which is now permanent and, given the November referendum result, also beyond democratic accountability.) The Consultation Draft has just been submitted to the Secretary of State. Trustees made representations, although they found the highly generalised questions far less meaningful than in past Structure Plan consultations. One strongly present feature was the constant mention of Durham City as a key regional component. (Durham, rather than Newcastle, was intended to be location for the elected Regional Assembly.) It is a role apparently in line with the aim of our District Author-

ity. - Witness, for instance, the City's most recent *Best Performance Plan Summary, 2003-04* : " Durham will become a truly internationally renowned city with all the amenities expected....We will work with our partners in the north to develop Durham as the Capital of the North." Such dynamic promotion, surely, must inevitably lead to a significant change in size and in the environmental character of the City.

At District level the Local Development Framework, unlike the Local Plan, will not involve a simultaneous, comprehensive survey, but will consist of a topic by topic survey - each termed a Local Development Document - with all to be completed within three years. (The current Local Plan took more than six years from publication of Consultation Draft to final adoption.) The timetable and order in which the topics will be considered is set out in a Local Development Scheme, which has just been submitted to Government Office North-East. The first two topics, on which work has started, are a Housing Action Plan and a City Centre Action Plan.

The City Centre Action Plan is being bolstered by a series of consultants' studies. The first, joint study last spring reported realistically on retail potential, but most ominously on visitor potential, where the remit was to "fundamentally transform Durham." The City was summarised as "beautiful but dull," needing a "democratisation" of its heritage, not least with activities along the Riverbanks - "Durham's most underused asset" - to offer a "grooviness" as a counterpoint to the "gravitas" of the peninsula. It was also surprising to read of the credibility claimed for its methodology (See Bulletin 56). One hopeful sign however has been the engagement of David Prichard, designer of Millennium Place, as architectural consultant.

The future face of the City will also be influenced by the policies of the University, the City's largest landowner. The University's Estate Strategy will effect a marked change if, as proposed, it vacates Old Elvet and relocates at Mount Joy and South Road. Such a centrifugal move would replicate that made by the County Council in the 1960s.

MAJOR DEVELOPMENTS

The most extensive development, currently in mid phase, is between the Sunderland and Sherburn Roads, where three sites will effectively function as one large out-of-town retail focus. The adjacent concentration of car sales centres, already present, means that the eastern approaches to the city will soon have been totally trans-

formed. Both layout and architecture are standard as it awaits its full complement of largely car-borne customers. It is intended to counterbalance the earlier out-of-town development at the Arnison Centre-Mercia Park on the other side of Durham, and, together, to prevent vehicle gridlock in the City centre.

Another element intended to relieve the threat of the motor car on the historic core began to leave the drawing board in January when construction started on Durham's first Park and Ride site at Carrville. The completion date for it and its two companion sites, at Sniperly and off the South Road adjacent to Howlands Farm, is set for May of next year when a total of 1200 parking spaces will be available.

January also saw construction start on the Walkergate



Highgate

scheme after a delay of some five years as different "commercial leisure uses" were sought and several changes made to the design. The former has been reduced to a mere seven eating/drinking establishments and a hotel, while Trustees have consistently argued that the proposed design is disappointing compared to that of Millennium Place. Work finally began with resolution of the contractual need to provide a temporary car park for 400 vehicles, which would be displaced from the surface parking occupying the site. The proposed temporary decanting of vehicles on The Sands went to Inquiry. Pressure from Save our Sands and the Trust was partly rewarded when the possibility of also utilising the old Post Office sorting office meant that the Inspector recommended that only part of The Sands should be temporarily covered by tarmac. Meanwhile, observation of the early site workings at Walkergate suggests that stone from the wall formerly bounding Freemans Place and from the remaining carpet factory building has not been salvaged

for reuse. (Trustees had suggested this course, and believed it to have been accepted.) One final, ironic twist is that within weeks of JCBs beginning work on the former carpet factory site, it was announced that McKays, the City's renowned firm, now in its modern out-of-town unit, had been taken into administration.

On the opposite side of the river, at Framwellgate Peth, the highly visible Highgate residential quarter of townhouses in the Georgian idiom was completed - and duly won the Trust's Architectural Commendation of the Year. Eschewing any attempt at modern interpretation or experiment, its substantial appearance and attention to detail have endued an immediate air of authenticity. And, given our willing suspension of disbelief, its Georgian townscape fits logically and naturally into Durham as a city of illusion.

A larger residential development is under way on the former extensive grounds of Neville's Cross College, now named Sheraton Park, after one of the two major buildings on the site which the City's Design Brief insisted should be retained. Trustees are disappointed that the Authority permitted departure from the original planning permission to allow a greater proportion of office space in Sheraton House, also an enlargement of Neville House by means of an enlarged rebuild of its rear elevation in a design alien to the rest of the surrounding dwellings.

The southern half of the former grounds of Dryburn hospital site deemed surplus to the new Private Finance Initiative replacement is currently another extensive building site on the fringe of the City centre. Most advanced is the 70-unit accommodation block for University postgraduates. The slope of the site gives the four storeys of its south face a much more prominent appearance than was evident from the elevational drawing at the time of



Andrew Dolby and Sheila Hyland, architects of RPS, collect the Trust's certificate of commendation for Highgate

submission. At least the future occupants of the adjoining housing development will be aware of its prominence.

ENVIRONMENTAL QUERIES AND CONCERNS

A notable feature in the last twelve months, evident throughout much of the District, has been the number and high proportion of apartments among applications for residences - some 350, excluding those for student accommodation. A continuation could call into question Local Plan dwelling and population predictions. New three- or four-storey blocks now greet the visitor at Neville's Cross and at the Pity Me roundabout, while permission has been given for another (described in the application as "landmark") to replace The Cock of the North roadhouse.

A proposed apartment block at Finney Terrace, off Providence Row, merits comment. In its first (withdrawn) application the stated expectation was student occupation, but in its revised (successful) submission a supporting statement by a leading estate agent assured those concerned that students were unlikely to be occupants of the 23 units. (As a prediction, this statement may well be revisited in a future Trust Bulletin.) Meanwhile, the year brought another sixteen applications for terrace conversions which together would add some ninety new student bed-sits, thus exacerbating further the disproportionate mix of residential and student-let properties in many City centre streets. Although undergraduate numbers have now stabilised, it is perhaps unrealistic to assume that property conversions will cease, for there could well be a redistribution of student-let properties, with more distant ones becoming less in demand as central conversions - openly advertised as 'Investment Opportunity for Student Occupation' - continue apace.

The attitude of the Authorities to the Green Belt may also be queried. A large extension to the hotel, plus a leisure complex, has just been approved in the Green Belt at Ramside Hall. What is puzzling is that the project was not advertised as a departure from the Local Plan, neither was the Secretary of State concerned that Ramside Hall had not made any representations to the Local Plan Inquiry. Such a response contrasts with the pronouncement of the Secretary of State's Inspector following the recent Inquiry into proposed quarrying and hotel redevelopment at Old Quarrington. In dismissing the appeal, the Inspector's Report noted the applicant's absence from the Local Plan Inquiry, and stated that now to allow subsequent proposals would undermine the Local Plan process.

A much smaller encroachment onto the Green Belt, but an encroachment nevertheless, and one that technically should have been advertised as a departure from the Local Plan, was in the County's application for a sports centre at Deerness Valley Comprehensive School. If, as the County Authority claims, the encroachment was "minor", Trustees' retort to this application was that no encroachment at all was necessary.

Durham has had its share of excess road signs and markings which, although only a detail in the landscape or streetscape, can influence its appreciation for good or ill. (In this respect, it was encouraging to learn of the national campaigns by the CPRE and English Heritage.) The process of sign creep is illustrated by the establishment of a restaurant at Farm Road, Houghall. Conversion of an isolated farm building obviously presages a later application for directional signs in order to achieve commercial viability. Trustees suggested a brown, heritage-type sign for this area classified as High Landscape Value and Green Belt, but the business successfully applied for two large 'hoarding type signs', one of which is illuminated. The Authority then came along and added the brown directional sign anyway. Elsewhere, the entry to many a village illustrates the Highway Authority's penchant for signs and markings.

The size - and efficacy - of a huge 'To Let' sign on Milburngate House has also been questioned by Trustees, but the biggest query concerns the 'announcement facility' of the County Authority, positioned alongside the entry to County Hall. It is a challenge to car passengers, let alone drivers, to read the three lines of information in LED lettering as vehicles navigate the roundabout and observe lane discipline.

The saga of the former Ushaw Moor recreation ground continues, with two further planning applications for the Huntersgate residential scheme, which continues apace, including preliminary work on the recreation ground itself, while a submitted application for village green status is battled sedately between the County Authority and its Counsel. (Many months were lost when Counsel's long-awaited advice was shown to be based on false information.)

LICENSING MATTERS

The City Council became the licensing authority in February, taking over responsibility from local justices. Trustees scrutinised the Council's Statement of Licensing Policy at the draft stage, and were pleased that many of our suggestions were included. Despite talk of 24-hour drinking, normal closing time in Durham is to remain at 11pm, or 12 midnight in the City centre. The police, whose view has been crucial in determining past applications, consider the new licensing laws give them additional powers to deal with likely problems. Trustees feel that the laws are untried and that a cautious approach would be better, since it is much harder to reverse changes to closing times and permitted numbers than to extend them in the first place.

Ahead of the impending change in licensing authority there was significant activity by North Road properties. Both night clubs, DH1 and Studio (formerly Café Rock) almost doubled their capacity, to 400 and 450, respectively. Given the size of the Walkabout theme pub, plus The

Water Hole, the potential for lively behaviour at closing time from such a concentration would seem evident. The repercussion on residents in streets leading from the centre was hardly ameliorated in December when Walkabout was successful, despite Trust opposition, in an application for its licensing hours to be extended from 1.00am to 2.00am, six nights of the week. The original licence of Walkabout, granted in October 2002, had conditions attached, notably provision of two urilifts (only one has been provided) and a late bus scheme (provided, but since ceased).

Meanwhile, in lower Claypath, adjacent to the former Palladium cinema, which almost became a Chicago Rock theme pub some four years ago, an alcohol licence was applied for in the recently vacated United Reform Church. The application was withdrawn, but continued vigilance is being maintained..

EVENTS

The University Vice-Chancellor, Sir Kenneth Calman, gave the illustrated lecture after last year's AGM. The privileged environment enjoyed by students and teachers permeated the presentation. A comment of reassurance was that, government policy notwithstanding, there would be no further increase in the number of undergraduates. (The present 10,000 far exceeds the capacity envisaged in the 1969 University Development Plan.)

The autumn lecture was on the related topic of 'Balanced Communities in Durham City,' given by Colin Green and two of his associates on the Balanced Communities Working Group, Mrs Janet Gill and Ms Kirsty Thomas. Facts clearly demonstrated the extent of replacement of family households by student rented accommodation. For some quarters the replacement has been such that 'balance' is long past, and the question is one of adjusting to the new social and economic reality.

Our spring lecture was given by Alderman Colin Beswick, MBE, who reflected on forty years as City councillor, in Municipal Borough days as well as District. Actually, his knowledge of the City preceded his election in 1962, since he was earlier a student at St Bede's



Colin Beswick speaking at the Spring Meeting

College, while he would claim not to have retired, since he is now on the parish council of Brandon - and, of course, Durham's Town Crier.

The choice of the Trust's Christmas card this year broke with tradition being a commissioned watercolour of the Market Place by local artist Stephen Ward. Many favourable comments were received.

The Trust award in the Beautiful Britain Competition, given for the best contribution to local or civic amenity, was won this year by Mr Jim McGarr of Deerness Court, Brandon. In September the Trust again provided volunteer stewards at four of the sites open to the public under the English Heritage Open Day Scheme. Again, happily, the Trust was able to finance the purchase of trees and assist pupils in planting at Framwellgate Moor and Finchale Junior Schools.

Immediately after this year's AGM on Wednesday 11th May at 7.15pm, the new Regional Director of English Heritage, Carol Pyrah, will give an illustrated lecture on her work in the North East. Given the number of historic buildings in the City, and in view of English Heritage's enhanced role in listing, it promises to be a date for our diaries.

PERSONALIA

Members were among those who shared in the pleasure of the award of an MBE in the new year's honours' list to Alderman Colin Beswick. Colin, a long-time member of the Trust, served as a Trustee 1972-76 - one of the many roles he has undertaken in a lifetime's service in the community.

Another life of service, this time exclusively devoted to environmental issues - with the CPRE and Ramblers as well as the Trust - concluded at last year's AGM, when ill health forced Dr Kenneth Ashby to resign after 47 years as Trustee. The meeting unanimously supported Trustees' recommendation that he be made an honorary life member of the Trust.

Mrs Karen Taylor, already a Trustee, was elected our treasurer at the AGM. Her considerable business acumen is now to the fore, in addition to continuing her role as Trust co-ordinator in the annual Beautiful Durham Competition and, of course, as our eyes in the North Road area.

Only days after the AGM Trustees were saddened to learn of the sudden death of Mrs Sybil Stoddart. The suddenness and severity of her illness took everyone by surprise. Previously membership secretary, Sybil was our treasurer from 1984-95 and again from 2000-04. She is sorely missed around our table.

A second former Trustee whose death we were sad to record was that of Mr C.R.A. (Tony) Davies, who served from 1969-81. A man of many talents and interests, his most lasting legacy for the Trust is the photographs of Durham's 16th-18th century staircases, which accompanied Francis Johnson's text in our Staircases book.

D,C,D.P.

ANNUAL GENERAL MEETING

The sixty-third Annual General Meeting of the City of Durham Trust will be held in Room 141, Elvet Riverside 1, New Elvet at 7.15 pm on Wednesday 11 May 2005

Members and friends are cordially invited to attend.

AGENDA

1. Apologies for absence.
2. Minutes of the 62nd Annual General Meeting (Tuesday 12 May 2004).
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 2004.
5. Appointment of the honorary officers of the Trust.
6. Appointment of Trustees.

The following Trustees retire by rotation:

Mr P J F Beard, Mr R Cornwell, Mrs J H Crosby, Mrs F M Dobson and Ms M E Sales.

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.

LECTURE

At 8 pm, after the AGM,
Carol Pyrah, Regional Director
of English Heritage will speak on

***English Heritage:
CONSERVATION IN THE
NORTH EAST REGION***

THE CITY OF DURHAM TRUST LIMITED

BALANCE SHEET AS AT 31 DECEMBER 2004

	<u>2004</u> £	<u>2003</u> £
Current Assets		
Short Term Deposits – NSB Investment Account	-	186.12
CAF Account	15,112.88	14,084.58
Cash at Bank – Current Account	<u>311.49</u>	<u>1,246.40</u>
Total Assets	<u>15,424.37</u>	<u>15,517.10</u>
Represented By		
Fund		
Unrestricted	14,849.21	14,319.94
Restricted – Tree Planting	<u>615.16</u>	<u>1,197.16</u>
	<u>15,424.37</u>	<u>15,517.10</u>

Approved by the Board of Trustees on 19th April 2005 and signed on its behalf by

..... Trustee

THE CITY OF DURHAM TRUST LIMITED

STATEMENT OF FINANCIAL ACTIVITIES
FOR THE YEAR ENDED 31 DECEMBER 2004

	Notes	Unrestricted Funds	Restricted Funds	Total Funds 2004	Total Funds 2003
		£	£	£	£
Income and Expenditure					
Incoming Resources					
Subscriptions		1,573.50	-	1,573.50	1,375.50
Legacy		100.00	-	100.00	-
Gift Aid Refund		356.79	-	356.79	264.00
Activities for Generating Funds					
Publications Sales	2	1,567.08		1,567.08	2,201.97
Interest Receivable		<u>513.28</u>	<u>18.00</u>	<u>531.28</u>	<u>418.60</u>
Total Incoming Resources		<u>4,110.65</u>	<u>18.00</u>	<u>4,128.65</u>	<u>4,260.07</u>
Resources Expended					
Direct Charitable Expenditure	3	365.00	600.00	965.00	259.00
Cost of Generating Funds	4	1,831.77	-	1,831.77	352.50
Management and Administration of the Charity	5	995.03	-	995.03	1,080.62
Sculpture	6	429.58	-	429.58	108.38
Donations	7	-	-	-	100.00
Total Resources Expended		<u>3,621.38</u>	<u>600.00</u>	<u>4,221.38</u>	<u>1,900.50</u>
Net Movement in Funds		529.27	(582.00)	(92.73)	2,359.57
Balances Brought Forward at 1 January 2004		<u>14,319.94</u>	<u>1,197.16</u>	<u>15,517.10</u>	<u>13,157.53</u>
Balances Carried Forward at 31 December 2004		<u>14,849.21</u>	<u>615.16</u>	<u>15,424.37</u>	<u>15,517.10</u>

THE CITY OF DURHAM TRUST LIMITED

NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2004

Accounting Policies

- a. The financial statements have been prepared under the historical cost convention as modified by the inclusion of fixed assets, investments at market value and in accordance with the financial reporting standard for Smaller Entities (effective March 2000) the Companies Act 1985 and follow the recommendations in Accounting and Reporting by Charities: Statement of Recommended Practice issued in October 2000.
- b. Incoming resources from the sale of publications and investments is included when receivable.
- c. Resources expended are recognised in the period in which they are incurred.
- d. Unrestricted funds are donations and other incoming resources receivable or generated for the object of the charity without further specified purpose and are available as general funds.
- e. Restricted funds are to be used for specific purposes as laid down by the donor.

Publication Sales

	<u>2004</u>	<u>2003</u>
'St Cuthbert'	478.55	533.40
'Essays'	183.95	247.50
'Bonomi'	16.50	10.00
'Visions'	4.65	3.30
'Staircases'	1.50	-
'Walks Leaflet'	1.20	39.70
'Notelets'	0.80	1.20
'Xmas Cards'	<u>879.93</u>	<u>1,366.87</u>
	<u>1,567.08</u>	<u>2,201.97</u>

THE CITY OF DURHAM TRUST LIMITED

NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2004 (Cont'd)

Direct Charitable Expenditure

	<u>Unrestricted</u> <u>Funds</u> <u>£</u>	<u>Restricted</u> <u>Funds</u> <u>£</u>	<u>Total Funds</u> <u>2004</u> <u>£</u>	<u>Total Funds</u> <u>2003</u> <u>£</u>
<u>Trees</u>	-	600.00	-	600.00
<u>Subscriptions</u>				
Bow Trust	100.00	-	100.00	-
Civic Trust	10.00	-	10.00	10.00
Georgian Group	-	-	-	24.00
Friends of Durham Cathedral	20.00	-	20.00	20.00
CPRE	25.00	-	25.00	25.00
Civic Trust	150.00	-	150.00	150.00
Allington House	20.00	-	20.00	20.00
NE Federation Civic Society	-	-	-	10.00
Beautiful Durham	<u>40.00</u>	<u>-.</u>	<u>40.00</u>	<u>40.00</u>
	365.00	600.00	965.00	299.00
<u>Costs of Generating Funds</u>				
Printing	<u>1,831.77</u>	<u>-.</u>	<u>1,831.77</u>	<u>352.50</u>

Management & Administration of the Charity

	<u>Unrestricted</u> <u>Funds</u> <u>£</u>	<u>Restricted</u> <u>Funds</u> <u>£</u>	<u>Total Funds</u> <u>2004</u> <u>£</u>	<u>Total Funds</u> <u>2003</u> <u>£</u>
Postage, Stationery & Secretarial	415.88	-	415.88	525.27
Filing Fee	15.00	-	15.00	15.00
Audit Fee	76.37	-	76.37	76.37
AGM Expenses	97.15	-	97.15	84.60
Trustees – Room Hire Development Committee	111.00	-	111.00	120.00
Agendas	64.63	-	64.63	29.38
Insurance	190.00	-	190.00	190.00
Sundries	<u>25.00</u>	<u>-</u>	<u>25.00</u>	<u>40.00</u>
	995.03	-	995.03	1,080.62

THE CITY OF DURHAM TRUST LIMITED

NOTES TO THE ACCOUNTS
FOR THE YEAR ENDED 31 DECEMBER 2004 (Cont'd)

5. **Sculpture**

	<u>2004</u> £	<u>2003</u> £
<u>Memorial Bench</u>		
Cost	429.58	-
<u>Ove Arup Head</u>		
Ceremony	-	108.38
Planning Fee	-	-
Plaque Sign	-	-
	<u>-</u>	<u>108.38</u>

6. **Donations**

Pro Patimonio	-	100.00
Regent Campaign	-	-
	<u>-</u>	<u>100.00</u>