



Durham City Conservation Area Management Plan (CAMP)

Part I: Strategic Overview

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I. Introduction and special interest



1.1 What is a conservation area?

The statutory definition of a conservation area, as defined in the primary legislation, the Planning (Listed Buildings and Conservation Areas) Act 1990 is:

“An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”

In determining the above there are no specific set criteria upon which an area is designated, but there are a number of key elements that are generally considered. This includes the topography and landscape, building ages and architectural styles, the materials used and detailing, street patterns, land uses, the public realm, green spaces, boundary treatments, and views.

The extent to which buildings and structures contribute positively generally derives from their frontages onto the street that is most experienced in the public domain. But in many places the sides and rears of buildings and streets can also be viewed, particularly in Durham City where many buildings and areas can be seen three dimensionally. This is due to how the buildings respond to the distinct topography and how the city has evolved over the centuries.



Fig 1 above. *The medieval commercial streets of Saddler Street and Old Elvet Bridge a hive of pedestrian activity and key routes to Palace Green and the cathedral.*

Spaces can contribute very positively, connecting buildings and places, dictating movement, and creating interactions. These range from historic civic spaces such as Durham Market Place, to the contemporary Millennium Square, intimate medieval streets, narrow historic vennels and green lanes, and riverside footpaths.

Green spaces are in abundance in Durham City, and they contribute significantly to its special character, distinctiveness, and sense of place. They vary widely in type, use and extent ranging. They range from areas of dense ancient woodland, local nature reserves, community allotment gardens, public parks and sports pitches, private front gardens in the streetscene, roadside verges, the riverbanks, and street trees.

These local green assets and the wider surrounding landscape have high aesthetic quality that enhance the setting of buildings, streets, spaces, and the city as a whole. All the above, the varying topography and ambiance moving from place to place, provide a range of different views and positive experiences of the historic environment. Added to the above, the river is a wonderful blue asset, which has played a critical role in shaping the city and is a significant part of the character and experience of the city.

The designation of a conservation area under the [Town and County Planning \(Listed Buildings and Conservation Areas\) Act 1990](#) gives the Local Planning Authority (LPA) certain statutory and general duties:

- **s69(1)** requires the LPA to designate from time to time any areas which they consider to be of special architectural or historic interest as conservation areas,
- **s69(2)** requires the LPA to review such designations from time to time.
- **s71(1)** requires the LPA to formulate, prepare and publish proposals for the preservation and enhancement of its conservation areas from time to time.
- **s72(1)** requires that when assessing applications for development in conservation areas, the LPA must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation areas.

1.2 What are the potential outcomes of the CAMP?

Analysing and defining the conservation areas special architectural and historic interest, character, and appearance, leading to...



A management strategy delivering appropriate and positive change within the conservation areas with the following potential outcomes...



Joined up DCC working and intelligent spending of diminishing resources in the city where they can have the most benefit.

Stronger links and co-operation with key stakeholders and partners and developing new ones to positively share the city's management with a joined-up approach.

Inspiring people and groups who have a vested interest in the city so that they have a sense of ownership and participation in its active management.

Opportunities to seek high quality replacement development, or aesthetic improvements, appropriate to context, of buildings identified as detracting or neutral in contribution.

Opportunities to deliver appropriate and sympathetic new development of detracting or neutral sites generating townscape enhancement.

Opportunities to bring attention to, and repurpose, vacant historic buildings, sites, and buildings in a deteriorated or declining condition.

Opportunities to give better protection to the preservation of unlisted historic buildings and potentially reverse previous unsympathetic and harmful alterations.

Opportunities to improve architectural design standards within the city drawing from the local heritage, distinctiveness, character, and wider townscape context.

Opportunities for conservation to contribute to environmental improvements by helping to guide owners to adapt buildings without harming the special interest and character of the building and its surroundings.

Opportunities to protect and improve views and vistas, and potentially create new ones, to better reveal significance and enhance the overall public experience and enjoyment of the city's historic environment.

Opportunities for public realm improvements delivering townscape enhancement, potentially with green infrastructure, air quality and biodiversity net gains.

Opportunities to improve interpretation, wayfinding, and accessibility, and making a safer more enjoyable public environment.

Opportunities to protect, reinforce, and create new green infrastructure assets within the city adding positively to the existing provision and improving the quality of the historic environment.

Opportunities to improve design standards for new shop fronts and signage, to reverse existing detractors or those which are neutral, and the overall quality of the commercial environment.



Potential end outcomes
The above will ensure the future preservation and enhancement of the conservation area's special architectural and historic interest, character and appearance along with the delivery of wider place making outcomes. These include economic growth, regeneration, social wellbeing, health outcomes and cultural life while tackling the needs, threats, and maximising opportunities within Durham City.

1.3 Durham City Conservation Areas

Durham City Conservation Area was originally designated on the 9th of August 1968. This boundary focussed on the peninsula and the core medieval town plan. In 1980 it was significantly enlarged with a blanket approach to take in the wider historic city core and the natural bowl which contains the built form. In succession this captured much of the city's later growth, including areas of modern housing, and its setting. The conservation area was last reviewed in 2015 with the boundary amended in 2016. This included minor revisions to correct anomalies, with an extension in the south to capture part of the landscape of Elvet Hall Estate along the south side of Potters Bank.

The 2016 conservation area boundary was very extensive stretching from Newcastle Road in the west as far as Young Street near the Sunderland Road and Sherburn Road junction in the east. In the north it bounded the modern residential area of North End and the A167 adjacent to Durham Johnston School. In the south it stretched as far as Great High Wood and Old Durham where it shared a common boundary with Shincliffe Village Conservation Area.

The evolution of Durham City Conservation Area including the original 1968 and 1980 enlargement boundary maps can be found at Section 5.1, page 97 of this document. The seven new Durham City Conservation Areas are shown on page 7.

Durham City is centrally located within County Durham. It is a hilly city, claiming to be built upon the symbolic seven hills. Upon the most central and prominent, high above the River Wear, Durham Castle and Cathedral dominate the city skyline. The steep riverbanks are densely wooded, adding to the picturesque beauty of the city.

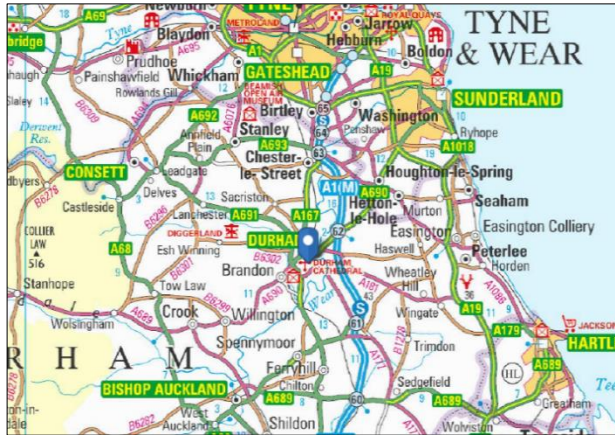
West of the city centre, another river, the River Browney, drains south to join the River Wear to the south of the city. The city is well connected to many strategic road and rail routes, including the A1(M), and the east coast mainline, and it is the administrative centre for County Durham.



The majestic Durham Cathedral and its surroundings, image, © Graeme Hall, used with permission.

Map I Location Plans

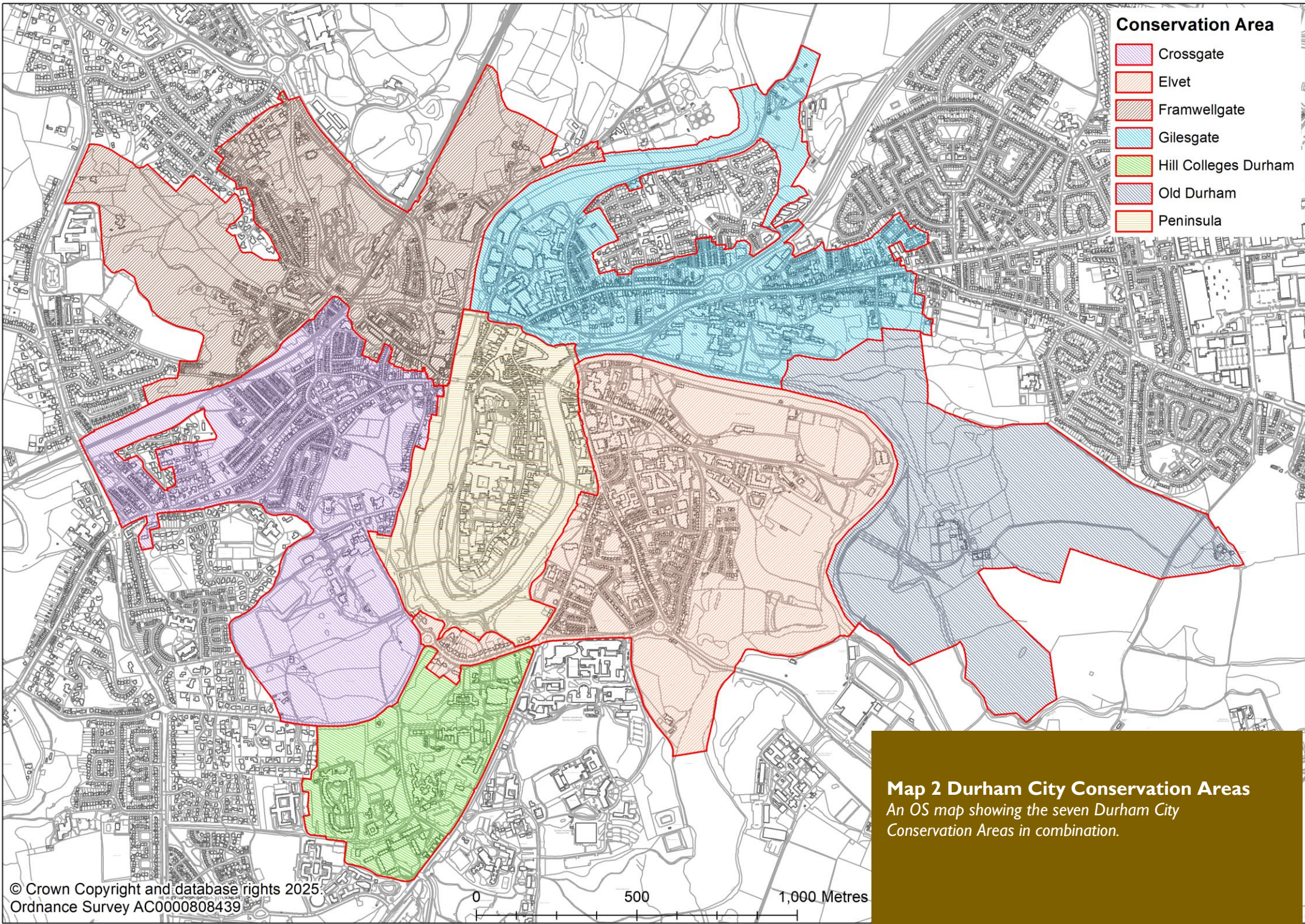
A location map of Durham City highlighted in the wider and local context.



Above, Durham City in the wider context. © Crown Copyright and database right 2025. Philips Ltd. DIGITAL MAP DATA Copyright © 2025



Above, Durham City in the local context. © Crown Copyright and database right 2025. Philips Ltd. DIGITAL MAP DATA Copyright © 2025



Conservation Area

- Crossgate
- Elvet
- Framwellgate
- Gilesgate
- Hill Colleges Durham
- Old Durham
- Peninsula

Map 2 Durham City Conservation Areas
An OS map showing the seven Durham City Conservation Areas in combination.

1.4 Understanding Durham City and what contributes to its special architectural and historic interest

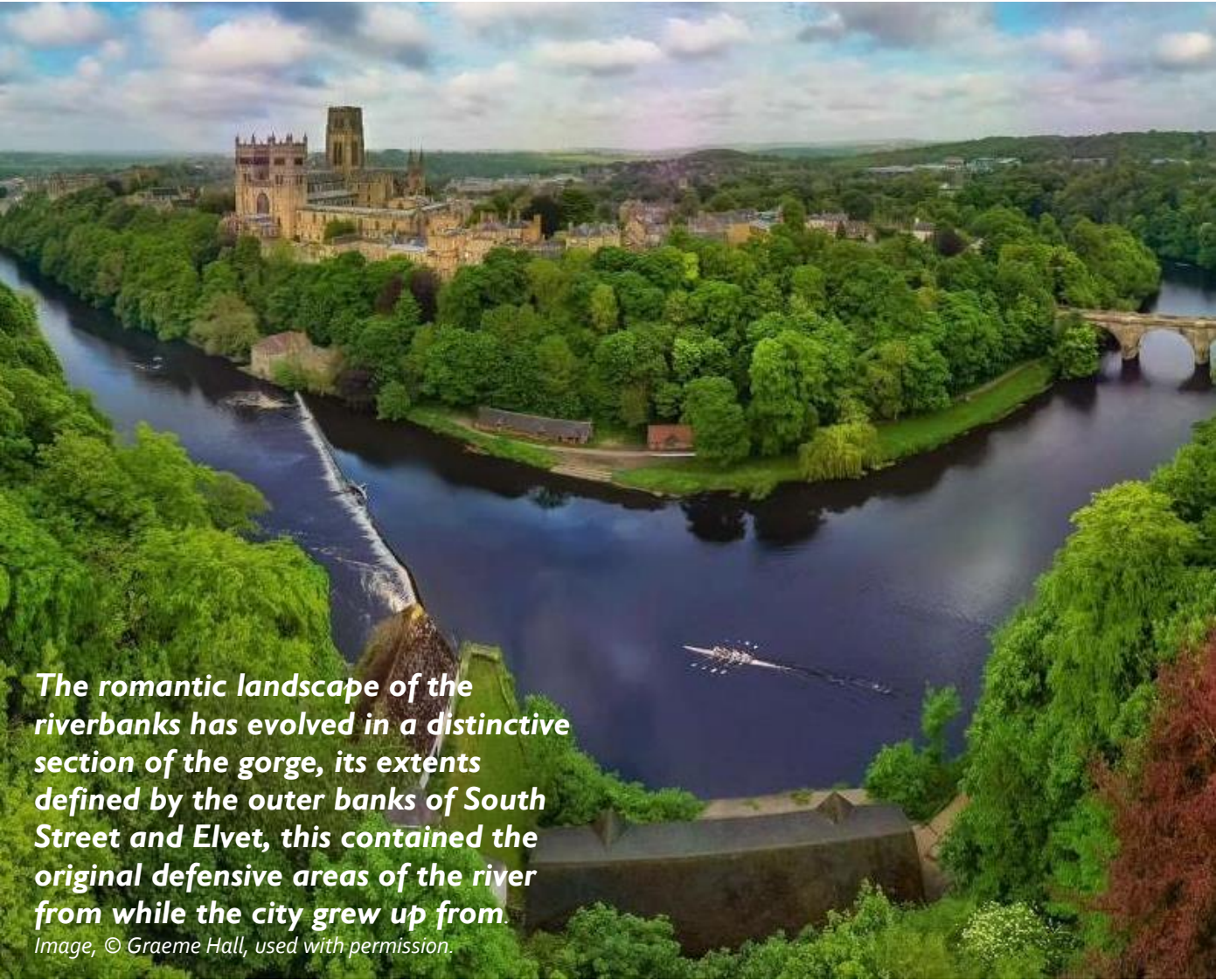
It is recognised that fragmenting the large, long standing 1980 conservation area into several smaller conservation areas may raise concerns. This is in terms of blurring the origins of Durham as a single city and the way in which it has evolved over the centuries and losing sight of this. Sub-division potentially implying that there is no interrelationship between the separate conservation areas. When in fact the relationships are fundamental with indivisible links between all of the conservation areas that inform one another's setting. While character changes from place to place, it is experienced as a single evolving living river city.

In response, the CAMP is intended to convey the message that it is the collective significance of the seven conservation areas that combine to form the special architectural and historic interest of Durham City as a whole.

This relates to the intrinsic historic, intangible, physical, and visual interrelationships. An overview of the collective special interest is set out on the following pages.

Further, it is important to understand that the findings of the review of the existing conservation area, its subsequent sub-division and management strategy, will give the city's historic environment greater protection.

Fig 2 below. A stunning drone view of the glorious Durham Peninsula, River Wear, and riverbank in the Summer.



The romantic landscape of the riverbanks has evolved in a distinctive section of the gorge, its extents defined by the outer banks of South Street and Elvet, this contained the original defensive areas of the river from while the city grew up from.

Image, © Graeme Hall, used with permission.

Durham City is regarded as one of the most important historic cities in Britain. It is a complex place where the special architectural and historic interest, and how this is experienced, is the result of a combination of different factors. In assessing its significance, the key values from Historic England’s [Conservation Principles, Policies and Guidance](#) have been used. The aim is that by providing an understanding of significance, this will support the quality and appropriateness of decision-making. The ultimate objective is to put in place a positive management regime for all aspects of the historic environment. Below is a summary of the city’s significance, explained in greater depth in the individual conservation area character appraisals.

1. Historic and evidential value.

Historically the establishment of the city is linked to the arrival of the small community of monks from Lindisfarne in 995AD. They sought a safe haven for the body of their saint St. Cuthbert, following Viking raids. At Durham they found a natural defensibly advantageous location. However, there is evidence of earlier human settlement on the peninsula and in the vicinity, possibly from 2000BC onwards.

The medieval town grew out from the peninsula, comprising separate boroughs, largely established by around 1250. Significantly, this medieval plan remains highly intact and legible to this day. The city has a strong urban form with a rich quality townscape of intimate narrow medieval streets, later wider Georgian streets and vennels, along

with grid patterns of Victorian terracing. These are laid out over the hilly topography creating ever-changing street scenes, views, and vistas.

The high historic value of the city is embedded in the surviving historic buildings, structures and features, and its archaeological significance. Further from its historic layout and plan form, providing physical evidence, and illustrating both the ancient and more recent past.



Fig 3 above. *The splendid view of the castle, cathedral and Framwellgate Bridge in its river corridor and part townscape setting taken from Milburngate Road Bridge*

2. Architectural and aesthetic value.

Durham Castle and Cathedral crown the peninsula dominating the skyline over the fragmented townscape. In 1986 these buildings, along with The College and Prebends Bridge, were designated as a World Heritage Site.

The justification in brief lies in the cathedral being the finest example of early Norman architecture in Europe. Although the cathedral is Romanesque in style, the use of architectural mechanisms such as rib vaults, structural pointed arches and lateral abutments were pioneering constructional techniques of their day.

The Castle visually illustrates the concept of the motte and bailey castle prevalent in the Norman period. It includes features of notable architectural interest such as the Norman Chapel (the oldest building in the city), the Norman Gallery and the richly decorated Great Hall. The building is also significant in demonstrating the change in function from castle and protector to Bishops Palace, to University.



Fig 4 above. *A nighttime view of Durham Cathedral taken from Place Green.*

The city’s built environment is made up from different periods displaying architectural trends, fashions, and technologies of the time. It ranges from medieval houses to grand Georgian townhouses and cottages, the brick ranks of familiare Victorian terraced streets evidencing local and wider industrial roots, and ornate detached villas. Further are the many historic landmarks such as churches, ancient bridges, the Viaduct, civic buildings such as the Town Hall and Guildhall, and others such as Kepier Hospital, Old Shire Hall, Vane Tempest Hall, and Old Durham Gardens.

The high architectural diversity, quality, and coherence creates a strong historic townscape of considerable special interest.



Fig 5 above. A view of the historic streetscape along Allergate



Fig 6 above. A view of the different architectural styles to the historic buildings along Sadler Street.



Fig 7 above. A view of a typical example of a uniformed Victorian terraced street at Flass Street

Added to this, is the fact that the buildings are laid out across a conserved medieval framework radiating out from the peninsula over the dramatic topography, which is one of the most striking attributes of the city.

Durham City exists because of the river, beginning life as a defended fortress with the river providing a natural defensive function, its fortification enhanced by the castle walls and gates. The Durham riverbanks are a richly wooded landscape that cloaks the river gorge around the peninsula. It contributes to the landscape setting of Durham Castle and Cathedral and is an important natural resource within the heart of the historic city. It is a complex historic landscape shaped by people from the 17th century onwards creating engineered paths connecting separate places, and terraced walks, with designed views.

Typically, Durham’s topography can be described as “bowl like” surrounding the historic city core providing physical containment, and an often dramatic wooded backdrop to the townscape, which is divided by the river valley and a number of ridgelines.

The topography creates a range of visual experiences that are fundamental to the area’s distinctiveness and sense of place. The openness of the river corridor and bridges provide some of the finest views within the city, whereas narrower enclosed approaches give teasing views of the Castle and Cathedral that disappear and reappear with movement before opening up in dramatic reveal.

In the wider landscape the cathedral is a designed eyecatcher reflecting its status and helping pilgrims to find their way. The castle expressing Norman strength and the power of the Prince Bishops.

The abundance and diversity of the local green infrastructure assets are a fundamental part of the city's distinctive character and visual amenity value. They include, the riverbanks, green corridor approaches, intimate green lanes, and historic green open spaces such as The Racecourse and The Sands.

Added to these are the densely wooded areas such as Flass Vale and Pelaw Woods, leafy parkland, churchyards, allotment gardens and private gardens in the street scene. These form a green network providing valuable recreational and community space, that significantly enhance the character and appearance of the townscape.

There are important historic vennels, paths, tracks, and lanes, which are part of the early layout of city and have a formative impact on access and movement. They tend to be characterful distinctive routes contributing positively. Many historic routes are still legible and navigable, some are potentially part of the network of pilgrim routes, although this is conjectural, adding to the better known linkages to places such as Finchale, Beaufrepaire, and Kepier.

Throughout the centuries, pilgrimage has been an important social and economic stimulus and was the historic origin of tourism and this remains significant today.

Durham Cathedral remains a place of pilgrimage, and pilgrims from around the world continue to be welcomed there, and a place of education and learning. This gives significant intangible interest to the city.



Fig 8 above. A view overlooking the river and racecourse area taken from Pelaw Woods, showing open playing fields, the ancient woodland at Maiden Castle Woods, local trees and hedgerows and wider woodland backdrop.

In contrast to the densely developed urban environment, and continuing the landscape theme, Old Durham is a very distinctive and idyllic rural place. It is of high historic interest, which forms an important continuation of the river corridor landscape up to Shincliffe. The manor house and 17th designed gardens having a fundamental visual and axial relationship with the cathedral.

South of the city centre are the purpose-built colleges of St. Marys College, Trevelyan College, Van Mildert, and St Aidan's located on Elvet Hill. They are important to the evolution of the city's built development and represent the University's post-war expansion programme. They comprise individually designed buildings of high architectural quality embracing the unique landscape setting. Their architectural styles vary creating very distinctive sites each with their own identity and sense of place many being innovative for the city during the period.



Fig 9 above. Van Mildert College. The buildings are set around a water feature which gives them a floating appearance.

4. Communal value

The city’s communal value draws from the war memorials, art pieces, places of worship, and buildings such as the churches and public houses for example. There are the experiences drawn from the public streets and shared spaces where interactions occur, and through popular annual events such as the Miners Gala that have strong meaning for the people who relate to them and evoke individual experiences. These play a significant role in the community and aspects of people’s social life, collective memory and how they identify with the city.

5. Summary

The cultural heritage of Durham City is of high historic, evidential, architectural, archaeological, social, communal, and aesthetic value with Durham Castle and Cathedral World Heritage Site of international significance at its historic heart. It has remained in constant use for 1000 years as a centre for religion, education, and pilgrimage. This is what makes the city so unique and special. This is not limited to just the built form; it is inextricably linked to the diversity of use – residential communities, businesses, educational, ecclesiastical, and cultural life – the unique natural topography and landscape, and the intangible qualities which are equally as fundamental to its special interest and character. This special interest is forged from the collective of, and interrelationships between, the seven individual conservation areas that make up the physical fabric of the city as a whole.

Fig 10 below. A selection of different streetscape views from within the conservation areas demonstrating the historic interest, quality, and distinctiveness of the place.



1.5 Durham City historic timeline

Early History AD 80

The beginning

Roman artefacts found on the peninsula together with evidence from recent excavations at St John's College indicative pre-Norman occupation. This means it is no longer believed that the peninsula was completely densely wooded and uninhabited, with new historical research beginning to question the previously accepted chronology and theories. Further information can be found in a full [excavation report](#).

The Romans occupied Durham in about AD 80, building several forts and a road through the county from York to Scotland. The first possible documented date for a settlement at Durham is found in the Anglo Saxon Chronicle AD 762 referencing a place called "Aelfet or Aelfet Island" with claims made that this refers to Elvet.

There was further Roman occupation at Old Durham where the remains of a civilian type of Roman Villa were uncovered in the 1940s and 50s, dating back to the 2nd century AD with further archaeological work recording two circular buildings. It is said to be the most northerly villa in the Roman Empire, while a Roman road existed in the area near Old Durham Gardens that travelled north to Kepier and Chester-le-Street beyond.

St Cuthbert

Durham City grew up from the peninsula after the arrival of the Community of St Cuthbert in 995. The increasing wealth of the Lindisfarne monastery brought in by pilgrims and travellers also attracted the Vikings, who attacked Britain's holy places.

The Vikings reached Lindisfarne in 793 and again in 875, and the monks fled with the coffin containing the body of their saint and treasured possessions. The community wandered for several years settling down on an old Roman site in Chester-le-Street, then they proceeded west to "Dun Holm." They initially settled across the river from the peninsula near to the site of St Oswald's Church, in Church Street.

It is said they found the peninsula covered with dense woodland with the sole exception of a cultivated plain, again indicating earlier occupation. The peninsula formed a naturally and easily defensible site as a resting place for their saint, and it was likely fortified prior to the Norman conquest

The White Church

Once on the peninsula they cleared an area of thick woodland and erected a temporary shelter, said to have occupied the site of St Mary Le Bow Church, North Bailey. This was replaced a short time later with a whitewashed wooden building called "The White Church" or "Alba Ecclesia" that remained in use until the consecration of the great stone church.

As Durham's reputation grew as a place of pilgrimage and an impregnable fortress, it became the focus of northern resistance against the Norman conquerors.



Fig 11 above. *St Cuthbert's coffin on display in the Great Kitchen, the coffin is regarded as the most important wooden object surviving in England before the Norman conquest.*

Medieval History

The Conquerors Visit

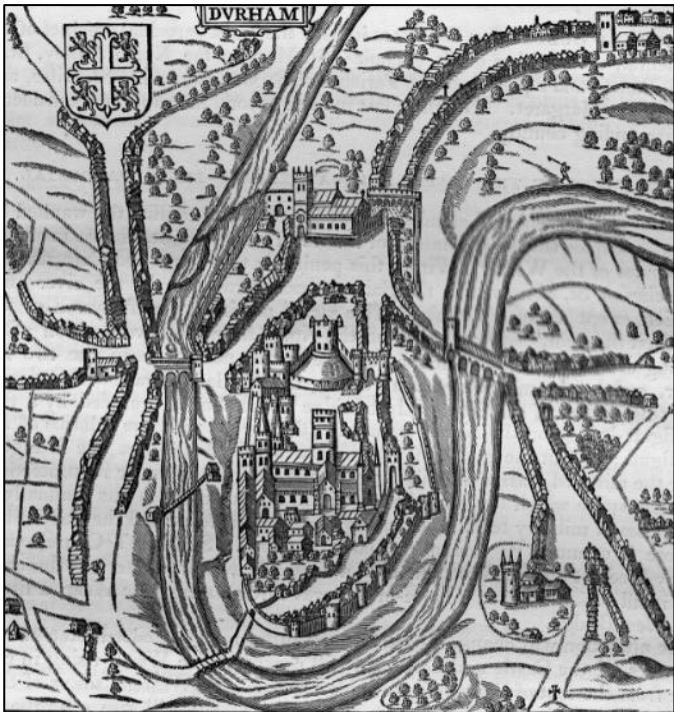
In 1069 William the Conqueror sent 700 men to Durham but the Norman army was massacred by the native Saxons. Gradually, William’s men gained control and in 1072 Durholme Castle was built on Williams orders on his return from Scotland.

The castle was a key fortress in the defence of the border with Scotland and was gradually transformed in more peaceful times into an imposing palace for the Durham Prince Bishops. The Prince Bishops were given powers allowing them to hold their own parliament, raise their own armies, administer their own laws, levy taxes, create fairs and markets and mint their own coins.

It was Bishop Walcher who led the foundations of a reformed monastery at Durham. But he was killed in 1080, and William appointed a new Prince Bishop called William St Carileph who was responsible for building the cathedral after the castle 1093. The construction of the cathedral taking just 40 years.

Bishop Flambard

Bishop Ralf Flambard was a great builder and man of vision, and he did more for Durham than any other Prince Bishop. He cleared the domestic houses from Palace Green and other buildings between the castle and cathedral, providing a formal linking open space. He improved the defensive capabilities of the castle by constructing a defensive circuit of walls and gates. He constructed Framwellgate Bridge to connect the outer borough with the rest of the city, founded Kepier Hospital in 1112 and built St Giles Church.



By the middle of the 13th century Durham’s identity as a city was becoming apparent with the great crossing tower of the cathedral completed. The town continued to expand, and the plan of the city was largely established by 1250, altering little over the following six hundred years, and only significantly expanding in the 19th century.

The city was split into a number of boroughs which were independent urban communities with their own courts and churches. The trade of the city also continued to grow with the focus on the Market Place. Durham offered a livelihood to local traders with the castle and city walls providing protection. This again helped to encourage traders to come to the city and in turn increase its wealth. In the city there were also a number of working mills grinding flour and used for fulling.

Burgage plots heavily dictated the medieval layout and house plans. These comprised of long narrow domestic curtilages with houses placed end-on to the street and compacted side by side, which can still be seen in some medieval streets.

Fig 12 left. Speeds Map of Durham published 1627, one of the earliest representations of the city, the plan form and layout still surviving to this day. Reproduced with permission University pictures in print Record Number 403.

Fourteenth to the Eighteenth Century

Battle of Neville's Cross

The Scots attacked the city in 1312 and again two years later before the townspeople in the Market Place could construct the wall granted to them by the Bishop. There was then a period of stability up until 1346 with the Battle of Neville's Cross. This took place during the 2nd war of Scottish Independence on 17th October half a mile to the west of the city centre. An invading army of 12,000 led by King David I was defeated with heavy loss by an English army of approximately 6,000 to 7,000 men led by Ralph Neville, Lord Neville. After the battle accounts state that David was hiding under a bridge over the River Browney when his reflection was spotted in the water by English soldiers, and he was taken prisoner with all the Scottish captives ordered to London.

The Black Death

The bubonic plague, also known as the Black Death, swept across Europe in the 14th century. In 1349 it reached Durham and took its toll on the population. Further outbreaks of bubonic plague struck the city in 1416, 1438, and in the 16th century. Over one third of the city's population perished. The economy of the city suffered as pilgrims stopped visiting the shrines of St. Cuthbert and St. Bede.

During the medieval period, Durham was no longer a scene of major border warfare, and it settled into a quieter medium sized urban community reflecting the traditional patterns of English medieval towns.

Rising of the North

In 1595 the earls of Northumberland and Westmorland initiated the Rising of the north to restore the old religion. Their forces marched to Durham, however the rebellion collapsed when Spain failed to deliver the military support that had been promised. The rebellion triggered other misfortunes, the countryside was impoverished by the fines levied against landowners who had supported the revolt and in 1587 there was famine after the harvest failed.

A new charter

In 1601 the city was granted charter status by the Queen, but the bishop decided that it infringed his rights and refused to accept. Instead, he appointed one of his supporters as mayor and drew up his own charter which gave Durham a limited say in its own affairs.

Cosins Durham

John Cosin became Bishop of Durham after the restoration in 1660 and almost at once proceeded to make good the damage caused to the buildings. He repaired the cathedral and castle, rebuilt

schools and the county court on Palace Green, erected a library, built almshouses, and erected a new conduit to carry water across the river from Elvet Moor to the peninsula.

Changing Durham

The blue coat school was opened in Durham in 1718. In the early 18th century, a mustard making industry began in Durham. Durham's first theatre opened in 1722 in Saddler Street. In 1729 a statue of Neptune was erected in the Market Place. By the middle of the 18th century Durham probably had a population of about 4,000-5,000. Growth spread outwards to reach the hamlets around the town.

In 1771 Durham suffered a severe flood which damaged Elvet bridge and destroyed the precursor to Prebends Bridge. At the time only the Bishop had the authority to instruct the construction of new bridges, originally toll bridges to support upkeep.

Many of the wealthy residents had prospered from exploiting coalfields beneath their lands. Fortunately for Durham thin seams beneath the city were not worth working. Over the years Bishop Van Mildert released more and more church land for development and in 1832 he moved his palace from the castle in order that it could become part of the new university.

Nineteenth Century

Arrival of the railway

The greatest change to the city came during the mid-late 19th century as a result of the arrival of the railways. The main station was built in 1857 for the Northeast Railway Company and in the same year the Viaduct. This had a dramatic impact on the city outside the peninsula.

This was a period of rapid growth with new housing built on undeveloped land. This comprised terraced housing, that then became the norm in the middle of the century.

The appearance of this new housing was markedly different with a switch from the use of local materials to the gradual dominance of the red factory brick and Welsh slate brought along the new rail network.

During this period Durham prison was built in 1820. In 1824 Durham was given gas street lighting. In 1836 Durham gained its first police force. In the mid-19th century Durham was described thus:

County hospital was built in 1860. In 1861 a statue of the Marquess of Londonderry was erected in the Market Place. In 1871 the first Miner’s Gala was held in Durham.



Fig 14 above. A view from a garden near the top of Claypath looking towards Elvet Bridge published 1828. Reproduced with permission University pictures in print Record Number 1709.



Fig 15 above. The construction of Durham Railway Viaduct 1857, © County Records Office.



Fig 16 above. The view across the city from Durham Railway Station in 1890, © County Records Office.

Twentieth Century

There was significant change in the city during the mid-20th century. The University expanded when St. Marys College was built in 1952. In 1960 the School of Oriental Studies opened, followed by Grey College in 1961. Then came St. Aidan’s College in 1965, Van Mildert College in 1966, Trevelyan College in 1967 and Collingwood College in 1973.

The National Savings office, Milburngate House, opened in 1961, followed shortly by Kingsgate Bridge in 1964, the Magistrate’s Court in 1964, and Leazes Road in 1967. Significant later development continued to shape the city with the building of New Elvet bridge in 1975 and Millburngate shopping centre in 1976. This was enlarged in 1987, and then in 1999 the Prince Bishops shopping centre was opened.



Fig 17 above. *The construction of the through road and bridge 1970-80, © Durham County Records Office.*



Fig 19 above. *A general view in water colour from 1901-25, © Durham County Records Office.*



Fig 18 above. *A view of New Elvet, c.1901, © Durham County Records Office.*



Fig 20 above. *A view of North Road in 1901, © Durham County Records Office.*

Durham Today

“A new 21st century quarter”

Entering the 21st century the city continued to develop the first major change was the mixed used Walkergate Development on the site of a former carpark at the bottom of Claypath and the former carpet factory site fronting Freemans Place. This included Millennium Square the Gala Theatre, Claypath Library and a series of commercial units, and apartments cascading down to the riverside. At Freemans Place. The former Ice Rink was demolished to make way for new office developments, on the opposite side of the river the Raddison Hotel was built on the site of a former depot that preceded a greyhound stadium, overlooking the new Penny ferry footbridge.

More recently The Gates shopping centre was part demolished, and part remodelled to create Riverwalk. The University’s new business school was built on the site of a former car park, and the 1960s Milburngate House was demolished in 2016/17 as part of a major mixed use redevelopment of the area. This has created a 21st century riverside quarter to the city.

The University has continued to grow through this time with the estate comprising 183 buildings, 17 colleges and student numbers rising to just over 22,000.



Fig 21 above. A view of lower Claypath in the 1970s, Durham County Records Office (Ref.DR00921), now the site of the Walkergate Development.



Fig 23 above. A view of the riverside 1950s-75, Durham County Records Office (Ref.DR00801), now the site of the Milburngate House development and Raddison Hotel site in the background.

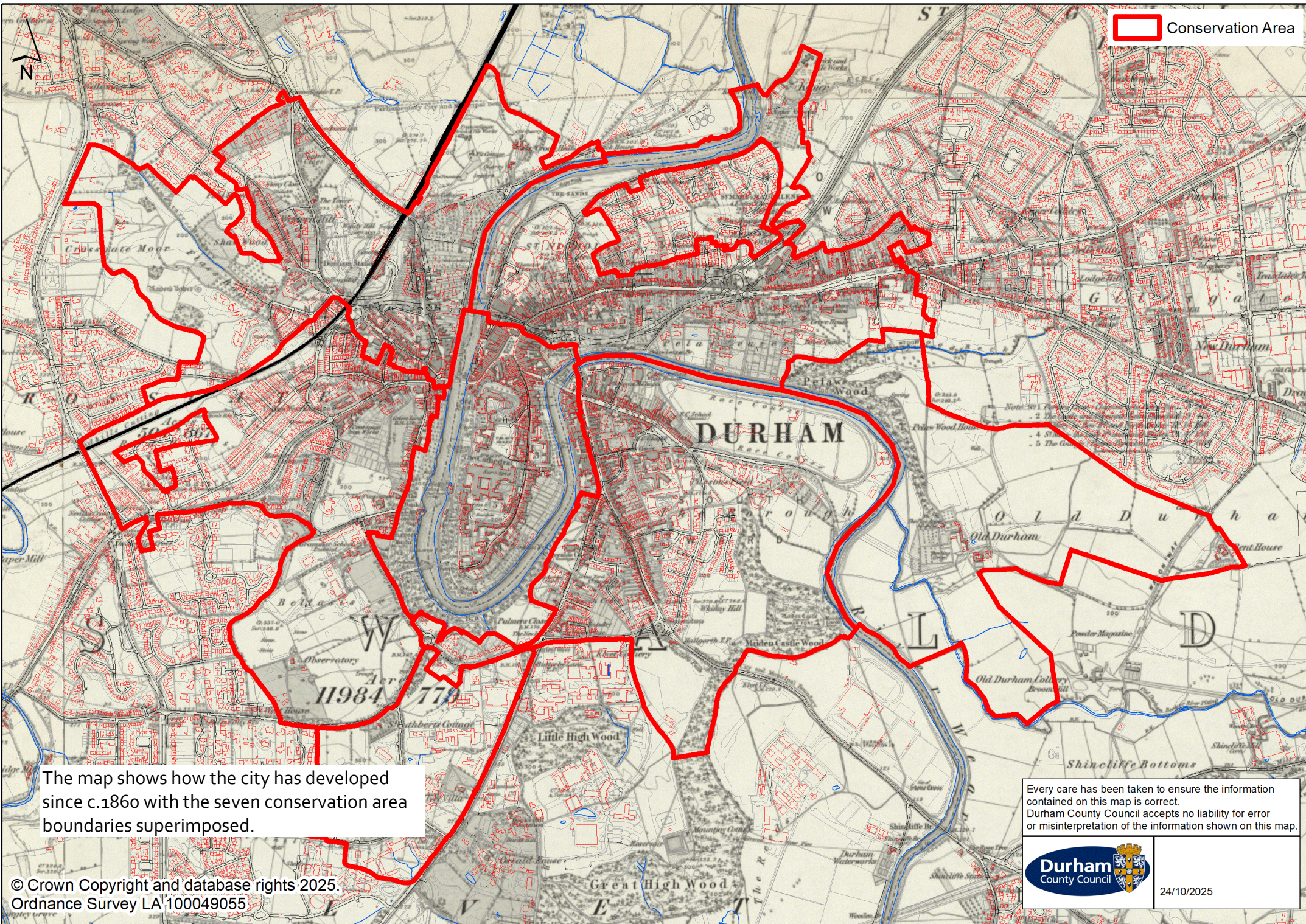


Fig 22 above. A view of Leazes Road looking across to the former multi-storey car park today, Prince Bishops Shopping Centre, Durham County Records Office (Ref.DR00955).



Fig 24 above. A view of the riverside 1950s-75, Durham County Records Office (Ref.DR00805), showing the gas works and ice rink. The far side of the river is now the site Freemans Reach, Wearside House, and the University Business School.

Conservation Area



The map shows how the city has developed since c.1860 with the seven conservation area boundaries superimposed.

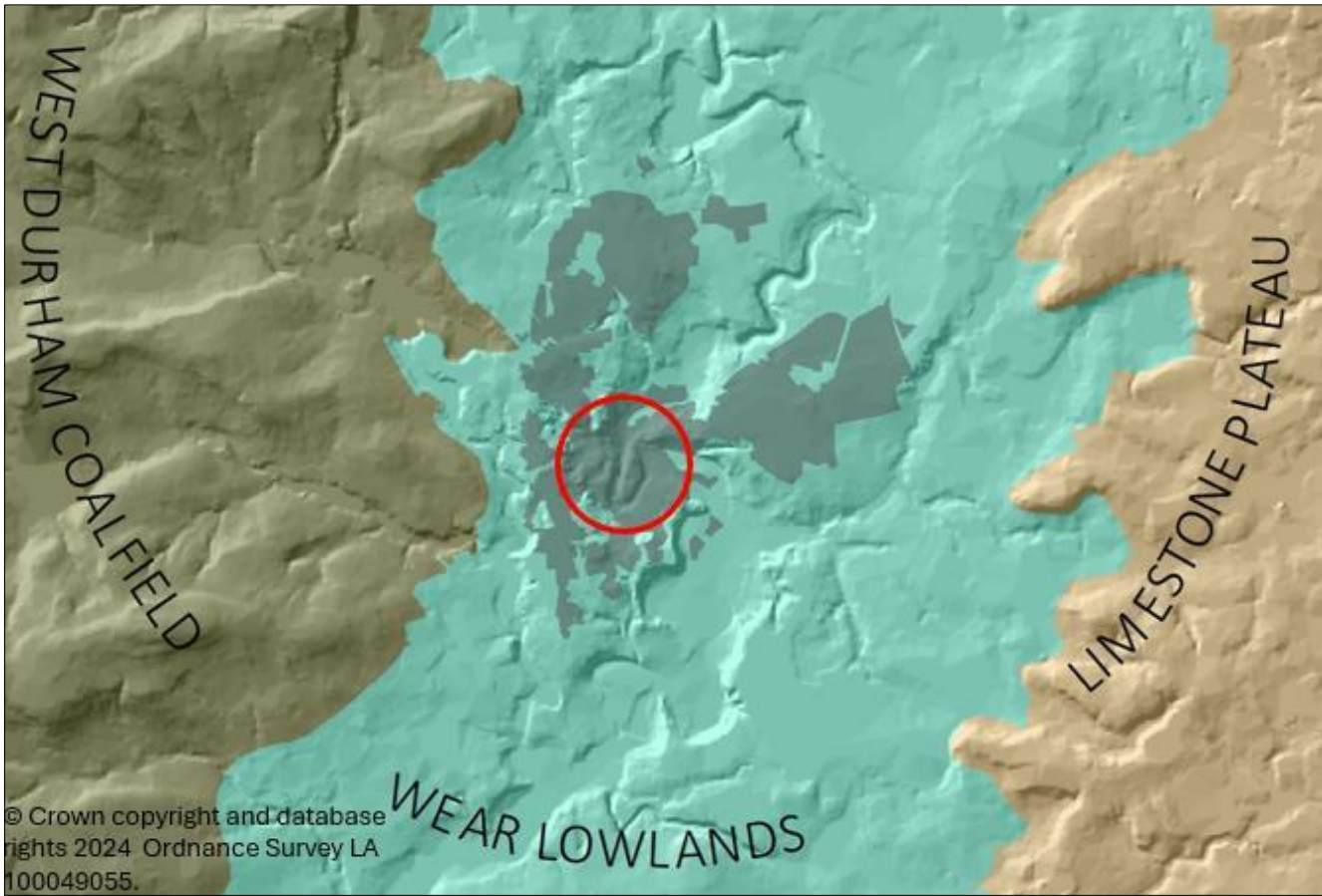
Every care has been taken to ensure the information contained on this map is correct. Durham County Council accepts no liability for error or misinterpretation of the information shown on this map.

1.6 The topography and landscape context of Durham City

Durham City is within the broad valley of the Wear Lowlands. This lies between the low escarpment of the limestone plateau to the east and the higher ridges and valleys of the Durham coalfield to the west. In the floor of this gently undulating lowland vale the River Wear carves an incised meandering course. In places it lies deep within narrow gorges cutting down through the underlying sandstones and shales, in others it wanders across open floodplains flanked by steep wooded bluffs.

The topography has had a profound influence on the evolution of the city and the way that it is experienced today. The historic core is focussed on a deeply incised gorge forming a tight bend in the river which provided a strong defensive site and an arresting setting for the Norman castle and Cathedral. The medieval city lay on the peninsula behind its defensive walls, spreading out across the neck of the peninsula and onto the opposing riverbanks from Framwellgate and Elvet bridges and up the ridge to the north-east towards Gilesgate. This pattern of development was maintained in the post-medieval period with the city retaining a compact form and modest scale largely confined to the incised river valley. Terraced housing, small mines and factories of the industrial period were concentrated in some places on the valley slope.

Fig 25 below. Durham City broad landscape context map.



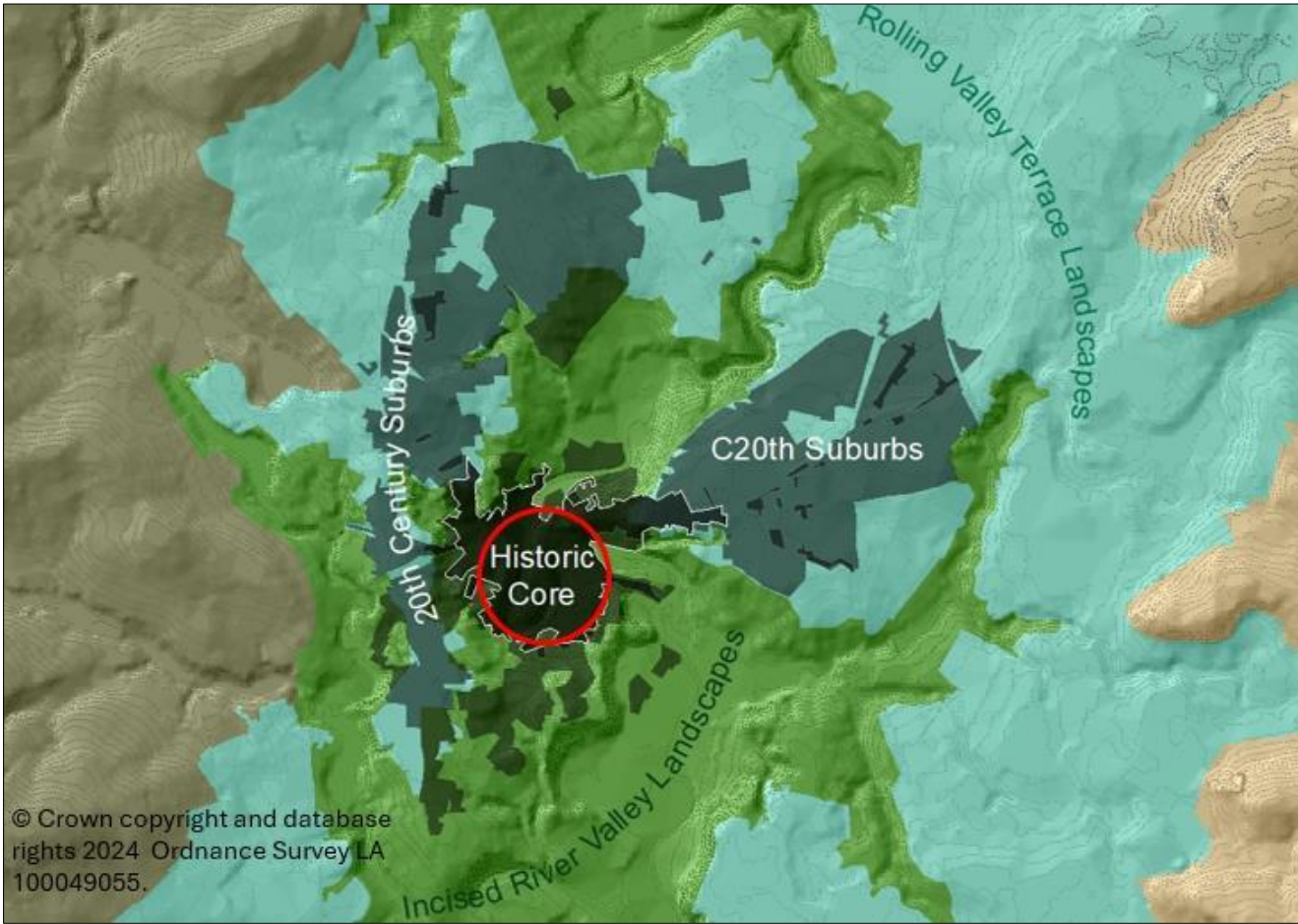
The map shows the landscape context of Durham City Centre (highlighted in red) the city occupying a strategic site in the centre of the broad Wear Lowland valley of the meandering River Wear with the coalfield in the west and limestone plateau in the east. Images right for general context.

The 20th century saw significant expansion. In contrast with earlier development much of this took place on the higher, more level ground of the rolling valley terraces with suburbs developing at Crossgate Moor and Merryoaks in the west, Framwellgate Moor and Newton Hall in the north and Gilesgate Moor, Carrville and Belmont in the east. But there is general absence of development in the main river valley north and south of the historic core and on the steep slopes of the peninsula.

This gives the city a very open form in places with robust corridors of farmland and woodland penetrating deep into its heart. The physical separation of the suburbs from the historic core and their lack of prominence in general views makes the city feel small and strongly defined.

The 20th century also saw areas of farmland and historic parkland on the northern, eastern, and southern approaches to the city developed in a very open form. In the south the colleges and teaching buildings of the University developed in open campuses creating a gradual leafy transition with the surrounding countryside. In the north the hospital and civic complex of Aykley Heads were set in extensive grounds separating the northern suburbs from the city's core.

Fig 26 below. Durham City evolution in relation to topography map.



The map shows Durham City Centre (highlighted in red) and how the surrounding built form has evolved in relation to the topography, with 20th century suburbs created on high ground to the historic core and avoiding most of the river valley terrace

Despite the high density of urban form in places, the combination of woodlands on the steep slopes, Flass Vale, Pelaw Woods, Great and Little High Woods, farmland, parks, gardens, and campuses give the historic core of the city a very high urban tree canopy cover. This is in excess of 30% - contributing significantly to the local and wider character and quality of views.

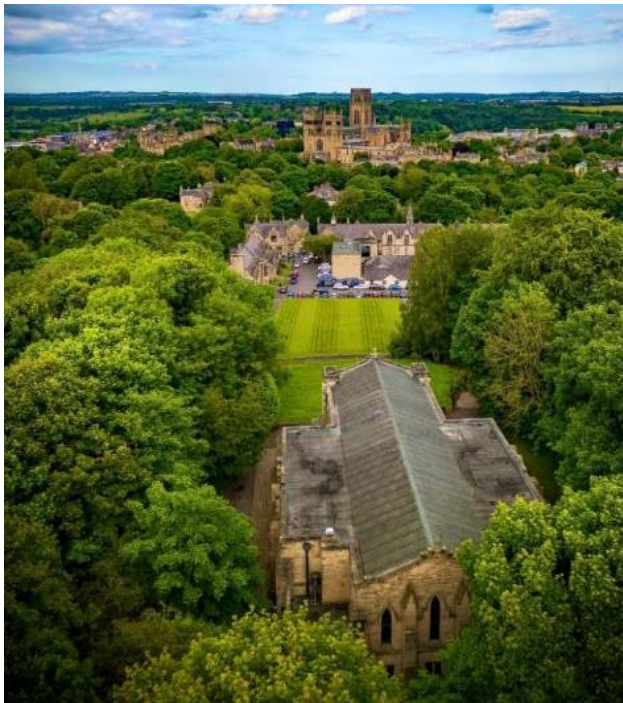


Fig 27 above. A view from the sky above Durham School Chapel demonstrating the abundant tree canopy cover across the historic core of the city and beyond. Image, © Graeme Hall, used with permission.

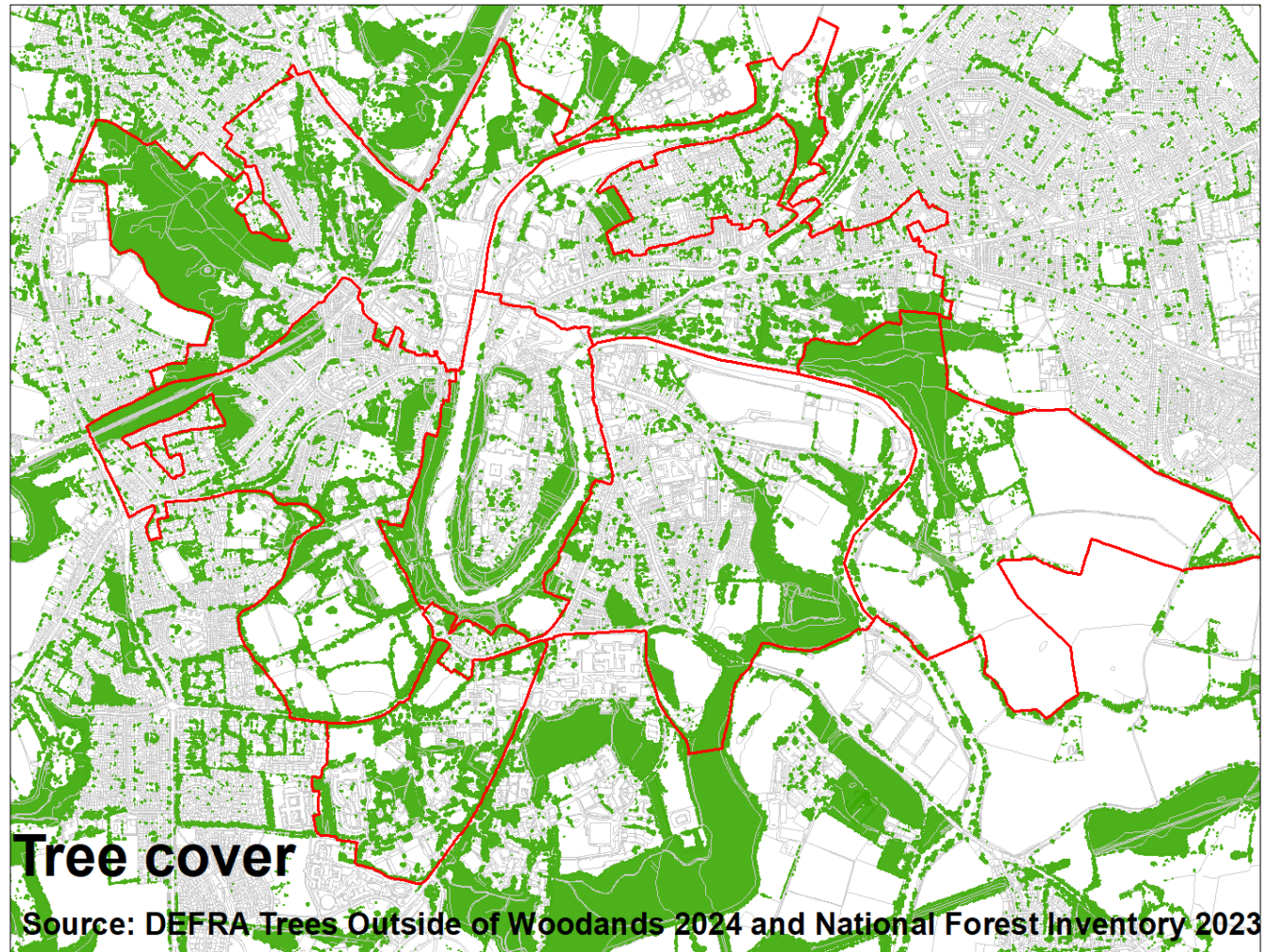


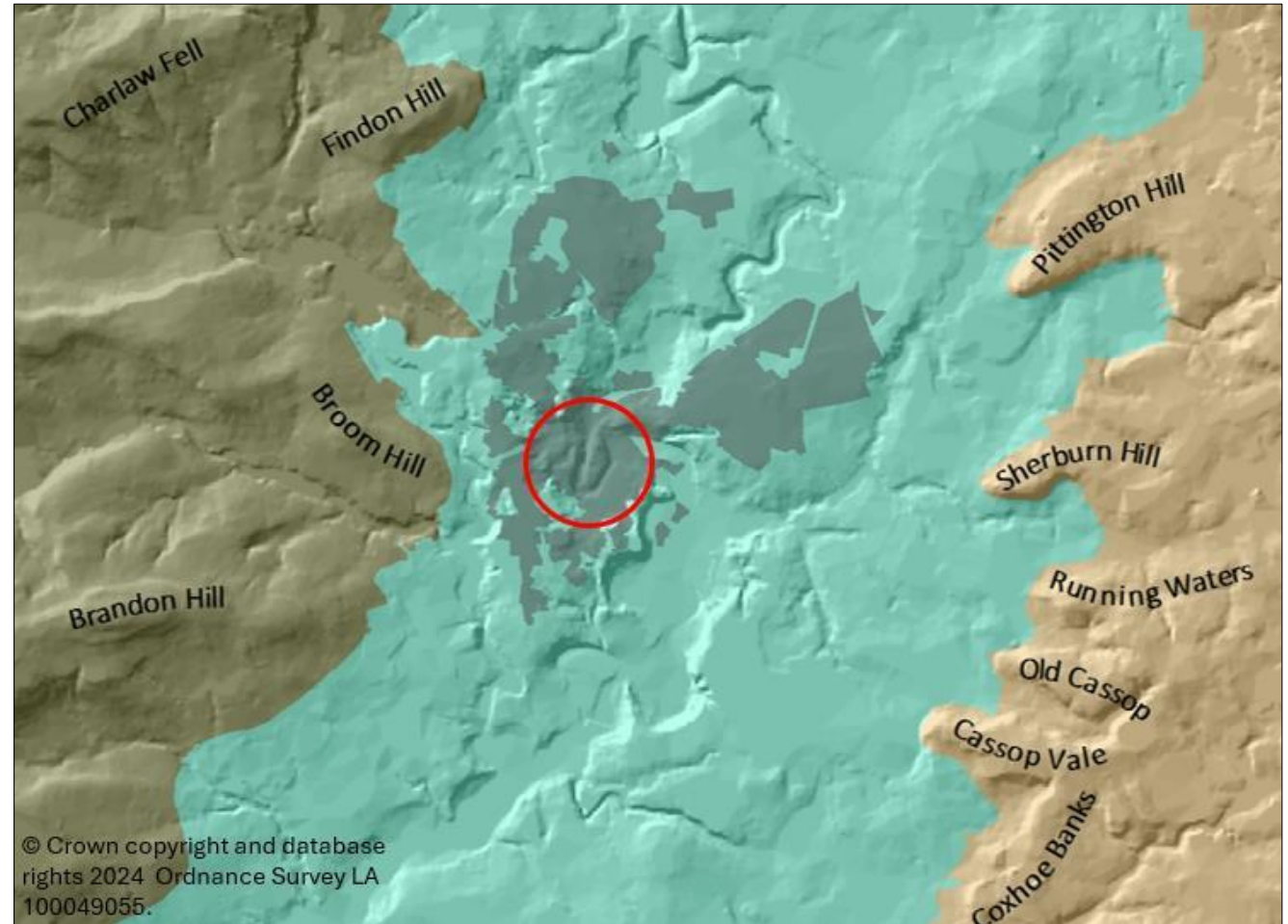
Fig 28 above. A map showing the abundant tree canopy across Durham City.

The outer setting of the city is formed in the west by the distant high ground of Brandon Hill, Findon Hill and Charlaw Fell. In the east and south the limestone escarpment forms an undulating skyline. The nearest spurs of Pittington Hill, Sherburn Hill, Old Cassop and Cassop Vale are often notable features. Penshaw Hill is a distant landmark in the north.

Within the city itself, encircling ridges of high ground form a more immediate and intimate backdrop to the city's historic core. The peninsula and the Market Place sit at around 60m AOD. Ridges to the east, south and west lie at around 90 to 100m AOD creating a strong sense of enclosure. The undulating glacial terrain formed by the meeting of ice in the Wear and Browney valleys resolves locally into discrete hills in this arc of high ground – Whinney Hill, Mount Joy, Buck's Hill, Elvet Hill, Windmill Hill, Observatory Hill, Red Hills, Western Hill, Windy Hill, and Beacon Hill. These provide both landmarks in views across the city and vantage points from which to view it.

The ridge of high ground that starts with the peninsula and rises through Gilesgate to around 90m divides the city and provides further enclosure.

Fig 29 below. A map showing the topographical outer setting of Durham City



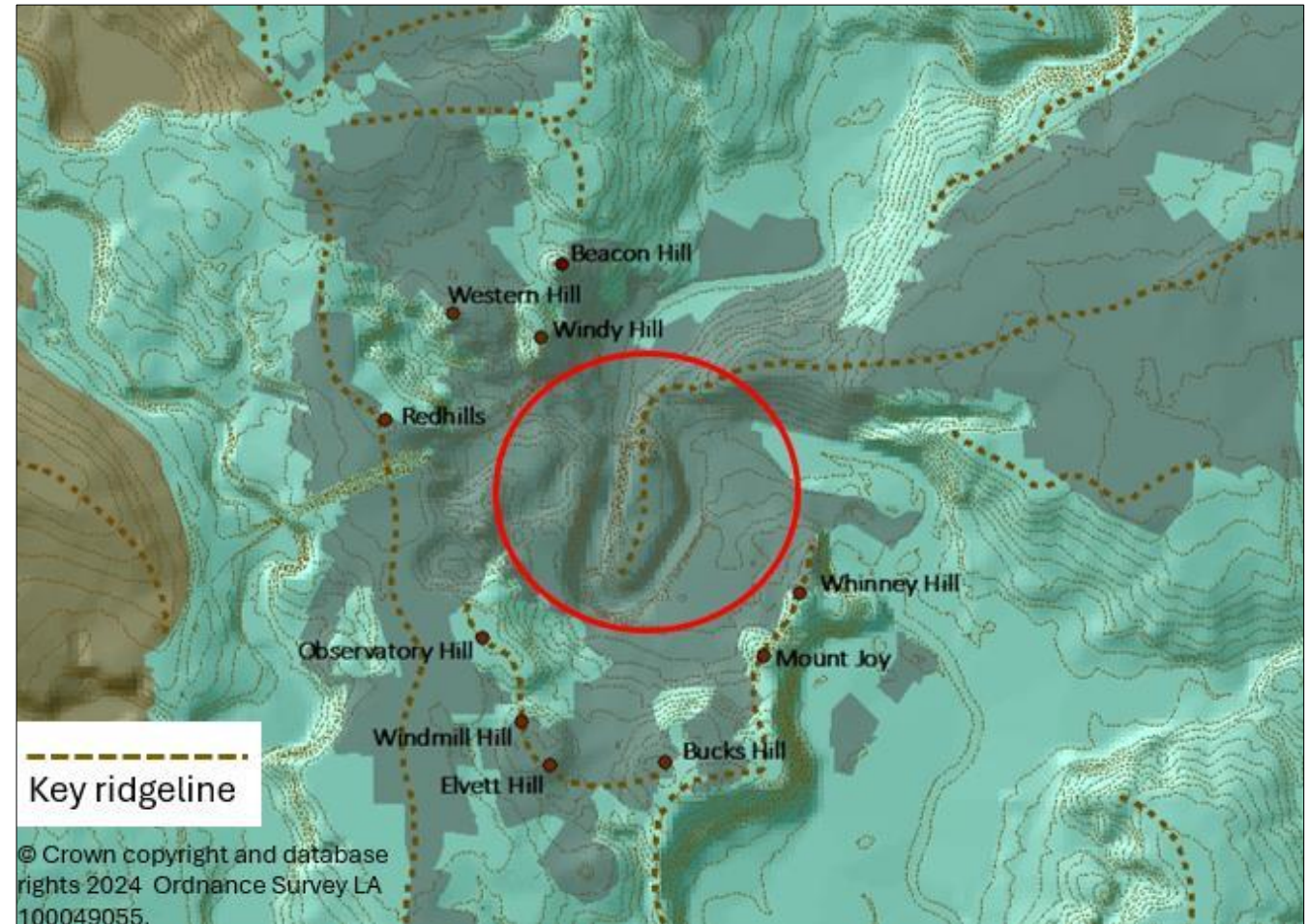
The map shows Durham City Centre (highlighted in red) and the surrounding complex of wider ridges and hills that inform its outer setting and feature in background of many views.

In views from the east, from higher vantage points such as Whinney Hill and Mount Joy, the ridge running through Crossgate Moor forms the immediate backdrop, with the high ground of Charlaw Fell forming the skyline beyond. The woodlands of Flass Vale, the open fields of Observatory Hill and the canopies of street and garden trees combine to give the backdrop a leafy character.

In views from the south and south-west from high ground such as Observatory Hill and Windmill Hill the limestone escarpment forms the distant skyline. Penshaw Monument is a notable landmark to the north over the ridge running through Frankland Park in the middle distance. The closer ridge line running through Gilesgate taking in the leafy parkland of Hild and Bede colleges and Pelaw woods encloses views to the north-east.

In views from the north and north-west the ridge running through Maiden Castle, Whinney Hill, Mount Joy and Great High Wood creates a verdant rolling backdrop to the city. The steep bluffs of Shincliffe Banks across the river to the southeast may be visible in the col (the lowest point of a ridge between two peaks) between Whinney Hill and Mount Joy with Cassop Vale and Coxhoe Banks forming a distant skyline from higher vantage points such as Wharton Park (Windy Hill).

Fig 30 below. A map showing “inner” hills and ridgelines encircling the Durham City Centre.



The map shows Durham City Centre (highlighted in red) and the encircling ridges and hills that inform its inner setting, which provide the more intimate backdrop and many views of Durham WHS.

Fig 31 below. Examples of views from surrounding hill and ridges.



View from Whinney Hill



View from Mount Joy



View from Windmill Hill



View from Observatory Hill



View from Wharton Park

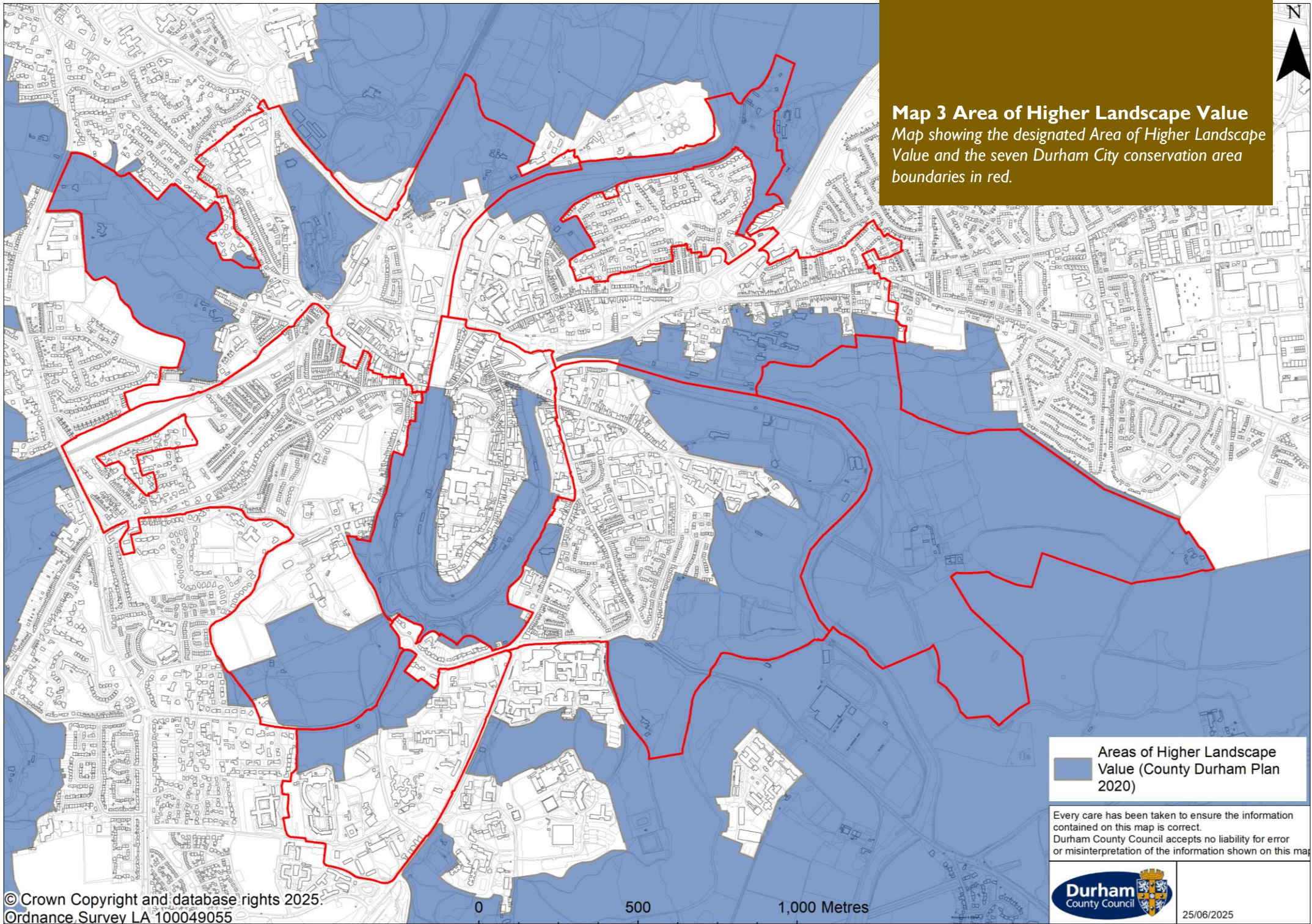


View from Western Hill

In views from lower ground within the city streets the wider landscape setting is occasionally visible, and the immediate backdrop viewed above and between buildings. This is formed by the closer high ground which creates an intimacy of scale and a sense of enclosure that is a defining characteristic.

Fig 32 below. A sequence of views from within the city streets showing the green “wall” that contains the City’s urban area giving hints at its distinctive topography and landscape setting. Views from Gilesgate Bank, Ravensworth Terrace, Claypath, Leazes Road and Framwellgate Peth.





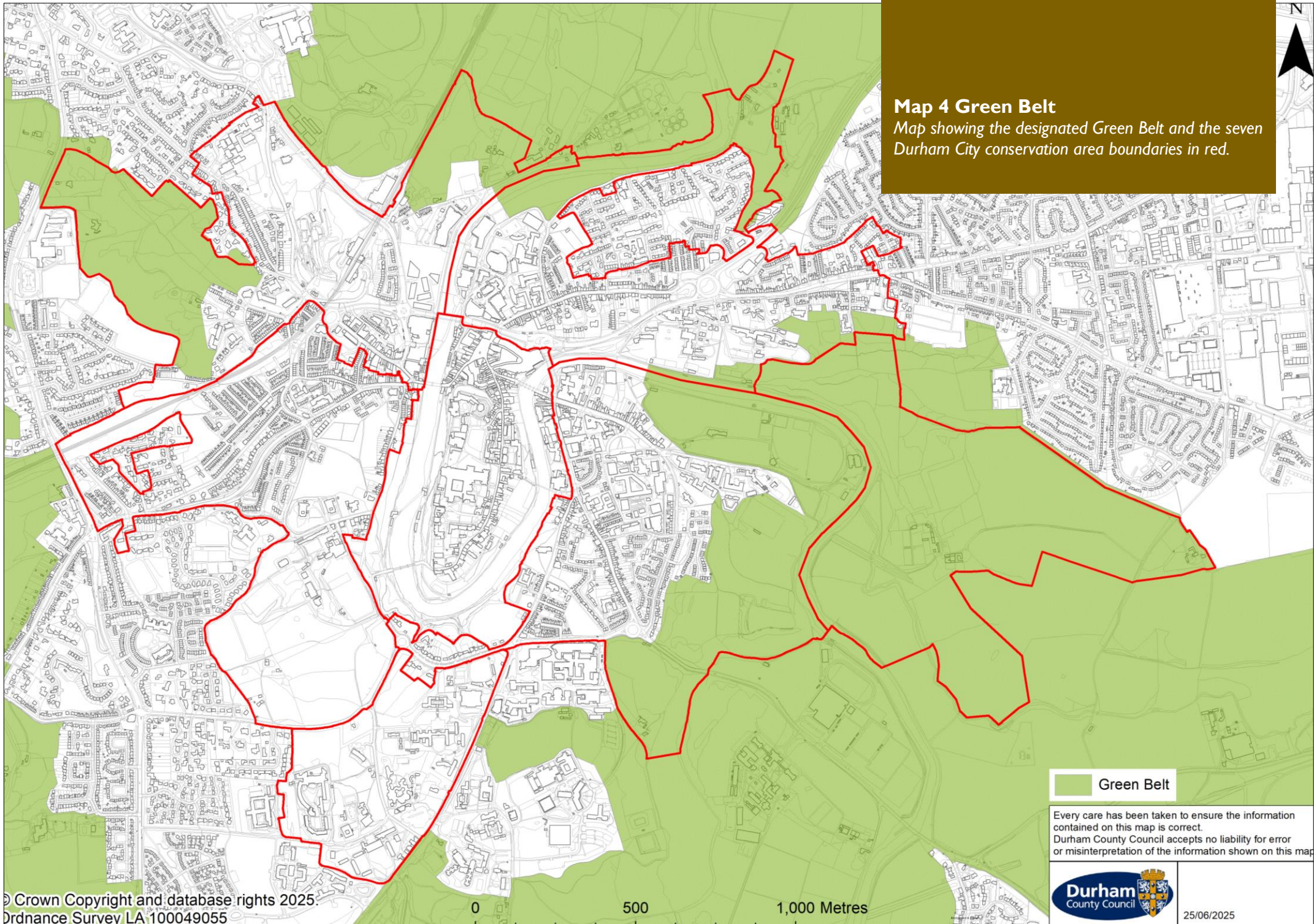
Map 3 Area of Higher Landscape Value
Map showing the designated Area of Higher Landscape Value and the seven Durham City conservation area boundaries in red.

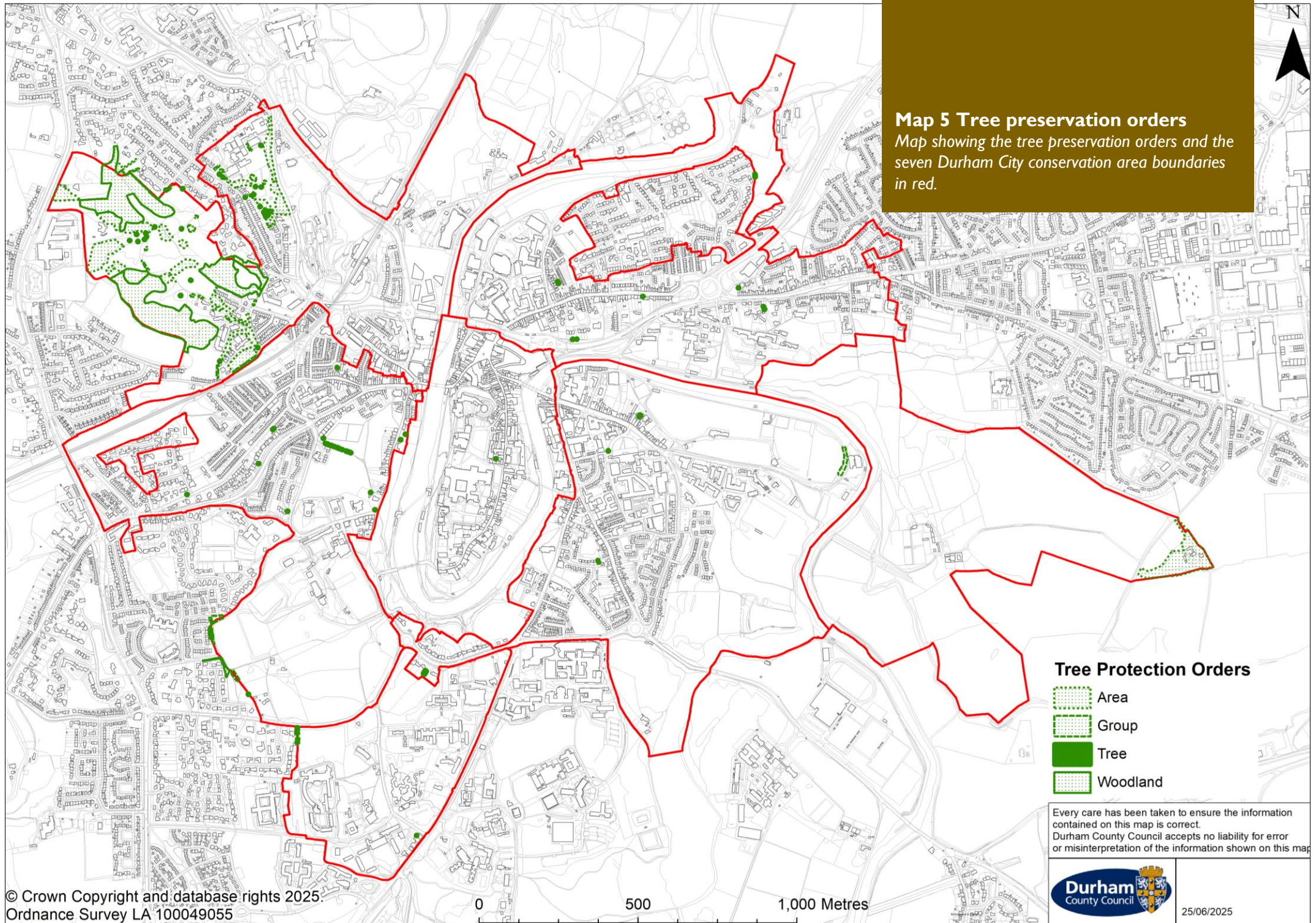
Areas of Higher Landscape Value (County Durham Plan 2020)

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

25/06/2025





Map 5 Tree preservation orders
 Map showing the tree preservation orders and the seven Durham City conservation area boundaries in red.

Tree Protection Orders

-  Area
-  Group
-  Tree
-  Woodland

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25/06/2025

Green infrastructure assets

Green infrastructure (GI) asset is the term used to describe the network of natural and semi-natural features within urban areas. They can be a wide variety of types, uses, scales, and characters, that thread nature into the historic built environment.

Durham City boasts an abundant range of such assets that are fundamental to its special interest, character, and distinctiveness. The networks of merging greenery found throughout the individual conservation areas, not only have high visual amenity value, but also provide leisure, health, and environmental benefits. They support and provide biodiversity, climate change mitigation, improve air quality, provide opportunities for outdoor recreation and exercise, and can add to the tourism offer.

The GI assets have been classified into two hierarchy types. First, is the broad GI assets that are commonplace such as general highway and footway grassed verges, roundabouts with soft landscaping, street trees, street hedgerows, the railway embankments, playgrounds, green corridor approaches, sports pitches, and private gardens visible in the street scene.

The second category are of greater interest because of their historic, evidential, design, wildlife, community/social, leisure, ecological and archaeological value(s).

Some of these GI assets have added significance by being either contained within, or integral to the setting of Durham Castle and Cathedral World Heritage Site, or with a historic connection. These GI assets are:

- The River Wear corridor (including the peninsula woodland, riverbanks, The Racecourse and The Sands).
- Durham Cathedral Precinct (including Palace Green, The College grounds, South Baily allotments, the Bailey gardens, walls, and promenades).
- Old Durham Gardens.
- Keping Farm orchard.
- Keping Wood and associated agricultural landscape.
- Crook Hall gardens.
- Wharton Park.
- Observatory Hill.
- Flass Vale.
- Pelaw Woods.
- Maiden Castle Wood.
- Mount Joy/Great High Wood.
- Gilesgate Village Green.
- The Racecourse.
- Graveyards and cemeteries (St Cuthberts, St Margarets, St Giles, St Oswald, St Bede’s, St Nicholas, and Bow Cemetery)
- Allotment gardens (St Margarets and North End/Flass Vale)
- Hill College grounds, parkland, and plantations.

- Durham School Grounds.
- The former College of St Hild and St Bede grounds and parkland.
- Bow School grounds.
- St Leonards School grounds.
- Designed green space in front of Durham Crown Court.
- Historic “green lanes” of Blind Lane, Clay Lane, and Flass Lane.
- Elvet Park (adjacent to the former city swimming baths at the entrance to The Racecourse).

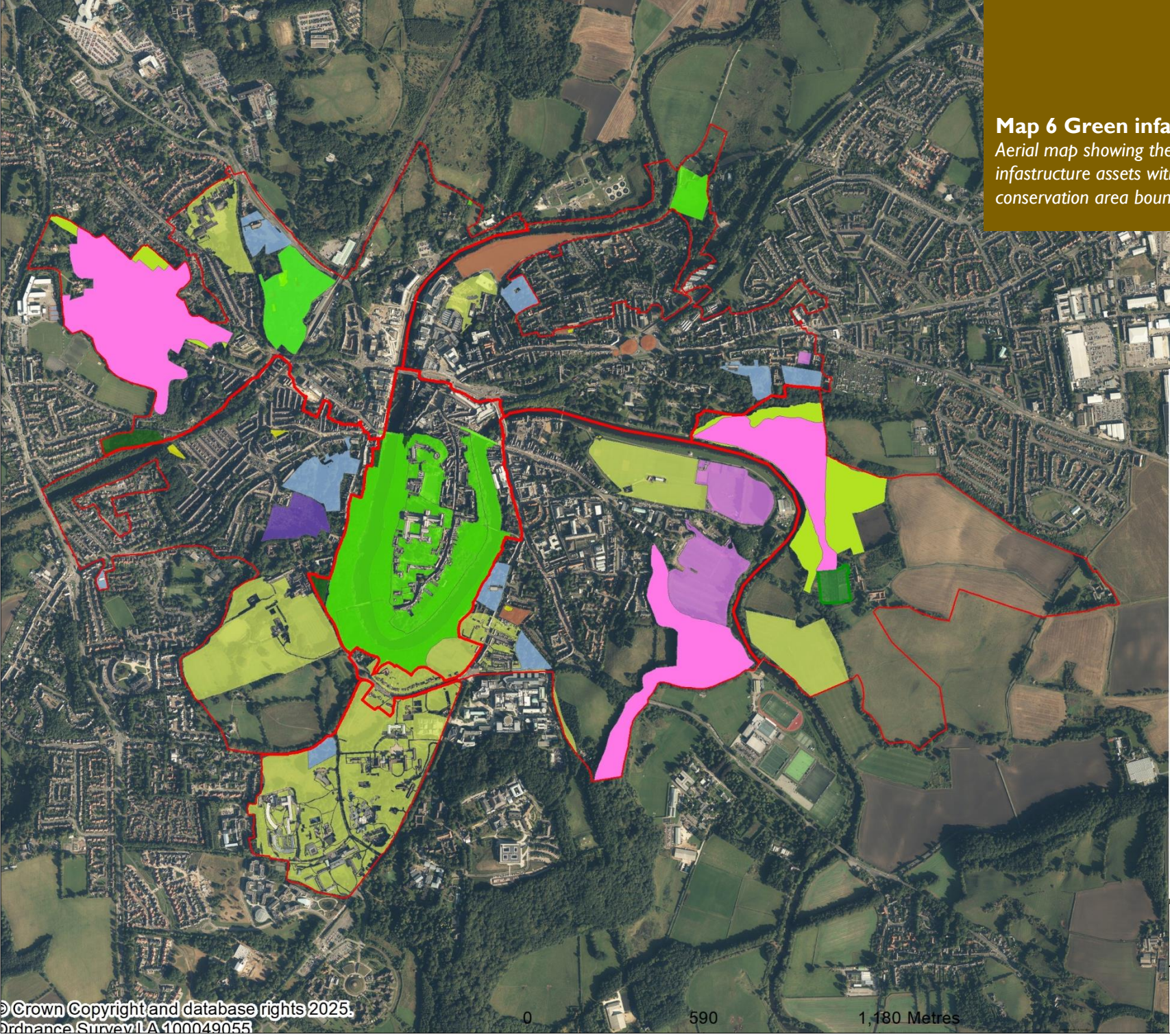


Fig 33 above. Allotment gardens and play area at Wharton Park.



Fig 34 above. Examples of GI assets in the Durham city Conservation Areas, left column, North End and St Margarets Allotment Gardens. Middle, Gilesgate Village Green, St Hild & Bede College. Right, Maiden Castle Wood/Racecourse area and Old Durham Gardens.

Map 6 Green infrastructure assets
 Aerial map showing the abundant local green infrastructure assets within the seven Durham City conservation area boundaries shown in red.



- Local Wildlife Sites (LWS)
- Local Nature Reserves LNR
- Local List of Historic Parks and Gardens
- Parks and Gardens of Spec Hist Interest
- Accessible Natural Green Space
- Allotments
- Amenity Green Space
- Churchyards and Cemeteries
- Education
- Outdoor Sport (Fixed)
- Outdoor Sport (Private)
- Park and Recreation Ground
- Play Space (Children)
- Play Space (Youth)
- Private Space

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Blue infrastructure assets

The River Wear is the main reason for the location of Durham City and has significantly shaped the evolution of the urban form. The natural defence provided by the river in its deep steep sided gorge meant that only the neck of the peninsula needed substantial fortification to complete the defences at "Dun holm" the "hill island." It is the most significant natural landscape feature of the city, sub-dividing the townscape, while its contribution to the conservation areas and the world heritage site cannot be overstated.

The riverbanks provide the setting to the urban townscape with the woodland softening, framing, and enhancing many picturesque viewpoints, and contributing to several iconic and world-renowned views. Different parts of the river provide different views that add significantly to the overall experience.

During the 15th and 16th centuries the river and its riverbanks served as a castle moat, working quarry, and industrial power source, and it was treeless for defensive reasons. The Bishops of Durham quickly built bridges to avoid fords and ferries across the polluted waters, and by the 17th and 18th centuries the "greening" of the riverbanks began, completed in the early 19th century.

A romantic landscape evolved with a deliberate plan to create a place of tranquillity and great beauty in the best traditions of English garden design.

This "Romantic" landscape is a key attribute of the world heritage site's outstanding universal value. Romanticism is a broad term, but a consistent theme is the emotional response to nature and the past. This is seen in Durham with the castle and cathedral dramatically overlooking the River Wear and city, drawing artists to the city.

It is expressed by the undeveloped stretch of river, the steep, forbidding, mature tree lined riverbanks, the castle walls and the way in which they have been partially covered by the vegetation and eroded by time, the noise and building reflections in the river, and by Prebends Bridge and the view it provides of this ensemble of nature and buildings.

The River Wear corridor is a special and unique part of the region's natural environment and a significant natural component of the wider city that crosses and unites multiple conservation areas. It has high community, social and recreational value with the network of riverside paths, including a series of historic routes, is well-used for leisure activities, areas are used for events, and it provides an important wildlife corridor.

There are three small streams within the City, those in the north called "burns," and in the south "becks" that are tributaries of the River Wear. These can be found at Old Durham, Pelaw Woods, and at Barkers Haugh on the west bank opposite Keping Farm.

Other important blue infrastructure assets include the water features at Van Mildert College and St Aidan's College that are integral to the high quality original design concepts.

Fig 35 right. A selection of images from different parts of the river, top the view north from Millburngate Road Bridge, and middle rowing boats along the stretch of river around The Racecourse, below which is the water feature at St Aidan's College.

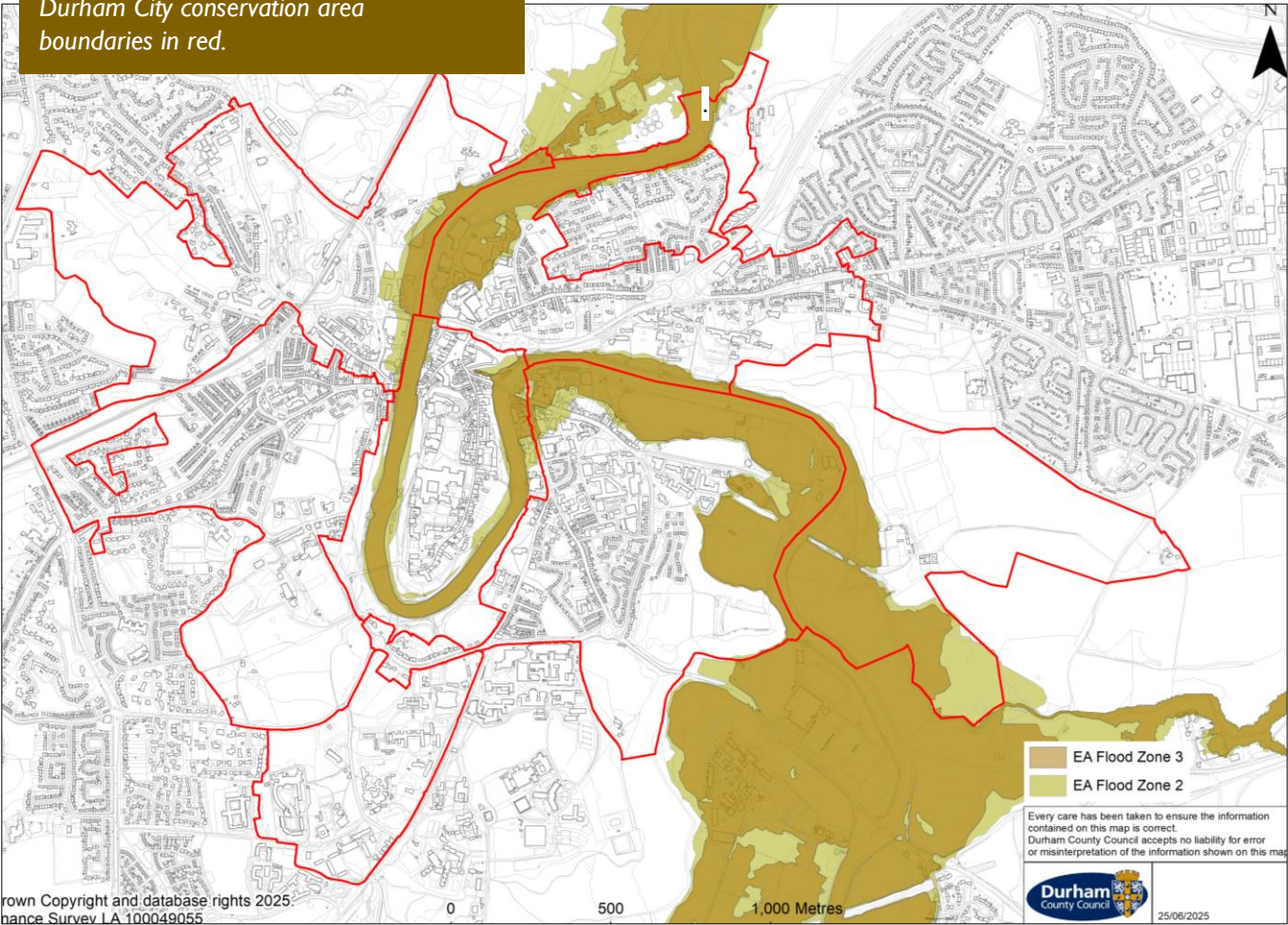


County Durham is characterised by high ground to the west, and lower undulating ground to the east. The River Wear corridor runs through the heart of the county, along which a wide tranche of relatively low-lying land extends in a northerly direction, encompassing the towns of Chester-le-Street and Durham City.

There is a long history of flooding in the county, with records dating back to the 14th century, with river flooding within the county primarily due to the overtopping of the River Wear and its tributaries in towns and villages along its length. Riverfront areas in Durham City Centre have experienced flooding from the River Wear on numerous occasions and historically there have been major floods every few years. The great flood of 1771 is the most notable, affecting several rivers including the River Wear in the city; three arches of Elvet Bridge were destroyed, the original Prebends Bridge was swept away, and the mills so badly damaged they needed to be rebuilt.

Zone 2 denotes medium risk, **Zone 3** has the highest risk, often underpinned by historical flood records.

Map 7 Flood zones
Map showing the flood zones and the seven Durham City conservation area boundaries in red.



1.7 Durham Castle and Cathedral World Heritage Site (WHS)

While the WHS designation is different to that of the conservation areas, they are inseparable. It stands at the heart of the Peninsula and Riverbanks Conservation Area, with the Castle and Cathedral rising majestically above the city skyline.

The peninsula with its steep riverbanks provided a natural line of defence, essential for the community of St. Cuthbert searching for a safe haven, and for the Prince Bishops of Durham, protectors of the turbulent English frontier. The Cathedral was built between the late 11th and early 12th century to house the bodies of St. Cuthbert (634-687 AD) and the Venerable Bede (672/3-735 AD). It is the largest and finest example of Norman architecture in England.

The Cathedral lies within the precinct of Durham Castle, constructed in the late 11th century under the orders of William the Conqueror. The Norman defences likely replacing earlier Anglo-Saxon timber fortifications. The Castle was the stronghold and residence of the Prince Bishops who were given virtual autonomy in return for protecting the northern boundaries of England and thus held both religious and secular powers.

Within the precinct are later buildings reflecting the Prince Bishops' civic responsibilities and privileges, and Palace Green, a large open space that connects the various buildings.

Fig 36 below. A stunning aerial view of Durham Castle and Cathedral World Heritage Site.



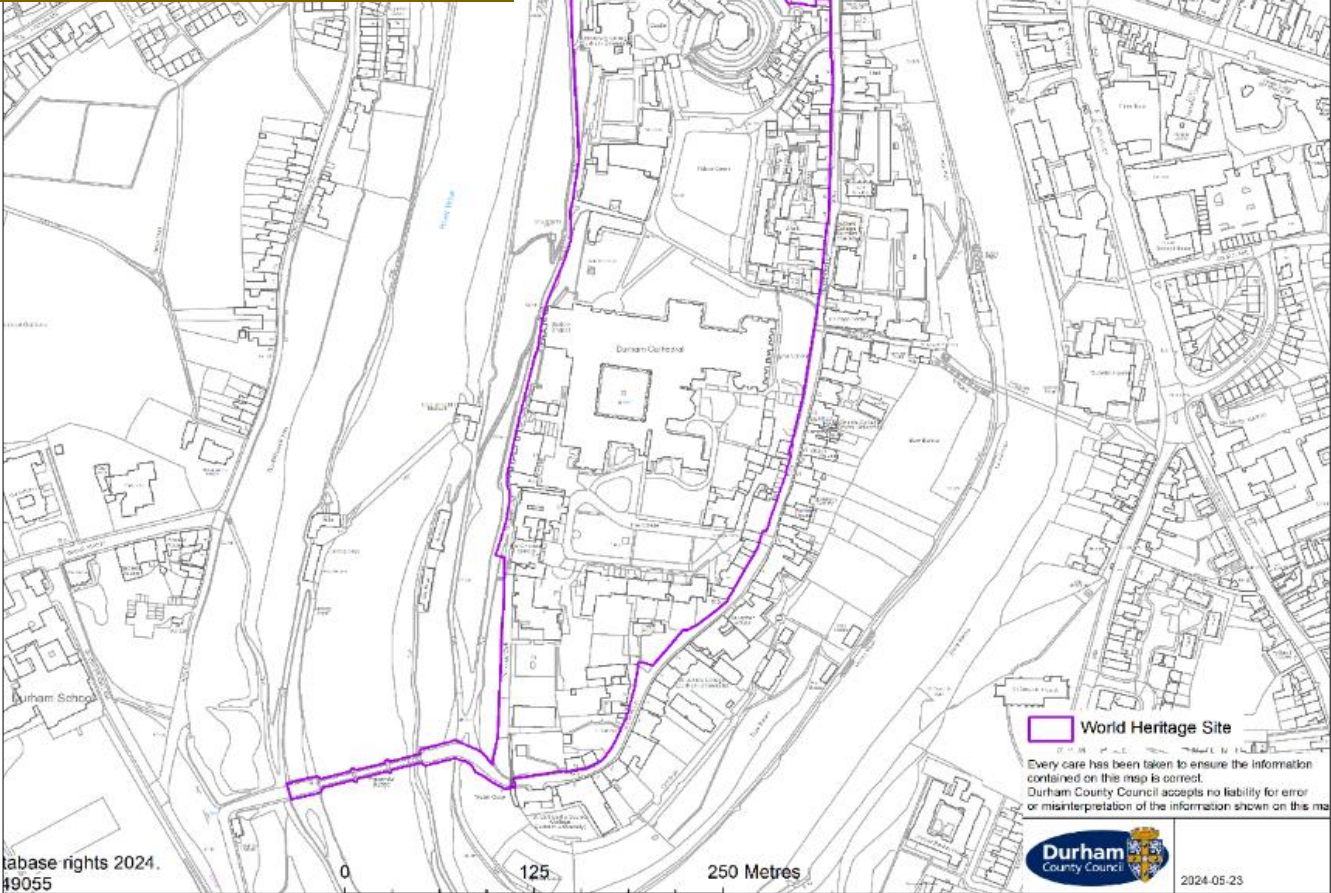
Durham Castle and Cathedral, image, © Graeme Hall, used with permission.

The importance and heritage significance of the site was recognized by being inscribed on the World Heritage List in 1986. The Outstanding Universal Value defined as:

1. The property has exceptional architecture demonstrating architectural innovation;
2. The visual drama of the Cathedral and Castle on the peninsula and the associations of the site with notions of romantic beauty;
3. The physical expression of the spiritual and secular powers of the medieval Bishops Palatine that the defended complex provides;
4. The relics and material culture of the three saints buried at the site.
5. The continuity of use and ownership of the site over the past 1000 years as a place of religious worship, learning and residence;
6. The site's role as a political statement of Norman power imposed upon a subjugate nation, as one of the country's most powerful symbols of the Norman Conquest of Britain
7. The importance of the site's archaeological remains, which are directly related to the site's history and continuity of use over the past 1000 years;
8. The cultural and religious traditions and historical memories associated with the relics of St Cuthbert and the Venerable Bede, and with the continuity of use and ownership of the site over the past millennium.

Map 8 Durham Castle and Cathedral WHS.

Map showing the existing boundary of the WHS as amended 2008.



The original 1986 inscription used a building-based approach that produced a tightly defined boundary separating the cathedral and Prebends' Bridge from the principal castle buildings and the surrounding defences of the peninsula.

The 2008 modification (map above) resulted in the inclusion of Palace Green and the buildings lining the east and west sides of the green.



The earliest surviving stone vault of such scale in the world. The nave vault of the cathedral is the most significant architectural element of the World Heritage Site marking the turning point in the history of architecture. The pointed arch was successfully used for the first time in the cathedral. Image © Durham Cathedral, used with permission.

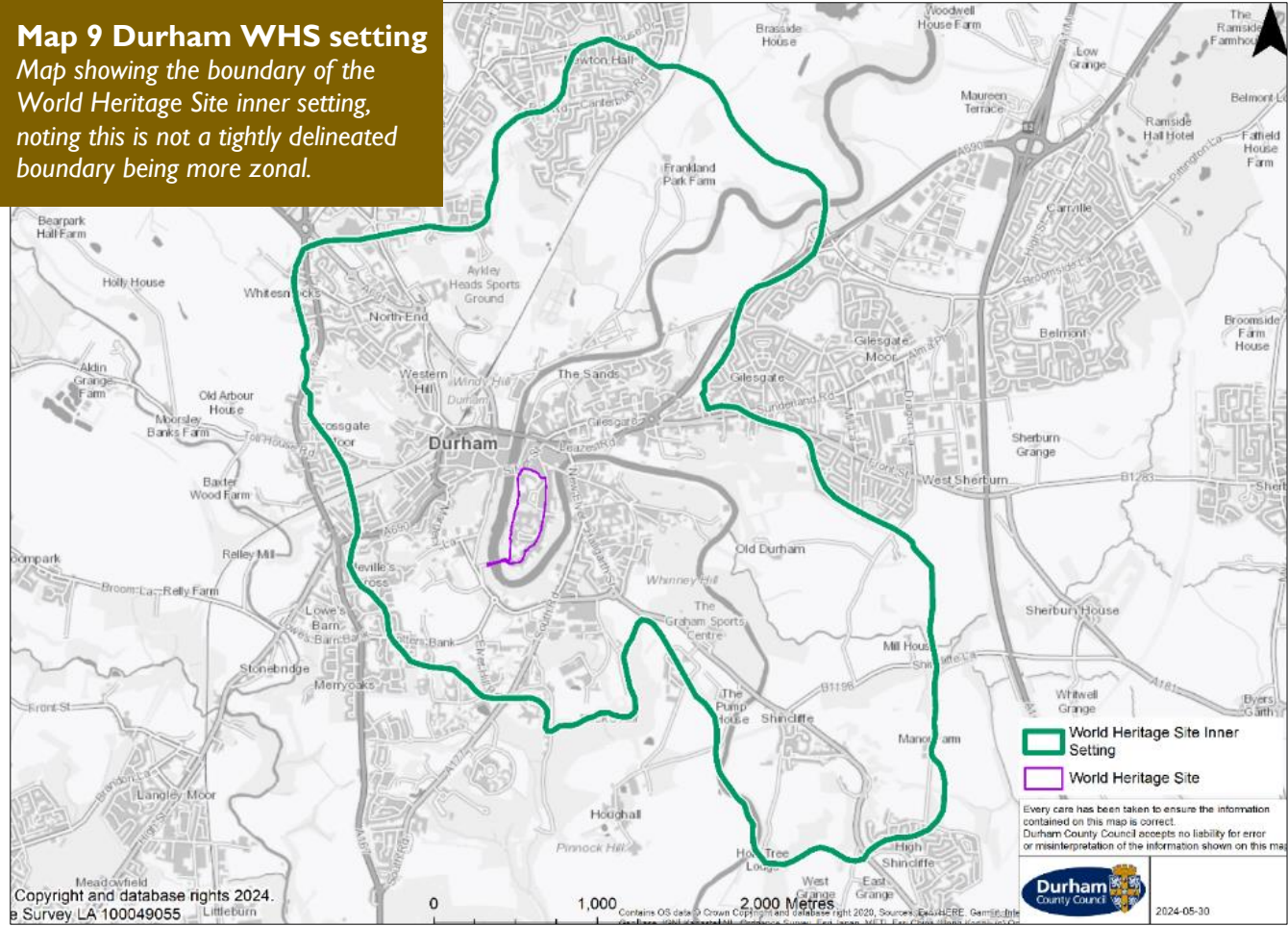
1.8 The setting of the conservation areas

Setting refers to the surroundings in which the heritage asset is understood, experienced, and appreciated. It includes present and past relationships to the surrounding townscape and landscape. The importance of setting lies in what it contributes to the significance of the heritage asset(s).

Setting includes not only the sites definable curtilage but both its immediate and broader surrounding environment. It includes built development, landscape and topographical features, views, historic and contemporary uses, associations, and relationships, and intangible qualities and connections. Not all aspects of a heritage assets setting contributes to its significance, the extent is not fixed and can changes as the place evolves.

Part of the values of the WHA and attributes of its significance stems from its location on the peninsula, and the surrounding river gorge supported by its "inner" setting. This is defined by the topography, surrounding townscape, and landscape that extends beyond the city centre limits. It comprises the encircling ridgetops, hills, and valley terraces creating a natural bowl that contains the historic core of the city. It is not a tightly delineated boundary line but is more "zone" like where the topography, tree coverage, buildings heights, road, and street patterns determine the level of the castle and cathedral's visibility.

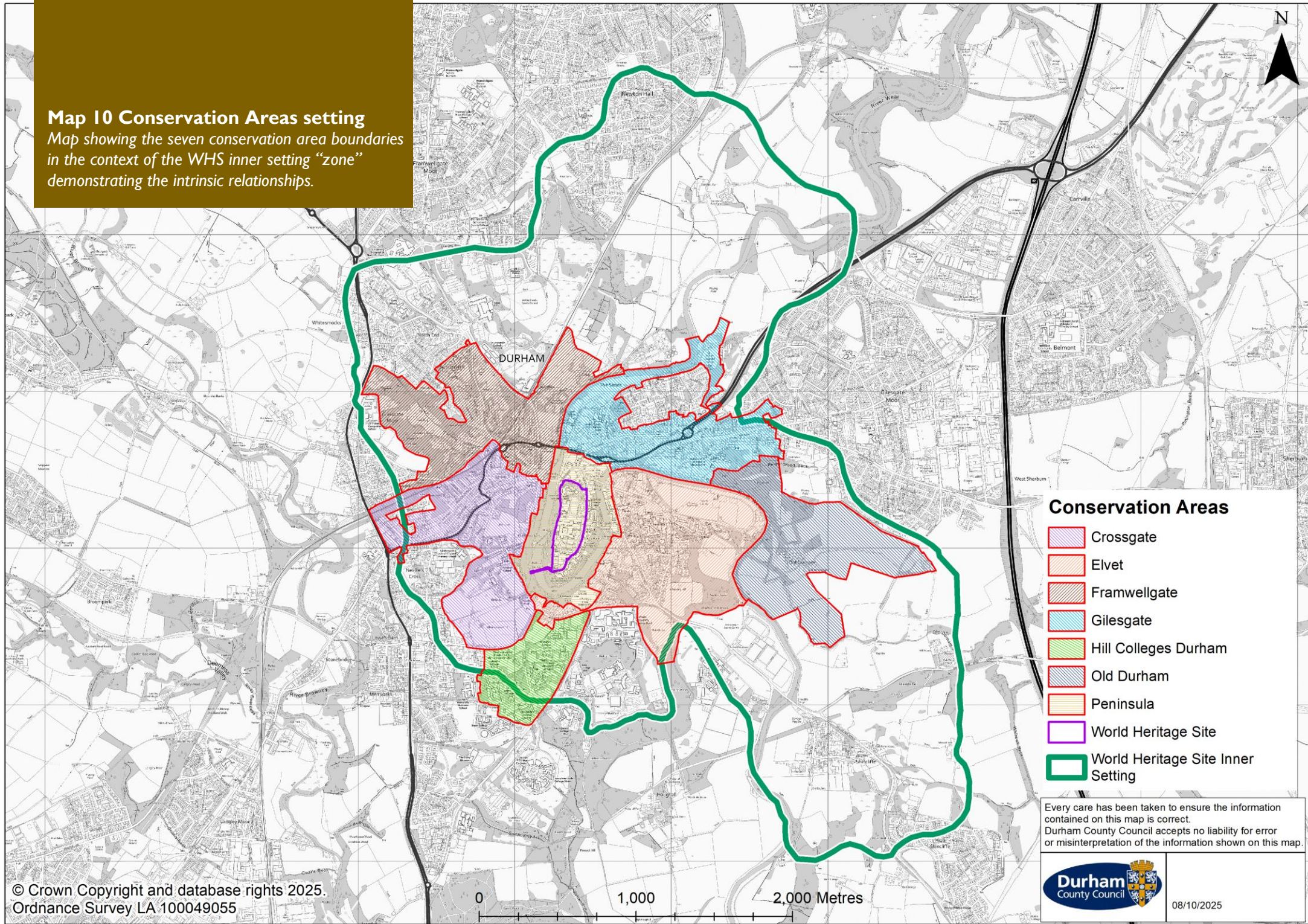
Map 9 Durham WHS setting
Map showing the boundary of the World Heritage Site inner setting, noting this is not a tightly delineated boundary being more zonal.



The inner and wider outer settings provide different experiences and levels of Castle and Cathedral visibility. This, and the defining characteristics of setting and how this contributes to its OUV is set out in the Durham WHS Setting – Guidance on understanding and assessing development impacts document appended to the CAMP, which is introduced at Section 1.9, page 60.

While other cities demonstrate Norman power through dominance of buildings and town planning, what makes Durham special is the strength of the WHS setting provided by the high quality townscape and landscape qualities of the surrounding conservation areas.

Map 10 Conservation Areas setting
 Map showing the seven conservation area boundaries in the context of the WHS inner setting “zone” demonstrating the intrinsic relationships.



Conservation Areas

- Crossgate
- Elvet
- Framwellgate
- Gilesgate
- Hill Colleges Durham
- Old Durham
- Peninsula
- World Heritage Site
- World Heritage Site Inner Setting

Every care has been taken to ensure the information contained on this map is correct. Durham County Council accepts no liability for error or misinterpretation of the information shown on this map.

The WHS occupies the majority of the Peninsula and Riverbanks Conservation Area and is completely surrounded by the other six Durham City Conservation Areas. Therefore, collectively they form a significant part of its inner setting. They provide the immediate historic townscape and landscape context to the peninsula buildings, significant points from which to view them, and different approaches providing changing experiences. As a result, they contribute to its Outstanding Universal Value that elevates the conservation area’s setting contribution and significance.

It is important to understand that each of the seven conservation areas provide the setting to the others to different degrees, based upon topography and townscape, and that they share common boundaries. They have inseparable connections and relationships. This is in terms of the city’s history, development, and evolution over the millennium, the linking historic framework, distinctive and changing character, intervisibility, and the value of the experiences moving from one place to another.

Many views from within, across, and out of the conservation areas are obviously drawn to the dominance and drama of the Castle and Cathedral. They provide varied experiences including sequential glimpses moving through narrow winding and hilly streets as the buildings move in and out of view and sudden dramatic reveals. Other views are significant in setting terms by giving a sense of the city’s history and status through the quality of its townscape, its natural separation by the river, and containment by the landscape.

Some views also convey the city’s wider topographical context formed by more distant high ground including the limestone escarpment, higher spurs and ridges that provide a scenic natural backdrop in views.

There are many distinctive changes in character moving between the conservation areas that enhance the experience and contribute positively to their special interest and setting. For example, exiting the tranquil riverbanks onto the busy city streets.

Moving along Gilesgate and Claypath, residential in character, into the historic civic heart of the city at the Market Place. The experiences of the historic evolution of the city moving from the grand Georgian streets into neighbouring areas of modest Victorian terraced housing.

Travelling along the riverside within both Framwellgate and Gilesgate Conservation Areas towards the peninsula where the experience is one of 20th and 21st century urban townscape with background historic development and the peninsula riverbanks glimpsed beyond.

Also, of high importance are the experiences in terms of the transition from urban to countryside and vice versa along different approaches. This is particularly true to the north and south east where open undulating farmland dominates beyond the River Wear and provides a change from the bustle of the city to a quieter rural ambiance.



It is also important to understand that the seven conservation areas in combination have a setting that is important beyond their interaction with the Castle and Cathedral and their role as part of the historic core. Past the collective conservation area boundaries, the setting is very mixed with different land uses and character. Many places are dominated by modern residential development and infrastructure contribute nothing positive in setting terms with no views, legible historic context nor obvious relationships with the historic city core.

Where they contribute positively is in terms of intangible connections, the hints of the historic buildings on the periphery, and providing important approaches and connections. A further strong positive are examples of an obvious transition from a modern residential character and context to a historic one. This heightens the appreciation and experience of the special interest of the historic environment approaching and once within the conservation area. There is then the wider visual impact and dominance of the cathedral as an eye catcher in the landscape, giving legibility to the city's location and status in the wider environment.

Fig 37 below and right. Examples of visual interactions between different places within the conservation areas and the castle and cathedral within the Peninsula and Riverbanks Conservation Area.



1.9 Durham WHS Setting – Guidance on understanding and assessing development impacts.

It became apparent during the preparation of the Durham City CAMP and new WHS Management Plan consultations that there was a need to produce specific guidance with regard to the protection and enhancement of the setting of the WHS. The setting is often raised as an issue but is not commonly described nor mapped and is a complex subject. In addition, there is no structured approach to defining that setting nor for assessing the impact of development proposals within it which can be difficult for applicants to understand.

The appendix guidance document will help to address the above and further reinforce the understanding of Durham City as a whole in recognition of potential concerns with its subdivision to smaller more manageable conservation areas losing sight of this. There would be no historic boroughs or separate conservation areas if not for the central development of the city based on the Castle and Cathedral. The historic city is a unified whole with a centre and radial arms along the historic streets.

The guidance document sets out to describe and help applicants understand the setting of the WHS and how it contributes to its Outstanding Universal Value (OUV). It provides a formalised toolkit process to help applicants assess the impact of their proposal on the setting of the WHS.

As referenced in the previous sections, the WHS forms a major part of the central Durham City Peninsula and Riverbanks Conservation Area. The other six Durham City conservation areas provide its historic townscape context and a major part of its inner setting. The guidance document is therefore appended to the CAMP, as they go hand in hand directly supporting one another, and the current and future planning policies relating to the WHS in terms of active management and conservation moving forwards.

The guidance document does not seek to identify every view nor every aspect of the WHS setting. Instead, it is intended for applicants and developers, as well as decision makers, to understand what the setting of the WHS is and what contributes to it. This is articulated in relation to its OUV, and how this needs to be considered in the decision-making process.

It is also intended to support those considering future proposals where the detailed design may need to be informed by the potential impact on the setting of the WHS. These can include applications for all proposals ranging from smaller domestic scale projects to larger strategic development proposals.



Fig 38 above. Images highlight the elements of the WHS seen from different vantage points and in variable settings. Images © CBA.

The setting of the WHS covers a considerable area of land including, and defined as, its local “inner” setting and broader “outer” setting that can at times extend a considerable distance out from the WHS boundary, the guidance note is of relevance to developments across all these areas. Obviously, some developments will be more impactful than others depending on location, scale, massing, and level of co-visibility between the site and the WHS.

The guidance document is structured as follows:

Section 1 is an introduction that sets out the documents key purpose and aims, introduces the WHS, and explains the meaning of setting.

Section 2 is the main setting section. This describes what WHS status means, what is the setting of the WHS and why is it important. It gives the statement of OUV and explains what aspects of setting contribute to it. In order to help understand and define the WHS setting it breaks the inner and outer settings into thirteen “experience zones,” defining their primary characteristics and how they contribute to setting and OUV giving examples of their different qualities.

Section 3 is the managing setting section which provides guidance in the form of a toolkit based on a series of questions. This will enable applicants to provide a consistent approach to determine the sites contribution to the WHS setting, how sensitive it is to change, and the resultant level of impact in order to positively shape future development.

The CAMP, working alongside the guidance document, will act as part of the evidence base to inform decisions on planning applications, local plan making, wider master planning, and the design of new development proposals within the WHS setting.

The full appendix guidance document will be a key planning tool supporting the CAMP in particular the overarching Management Strategy.



Fig 39 above. A unique perspective of the Castle seen in its immediate townscape setting and broader landscape context. Image © CBA.

1.10 Townscape context

From the earliest settlement on the peninsula in the 12th century, or earlier, to the later 19th century expansion, the physical fabric of the city centre provides an irreplaceable resource of information about the origins and evolution of the city through the centuries. The townscape is organic, reflecting and emphasising the unique topography of the peninsula and river corridor. There is a tight knit grain to the medieval core increasing as development moves outwards to a much coarser grain with larger sites to the north and northwest.

The medieval townscape is characterised by surviving burgage plot patterns with linear narrow frontage plots and facades expressed vertically, creating densely packed streetscapes. The medieval streets are narrow, enclosed, and intimate. They incorporated vennels originally to access the backland, and to divide plots. But as development pressure increased, by the 15th century many were built over to create continuous frontages, with many such vennels hidden.

There is a distinctive mixture of historic buildings of different uses ranging from the 12th and 14th centuries with some timber framed buildings still legible. They are recognisable by being jettied, or with visible exposed timber framework, or are expressed by general scale and physical form. Others are hidden within behind later remodelled facades.

The houses of the medieval city varied considerably depending on their position, width of burgage plot, and the wealth and social status of their occupiers. A handful of timber framed buildings are known to exist such as in Silver Street, Saddler Street and at Owengate. Such buildings are highly significant as reminders of the medieval house plan types that characterised the ancient city.

Between the mid-16th and 19th centuries timber framing was gradually replaced by brick and stone, with extension upwards and backwards within burgage plots. This significantly changed the visual appearance of the city. Such buildings sit alongside brick and render buildings from the 17th and 18th centuries and civic, ecclesiastical, and cultural buildings of stone construction declaring their status and importance.

Added to this is the Victorian development that characterises the majority of the western side of the city and interjected into some of the medieval streets. This includes Hawthorn Terrace, Atherton Street, New Street and May Street. They are linked to the industrial heritage of the county and are a familiar building typology.

Most of the Victorian development in the city is from the modest end of the spectrum, typically 2-up-2-down, but the streets are well planned and of strong character. There are some streets from the era, such as Albert Street, which aspired to the more middle class that are architecturally more embellished.

There are examples of Edwardian development that enrich the townscape reflecting many of the traits of the early Victorian buildings in terms of structure but with a bolder architectural language.

The eastern side of the city contains the majority of the city's inter-war housing. This is distinctive from the earlier Victorian and Edwardian terraced streets and characterised by wider format houses in semis or shorter terraced blocks, with a more distinct suburban character.

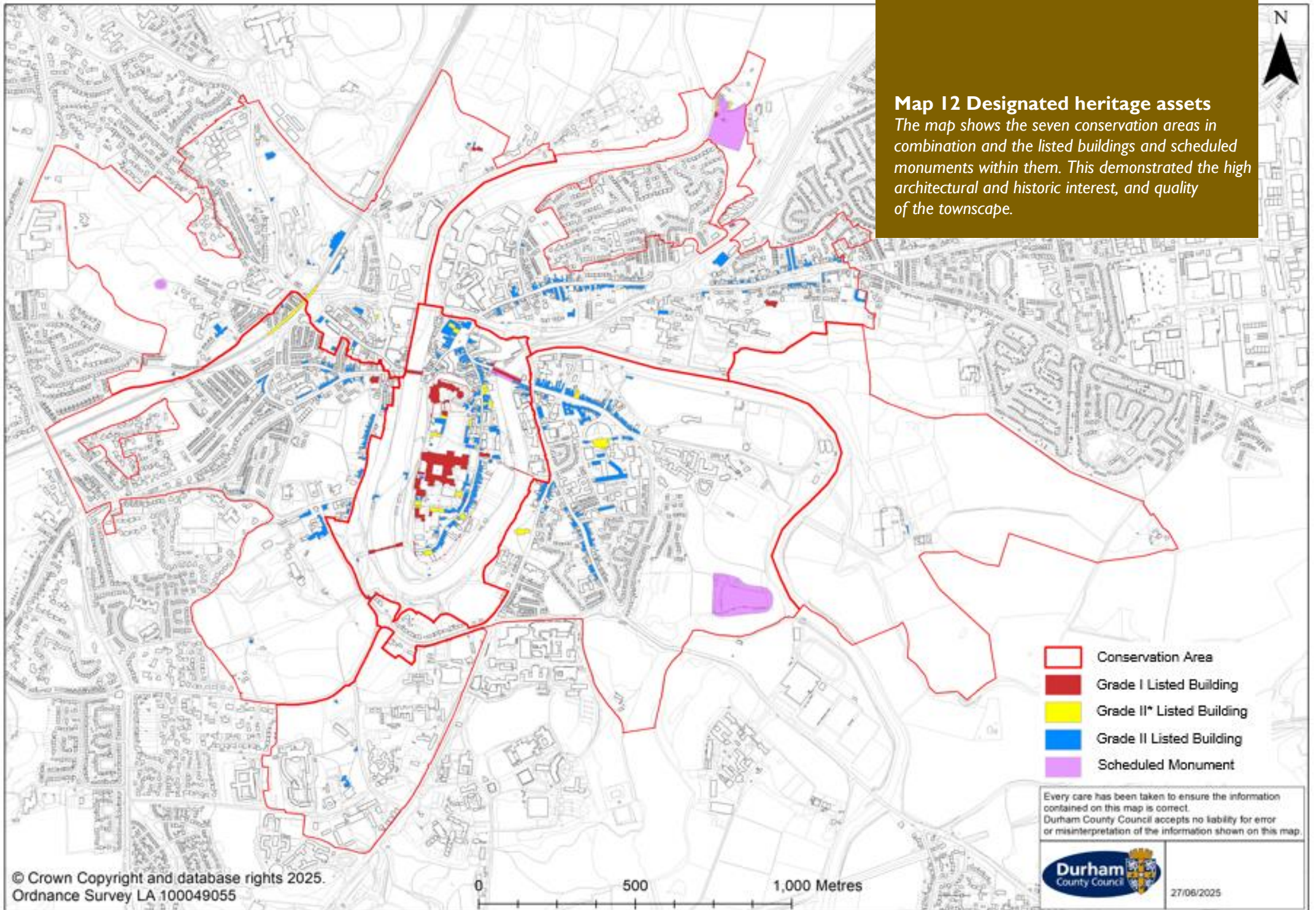
The city townscape is fundamental to the special interest, character, and appearance of the conservation areas. The experience of the place is very dependent upon the history, architectural diversity and quality of the individual building, their scaling, visually effects of grouping, and the historic layout.



Fig 40 above. A compilation of images showing the different building typologies that characterised the city from the medieval to the Victorian period.



Fig 41 above. A compilation of images showing the primary elements of the historic plan form of the city narrow medieval streets, bridges, historic vennels and lanes.



Map 12 Designated heritage assets

The map shows the seven conservation areas in combination and the listed buildings and scheduled monuments within them. This demonstrated the high architectural and historic interest, and quality of the townscape.

- Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Scheduled Monument

Every care has been taken to ensure the information contained on this map is correct. Durham County Council accepts no liability for error or misinterpretation of the information shown on this map.

The modern layer of development spread throughout the city is markedly different to the historic form of development and is of variable design quality and townscape contribution.

Many buildings from the mid to late 20th century bear little comparison to the local vernacular. There has been a preference for flat roofed larger blocks of horizontal form with wider frontages, and of bland materials, that lack richness in detailing and aesthetic interest. At the lower domestic scale, rear flat roofed and mono-pitched roofed extensions are prevalent, many reminiscent of their Victorian hosts by being of a narrow vertical format, but other designs are more dominating flat roofed additions which are out of character.

More recent 21st century development is bolder and unapologetically contemporary in aesthetic but in a manner that pay references to the Durham vernacular. Their design often places an emphasis on fragmented forms, vertical articulation and proportions, variation in roofscape, ordered fenestration patterns, simple detailing, and a limited palette of materials. While design is subjective, such contemporary developments add a distinctive modern layer of build form and visual interest to the townscape, some more so than others.

Contemporary

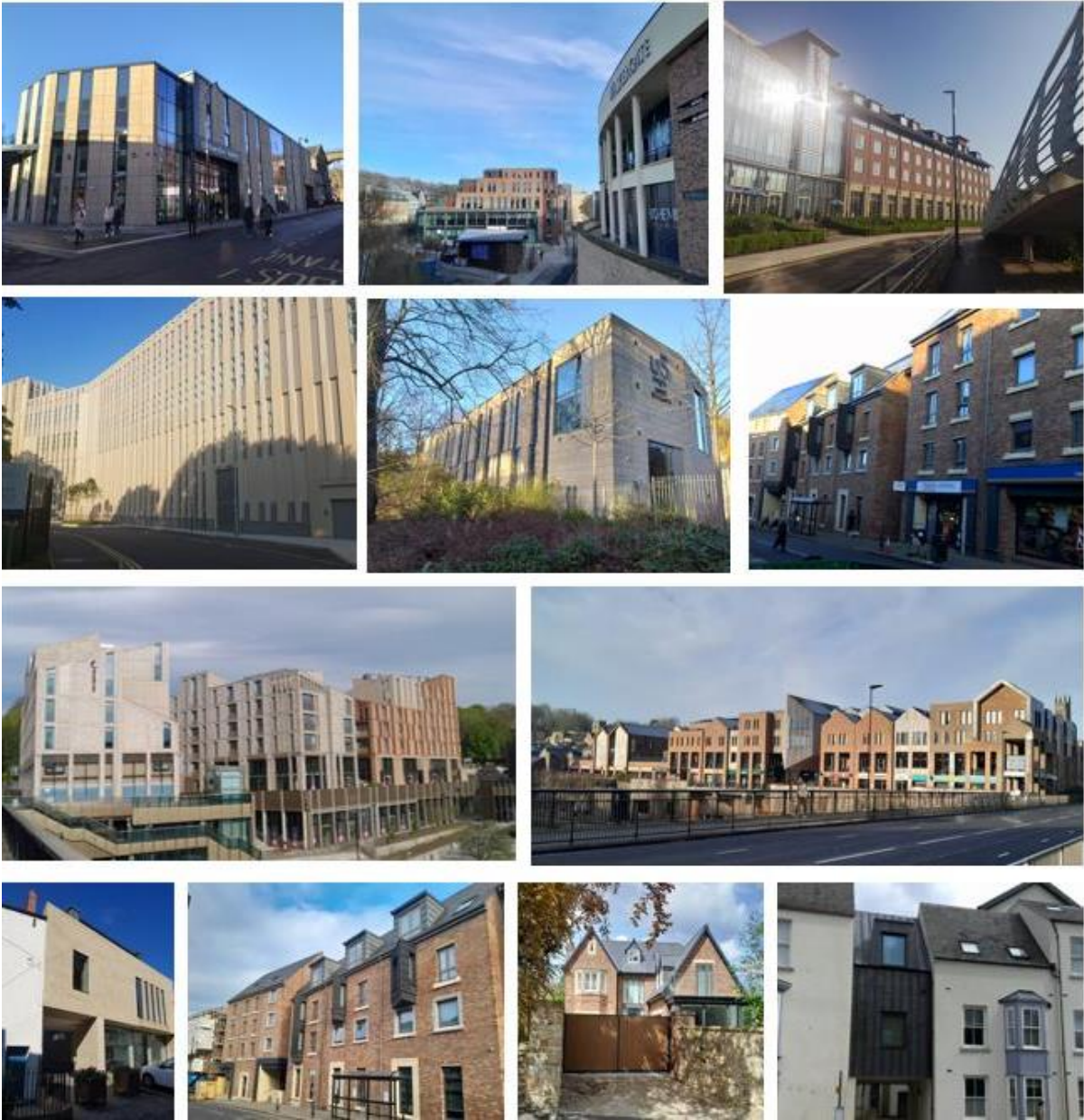


Fig 42 right. A compilation of images showing 20th and 21st century developments within the conservation areas.

1.11 Archaeology

Although not an obvious component of the conservation area, archaeological remains contribute to understanding how the city and its environs have developed resulting in their current appearance. The character of the modern city has been heavily influenced by buried archaeology through the persistence down the centuries of street patterns, land divisions and property plots.

Excavations have been undertaken in city from the post-war period onwards, with archaeological excavations in recent years discovering the existence of prehistoric settlements at various locations. These include a Bronze Age enclosed settlement at Mountjoy on the south side of the River Wear, Maiden Castle Iron Age hillfort and an Iron Age roundhouse on the site of 18-29 Claypath. Archaeological discoveries on the site of 17 South Bailey provide evidence of use and occupation of the peninsula going back 7000 years with Mesolithic, Bronze Age, Iron Age and Romano-British artefacts and features. The existence of other sites is suggested by chance finds.

Given the spatial distribution of Late Iron Age sites in the central and eastern sectors of the county as revealed by discoveries during the last two decades, the existence of other, unknown, sites of this period within the boundaries of the conservation areas must be a strong possibility.

Roman activity is currently represented by traces of field systems found in the Mountjoy area and there have been sufficient finds of Roman artefacts across the peninsula to suggest the existence of a farmstead somewhere on this highly attractive site. A villa complex, the most northerly known in the Roman Empire was discovered at Old Durham during gravel quarrying in the 1940s and 1950s but was unfortunately destroyed by those operations. A Roman road, known in modern times as Cade’s Road, passed by the peninsula, about 1.5 km to the north-east, crossing the Wear somewhere in the vicinity of Kepier Hospital.

That a settlement existed at Durham by the 10th century if not earlier, is suggested by the fact it was chosen as the final resting place for St Cuthbert’s coffin in 995, and the excavations at 17 South Bailey. The city withstood sieges by Scottish armies in 1006, 1012 and 1040 indicating that it already possessed substantial defences. Traces of a clay bank potentially defensive in nature were found in the gardens of Nos 4 and 6 South Bailey in 2010. Although undated this clearly pre-dated the city wall and may have been part of the putative pre-Norman defences.

The Castle and the Cathedral, both possess rich and complex archaeological sequences, have more to reveal. The city which continued to develop around them in the 11th and 12th centuries, both within and beyond the walled area, featured closely packed properties along the street frontages. Streets such as North and South Bailey, Saddler Street, Old Elvet, Hallgarth Street, Claypath and Gilesgate.

The plots to the rear of such properties possess high potential to include archaeological deposits containing artefacts and paleo-environmental material of great importance for understanding the prosperity, lifestyle, and diet of the inhabitants in the medieval and post-medieval periods. The street frontage buildings themselves may also of course retain features within or beneath them relating to structural phases earlier than the fabric visible today.



Fig 43 above. Image showing archaeologists excavating at 5-8 South Bailey © Ecus Ltd.

2. CAMP executive summary



2.1 What is the purpose and scope of the CAMP for Durham City?

It is essential to understand the special architectural and historic interest, and character of the conservation areas in order to manage future change appropriately and sympathetically within them. Aligned with this, and as previously mentioned, the LPA has duty under the Act to formulate and publish proposals for the preservation and enhancement of its conservation areas and to periodically review these proposals. This can be presented in the form of a Conservation Area Management Plan (CAMP), part of which is a detailed character appraisal of the conservation area(s).



Fig 44 above. The view down Saddle Street looking into the Market Place, showing the fine collection of historic buildings of high architectural quality.

The CAMP process seeks to...

- Establish, define, and capture in time the special interest, and character of the Durham City Conservation Areas and identify the elements that contribute positively.
- Identify, assess, and define, the issues, problems, and potential threats to that special interest and character.
- Provide a deliverable overarching management strategy with clear aims and actions to ensure that the special interest and character of the conservation areas is preserved.
- Identify clear potential opportunities for regeneration, improvement, and enhancement within the conservation areas.

The CAMP is intended to be comprehensive focussing on the key characteristics of the place, and the key issues found within it. It is not possible to mention every historic building, view, or green asset, and therefore omission should not be interpreted as meaning the element is not important and does not contribute positively to the conservation area.

It is a statutory requirement for the CAMP to be subject to public consultation. As a result, it has been developed in consultation with key stakeholders, partners, and critical friends.

There has been a detailed 3 phase public engagement exercise developed in conjunction with Durham County Council’s Consultation Officer Group. All of the valuable feedback received has been taken on board and has shaped the final CAMP for Durham City.



Fig 45 above. The Market Place, the civic and commercial heart of the medieval city hosting the Town Hall and Guildhall.

2.2 What are the key aims, aspirations, and objectives of the CAMP?

Following a comprehensive review of the 2016 Durham City Conservation Area boundary, the decision was taken to sub-divide this into seven smaller designated areas. These would be more historically, and character focussed, more relevant as each place has its own issues and opportunities and overall would be more manageable.

The seven individual conservation area appraisals set out what defines their special architectural and historic interest, character, and sense of place, to warrant designation. They also identify the issues, problems, and threats to that special interest around which the management strategy key principles, aims, and actions have been developed.

This strategic context document plays an important role by providing an understanding of the city as a whole, in terms of its special architectural and architectural interest, the challenges it faces and the potential opportunities for its regeneration and enhancement.

This document sets out to explain in detail the methodology behind the CAMP process and why it has been used for Durham City. The planning policy context, and a summary of the reasoning behind designating seven smaller individual conservation areas for Durham City.

Finally, it identifies the key overarching themes that can be applied across the seven conservation areas, thereby the city as a whole, to inform the headlines for the management strategy.

Despite being a historic city known for its world heritage site and home of Durham University; the city has a number of challenges to address. This includes defining a clear identity, encouraging investment, dilapidation, and a run-down appearance, and like many other towns and cities, addressing vacancy rates on the high street. Added to this there are historic buildings that stand empty and deteriorating, and gap sites that detract from the character and appearance of the place.

The overall aim of the CAMP is ambitious, yet it is intended to be an important tool to help address different problems and issues within the limits of what is realistically deliverable. It is designed to help bring about tangible positive change to the historic environment of the city and in succession to the lives of the people who live, work, study and visit Durham City.

To achieve this, six key objectives are identified on the following page.



Fig 46 above. The long term disused and deteriorating early 20th century former City of Durham Public Swimming Baths, the empty boarded over former Marks & Spencer's store on Silver Street, and the heavily vandalised grade II listed St Cuthberts Well.

1

To review, establish and define the special interest of the seven individual Durham City Conservation Areas and the collective whole.

3

To ensure that the city's heritage is the key mechanism for positive change across social, cultural, economic, and environmental themes.

5

To provide a robust evidence base to guide positive change while conserving special interest and maximising opportunities for regeneration and enhancement.

2

To identify the issues, threats, and problems, define how they impact on the special interest of the place and to offer potential solutions.

4

To draw from the key challenges and opportunities identified within the city and to seek to establish a stronger profile and identity going forwards.

6

To build upon, and work alongside, work that has already been completed, and to align with existing strategies, and plans and those emerging.

What are the key regeneration aims?

The CAMP supports wider strategic plans, policies, strategies, and wider regeneration aims with the following key aspirations for Durham City. These will help deliver positive change within the city that will enhance its distinctiveness, experiences, its special interest, and the character and appearance of the conservation areas.

Fig 47 below. The modern High Street that has a high vacancy rate.



1
Tackle the economic challenges.

2
Attract inwards investment.

3
Focus and co-ordinate positive regeneration activity.

4
Unlock the city's cultural, economic and community potential.

5
Create a better place to live, work, study and visit for all.

6
Improve health and wellbeing.

Fig 48 below. People enjoying the weekly 5k park run community event along the riverside at Old Durham.



What are the opportunities?

Durham City is a unique place that key opportunities and advantages to help deliver the aspirations of the CAMP and other wider strategic aims, policies, and plans.

Durham City is a key settlement in County Durham, economically, socially, and culturally. It is the main employment centre for the county, accounting for around a quarter of the county’s employment and provides access to education, health, and retail services for communities across the County.

Durham City is the county’s main office location. The city centre and business parks represent a distinct offer within the county.

The city offers excellent public transport links. Durham railway station on the east coast mainline offers direct links to London, Edinburgh, and other cities across the UK. The new bus station provides connections across the region. These together increase footfall in the city.

Durham City is a key draw for visitors with its cultural, leisure and tourism offer, day and night. This includes Durham Castle and Cathedral World Heritage Site, other cultural attractions, and popular annual events.



Fig 49 above. A drone view of Durham Cathedral, above right, the Gala Theatre, middle, Durham Train Stations, bottom, the public art piece “Reflect” from the Lumiere event in 2023. Cathedral image © Graeme Hall, used with permission.

As part of the conservation area review and appraisal process a number of buildings, structures, sites, and spaces were identified for potential opportunities for restoration, regeneration, and enhancement (as of 2025). Some are identified nationally being on Historic England’s Heritage At Risk register that is published annually, while others are identified locally. A few are already earmarked for potential redevelopment and/or have extant planning permission and are considered in more detail in the management strategy to bring about a proactive approach to change management. Note, NDHA stands for non-designated heritage asset.

Heritage “at risk”

- Prebends Bridge, grade I listed and Scheduled Monument – repair and restore.
- Castle wall behind 3 North Bailey, grade I listed- repair and restore.
- No 4 North Bailey and Castle walls, grade II* listed – repair and restore.
- Durham Prison Officers Club Tithe Barn, grade II* listed – repair and restore.
- South Street Mill, riverbanks, grade II listed – repurpose.
- Fulling Mill, riverbanks grade II listed – repurpose.
- St Cuthberts Well, riverbanks, grade II listed – repair and restore.

- Counts House, riverbanks, grade II listed – repurpose.
- Nos 31,32,33 Church Street, grade II listed – repair and restore.
- Former Miners Hall, 15-17 North Road, grade II listed – repair and restore.
- United Bus Company Canteen, (Children’s Nursery Building), North Road, grade II listed – repair and restore.
- Observatory House and walls Potters Bank grade II listed (walls NDHA) – repair and restore.
- Former public Swimming Baths, Elvet Riverside (NDHA) – repurpose.
- Detached cottage to rear of former Swimming Baths, Elvet Riverside (NDHA) – repurpose.
- Mount Joy Farmhouse and associated outbuildings (NDHA)- repurpose.
- Brick railway arches and abutment remains, Elvet and Old Durham riverside (NDHA) – repair and restore.
- Flass Well, Flass Lane (NDHA) – repair and restore.
- St Bede’s Cemetery Walls and Lychgate, Redhills Lane (NDHA) – repair and restore.
- Former Cinema (Babylon) North Road, (NDHA) – repurpose.

- Railway walls Station Approach (NDHA) -repair and restore.
- Two weirs on the River Wear (NDHA) – repair and restore.

Improvement opportunities

Green infrastructure with potential air quality and biodiversity net gain.

- Upper part of Crossgate Peth to entrance of St Johns Road (north side) – supplementary street trees and hedging dependent on location.
- Alexandria Crescent – potential reinstatement of private street frontage gardens.
- Sutton Street to North Road roundabout – well considered and designed townscape improvement scheme, street trees, low level planting, improvement to existing green spaces.
- Framwellgate Peth / Milburngate development – free standing street trees and vegetated screen but needs to be considered as part of Milburngate redevelopment.
- New Elvet/Dunelm House (west side of street) – free standing street trees, possible enhancement subject to detailed design, needs to form part of Elvet Riverside redevelopment, possible improvement to existing green spaces near Dunelm House.

- Leazes Road – free standing trees, hedges, shrub etc, supplementing existing greenery, potential for enhancement as part of wider scheme, needs to consider redevelopment of Hild and Bede frontage.
- Gilesgate Bank – potential low level planting on carriageway bank.
- Elvet Park, Elvet Riverside (bowling green and toilet block site).
- Riverbanks - general environmental improvements and tree management.
- Gilesgate Village Green – general environment improvements to public realm green spaces badly impacted by vehicles, with areas historically lost to hardscape.

Streets, spaces, and routes.

- Market Place – general de-clutter, co-ordinated approach to street furniture and signage, surfacing improvements.
- Millennium Place – general improvements to public realm “cultural hub.”
- North Road - general improvements.
- Riverbanks – general improvements.
- Saddler Street – general improvements.
- North and South Bailey – general improvements.
- Church Street – general improvements

- Princes Street – street surfacing improvements.
- Mavin Street – street surfacing improvements.
- Hallgarth Street – general improvements.
- Moatside Lane – general improvements.
- Drury Lane – general improvements.
- Jailers Yard – general improvements.
- Fowlers Yard – general improvements.
- Area around Boathouse PH, riverbanks – general improvements.
- Maynard’s Row, Gilesgate – general improvements.
- Flass Lane – general improvement to surfacing, cutting back vegetation, revealing Flass Well.
- Framwellgate Waterside – general improvements.
- Elvet Waterside – general improvement of redevelopment of car park site.

Development and redevelopment

- College of St Hild and St Bede/Leazes Road – Purpose Built Student Accommodation (PBSA1).
- James Barbour House (PBSA3).
- Elvet Hill Car Park (PBSA4).
- St Marys College (PBSA5).

- Green Lane and Hollow Drift.
- Elvet Riverside, Former Swimming Baths Sites.
- Millburngate House Phase 2 redevelopment.
- Hanover Court Crossgate (detracting buildings).
- Elvet House, Hallgarth Street (detracting building).
- Palmers Garth, Hallgarth Street (detracting building).
- Nos 55-56 North Road (detracting buildings).
- Nos 58-62 North Road (detracting buildings).
- No 20 North Road (detracting building).
- Nos 33 and 36 Neville Street (detracting buildings).
- Building on north boundary at Durham School (detracting building).
- Elvet Riverside 1 and 2 (detracting buildings).
- Durham School (development opportunities).
- Prince Bishops Shopping Centre (development opportunity).
- St Leonards School (development opportunity).
- North Road toilets (detracting building repurpose/development opportunity).

Gap sites

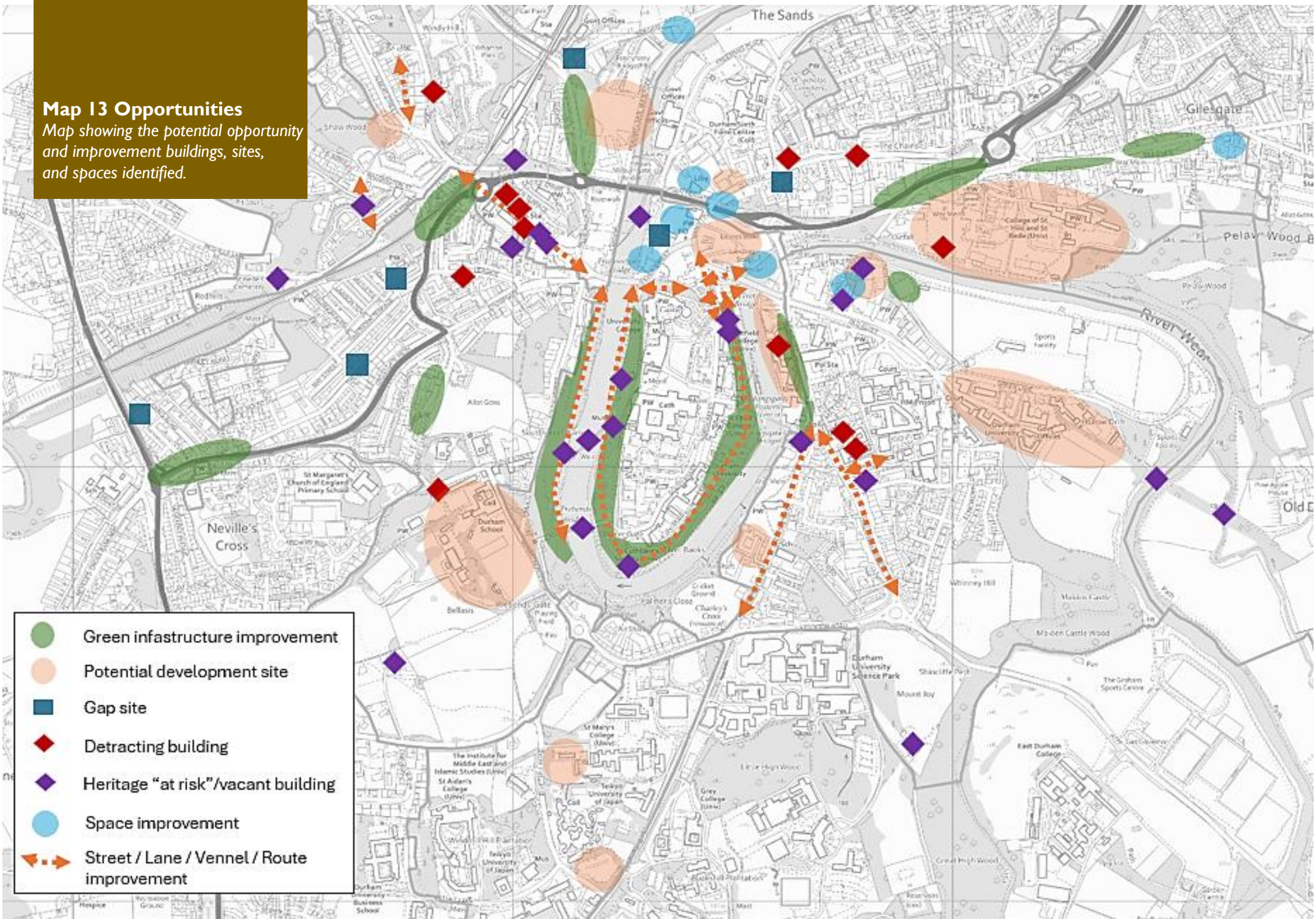
- Nos 13-17 Claypath (development opportunity).
- Land adjacent No 80 Claypath (development opportunity)
- Land Back Silver Street (development opportunity)
- Land at Sidegate (development opportunity)
- Land at John Street (development opportunity)
- Land adjacent No 24 The Avenue (development opportunity)
- Land at St Johns Road (development opportunity)
- Site of former industrial buildings, Back Western Hill (development opportunity)

Fig 49 below. Examples of improvement opportunities within the different conservation areas.



Map 13 Opportunities

Map showing the potential opportunity and improvement buildings, sites, and spaces identified.



- Green infrastructure improvement
- Potential development site
- Gap site
- Detracting building
- Heritage "at risk"/vacant building
- Space improvement
- Street / Lane / Vennel / Route improvement

2.3 What are the key challenges and vision for Durham City?

Durham City means different things to different people, residents, businesses, students, workers and visitors, and there are a number of competing challenges within the city that impact upon its special interest and how it is experienced.

Local economy

The historic environment of the city provided by the conservation areas, is intrinsically linked to local economic activity, to different degrees.

It is known that the economic viability of city centres and high streets across the country have suffered over recent years due to many different factors. These include the rise of online shopping, strong competition from out of centre retail parks offering free car parking, the continued challenges post-COVID-19 and from the rising cost of living.

This is evident in the city where there has been a noticeable shift from primarily shopping to one more of an eating, drinking and leisure culture alongside limited more niche retail. There has been an increase in restaurants and café uses from 2022 with the city having the highest percentage such unit uses in the County. During the Summer months there is a strong 'café culture' when the city streets are busy with outside eaters and drinkers.

This not only contributes to the city's economic viability but also to its character in terms of vibrancy and a busyness that enhances the experience of the place.

Added to this is the vibrant night life with a diverse offer ranging from traditional public houses, modern bars, restaurants, cinema, bowling, and theatre.

There is however a clear need for balance to support the different audiences and create a sustainable and vibrant local economy that supports business and enhances peoples experience and enjoyment of the city centre.

Vacancy rates in the city have decreased since 2022, to a level lower than the national average for high streets. However empty retail units remain a noticeable problem, and the key challenge is continuing to reduce the vacancy rate, improve the visitor offer and boost the local economy in the process. The city's economy is also significantly influenced by the large student population and their part-time presence, the presents a further challenge.

Tourism

County Durham is a developing tourism destination with more than £1.3 billion annually flowing into the county from its visitor economy, employing almost 14,000 people.

The 2024 Durham Tourism Management Plan identifies the visitor economy performance, with the value of tourism, and the contribution made by Durham City (this is set out in the info graphics to the following page). The visitor economy continues to be an important sector for growth that is recognised by DCC in its regeneration statement and in a range of frameworks and strategies concerned with the county and the region's economic development and growth.

The strategic vision is to create the conditions for residents, businesses, and the environment to benefit from sustainable growth in Durham's visitor economy. By supporting and marketing the county's distinctive heritage, landscapes, and a warm welcome to grow both day and overnight visits and make County Durham a compelling visitor destination.

A priority for Durham as a visitor destination is to offer a visitor experience that matches its outstanding natural landscape and internationally famous built heritage. With the visitor economy supporting long term social, economic, and environmental sustainability across the county and to be recognised by the county's residents as important to the quality of their lives.

This must draw from the fact that Durham is fundamentally a heritage and countryside destination with an emerging arts and cultural offer to attract new and repeat visits, with heritage the product that visitors most closely associate with it.

But there are a number of challenges including driving overnight stay numbers and expenditure, the great fluctuation in visitors according to calendar month, that lack of variety in accommodation type, quality and range, and the number of city centre visitor attractions compared to other cities that have a cluster of higher profile attractions.

As such the following targeted outcomes are identified as relevant to Durham’s future success.

- Lengthen the amount of time visitors stay (dwell time/spend)
- Improve the quality of the experience post-arrival (experience)
- Differentiate the county for external audiences (positioning)
- Attract new staying visitors (visitor attraction)
- Retain existing day visitors (visitor retention)
- Address seasonality.
- Develop new product/support existing product (product)
- Improve business performance.

It is recognised that a visitor may be a local or regional resident, travelling from another part of the UK or an international traveller and the immediate outcomes must focus on.

- Visitor retention
- Increased visitor dwell time and spend
- Visitor acquisition

These will support the achievement of the overall vision leading to sustainable growth that balances the needs of visitors, businesses, communities, and the environment

Events

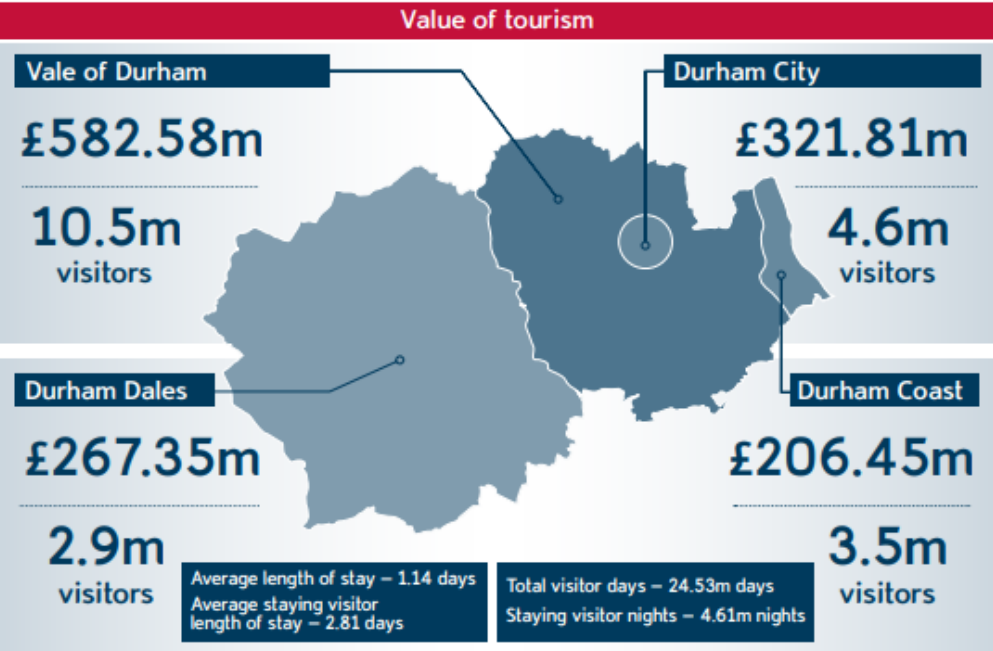
The city has a series of regular events that are very positive in terms of economic, community and social impacts. These include Durham Fringe Festival, Durham Regatta, the Brass Festival, and the Miners Gala. They attract a large number of visitors to the city that are very important economically to local businesses while appealing across ages, genders, and social profiles. These events have strong cultural heritage links with the challenge being to sustain the strong branding and to build upon them in the future.

Added to the above, the University and Cathedral are catalysts for inbound tourism from open days, congregations, conferences, concerts and performances, tours, and museums.

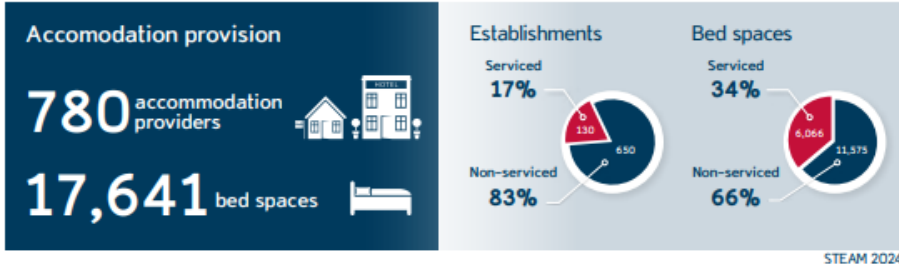
Fig 51 below. Different events within the city.



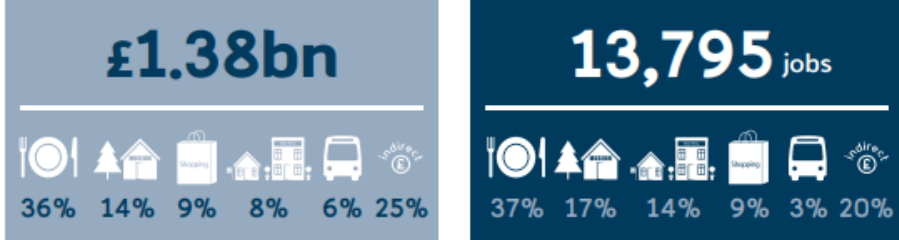
Fig 51 below. Info graphics from the Visit County Durham Tourism Management Plan 2025.



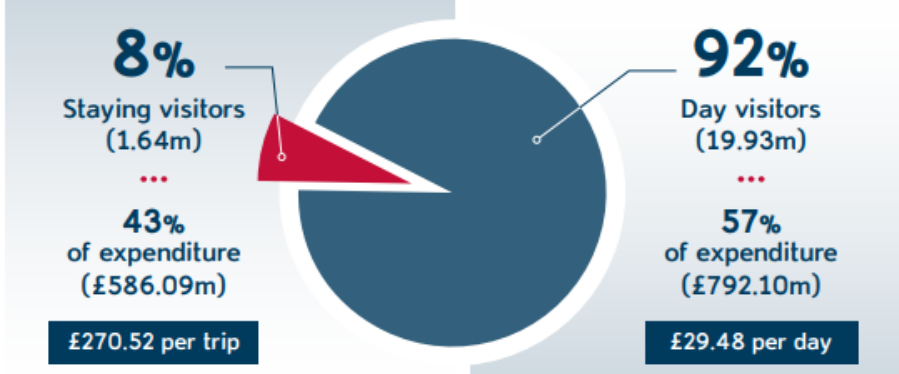
The Durham product



Spend and Employment



Visitors



Durham University

The city is the home of the world-renowned Durham University. It was founded in 1832 and has a claim to be the third-oldest university in England. The university makes a major positive contribution to the city and the local, regional and UK economy. For example, through direct investment, as a large employer, an extensive supply chain and staff and student spending. The university attracts students from all over the world and the university is committed to increasing this number.

This presents challenges to the compact historic core of the city and its setting in terms of the quantum of new development required to accommodate the university's predicted academic and residential growth. In addition, the university facilities are unevenly spread out across the city and the intention is to better consolidate academic disciplines in distinct geographical zones, while at the same time easing pedestrian congestion and reducing travel distances.

The University Masterplan identifies a number of major strategic investment sites that present a number of challenges in terms of meeting the universities requirements and protection of the city's distinctive historic environment.

[DU Estate Masterplan 2017-2027 - Durham University](#)

The estate also comprises of 383 buildings many of which are historic, and a high number listed. The university has committed significant recent efforts and investment to improve the condition of buildings within its estate. There is need to continue this proactive repair/maintenance regime based on a sound conservation-led philosophy.



Fig 52 above. *An image of graduation day on Palace Green.*

There is the ongoing debate over the "studentification" of the city, continually increasing with ongoing expansion of student housing in particular HMOs affecting the community balance.

This varies from place to place but impacts on the character and ambiance of the city creating "ghost streets" outside of term-time, and in some places, there is the perception of a lack of annual general maintenance and upkeep to some properties by absent landlords.

Sustainability

People's desirability to reduce energy cost and improve the efficiency of buildings is recognised. Added to this is the university's vision and commitment to reducing emissions.

While there are opportunities for such improvements within the historic environment physical changes and new interventions associated with energy improvements must be carefully balanced against the need to protect and conserve the unique built, historic, and natural environments of the city. This includes the preservation of historic fabric and important architectural features and the character and appearance of individual building or street for example.

Such measures must be carefully considered so they are sympathetic, informed by an understanding of significance and context, with a whole building approach considering non-intrusive/low-risk measures in the first instance, to find the correct balance.

Built environment

Many elements contribute to Durham’s unique character including the castle and cathedral arrestingly positioned on the wooded peninsula as the city’s historic centrepiece. Its medieval street pattern incorporating many listed buildings and non-designated heritage assets. Its location in a shallow bowl of hills which form a scenic backdrop to the historic core; and the close proximity of the surrounding countryside to the very centre of the city. This interplay of different natural and built environments and features is a significant attribute to the special interest of Durham City.

The main factors influencing new development within the city are the varied topography, the world heritage site and its setting, the river, flood plain, surrounding landscape, the townscape quality and allied to all of the above are views.

It is vital that the city’s special architectural and historic interest and character is conserved and where possible enhanced. This is to ensure that the remarkable heritage values of the city that belong to everyone are safeguarded for this and the future generations.

This can present serious design challenges for new development proposals, in particular those which are large-scale/massing. They must be based on an understanding of significance, be high quality, sustainable, relate well to, and be inspired by, the local and wider contexts, and maximise opportunities for enhancement.



Fig 53 above. A view of the contemporary mixed use riverside development at Milburngate taken from Milburngate Road Bridge.

Landscape

The setting of the city is formed by the topographical features known of the “Durham Bowl.” As mentioned previously this comprising surrounding hills and ridgelines which provide containment and important visual context to the historic city core.

To the north and east the character is notably more rural, while in the south it is historic leafy parkland, giving a different feel and dimension to the city. At a local level the moderately steep slopes, surrounding hilltops, and important “green fingers” penetrating into the urban form, with the varying landform created an ever changes views and vistas from different ranges.

Future proposals for new development and redevelopment of existing sites within in the city must respect and respond positively to the

character, quality, and distinctiveness of the unique city topography and landscape character in both the local and wider contexts. It must ensure the protection of the wealth of green infrastructure assets the city boasts and seek to maximise opportunities for enhancement. Considering the existing landscape should be fundamental framework for design, rather than an afterthought that can be a challenging approach.



Fig 54 above. A view of the cathedral in its setting taken from the upper ridge within Pelaw Woods, and the view down Gilesgate Bank with the encircling city woodland “wall.”

Key themes

Drawing from the challenges, opportunities, and the character appraisals, across the seven conservation areas 9 key overarching themes emerged around which the management strategy has been developed.



These must be a clear vision
for the city to drive positive
change with 3 key questions...

Question 1

What is the city today?

Question 2

What does it want to be?

Question 3

What needs to change?

**So, the vision for
Durham City is....**

2.4 A proactive conservation-led approach

To deliver the aims and aspirations for the city a proactive conservation-led approach is needed. Designation of a conservation area should not be regarded principally as a means of increasing control. But rather as a commitment to take positive action to conserve and enhance the character and appearance of the place. When effectively and proactively managed, conservation areas can anchor thriving communities, sustain cultural heritage, improve the economic viability and the vitality of the area, and add to the overall positive quality of life.

Past approaches to conservation area management have too often been based on a limited understanding of the heritage resource involved, or with an overemphasis on standing the place in time and regulation, with a lack of clarity over priorities for general enhancement, and wider cross corporate strategies.

An up to date approach is required based on a clear understand of heritage significance and with an overall strategy and vision in place to help determine priorities and focus available resources where they can make the biggest difference. At the same time this must be set within the present-day planning policy framework. This is far easier to achieve based on the priorities of several smaller conservation areas.

There needs to be a strong focus on regeneration and recognition of the important role heritage can play in the city’s sustainable development. Heritage providing the foundation for the city’s distinctive character and sense of place relative to the individual conservation areas contained with it.

The current adopted conservation area character appraisal provides a detailed historic and descriptive narrative. However, it does not set a clear long term vision nor strategy for conserving and protecting the historic environment of the city. It is also not written to capitalise on the opportunities including attracting investment, conservation-led regeneration, and positive place shaping.

The aims and actions needed to achieve this are set out within the management plan used for delivering the objectives of the CAMP, and to identify who is responsible for delivering these and potential sources of funding and delivery mechanisms.

To be successful, the strategy must be championed across all council departments and will also require the involvement of the community and contributions from a range of external partners.

Fig 55 right. Key problem streets within the conservation areas Silver Street due to vacant premises and North Road with low quality modern developments, some poor shop fronts and signage, empty retail units and fabric condition issues.



2.5 Why a CAMP for Durham City and what process has been followed

There is a statutory duty to review conservation areas from time to time under Sections 71 and 72 of the 1990 Planning Listed Buildings and Conservation Areas) Act.

In Durham City there is an additional need to reflect the current planning policy framework, notably with the adoption of the County Durham Plan, as well as the updated National Planning Policy Framework (NPPF) and the adoption of the Durham City Neighbourhood Plan (DCNP). These were not in place during the previous review of the conservation area in 2015.

Added to the above, the built environment of the city has changed considerably since the last review. A series of historic and modern buildings have been demolished, there has been major and lower scaled new developments of mixed architectural output, and other changes that have shaped the place and evolved the city’s aesthetic. There are a number of other factors that have reinforced the need for a CAMP highlighted to the right.

- To address criticism of not sufficiently taking on board the special interest of the city in previous planning decisions.
- To address political pressure regarding the condition of the city’s public realm.
- To support cabinet member commitment to revitalising the commercial city centre.
- To address the need for an overarching document to pull together the delivery of competing interests such as Durham University’s Masterplan, the World Heritage Site Management Plan, and emerging World Heritage Site Setting Study.
- To provide a robust evidence base for potential future funding bids and appropriate decision making
- To support the delivery of the wider DCC strategic framework.
- Historic England are actively encouraging CAMPs/CARPs (Conservation Area Regeneration Plans) in urban conservation areas.
- The existing 2016 character appraisal is out of date.

Outcomes and delivery

The CAMP will be an important tool for conserving and enhancing the special interest and distinctive character of the city, while identifying opportunities where conservation can help to deliver wider social, cultural, economic, and environmental benefits. The CAMP will assist with the protection and safeguarding of the world heritage site and its setting, and the separate conservation areas, which inform that setting in the local context.

The CAMP will be a strategic document aligning with other ongoing and emerging plans, strategies, and projects, to form the future management framework for the city. This will require resources for delivery and must involve active collaboration with stakeholders and partners, local communities, and relevant DCC functions.

The CAMP will be a key tool to ensure continued engagement when works or changes are planned within the city bringing relevant specialisms together to achieve an outcome that conserves or enhances the special architectural and historic interest and character of the city.

A staged approach

The designation and management of heritage assets within the historic environment should follow a logical staged approach. The CAMP has used a process that accords with the principles within Historic England guidance note 1 [Conservation Area Appraisal, Designation and Management | Historic England](#)

APPRAISE

An appraisal is the starting point for a conservation areas designation to inform the justification and evidence base for the formal designation process.

The appraisal is the vehicle for understanding the special interest of the area and articulates why the area is special, historically, and architecturally, and what elements contribute to that special interest. This can include historic street patterns, plots and boundaries, characteristic building styles, materials and detailing, trees and green spaces, topography, and views.

Once adopted the appraisal is a material consideration in planning decisions within the conservation area boundary.

**information from Historic England Advice Note 1 (second edition), Conservation Area, Appraisal, Designation and Management, 2019.*

DESIGNATE

Conservation area designation is then undertaken to recognise the special architectural and historic interest of the place and/or in answer to the impact of development, neglect, and other threats, on areas which are considered to have definite special architectural or historic interest.

The designation of conservation areas is a vitally important way of protective the areas heritage for this and the future generations.



MANAGE

The management strategy then sets out the principles, aims and actions to positively manage the conservation area moving forward in a manner that conserves the special interest defined in the appraisals.

This includes maximising identified opportunities for inward investment, regeneration, and improvement.



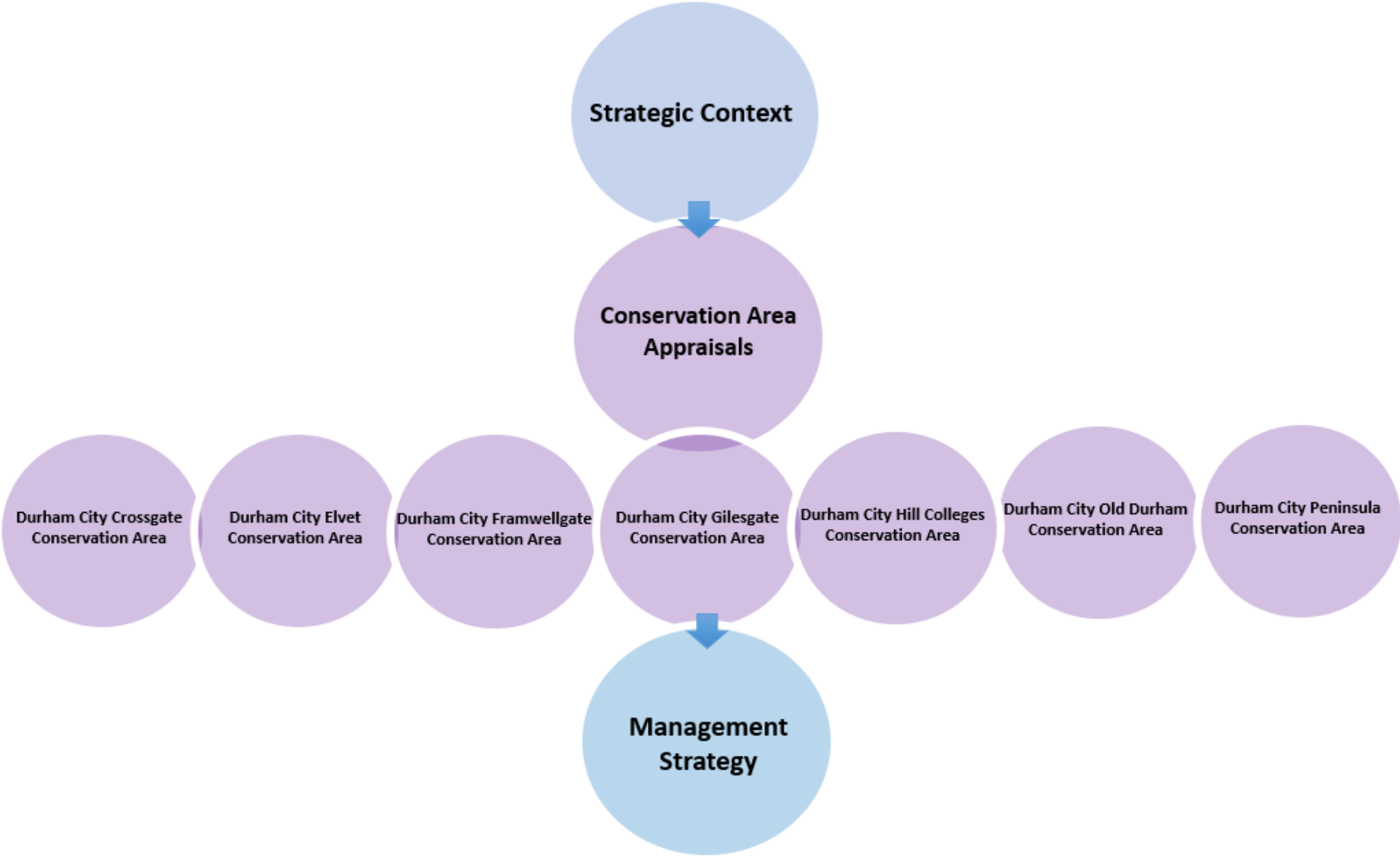
REVIEW

The local planning authority has a statutory obligation to review their conservation areas from time to time.

The CAMP will set out a review and monitoring strategy to track progress. This is an important part of the process as regular reviews will highlight what has changed within the areas, is used to set out any new recommendations or revisions to the management strategy.



The Durham City CAMP Structure



2.6 Conclusion

The CAMP process considers that the existing conservation area boundary is too large, unwieldy, and difficult to manage. There are major benefits to its subdivision to seven smaller conservation areas in terms of long term protection, conservation, and future management of the city’s historic environment. The seven conservation areas are places of high architectural and historic interest, quality, and distinctiveness each with their own sense of place, to warrant individual designation. Yet collectively they form the special interest of Durham City as a whole, that must not be lost.

The adopted CAMP will assist the local authority, planning and other consultants, owners, applicants, and other interested parties in implementing historic environment legislation, the policies in the National Planning Policy Framework, related guidance in the Planning Practice Guidance, and the local planning policy framework of the County Durham Plan, and Durham City Neighbourhood Plan.

The CAMP provides the evidence base required to inform decisions affecting the conservation areas and thus the city as a whole. It gives particular attention to identifying opportunities where conservation can help to deliver wider benefits and where there may be opportunities to draw on the contribution made by the historic environment to the character of a place.

These approaches conform with the statutory duty of local planning authorities to *“pay special attention to the desirability of preserving or enhancing the character or appearance of the area.”*

The CAMP has identified that the city’s historic environment is in a fair condition overall, but that its historic character, heritage, and cultural significance is very strong. The city’s historic environment remains a rich and invaluable cultural resource handed down from the past. It has a key role to play in shaping future growth and development in the city, and it must adapt to various changing needs and challenges.

The CAMP has identified opportunities for positive change, some of these will not only benefit the historic environment but also help improve the city’s economic viability, and vibrancy, with opportunities for other net gains, making it a better place for all.

Nine overarching themes have been identified with a series of management aims and actions developed around them. But there must be a key focus on their delivery as and when opportunities arise. Given current and no doubt future financial constraints available resources must be used intelligently where they can have the most benefit for the most people.



Fig 56 above. An image of the popular public artwork piece at Riverwalk

3. Partnerships and policy



3.1 Crossover

The CAMP brings together numerous strands of cross-departmental service delivery across the Local Authority and supports wider stakeholder groups in the delivery of their aims and objectives. It correlates with a broad range of existing and emerging associated plans, policies, and strategies, examples of which are provided below. This crossover is fundamental in guaranteeing that the city is managed effectively and sensitively moving forward.

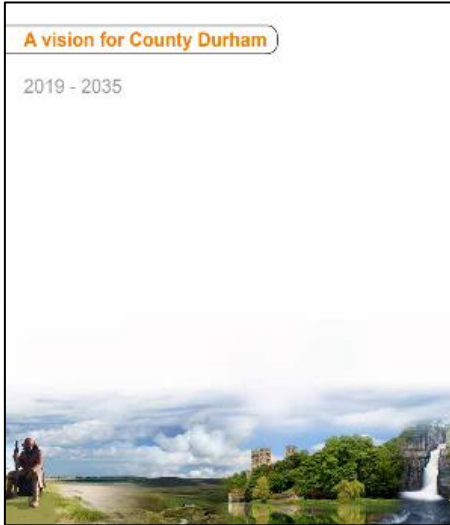
Vision for County Durham 2035

The County Durham Vision 2035, which was developed together with partner organisations and the public by the County Durham Partnership. It sets out what we would want the county to look like in 15 years' time. This vision is structured around three ambitions:

- More and better jobs
- People live long and independent lives
- Connected communities

It is to provide direction to key public, private and voluntary sector organisations that make up the County Durham Partnership enabling them to work together to improve the quality of life of our residents. A shared understanding of the issues we face and our vision for the future will help organisations work together, removing boundaries and co-delivering services for the benefit of our residents.

The CAMP will primarily support the delivery of the more and better jobs and connected communities' ambitions by helping to build on the successful tourist economy through culture-led regeneration to broaden the leisure experience for residents and visitors to the county and delivering a city centre which is well used, clean, attractive, and safe.



[Durham2035-Vision.pdf](#)

The Council Plan 2025-2029

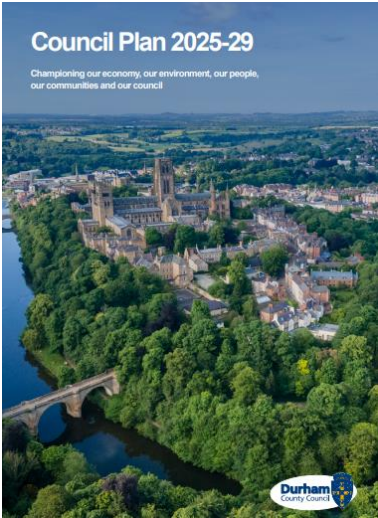
The council plan describes how the above vision will be achieved through the contribution of DCC. Written in line with the council's financial strategy the plan is based on a strategic assessment of need using the intelligence platform Durham Insight as the evidence base. It sets out:

- How corporate priorities for improvement will be considered.
- The key actions DCC will take to achieve the longer-term ambitions in the Vision 2035.
- The DCC improvement agenda.

The ambitions within the Plan are structured around five themes for the county council:

- Our economy
- Our environment
- Our people
- Our communities
- Our council

The CAMP will support the delivery of services and projects under every theme of the Council Plan.



[Council Plan - Durham County Council](#)

Inclusive Economic Strategy

The County Durham Inclusive Economic Strategy sets a clear, long-term vision for the area's economy up to 2035, with an overarching aim to create more and better jobs in an inclusive, green economy.

The Inclusive Economic Strategy seeks to overcome barriers in order to transform levels of growth and harness the county's potential, with all partners actively working towards this shared vision. The strategy has also been informed by feedback from residents, businesses and young people gathered during the Big Econ-versation, an extensive stakeholder engagement process. The vision within the strategy is built on five key areas:

- **People** - supporting people into education, training and jobs and enabling them to excel in their careers and in business.
- **Productivity** - supporting business innovation, growth, and higher levels of productivity.
- **Places** - improving places and planning infrastructure so that people and businesses can access opportunities.
- **Promotion** - promoting the county, its assets and opportunities to businesses, investors, visitors, developers, and residents.
- **Planet** - investing in people, technologies, research, development, and businesses in order to help achieve net zero emissions in County Durham by 2045.

The CAMP will primarily support the delivery of the vision for productivity, places, promotion, and planet.



[Inclusive Economic Strategy 2022 – 2035 \(countydurhampartnership.co.uk\)](https://countydurhampartnership.co.uk)

Durham City Strategic Place Plan

Since 2009, the Council has identified, and created, current and future development in the county through masterplans and regeneration frameworks. Durham City has benefited from such documents. Strategic place plans will replace masterplans with an initial focus on Durham City. The changing nature of town centres is leading to a greater emphasis on leisure and entertainment, and the ongoing challenges of accessibility and connectivity had paved the way for the new plans.

The project will look at the long term regeneration of Durham City. It will work with the community to look at how the area can be revitalised, and will be developed to ensure that local people, businesses, and stakeholders can all shape the town's future. This shared vision will help to write spatial, economic, and action plans tailored to Durham City's needs.

The CAMP will support the development of this document and inform consultation and engagement which underpins the process.

[Durham City Strategic Place Plan - Durham County Council](#)

Durham Castle and Cathedral World Heritage Site Management Plan

The World Heritage Site Management plan is a plan for all those with an interest in and responsibility for managing the World Heritage Site. The UNESCO Operational Guidelines for the Implementation of the World Heritage Convention state that "each nominated property should have an appropriate management plan or other documented management system which must specify how the outstanding universal value (OUV) of a property should be preserved, preferably through participatory means." UK Government policy aims to ensure a management plan is in place for all UK World Heritage Sites.

At the time of writing the management plan is in the process of being updated. It sets out to:

- describe the World Heritage Site and what makes it special (its Outstanding Universal Value).
- explain how it is protected and managed (including the legislative and planning framework).
- analyse the issues facing its conservation and management.

The plan sets out a clear vision for the site to "remain the beacon for Durham, a place of faith and learning for the next millennium" with key aims to conserve, share and regenerate the site for future generations and specific objectives for the next period.

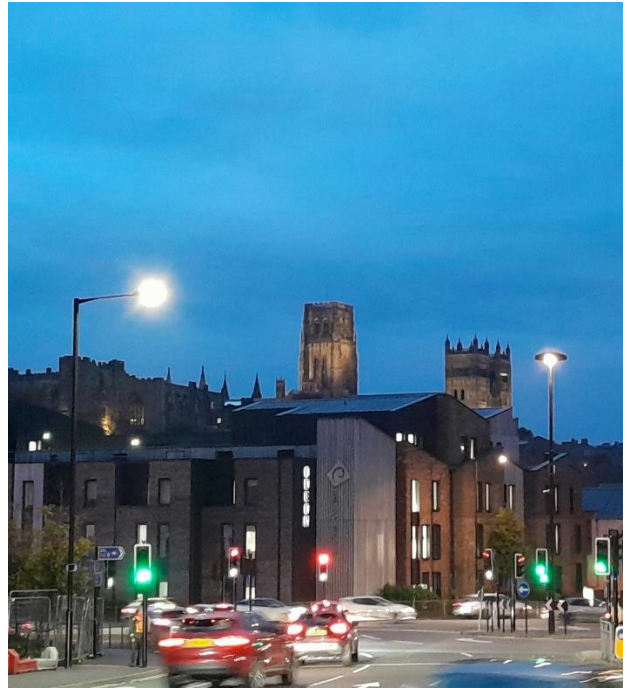
The new Management Plan (from 2025 to 2035) once adopted will do the following:

- satisfy the requirements of UNESCO to maintain its designated status.
- be a useful tool to generate investment.
- together with the Durham City CAMP become a material consideration in the planning process in England and an important piece of baseline evidence that will inform future planning policy and development management.
- form part of the evidence base for the next County Durham Plan and Durham City Neighbourhood Plan.
- link into the County's Economic Strategy around cultural infrastructure, culture-led regeneration and place shaping to improve vibrancy and pride of place and support heritage sector growth and innovation.

As the World Heritage Site forms a major component of the Durham City Peninsula and Riverbanks Conservation Area, and that the other six Durham City conservation areas provide its immediate setting, the CAMP and management plan must work together to ensure the above are delivered. The CAMP also has a management role to play in preserving the OUVs of the site.



[World Heritage Site Management Plan 2025-2035](#)



Durham University Strategy 2017 – 2027

The current university strategy which covers the period from 2017 – 2027 is based on 13 strategic areas including three academic core strategies, four transversal strategies (those which cut across different functions and management practices) and six enabling strategies.

At the halfway point in delivery, the strategy was refreshed to reflect unprecedented external pressures including the global pandemic, high inflation, rising costs and the increased challenges of climate change. Sustainability remains at the core of the strategy with enshrined commitments to net zero by 2035, switching to renewable energy sources, minimising waste and promoting recycling, reuse and sustainable transport and achieving a biodiversity net gain by 2032.

Whilst the impact of the wider estates and conservation operations on the conservation areas are clear, the university has a much wider role to play in the diversity and vitality of not only the conservation areas but the wider city and region. The strategy addresses volunteering, outreach and engagement and the support of culture led regeneration and partnerships to name but a few.

The estates and accommodation strategy expresses the aim to provide safe and inspiring living and workspaces to enable staff and students to achieve their best.

The estate covers 383 buildings. It also commits to university buildings minimising adverse impacts on the environment whilst delivering high quality new and refurbished academic buildings that provide world class environments for delivering education and research.

In terms of site specific objectives, the following have implications for the Durham City conservation areas:

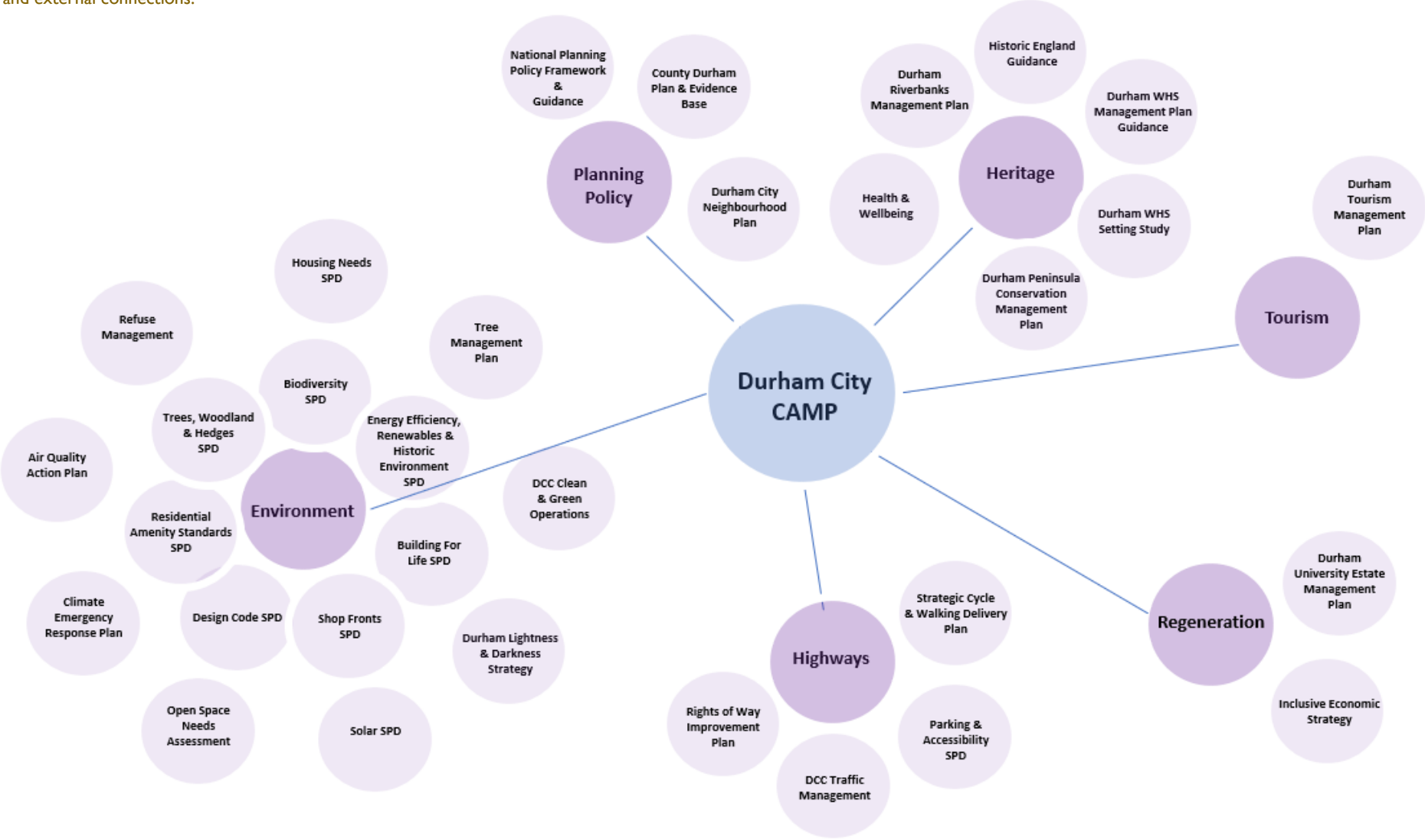
- Establishment of the Waterside building as the new Business School
- Development of a vision for the former baths site as a cultural quarter
- Development of new research and laboratory facilities at Upper Mountjoy
- Continued refurbishment of student accommodation across the colleges
- Review of options for the redevelopment of the Leazes Road site
- Preserving the heritage by ensuring that proposed estate development is aligned with heritage policy requirements



[University Strategy - Durham University](#)



Fig 58 below. A spider diagram showing the connections between the Durham City CAMP, wider Durham County Council, and external connections.



3.2 Legislation and Planning Policy

Planning legislation, policy, and guidance, at national and local levels, enables the effective management of change within conservation area and secures the preserved and enhancement of the character, appearance, and significance of the place. This section outlines the planning policy framework for the Durham City Conservation Areas.

National Legislation and Policy

The legislative framework for the conservation and enhancement of Conservation Areas and Listed Buildings is set out in the **Planning (Listed Buildings and Conservation Areas) Act 1990** [Planning \(Listed Buildings and Conservation Areas\) Act 1990](#)

Section 69 requires Local Planning Authorities (LPAs) to designate areas which they consider to be of special architectural or historic interest as conservation areas. Section 72 requires that special attention should be paid to ensuring that the character and appearance of these areas is preserved or enhanced.

The LPA also has the duty to review these areas and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly. Section 71 also requires the Local Planning Authority to formulate and publish proposals for the preservation and enhancement of these areas.

Chapter 16 of the NPPF outlines the conservation and enhancement of heritage assets National

Planning Policy Framework - 16. Conserving and enhancing the historic environment - Guidance - GOV.UK



states that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay, or other threats. Paragraph 197 informs that when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

While LPAs should look for opportunities for new development within Conservation Areas and World Heritage Sites to enhance or better reveal their significance, Paragraph 213 sets down that not all elements will necessarily contribute to its significance.

The NPPF also highlights the importance of good design as one of twelve core principals of sustainable development. Sustainable development relies on sympathetic design, achieved through an understanding of context, along with an appreciation of the character of the area in which new development is sited.

Planning Policy Guidance informs that a conservation area appraisal can be used to help local planning authorities develop a management plan and plan-making bodies to develop appropriate policies for local and neighbourhood plans. A good appraisal will consider what features make a positive or negative contribution to the significance of the conservation area, thereby identifying opportunities for beneficial change or the need for planning protection.

Local Policy

Local planning policy is set out in the [County Durham Plan 2020](#).

Policy 44 (Historic Environment) establishes, amongst other things, that 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 and should seek opportunities to enhance and, where appropriate, better reveal the significance and understanding of heritage assets whilst improving access where appropriate.

With regards to conservation area specifically, proposals should demonstrate 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; the manner in which a proposal responds positively to the findings and recommendations of conservation area character appraisals and management proposals; and 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) covers the World Heritage Site (WHS). It sets down specific requirements for development within or affecting the WHS, which should sustain and enhance the significance of the designated asset; be based on an understanding of the Outstanding Universal Value of the site, having regard to the adopted World Heritage Site Management Plan and Statement of Outstanding Universal Value; protect and enhance the Outstanding Universal Value, the immediate and wider setting, and important views across, out of, and into the site.

Policy 29 (Sustainable Design) establishes the general design requirements for new development across the County. It is supported by key supplementary materials including the County Durham Building for Life Supplementary Planning

Document (SPD) and the [County Durham Design Code Supplementary Planning Document and Settlement Character Studies - Durham County Council](#). The supplementary Settlement Character Studies provide additional texture and detailing around the history, form, morphology, distinctiveness, and materiality.

Additional SPDs are

Trees, woodland and Hedges [Appendix 5.pdf](#)

[Shopfront Supplementary Planning Document](#)

[Energy Efficiency and Renewables in the Historic Environment Supplementary Planning Document](#)

[Non Designated Heritage Assets Supplementary Planning Document](#)

The [Durham City Neighbourhood Plan | Developing a neighbourhood plan for Durham City](#) was adopted in June 2021. It includes policies which sit alongside those of the County Durham Plan to provide an extra layer of detail specific to the City.

S1 (Sustainable Development Requirements of all Development and Re-development Sites Including all New Building, Renovations and Extensions).

This captures, amongst other things, that proposals should conserve the significance of the setting, character, local distinctiveness, important views, tranquillity, and the contribution made to the sense of place by Our Neighbourhood's designated and non-designated heritage assets.

Policy S2 (The Requirement for Masterplans or Other Design and Development Frameworks) is also of relevance to the CAMP insofar as it requires major development to be positively supported by appropriate supporting design materials.

Policy H1 (Protection and Enhancement of the World Heritage Site) requires, amongst other things, development proposals within the Durham Cathedral and Castle World Heritage Site to sustain, conserve, and enhance its Outstanding Universal Value and support the current adopted management plan.

Policy H2 (The Conservation Areas) sets down detailed requirements in relation to Durham City Conservation Area, and how it can be sustained and enhanced.

The Neighbourhood Plan also identifies a number of Local Green Spaces under Policy G2, creation of the 'Emerald Network' under G3 and a general requirement to protect and enhance green and blue infrastructure in accordance with Policy G1.

4. Review process





4.1 Durham City Conservation Area review

The starting point of the CAMP was a comprehensive review of the existing conservation area. A survey methodology was established at the very beginning of the process for assessing the conservation areas present-day character and condition. The survey was undertaken on a street by street basis using a modified version of the toolkit survey form used for the last review in 2015.

The form follows Historic England best practice guidance with the following assessment categories:

- Context, townscape, and landscape,
- Historic development, and use,
- Spatial analysis (layout, form, views, open spaces, boundaries, public realm, greenery/trees),
- Architectural character (building ages, styles, materials, features, and detailing),
- Ambiance and general sense of place,
- Issues, problems, potential threats, and opportunities to enhance.

The condition assessment used the following scoring system.

Optimal – the condition of the area is very good and retains the vast majority of historic fabric and architectural detailing. Public realm is in good condition and there are no major issues identified in any of the categories.

Fair– the condition of the area is generally good, but there is some loss of historic materials, features, or architectural detailing. Public realm may require improvement or repair, but the overall area is clearly forming a positive contribution to the conservation area.

Poor – the condition of the area is clearly deteriorating. There may be fewer remnants of historic fabric or architectural detailing that remain. Public realm may be very poor and require significant improvement.

Very bad – the condition of the area is so deteriorated that it is not possible to discern its contribution to historic or architectural interest of the conservation area. There may be few to no historic buildings remaining or the substantial loss of historic fabric or architectural.

CHARACTER ASSESSMENT TOOLKIT (C.A.T)
DETAILED CHARACTER ASSESSMENT

SURVEY DETAILS	
CHARACTER AREA AND NO	CROSSGATE, SUB AREA 1 AND 2 (WESTERN HILL INCLUDING FLASS VALE AND 2 VIADUCT AREA INCLUDING AINSLEY STREET, MOWBRAY STREET, WADDINGTON STREET, REDHILLS, SUTTON STREET AND ATHERTON STREET
STREET NAME	AINSLEY STREET
DATE AND TIME	10/10/22, AM
1. BUILDINGS	
ASSESSMENT CATEGORY	COMMENTS
TOWNSCAPE – GENERAL COMMENTS (BUILDINGS/SPACES)	Mixed townscape and use along a route C19 but possibly much older, leading from Western Hill past the former county hospital towards Redhills Lane. Lane is tightly enclosed and intimate and includes historic Flass Well, although very overgrown and cannot be seen. The Kings lodge inn separate to north dates from the C18/19 (originally The Rose Tree) and has been subject to major alterations. Sits quietly at the end of the street and is still legible as a historic building. Adjacent entrance to Ainsley St is the modern residential development on site of former bus depot (The Bowers) with a C19 building at corner of Waddington St. Flass House is a substantial, double fronted dwelling set within its own grounds off Ainsley Street. The former companions club building is heavily altered and recently refurbished that has resulted in it being brought back into active use and improved its appearance although it remains of neutral impact. The street is an important route to Flass Vale LNR with glimpses of the woodland of the LNR behind the buildings on the northwest side.
BUILDING CONDITION	Kingslodge is in good condition. Ainsley Street buildings would benefit from general maintenance works. The buildings at The Bowers and former Companions Club are in good condition. Flass Well so overgrown it cannot be found and is possibly in a poor condition as a result.
BOUNDARY TREATMENTS	A wide mixture of brick and stone walls and modern style railings to the new residential development on the former bus depot site. Some timber fencing, and some boundaries informed by self-seeding vegetation/trees. Within the Lane the backs of the adjacent residential dwellings from the boundary that are a mixture of timber fences and some brick walls. The steps are bounded by rusted vertical metal railings.
USES (PRESENT)	Residential/commercial.
USES (HISTORIC)	Residential/commercial.
CONTRIBUTION OF BUILDINGS TO THE SPACE	Character has been weakened by insensitive changes overtime, frontage to former companion's club is dominated by hard standing used for car parking. C19 building on corner with Waddington Street is more intact and positive. The space is important with a transition from urban along the main approach

Fig 59 above. An example of a completed toolkit assessment form.

The condition scoring of the individual areas and streets can be found in the conservation area character appraisals.

The condition assessment found a series of overriding issues and problems across the conservation areas as set out below.

Public Realm

- Insensitive street surfacing materials to historic context.
- Mismatched street surfacing materials (type, colour, module) un-coordinated and lacking an interface material between different materials.
- Surfacing repairs carried in different materials resulting in a poor patched visual appearance.
- Deterioration of street surfacing materials, tarmac broken down by use, distortions, and disintegration, fractured and broken paving slabs, uneven surfaces.
- “Hot spots” visually cluttered by excessive street furniture items.
- Uncoordinated and outdated items of street furniture and wayfinding signage.
- A-boards cluttering pavement and hindering movement.

- Lack of co-ordinated and meaningful interpretation.
- Heritage vandalism and anti-social behaviour issues.

Buildings

- Redundant/vacant historic buildings.
- Loss of traditional fabric for modern alternatives such as timber replaced with upvc and natural slate for fibre cement.
- Loss of traditional features such as doors and windows, replaced with unsympathetic modern alternatives.
- Low quality modern dormers.
- Loss/reduction of chimney stacks and missing pots.
- Lack of general upkeep, maintenance, and deterioration of building fabric.
- Low quality modern development and infills.
- Modern clutter fixed to elevations.

- Low quality modern shop fronts and advertisements, shop windows visually detracted by cluttered.

Green Infrastructure

- Unmanaged trees blocking or heavily reducing extent and quality of WHS views.
- Loss of private front gardens for hard standing parking areas.
- Green spaces damaged by vehicles.
- Unmanaged and overgrown green spaces.

Boundaries

- Loss of historic boundary treatments and features.
- Damage and deteriorating fabric of historic boundary treatments.
- Rendering/painting over historic materials.
- Insensitive alterations and rebuilding in lower quality materials, including some integrated garaging.

- Modern boundaries visually harsh and inappropriate to surroundings and context.
- Instability of walls caused by trees.

Highways

- Associated paraphernalia excessively cluttering spaces.
- Parked vehicles cluttering historic streets and spaces.
- Conflicts between vehicles and pedestrians and congested narrow historic streets.

Other

- Gap sites and vacant sites detracting from the street scene.
- Poor back lane and vennal environments.
- Refuse bins visible within streets often a high number collected in one place, in places impeding pedestrian movement.
- Lighting column style not in keeping with historic context.

Fig 60 below. Examples of the issue and problems found within the conservation areas.



Shop and signage audit

The city contains a wide range of shop frontages, with those that are well-designed of great importance in terms of contributing to the character and appearance of the conservation area. They can also be of historic and architectural interest in their own right. However, poorly designed shopfronts and signs can detract from local visual amenity.

Given the above, it was important to review the existing shop fronts and signage within the city, evaluation type, quality, contribution, and condition. This helping to develop specific management aims and actions to secure appropriately designed new shop fronts and signs in the future, secure potential improvements to the existing shop fronts, and continue to monitor the situation in terms of potential harmful unauthorised changes. This information can be used as an evidence base for heritage repair, regeneration, and potential re-instatement of lost historic and architectural detail.

The methodology used for the audit was based on fieldwork, during which all shop fronts were visually inspected and recorded with any issues noted. This included an analysis of the quality of the shop front and signage in terms of its contribution within the conservation area being regarded as positive, neutral, or negative. It also included highlighting potentially unauthorised advertisements.

Fig 61 below. Examples of different shop fronts good quality traditional designs and lower quality modern designs with poor signage



Views and vistas analysis

Durham is a city of views, where the topography, historic development, and layout combine to generate a high number of important and evolving views, vantage points, and vistas that contribute significantly to the conservation areas character.

As referenced previously in this document, many views within and across the conservation areas are obviously drawn towards the castle and cathedral gloriously dominating the skyline. The time of day, weather, and seasons impact on views, which can create striking images further highlighting the castle and cathedral and how they relate to the river, riverbanks, and surrounding townscape.

But the city is not just about the castle and cathedral there are many more impressive historic landmarks, focal points and splendid streetscapes that add historic depth, character, and visual interest to the place, and set the areas historic identity.

It would not be possible to identify and assess all of the views within the city, the approach taken was to identify the key views from the public domain that capture historic landmarks and focal points, and the more notable historic streetscapes that demonstrate the special character and distinctiveness of the place.

The views identified range from those that provide a sequence evolving with movement, panoramic views from surrounding hills and ridges, enclosed channelled views, and static views from a specific "viewing place." Key nighttime views were also identified that are focused upon the WHS.

In order to provide structure and consistency to the assessment process "English Heritage, *Seeing the History in the View, a method of assessing heritage significance within view, May 2011*" and "Historic England, *The setting of Heritage Asset, Good Practice Guidance Note 3, second edition*" have been used as the baseline methodology. The views are identified within in the individual conservation area character appraisals.

Fig 62 below and right. A selection of views of the Viaduct from East Atherton Street, the streetscene at Pimlico, Durham Castle from Framwellgate Bridge, and the view along Old Elvet.



Non-designated heritage asset audit

The city boasts a rich and varied historic environment reflecting its unique history and development. This is recognised by the fact that there is a high number of designated heritage assets (listed buildings and scheduled monuments). Added to these there is a significant number of other buildings, structures, and features, which contribute to the city’s history, character, and special interest that are not statutorily recognised. These are categorised as non-designated heritage assets (NDHA), defined as *“buildings, monuments, sites, places, areas or landscapes that have a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.”*

A key part of the review process was identifying NDHAs so that they are documented, recognising their positive contribution, and protected for the future generations. Such heritage assets help make the place special for local people; they carry history, traditions, stories, and memories into the present day and help give the city its distinctive identity.

A list of NDHAs within the city was produced based upon an initial compilation of all the known existing NDHAs as identified within the Durham City Neighbourhood Plan, the existing Conservation Area Character Appraisals, DCC Historic Environment Record, and the survey work.

Volunteers from the City of Durham Parish Council undertook an on-site review of each asset on the list. Each was then assessed using the methodology set out in the NDHA SPD with a pro forma completed for each one based on 5 key headings: age and rarity, group value, architectural or artistic interest, historic interest, and archaeological interest



Fig 63 above. Examples of NDHAs the gymnasium at the College of St Hild and St Bede and No 64 Saddler Street.

The headings are then sub-divided into individual criteria with a question approach to assessment, the end scoring being as follows.

Criteria Met	Level of significance
0	No significance
1 – 2	Low Significance.
3 – 5	Moderate Significance
6 – 9	High Significance
10+	Exceptional Significance (Locally listable & potentially nationally listable)

The Design and Conservation Team then acted as moderator checking the final scoring. The assets that scored 6 and above were classified as NDHAs. Those that scored 1-5 (low to moderate significance) were assessed in terms of making a positive contribution to the conservation areas character and appearance. It is important that positive contributors are identified separately, as such buildings still help to shape the areas character.

The NDHAs and positive contributors were the mapped are listed in the individual character appraisal documents. It must be noted that the lists are not exhaustive and will continue to be updated. Exclusion of a particular building or structure from the lists should not be automatically taken to mean it is of no interest.

Heritage At Risk Review

Historic England's [Heritage At Risk](#) programme is important in helping to understand the overall state of the historic environment within the country. The programme identifies those sites that are most at risk of being lost as a result of vacancy, neglect, decay, or inappropriate development.

Historic England produces a Heritage at Risk Register annually, the result being a dynamic picture of the sites most at risk and in need of safeguarding for the future. Added to this, the Durham City Neighbourhood Plan, the existing Conservation Area Character Appraisals, and conservation area review survey work identifies buildings at risk. In combination the above information provides an overall picture of heritage at risk within Durham City.

The methodology for the review adopted Historic England's Conservation Areas At Risk overall assessment of risk status. This is based upon the answers to a series of questions and flow chart combining the existing condition of fabric, level of vulnerability, and trajectory/trend, to give a final risk assessment of Not at Risk, Vulnerable, or At Risk.

Article 4 review

The Article 4 Review is a critical part of the appraisal process, as minor domestic alterations that can normally be carried out without planning permission can be detrimental to the character and visual appearance of historic residential properties. Within the former conservation area two Article 4's were served in 2007 and 2016 covering residential properties in certain streets where there was an identified threat through diminishment of character. As part of the conservation area review the existing Article 4 Directions need to be re-served as Durham City Conservation Area will no longer exist. They are also recommended to be expanded to cover additional Victorian terraced streets and some individual historic properties. Added to this, there is the potential to explore an Article 4 to cover commercial properties within the historic core of the city centre in the future.

The Article 4 is an important planning regulation removing permitted development rights to bring certain types of development back under the control of the LPA. The purpose is to protect the historic fabric, character, and appearance of the area.

The Article 4 review process and suggested outcomes are explained in greater detail in the CAMP Management Strategy document.

Regulation 7

Following a public consultation and application to the Secretary of State a Regulation 7 Direction was served in parts of the city to give control of the number of to let boards on display. These were increasing significantly in number in specific streets within the conservation area associated with an increase in the delivery of student accommodation. To let boards serving to be detrimental to the character and special visual amenity of the conservation area, with significant representation made to the Council over a period of time concerning such impacts.

The Regulation 7 is a key tool for such works which are otherwise difficult to control, due to letting boards being a class of advertisement that benefit from "deemed consent".

The CAMP supports the continuation of this regulation to ensure the aesthetic qualities of the conservation areas are not harmed by the proliferation of such items in the streetscene.

4.2 Consultation and engagement

The production of the CAMP has been a collaborative process. It has involved cross-service and wider external partner and key stakeholder consultation and engagement with the City of Durham Parish Council, Historic England, Durham University, the City of Durham Trust, Durham Area Action Partnership, and Durham Castle and Cathedral World Heritage Site Co-ordinating Committee.

There was both formal consultation at the project’s inception and at key stages in the programme with further informal engagement through the process at certain points. Added to this, and organised by the City of Durham Parish Council, local volunteers undertook valuable on-site survey work.

Consultation is a key part of the appraisal process. By consulting local communities and owners on new designations, and when appraising and reviewing conservation areas, consideration can be given to relevant information they might present, helping to ensure decisions are robust. Local communities and owners provided proactive assistance in identifying the general areas that merit conservation area status and defining the boundaries and can add valuable and depth to the evidence base. In return this gives the local community a sense of ownership of the appraisals and future management strategy.



The public consultation process is underpinned by the Council’s ongoing commitment to its [Consultation and Engagement statement](#). In respect of this, in collaboration with the Councils Consultation Officer Group, a project initiation document, engagement and communication plans were produced. In combination these formed the full formal consultation plan for the CAMP project. The consultation comprised three phases as follows:

- **Phase 1:** Consult on the draft strategic context document, the proposed seven draft conservation area boundaries and the draft management strategy. Consultation also covered the proposed Article 4 revisions. The consultation ran for 8 weeks from 30 September to 25 November 2024.
- **Phase 2:** Consult on the amended conservation area boundaries and the draft seven conservation area appraisals. The consultation ran for 8 weeks from 21 July to 15 September 2025.
- **Phase 3:** Consult on the full final Durham City CAMP.

A full consultation report can be found at **section 6.2**. This sets out how community involvement and the public consultation was undertaken, the comments and feedback received, how the input was evaluated, and how it influenced the documents and conservation area boundaries.

5. Designation and justification



5.1 Designation and history of Durham City Conservation Area

Designation is the formal process of the LPA establishing a conservation area that must be properly followed otherwise the designation could be challenged.

Background

Durham City is of very high heritage significance, this was recognised by its designation as a conservation area originally in 1968 focusing on the peninsula and the medieval town plan. In 1980 it was significantly enlarged to take in the wider city centre and the natural bowl in which the built form is settled, and thus much of its later growth and setting.

The original designation included the peninsula with Durham Castle and Cathedral as its centrepiece, the Market Place and the Medieval streets leading out from Silver Street, Crossgate Allergate, South Street and Grove Street in the west, Claypath and Gilesgate up to the Sunderland Road/Sherburn Road junction in the northeast, then Elvet, Church Street and Hallgarth Street in the southeast.

This boundary was drawn to concentrate on the historic core of the city but did not include the larger areas abutting the Medieval core which possess separate identities.

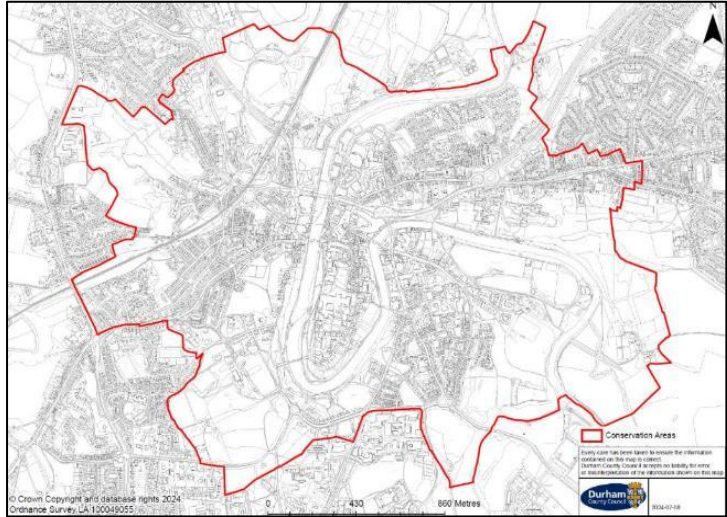
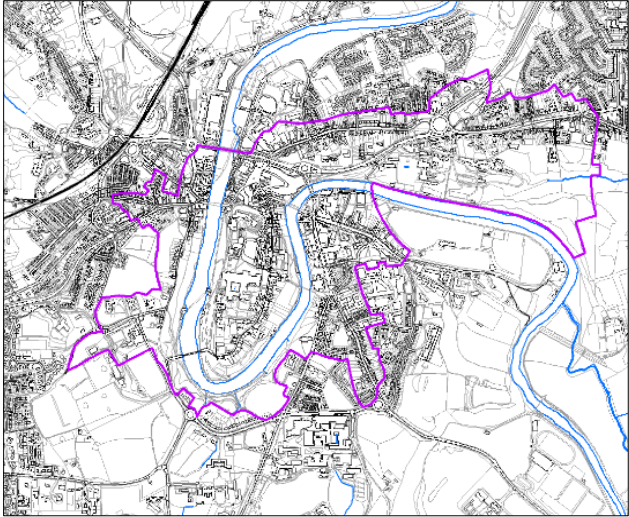


Fig 66 above. The 1968 conservation area boundary, and right the 1980 boundary enlargement.

In 1980 the conservation area boundary was significantly enlarged to incorporate a much wider part of the city centre. Encompassing the pre-1900 expansion of the city, surrounding areas of landscape and including Framwellgate Peth, Albert Street, Flass Vale, Crossgate Peth, Farnley Hey Road, Quarryheads Lane, Potters Bank, Mount Joy, Whinny Hill, Old Durham, The Sands, and the site at Kepier Hospital.

The boundary was conceived with a blanked approach taking in the topographical/landscape bowl, as a single entity, Views across the bowl obviously being critical to the character and visual appearance as well as successful future planning of the city. But this then captured substantial areas of more modern development that does not reach conservation area standards.

During the last review of Durham City Conservation Area in 2015, the boundary was amended and adopted on 14th July 2016. There were a series of small-scale modifications to correct inaccuracies, with a minor extension to the landscape surrounding Old Durham Gardens and in the south of the City at Potters Bank and at St. Aidan’s College to take in a parcel of landscape deemed to be of high scenic value.

5.2 Understanding significance as an approach to heritage and new guidance

In formulating the conservation areas, a “Significance” approach is required to assess the areas special interest. ‘Significance’ in terms of heritage-related planning policy is defined in the [Glossary of the National Planning Policy Framework](#) as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset’s physical presence, but also from its setting.

The National Planning Policy Framework definition further states that in the planning context heritage interest may be archaeological, architectural, artistic, or historic. This can be interpreted as follows:

- **Archaeological interest:** As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved.

More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

- **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

In legislation and designation criteria, the terms ‘*special architectural or historic interest*’ are used to describe all or part of what, in planning terms, is referred to as the identified heritage asset’s significance.

In addition to the above, Historic England’s system of heritage values is set out in the 2008 publication *Conservation Principles*, which identifies four categories, evidential, historic, aesthetic, and communal, that together amount to the “significance” of a place.

It is the summary of the built, cultural, natural, and intangible heritage values and how they interrelate which distils the particulars of the place and shapes its visual appearance and how it is experienced.

Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent, and level of the significance of a heritage asset, and the contribution made by setting, is of the upmost importance. This is in terms of understanding the potential impact(s) and acceptability of development proposals, and to manage future change positively including identifying opportunities for inward investment, regeneration, and general townscape enhancement.

In forming the new conservation area boundaries for Durham City, the assessment process followed this significance based approach. The areas were comprehensively reviewed to ensure they have historic depth and interest, architectural quality, retain a largely historic context, form or contribute to a historic route or vantage points, and being of strong character and local distinctiveness. This was to ensure the area had sufficient interest and legibility to be considered “special” that it is desirable to preserve or enhance.

5.3 The new Durham City Conservation Areas

The city centre is a large and very complex environment with many different functions evident including commercial, residential, cultural, educational, and recreational land uses interlaced over multiple periods of historic development. It is not a homogenous place and due to the very broad scale of the former conservation area it was difficult to effectively manage whilst decreasing the level of protection it can be afforded under policy today.

Since the last review, the *County Durham Plan* and the *Durham City Neighbourhood Plan* have been adopted, and the National Planning Policy Framework has been updated. In addition, Historic England’s *Advice Note 1* notes that within conservation areas:

“change is inevitable, and often beneficial [and conservation areas should] manage change in a way that conserves and enhances the character and appearance of historic areas.”

To aid reviewing and assessing the conservation area, Historic England’s guidance has been used:

- *Conservation Area Principles, Policies and Guidance* (2008)

- Advice Note 1: Conservation Area Appraisal, Designation and Management (2019)

- *Advice Note 3: The Setting of Heritage Assets* (2017).

This guidance from Historic England included criteria for considering whether an area has special interest to aid in considering any changes to the existing conservation area boundary:

- The still-visible effects/impact of the area’s historic development on its plan form, townscape, character and architectural style and social/ historic associations and the importance of that history.
- Architectural quality and built form, including any particular architectural interest resulting from a past use, planning or design, important phases of development, the integrity or group value of buildings or provision of a record of development over time through the architectural record.
- The contribution to the special interest made by the setting on the area, which is what the setting can contribute to the significance of a heritage asset, and how it can allow that significance to be appreciated.

- Local distinctiveness and a sense of place which make the area unique, including the influence of sources of building materials and historic industries that have come to contribute significantly to the area’s present identity.
- How the places within it are experienced by the people who live and work there and visitors to the area (including both daily and seasonal variations if possible).
- The design, planting or past use of open spaces, green areas, parks and gardens, and trees, including the representation of particular species or varieties that reflect key periods of horticultural interest, collecting or design.
- Designated and other heritage assets, their intrinsic importance, and the contribution they make to the townscape – this will normally provide an indication of past recognition of special interest, whilst a focus of assets of a similar type may suggest the area as a whole has a particular special interest.

How have the new conservation area boundaries been determined?

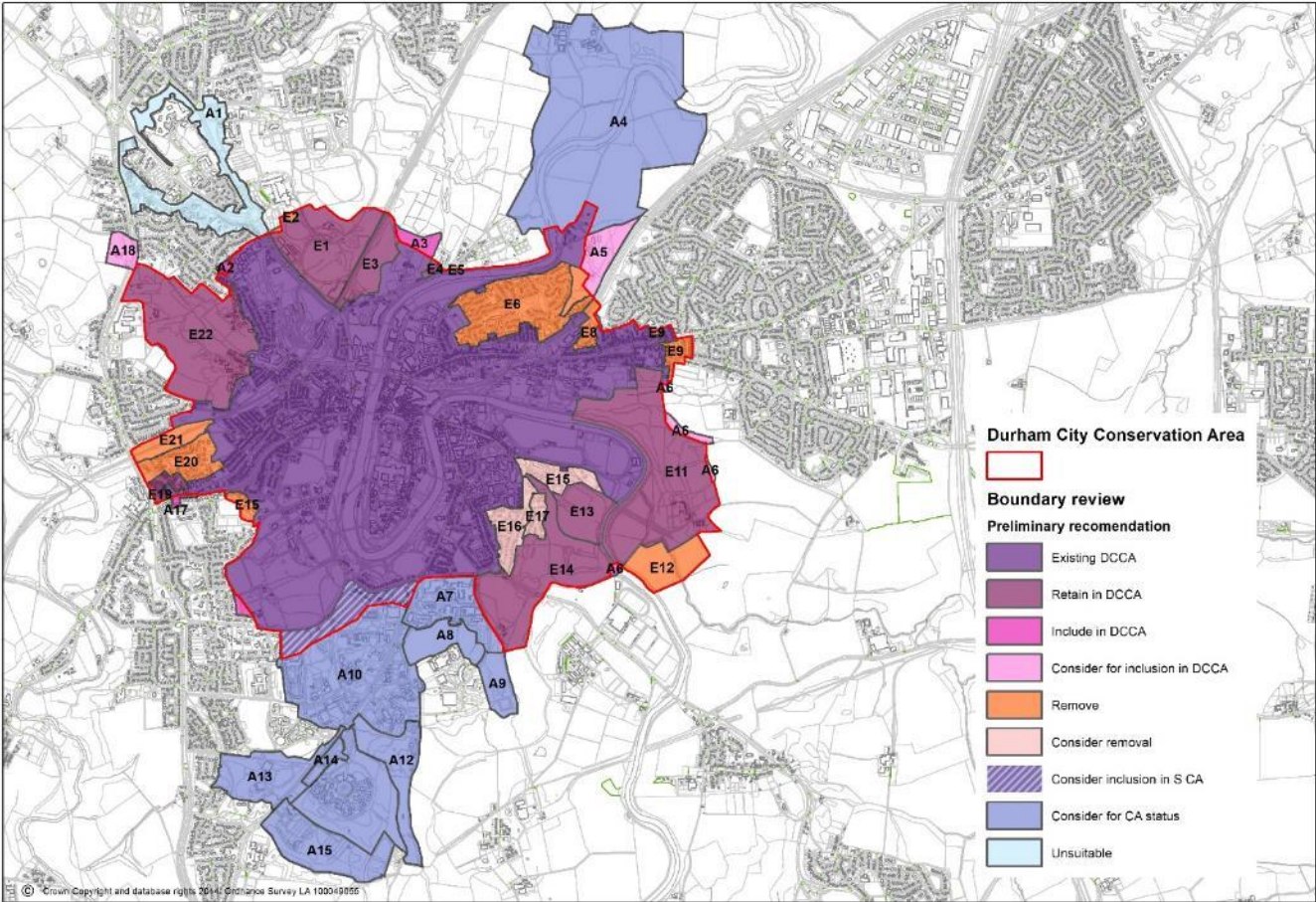
In formulating the seven new conservation areas for Durham City, the starting point was a rigorous review of the existing boundary. This included considering areas around the periphery for potential inclusion, identifying areas within the existing boundary of no special interest not meriting designation to be removed, and correcting irregularities. This process involved desk based research alongside many on-site surveys over the course of several months.

The process involved different rounds of engagement with internal specialist officers, external stakeholders, and via public consultation exercises, with the boundaries reviewed and amended accordingly at each stage.

In addition, since the designation in 1980, values have changed, local knowledge expanded, with some buildings and sites known to have greater significance, and some less than previously thought, while the built form of the city has continued to evolve, which has also helped inform the boundary decision making process.

The map shows the preliminary review including potential expansions. Each area was given an identification number and colour coded based on the outcome of field work in assessing its special interest.

Fig 67 below. A map of Durham City showing how the boundary review was undertaken.



The final conservation area boundaries are drawn from a combination of the city’s medieval sub-boroughs, the sub-character areas identified in the 2016 appraisal and refined based on the processes set out in this document.

The special architectural and historic interest, character, and appearance of the seven conservation areas is set out in detail in the individual character appraisals forming part 2 of the CAMP.

What are the benefits of having smaller Conservation Areas?

The creation of seven conservation areas results in:

More defined, concise boundaries based upon individual character and significance.

Each area has its own character and sense of place along with individual issues, challenges, and opportunities. Within the existing boundary, the quality of the built development varies. Large areas of 20th century housing for example do not meet the criteria to be considered "special". Revising and reducing the boundaries allows for such areas to be excluded, so the special interest is not diluted

Stronger arguments for harm in the planning process.

The planning concept of "less than substantial" harm and "substantial" harm to a designated heritage asset is identified in the National Planning Policy Framework. Paragraph 207 states that, where proposed development will lead to substantial harm to (or total loss of) the significance of a heritage asset, local authorities should refuse consent, unless it can be demonstrated that substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm.

While the level of harm is often open to interpretation, should for example, a major development have a serious impact on the significance of the existing conservation area, it could be argued that taking into consideration the whole that its significance is not very impacted, detracted or reduced. Thereby the level of harm is "less than substantial." Paragraph 208 is then applied stating that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Taking the same development in the context of a much smaller conservation area more focused on its individual significance and character, then the degree of harm could potentially be elevated to one that seriously affects/detracts a key element or elements of its special historic and architectural interest to be considered "substantial" harm.

Aligned with the above, in planning decisions consideration must be given to the contribution of setting to the significance of heritage assets, and how it can enable that significance to be appreciated, understood, and experienced.

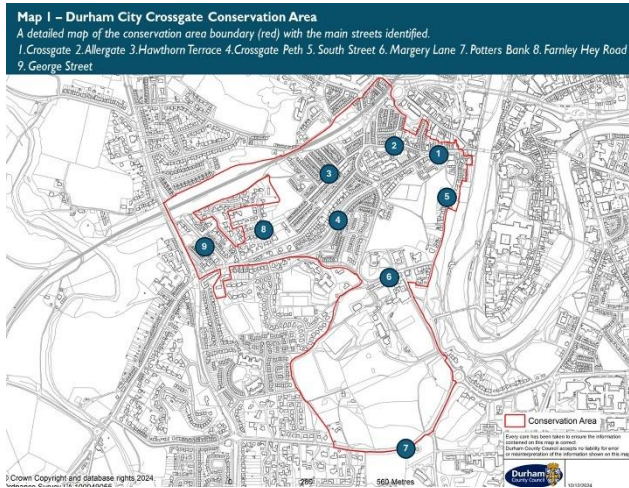
There can often be a difficulty in where to draw the line when considering the setting of a heritage asset. However, with smaller individual conservation areas it is their interrelationships and sum total that makes up the special interest of the city as a whole, hence settings are intrinsically linked providing a further layer of protection under planning policy.

More effective management and different levels of opportunity

The existing conservation area boundary is large and unwieldy. There are a number of reoccurring issues, pressures, and future threats, for which a generic management aim and action can be developed. But there are some issues more specific to individual areas that can be addressed by inserting specific local actions, that can maximise the use of resources proportionally .

Likewise, there are greater opportunities within some parts of the city compared to others, and some that experience more detractors in terms of lower quality built development or vacant/gap sites offering the potential for redevelopment and regeneration influenced by the positive characteristic of the area.

Durham City Crossgate Conservation Area



Durham City Crossgate Conservation Area occupies the southwestern part of Durham City Centre. It is comprised of two distinctive parts: Firstly, the main urban area in the north around the main streets of Allergate, Crossgate, and Crossgate Peth, and streets of c.1900 housing. The second part to the south is semi-rural in character consisting of the landscaped elements around Observatory Hill, and Durham School.

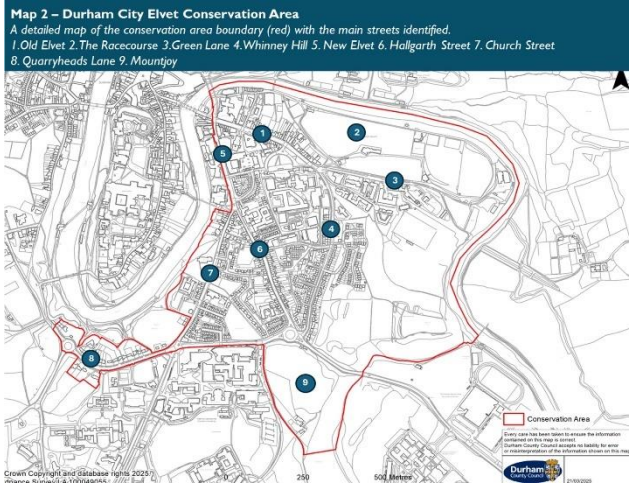
Summary of significance

- Historic interest as part of the wider medieval town plan, one of the c.1250 “old boroughs.”
- Historic residential character informed by buildings from the C18, C19 and C20.
- Preservation of its medieval streets of Crossgate, Allergate, and South Street, and their high quality of domestic architecture.
- The importance of the grid layout, and materiality of the Victorian terraced streets.
- Unique collection of the grand Victorian buildings at Durham School.
- The dramatic presence of historic landmarks such as the viaduct and St Margarets Church.
- The unique varying topography and setting informed by the River Wear gorge and riverbanks woodland.
- The fine views of Durham Castle and Cathedral.

Fig 86 below Allergate, Church of St Margarets of Antioch and East Atherton Street.



Durham City Elvet Conservation Area



Durham City Elvet Conservation Area occupies the eastern part of the city centre. Its boundary is informed by the River Wear corridor stretching from Prebends Bridge to Maiden Castle footbridge.

Elvet is a large, distinctive, and complex part of the city comprising a medieval core focused around Old Elvet, New Elvet, and Church Street, with late 19th and 20th century interventions and surrounding developments extending south to Stockton Road and west to the end of Quarryheads Lane.

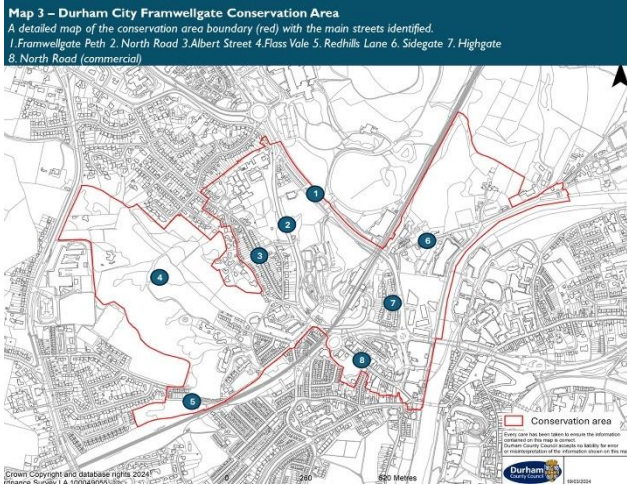
Summary of significance

- Historic interest as part of the wider medieval town plan, established by c.1250.
- Historic significance relating to the area’s occupation prior to the arrival of the community of St Cuthbert on the peninsula.
- Preservation of its medieval plan form.
- The richness, diversity, and quality in architecture and the distinctive street scenes this creates.
- The important level of intactness in terms of prevalence of traditional materials, features, and detailing.
- The unique and varied topography, high landscape quality and setting.
- The wide variation in views including historic landmarks and significant views of Durham WHS.
- The abundance of green infrastructure assets and relationship with the river.
- The changing visual experiences, ambiance, and sense of place with historic depth and strong identities.

Fig 87 below Hallgarth Steet, Old Elvet, and The Racecourse



Durham City Framwellgate Conservation Area



Durham City Framwellgate Conservation Area occupies the northwestern part of the city centre. The area comprises of a medieval core of Framwellgate Peth, Millburngate, and Sidegate, along with the medieval manor at Crook Hall. It includes a major part of the city’s c.1900 expansion in the form of the commercial street of North Road, the distinctive site of Redhills Miners Hall, and the residential streets around the viaduct. Finally, there is the large scale mixed-use 20th and 21st century riverside developments along Framwellgate Waterside.

Landscape features include the landscape surrounding Crook Hall that rises steeply up to the railway line in the north and the wider open countryside on the urban limits of the city in the east.

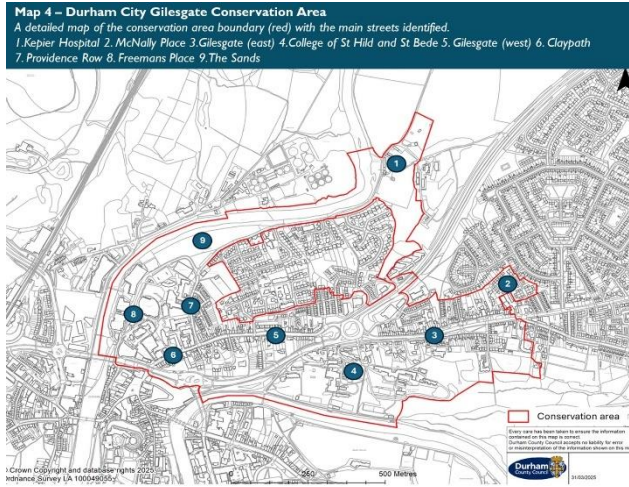
Summary of significance

- Historic interest as part of the wider medieval town plan, and c.1900 expansion associated with the wider industrial heritage of the county.
- Historic significance of the Crook Hall site dating back to the medieval period.
- Preservation and legibility of the areas historic plan form.
- The architectural language of the area dominated by the Victorian period.
- The juxtaposition of historic buildings with contemporary development that emphasizes the evolution of the city.
- The unique and varied topography, from the flat open flood plain to the steep sided river valley terrace rising.
- The significant green assets of Wharton Park, Flass Vale, historic gardens and open farmland on the valley terrace, and other landscape features of high aesthetic value.
- The changing visual experiences, ambiance, and sense of place with historic depth and strong identities. Important views of the WHS and other landmarks.

Fig 88 below Sidegate, Albert Street and Redhills Miners Hall.



Durham City Gilesgate Conservation Area



Durham City Gilesgate Conservation Area occupies the northeastern part of the city centre. It is a substantial, distinctive, and complex environment with a medieval single street layout at its historic core, a route that was once continuous down Claypath into the Market Place. The area grew up around St Giles Church and the medieval village green in the east and is lined by domestic buildings dating from the 17th to the 20th century.

The conservation area includes the historically important medieval Kepier Hospital site with its orchard and farmland, the late 19th century College of St Hild and St Bede and its parkland, a series of characterful Victorian terraced streets such as Leazes Place, Ravensworth Terrace and Magdalene Street, and large scale individually designed 21st century riverside development.

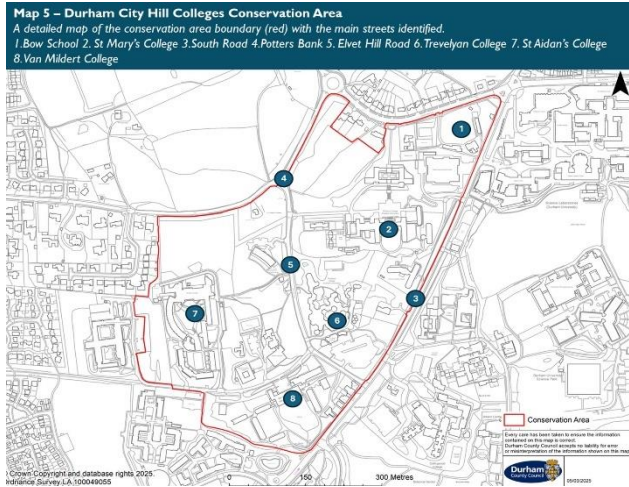
Summary of significance

- Historic interest as part of the wider, well preserved, medieval town plan.
- Historic significance of the Kepier Hospital site and its historic connection to St Giles Church.
- High significance of the collection of Victorian buildings and leafy parkland at St. Hild and Bede College and its connection to Durham University.
- The architectural richness and diversity creating changing street scenes of high quality, including notable landmarks.
- The important level of authenticity and integrity seen on the main historic streets.
- The unique and varied topography, forming a major ridge through the city that is the backdrop of main views contrasting with the flat floodplain.
- The significant green assets of the village green, The Sands, river corridor and Kepier estate.
- The high value views and changing ambiances from the busy streets to the quiet rural areas.

Fig 89 below Gilesgate Village Green, Claypath, and St Giles Church.



Durham City Hill Colleges Conservation Area



Durham City Hill Colleges Conservation Area occupies the south part of the city centre bounded by Quarryheads Lane, the A177 South Road, Potters Bank, and the rear plots of the 20th century housing are at Chevallier Court.

The conservation area is focussed on and characterised by the Durham University Hill Colleges of St Mary's College, Trevelyan College, St Aidan's College, and Van Mildert College, as well as a limited number of 19th century buildings including the Bow School site and St Cuthberts Cemetery.

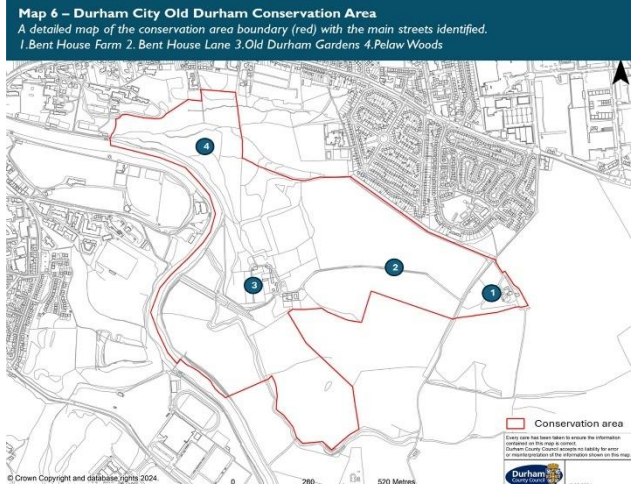
Summary of significance

- Modern college development informed by a historic framework of streets and lanes surviving as recorded in detail on the OS map c.1856-65.
- High architectural quality individually designed buildings with boldness, by well-known architects.
- Buildings designed to embrace the unique topography, landscape features and setting with designed sightlines to the cathedral.
- Significant part of the university's post war expansion program representing a distinctive phase in the city's development.
- The scattering of 19th century buildings of different uses and character.
- The leafy parkland character, and overall landscape quality enhancing the setting of the buildings.
- The importance in terms of the collective memories of college and University life of previous students and staff.

Fig 90 St Marys College, Trevelyan College, and St Aidan's College.



Durham City Old Durham Conservation Area



The Old Durham Conservation Area is located 1 mile from the Durham Peninsula across the eastern side of the River Wear where it loops around The Racecourse and Maiden Castle.

Old Durham is unique in the city centre owing to its distinctive, idyllic, rural character comprising of an isolated farm settlement of three distinguishable groups, and the 17th century public pleasure gardens that have been shaped and modelled over the centuries by the different landowners.

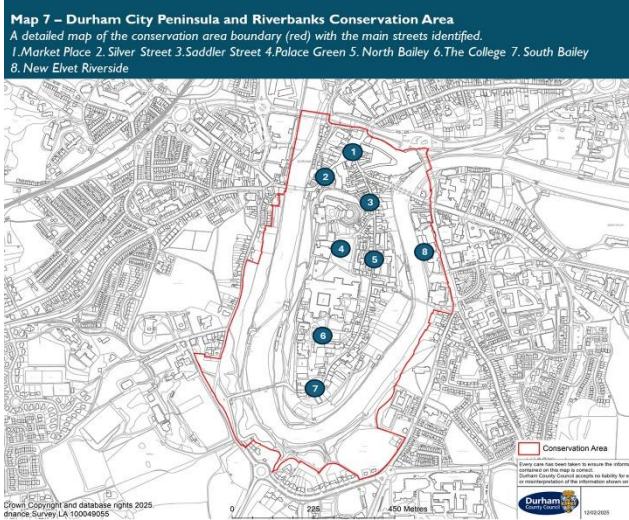
Summary of significance

- Historic interest with evidence Old Durham was a Roman settlement.
- Historic significance as part of the medieval Kepier Hospital estate, and associative interest relating to ownership by well-known Durham families.
- Historic interest and evidential value of the 17th century pleasure grounds, a fine example of formal garden design developing over the centuries.
- The architectural character and quality of the gardens and the farm buildings is exclusively historic.
- The important level of intactness in terms of prevalence of traditional materials, features, and detailing.
- The distinctive and varied topography and unspoilt high-quality landscape character, including significant green infrastructure assets.
- The wide variation in views including historic landmarks and significant views of Durham WHS.
- The magnificent “hidden” view of Durham WHS, and the designed axial view of the cathedral.

Fig 91 views from Old Durham of the gardens.



Durham City Peninsula and Riverbanks Conservation Area



The Durham City Peninsula and Riverbanks Conservation Area occupies the historic heart of the city centre. The buildings are set on a distinctive raised plateau defined by the incised meander of the River Wear. The area is defined by the outer gorge, the historic and modern river crossing points, Market Place, Elvet Riverside development, and Dunelm House. It includes all of the Castle and Cathedral precinct contained within the medieval defensive circuit of castle walls, the steep sided gorge, woodland, and the associated built features.

Summary of significance

- The River Wear gorge as a distinctive natural feature of regional and local importance; the river being a key reason for the city existing.
- The crowning glory of the Castle and Cathedral, designated as a World Heritage Site of international significance, recognised around the world.
- The historic significance stemming from it being a place of defense, place of worship, Bishop’s palace, centre for education, and the continue religious and pilgrimage that remains today.
- The surviving medieval plan form and built features from this period, and archaeological interest and potential.
- The important level of intactness in terms of prevalence of traditional materials, features, and detailing.
- The high architectural richness, quality, and diversity and the shifting street scenes and visual experiences this provides.
- The range of high-quality views of Durham WHS, intimate historic street scenes, open river corridor and townscape views.

Fig 92 the view of Saddler Street from Magdalene Steps, and the view of the Cathedral’s rose window from North Bailey.



6. Appendices



6.1 Appendix I - Further Information and Bibliography

Planning Legislation

- [Planning \(Listed Buildings and Conservation Areas\) Act 1990](#)

Planning Policy, Advice & Guidance

- [National Planning Policy Framework - GOV.UK](#) (2016 amended 2024)
- [County Durham Plan - Durham County Council](#) (adopted 2020)
- [Durham City Neighbourhood Plan](#) (adopted 2021)

Cross-over documents (links in previous sections)

- A vision for County Durham 2019-2035.
- The Council Plan 2025-2029.
- County Durham Inclusive Economic Strategy 2022-2035.
- Durham Castle and Cathedral World Heritage Site Management Plan 2025-2035 (emerging).
- Durham Castle and Cathedral World Heritage Site Setting Guidance Note 2026 (emerging).

- Durham University Estate Masterplan 2017-2027.

Historic England Guidance

- [Conservation Principles, Policies and Guidance, Historic England](#) (2008)
- [Conservation Area Appraisal, Designation and Management | Historic England](#) (2019)

General (history, development, and architecture)

- UNESCO World Heritage List entry – Statement of Significance.
- *'Durham 1000 years of history'* M Roberts 2003.
- *'The buildings of England, County Durham'* M Roberts, N Pevsner and E Williamson, 2021.
- *"The buildings and landscapes of Durham University"* M Roberts 2013.
- Durham Castle and Cathedral World Heritage Site Management Plan, 2017-2023.
- Durham City Archaeological Conservation and Management Project, Building Survey P.F.Ryder, 1991.

- Durham City medieval secular buildings assessment project, Archaeological Services, University of Durham on behalf of English Heritage, 2010.
- British History online, The City of Durham. [The city of Durham: Introduction \(1 of 3\) | British History Online](#)

6.2 Appendix 2 - public consultation report

As part of the CAMP a full public engagement plan was created, broken up into three phases.

Phase 1

Phase 1 took place for 8 weeks between 30th September 2024 until 25th November 2024. The website was made live during the above dates. A press release and social media promotion advertised the consultation.

The consultation aimed to introduce the CAMP project and the conservation area boundary changes which it proposed. It provided a valuable platform for people to raise any issues, concerns, and opinions. In particular regarding the proposed designation of seven new smaller conservation areas and amendments to the Article 4 Direction. People were invited to take part by:

- Completing an online or paper survey form (available to pick up at the public meeting, Durham Town Hall, and Claypath Library Customer Access Point).
- Contacting DCC Design and Conservation Team directly with comments by email.
- Attending a public meeting jointly hosted with the Durham City Vision consultation for added value.
- Attending an online event.

In addition, over 400 letters were sent out to people that were most affected by the proposed changes to the conservation area boundaries. This was in terms of either being removed or included within them. The letter directly invited them to the two events and notified them how they can participate in the consultation. Site notices were also posted around the city notifying residents/people of the consultation and how they can have their say.

Emails were sent directly to local members, the CAMP partners, and stakeholders, DCC heads of service and internal working group members, project critical friends, relevant national amenities societies, local institutions and community groups, local schools, organisations, and specific audiences. The emails notifying them that the consultation was live, and how they could participate.

A public meeting was held on Tuesday 22nd October 2024 from 3 to 7pm at Elvet Methodist Church. There was a steady number of visitors, with 35 people in attendance. Staff from the Design and Conservation Team were available to answer any questions.

An online event was held on the 28th of November 2024 with only two people attending the session. A presentation was given explaining the CAMP project with questions taken.

The Design and Conservation team received 16 direct emails during the consultation period. These were from members of the public and formal written representations from Historic England and Durham University.

41 respondents completed the on-line survey. The following is a summary of the comments received to each of the survey questions, with general responses following in the summary:

What do you value most within the proposed conservation areas?

- Varied historic buildings, landscape, green spaces, key heritage sites and the areas development over time.
- The character of the city, its historic buildings and spaces, cultural events, its historic, particularly its social history, medieval history and associated with the prince bishops.
- The different views of the cathedral from different parts of the city.
- The heritage amplified by the diversity of green space to view it from and view it against.
- The openness and impression of space balanced with its historic buildings and original context, wildlife, and sustainable, symbolic, and protected ecosystem. All benefiting Durham in terms of its attractions, events, and aesthetic.
- Durham Cathedral, winding streets, riverside, market square and the different events.

What do you think are the weaknesses that can be improved within the proposed conservation areas?

- Refuse bins in back lanes and on-street.
- Cars everywhere and fumes.
- Tired student lets.
- Derelict buildings and undeveloped/incomplete sites.
- Empty shops and first floor spaces.
- Filthy streets.
- Heights of trees surrounding the cathedral.
- Road repairs using poor tarmac.
- Vegetation overhanging paths.
- Graffiti and litter.
- Anti-social behaviour.
- New buildings of lower architectural standards many standing out negatively, no Durham character.
- Not enough shops and poor shop frontages/alterations and signs.
- Over reliance on the nighttime economy.
- Poor condition of the riverside paths and vennels, general neglect to the riverside.
- Too many HMOs.
- Run down and poor condition of North Road that is a prime entrance to the city.

Do you agree or disagree with the proposed boundaries?

Agree comments.

- Accept the removal of areas of modern housing.
- Positive that larger areas of the city will be protected.
- Boundaries look to cover all areas of historic and conservation significance and are sensible.
- Boundaries include a good mix of old urban and later semi urban which creates the magic of Durham.
- Agree with taking out Farnley Ridge, Farnley Hey Road and the 1960s/70 buildings that are out of keeping.
- Agree with exclusion of the area around Sherburn Road junction and inclusion of McNally Place.
- Agree with the inclusion of Hill Colleges the University development is important to the city’s history
- Good to see the boundary at Old Durham is extended.

Disagree comments.

- Several comments objected to removing the Farnley Hey/Mount/Ridge/Percy Terrace area stating they should remain within the boundary given the character, historic value, and cathedral view.
- The northern loop in Gilesgate seems disconnected to the main larger populated area.

- It is vital that the area north of the railway line and south of County Hall is protected, removal unacceptable remaining in the conservation will achieve that.
- Loss of the old Aykley Heads Colliery site is a deliberate removal of mining heritage.
- Removal of the Johnston School playing fields adjacent Redhills Lane that is part of the Battle of Nevilles Cross site, and sensitive backdrop to Flass Vale nature reserve should be included and protected as green space.
- Removal of Valeside is a significance failing that will threaten views across the city from the area.
- Disagree because Collingwood College, Science Park Site and New College are not included. Including Howlands and upper Mountjoy would complete the picture.
- Recommended inclusion of playing fields opposite Maiden Castle.

Having read the strategic overview do you have any comments?

- Do not agree with the arguments excluding Flass Vale and area south of County Hall.
- Seems unnecessarily complicated to divide the small city into seven conservation area not obvious what the advantages will be.
- The challenge is bridging the gap between policy, practice, and enforcement
- Document was difficult to understand at times and would benefit from streamlining and editing review.

- Thoughtful document of great value should have more emphasis on the value of green assets and climate emergency.
- Aspirations should have more focus on promotion of the city and surrounding area for residents, public and tourists.
- The darkness of the city is important and should be protected.

Having read the management strategy do you have any comments?

- More encouragement on sustainable transport.
- Excellent and comprehensive. Could include guidance on timescales.
- Real need for parts of the city to increase lighting that needs careful balance.
- Could better explain process for retrofit/home energy improvements in cases of conflict with conservation area and planning.
- Strategies go some way to address the problems facing the city.
- Problems caused by excessive student numbers are not well considered and therefore not addressed.
- A good document but it is the relative weight given to its defined actions in any decisions that is key, which is not defined.
- More emphasis on roofscape, retaining gaps, loss of front gardens, trees is new development, maintaining public realm.

Do you agree or disagree with the proposed changes to the Article 4?

- 12 people neither agreed nor disagreed, 8 strongly agreed, 8 agreed, 3 strongly disagreed.
- Those which agreed thought it was good to see it extended to look a more properties and that some more certain full streets could be considered for inclusion.
- Comments from those that disagreed related to absent landlords so difficult to enforce, increase in HMO's, must be regularly checked if in compliance. Questioned why some whole historic streets not included.

Any other comments you would like to make about the conservation areas or the CAMP.

- Too many students not in college accommodation.
- City needs to be more geared to local people.
- Concern is not the intention but questionable determinate to implement it effectively.
- Key issues are well documented and understood.
- Fragmenting into smaller conservation area strongly raises a concern, implying little inter relationships between the separate areas that may give some less significance than when branded as the whole city area.

The following is a summary of the email correspondences received:

- Correspondences seeking confirmation of the planning regulations if areas and properties are removed.
- Concern regarding the removal of Orchard Drive and The Sands and allowing the area to be developed.
- Incorrect plot boundary to Hillcrest, concerns regarding justification for removal of Farnley Hey, Lyndhurst and Hillcrest from the conservation area. Failure to remain with remove protection and could have detrimental long terms impacts for the properties and surrounding area.
- Concerns regarding additional properties to be included at Fieldhouse Terrace and how this will impact the owners should they wish to make alterations.
- Four detailed written letters were received regarding the Farnley Hey Road area. These raised similar concerns to removing protection from the setting of the WHS, potential future harm to cathedral view, increasing studentification of the area and implications for community balance, major inconsistencies for rational to removed contradicting other CAMP aims, omission of schools from the CAMP, loss of recognition of quality and historic value of the area.

- Historic England provided detailed written comments stating that the documents are great drafts of the task of writing guidance to identify the special interest of the conservation area and manage them. Noting that earlier comments have already been taken onboard all relevant management topics set out in HEAN 1 are tackled. Detailed advice with suggested revisions provided to help finalise the documents.
- Durham University endorsed the need to have clear principles for the management of Durhams heritage assets and historic environments aligning with strategies for regeneration and sustainable development. Continue to welcome as a key strategic partner the opportunity to help shape the project through collaborative working. Previously expressed concerns regarding Hill Colleges designation but following review of information and through ongoing discussions and workshops reassures that the designation should not impose any additional constraints for the aspirations for the university estate. No particular comments on subdividing the existing conservation area, view formerly expressed that Grey College should be removed.

Phase 2

Phase 2 took place for 8 weeks between 21st July and 15th September 2025. It followed the same process as Phase 1 but with a more streamlined approach. It focused on the amended conservation area boundaries and presentation of first in-depth draft individual conservation area character appraisals. The main method of gathering feedback was by an online survey or direct email correspondence to the DCC Design and Conservation Team.

There were twenty-three participants of the on-line survey. Of these nine people (39.1%) were residents of the county but not from with Durham City, eight (34.8%) were residents of the city, two (8.7%) were elected members, with one (4.3%) a voluntary or community organisation and the same as a local employee.

The Design and Conservation team received fifteen direct emails during the consultation period. These were from members of the public and formal written representations from Historic England, Durham City Parish Council, the City of Durham Trust, Durham University, Friends of Old Durham Gardens, and Natural England.

The following is a summary of the comments received to the three main survey questions:

Do you agree or disagree with the final proposed conservation area boundaries?

- Most people agreed with the latest proposed new conservation area boundaries. There were however some disagreements as below:
- Hill College CA leaves out Grey College, Collingwood College and the Science Park Site and they should be included.
- It is disappointing to see that the boundary could not have been extended to include the Botanic Gardens.
- Object to the removal of the large area at Aykley Heads that includes the DLI Museum, St Leonards School playing field and the woodland to the railway line.
- Very disappointing to see that the housing at Valeside is removed.
- Consider inclusion of Howlcroft Villas.

Does the appraisal adequately identify the special interest and character of the area?

- The majority of respondents agreed, and positive comments were received stating that the appraisals are impressively detailed/comprehensive in their analysis with amply illustrative materials.

- Many comments were received in relation to incorrect dates for some buildings, more emphasises should be placed on specific green spaces such as Wharton Park and Stockton Road Cemetery, errors on some of the maps including definition of movement node points and usage of pedestrian routes,

trees being washed downstream and reduce flood risk.

- Street cleaning seems to be minimal; Londonderry statue is in an appalling state and Neptune statue is damaged.
- The appraisals could be strengthened by considering the impact of student housing, short term lets and tourism.
- Could place more emphasis on biodiversity, tree cover and role of community hubs.

Do you agree or disagree with the negative issues identified and are there any elements missing from the appraisals?

- The majority of respondents agreed with the negative issues identified but a number of additional comments were received.
 - Heavy traffic in Gilesgate with the bank used as a short-cut resulting in dangerous conditions of pedestrians.
 - Painting of house colours requires more control as does proliferation of uPVC windows and doors.
 - The number of HMOs requires more control.
 - Grassed areas being used for car parking.
 - Pavements and roads are not regularly cleading.
 - More needs to be done to address antisocial behaviour that is driving footfall away from the city.
 - Plastics in the river is an issue, along with debris gathering at the weirs, work needs to be done to reduce the risk of

Other general comments

- The CAMP remains unusable due to its excessive length and the documents fail to deliver their actual purpose in providing concise advice for homeowners and planners. There are more user-friendly examples such as York.
- Details comments were received highlighting general typos, spelling and grammar errors, the use of some incorrect building/street/institutional names, text inaccuracies suggesting re-wording, missing view points, and additional weaknesses to add, buildings included that have since been demolished, the poor condition and problems in some areas needs strengthening, the NDHA and townscape maps need more clarity, NDHS should be listed in more detail, omission of some streets from the condition summaries, some general mapping errors.

Summary and outcomes

The consultation process was extensively advertised and provided adequate opportunity for the public to provide feedback on the CAMP and the proposed new conservation area boundaries. Responses were largely positive. All feedback was collated and thoroughly considered to update the strategic overview, conservation area character appraisals, and the management strategy documents. The consultation responses informed a number of decisions to amend some of the new conservation area boundaries. The full 3-phased consultation process will lead to the creation of the final CAMP for Durham City.

6.3. Appendix 3 - Glossary of terms

Term	Description
Active frontage	ground floor level frontages that are not blank, in order to encourage human interaction. For example, windows, active doors, shops, restaurants, and cafés.
At risk	a historic building, landscape, structure, or feature which is threatened due to vacancy, damage, or destruction by neglect and sever lack of maintain or need for consolidation, and or repair and restoration.
Ashlar	stone walling consisting of courses of finely jointed and finished blocks to give a smooth appearance.
Building line	the line of buildings along the edge of a pavement or road that may be regular, broken by gaps, or irregular.
Conservation Area	'An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance,' designated under what is now s69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (HE, Conservation Principles, 2008, 71).

Classical style	architecture derived from the principles of Greek and Roman architecture of classical antiquity, or sometimes more specifically, from the works of the Roman architect Vitruvius.
Contemporary (architecture)	Architecture of the 21 st century, not a movement but a style reflecting the trends of the time.
Detractor	a building, structure or spaces that undermines the character and appearance of the conservation area
Designated heritage asset	buildings, monuments, sites, places, areas, landscapes, or archaeology that are protected by legislation: World Heritage Site, Scheduled Monument, Listed Building, Registered Park and Garden, Registered Battlefield and Conservation Area.
Eaves	the part of the roof which projects beyond the side of the building.
Edwardian	the architectural period broadly from 1901 to 1918.
Elevation	view of a structure in the vertical plane at 90 degrees from the viewer.
Façade	front (or sides) of a building facing a public space.

Fenestration	the arrangement and style of windows.	Landmark	a prominent building or structure (or sometimes space). Its prominence is normally physical (such as a church tower) but may be social (a village pub) or historical (village stocks).
Georgian	the architectural style between 1714 and 1837.	Legibility	the ability to navigate through, or 'read,' the urban environment. Can be improved by means such as good connections between places, landmarks, and signage.
Gothic style	an architectural style that was prevalent in Europe from the late twelfth to the sixteenth century, characterised by pointed arches and pointed windows. Gothic revival is a style based upon these forms popular in the nineteenth century.	Massing	the arrangement, shape, and scale of individual or combined built form.
Gothic	a style of architecture loosely based upon medieval Gothic forms which was popular in the later eighteenth and early nineteenth centuries, often characterised by the pointed arch.	Medieval	the period from the Norman Conquest in 1066 through to the succession of the Tudor dynasty in 1485.
Hipped roof	a pitched roof with four slopes of equal pitch.	Movement	how people and goods move around – on foot, by bike, car, bus, train, or lorry.
Ionic	one of the Classical Orders characterised by fluted columns and capitals with scroll-like ornaments.	Non-designated heritage asset	a building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, but which does not have the degree of special interest that would merit designation at the national level, e.g., listing.
Keystone	a central stone, often wedge-shaped, above a window or door, or at summit of an arch.	Oriel	window which projects from the building above ground level

Neutral (conservation)	a building, feature, or space, which does not contribute positively but equally does not cause harm	Public realm	the publicly-accessible space between buildings – streets, squares, quaysides, paths, parks, and gardens – and its components, such as pavement, signage, seating, and planting.
Pediment	triangular gable derived from a classical temple.	Render	a material (such as aggregate or stucco plaster) added to the face of a wall to create a uniform decoration.
Permeability	the ease at which people can move through an area, the many streets, lanes, and tracks make a place more permeable.	Repair	work beyond the scope of maintenance, to remedy defects caused by decay, damage, or use, including minor adaptation to achieve a sustainable outcome, but not involving restoration or alteration (HE, Conservation Principles, 2008, 72).
Pilaster	flat classical column in shallow relief attached to a building	Roofscape	the ‘landscape’ of roofs, chimneys, towers etc.
Pinnacle	small upright projection, often with the appearance of a spire.	Rusticated	treatment of masonry to imply strength, including recessed joints and textured stonework.
Pitched roof	a roof with sloping sides meeting at a ridge. Include m-shaped roofs, hipped roofs and semi-hipped.	Quoins	dressed stones at the angles of a building.
Post-medieval	generally referred to as the period of the accession of the Tudor monarchy in 1485 through to the start of the eighteenth century.	Sash window	fixed or moveable (often sliding) window. Scale – Proportion, size, or extent usually in relation to surrounding structures.
Preserve	to keep safe from harm (HE, Conservation Principles, 2008, 72).		

Scale	proportion, size or extent usually in relation to surrounding structures.	Townscape	the 'landscape' of towns and villages – the interaction of buildings, streets, spaces, and topography.
Setting	the aspects of the surroundings of an historic building, structure, landscape, site, place, archaeology, or conservation area that contribute to its significance	Tudor style	revival style based upon the final development of medieval architecture in England and Wales, during the Tudor period (1485–1603) and characterised by steeply pitched gable roofs, decorative stonework, and the use of half-timbering.
Significance (in heritage policy)	the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. (NPPF, 2018, 71).	Value	an aspect of worth or importance, here attached by people to qualities of places (HE, Conservation Principles, 2008, 72).
Sill	stone beam below the opening of a window.	Vernacular	traditional forms of building using local materials.
Slate	thin fissile roofing material of fine grain. Often lustrous or micaceous in finish. May derive from Wales or Cumbria	Vennel	A narrow urban passage (lane or alley)
Streetscape	the 'landscape' of the streets – the interaction of buildings, spaces, and topography (an element of the wider townscape, see below).	Victorian	the architectural style between 1837 and 1901, i.e., during the reign of Queen Victoria.
Stucco	see render		



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