

# Crossgate Community Partnership

## Durham City Conservation Area Character Appraisal

1. This response is made on behalf of the Crossgate Community Partnership, which is a charity whose objects are:
  - to promote the conservation and improvement of the physical and natural environment of Crossgate and the surrounding area in Durham City
  - to promote the establishment, continuation, and improvement of local amenities
  - to build and maintain a strong, safe, healthy, and balanced community by encouraging the residents of Crossgate and neighbouring areas to participate in community activities.
2. We have contributed to the response from the Durham City Neighbourhood Planning Forum and endorse it. That response is expressed in general terms. Our own response goes into more detail about the area that we cover.
3. We support the principle of extending the area covered by an Article 4(2) Direction and we feel that the evidence presented in the Appraisal justifies the inclusion of other areas as set out below.
4. There are too many errors in the street and place names. For example in our area we noted Coalpitts Terrace for Colpitts Terrace, Alexander Crescent for Alexandra Crescent, Quarryhead's Lane for Quarryheads Lane, and Heron Site for [Fred] Henderson Site. The photograph on page 28 labelled *View of Cathedral from Neville Street* is in fact from Summerville. The document needs to be scrutinised and these and similar errors corrected before the Direction is made.
5. The Appraisal includes lists of Notable Unlisted Buildings and these should be afforded the protection of an Article 4(2) direction if one is not already in place.
6. We note with pleasure the 2007 Article4(2) Direction made by the former City Council in 2007 and support its continuation.
7. **Western Hill**  
While agreeing with the designation of Albert Street it is not clear why Princes Street and Victoria Terrace have not been included in the proposed Article 4(2).
8. **Viaduct**  
It is not clear why the houses on the north-west side of Flass Street have not been included. They should be. This street is prominent in views from trains approaching Durham Station from the South.
9. **Hawthorn Terrace**  
Holly Street should be included, as it is similar in character to the other terraces leading off from Hawthorn Terrace. The other side of the street, which overlooks the former wood yard, has the potential to be developed (but not overdeveloped) to create a complementary terrace to enhance this street further. The houses in John Street and Sutton Street likewise need protection.
10. **The Avenue**  
Numbers 43-49 have been inexplicably omitted when the rest of the terraced part of this street has been included, even the infill houses at 29-35a. The detached houses at the top of the street should also be included, see the point 5 above about Notable Unlisted Buildings.

**11. St John's Road**

As the Appraisal points out, there are a good number of notable unlisted buildings in St John's Road and these should be included in the Article 4(2) Direction. In addition the Victorian and Edwardian terraces should be included: these are numbers 1-17 (odd) and 2-30 (even). Some of these numbered houses also have names and are included as notable buildings. All the others have group value.

**12. South Street, Pimlico, The Grove**

A very considerable number of buildings in these three streets are listed, and the other buildings need an Article 4(2) Direction in order to preserve the setting of the listed buildings and the appearance of these key streets which, positioned as they are overlooking the river valley, form an important part of the setting of the World Heritage Site.

**13. Between North Road and Crossgate**

While North Road comprises commercial properties, and Crossgate benefits from the 2007 Article(4) Direction instigated by the former City Council, this area has no such protection and merits it. Many of its streets, particularly Atherton Street and Sutton Street, are prominent in the foreground of views from the viaduct. Allergate is one of the historic streets in the old borough of Crossgate and has ten grade II listed buildings. In addition number 20 is fourteenth century and the owners are quite rightly seeking its listing. This and other buildings need to be protected from inappropriate development in order to maintain the setting of the listed buildings. Neville Street has a group of notable but unlisted buildings at numbers 19-23, and this attractive street could be vulnerable to unsympathetic development if not protected. The other streets (New Street, Mitchell Street, East Atherton Street) are similar to the terraces on the other side of Sutton Street and similar arguments apply to these.

**14. Tenter Terrace**

This attractive short terrace has benefited from some sensitive restoration by its residents, and an Article 4(2) protection would help to protect this.

**15. Other areas**

We are aware that other residents groups are preparing responses to this consultation. The fact that we have not mentioned a particular street or area should not be construed as meaning we accept that it does not need an Article 4(2) direction.

Roger Cornwell  
30 October 2015