

## Addendum comments to Q76

### Chapter 2 Introduction

The boundaries of the PLAN Area should include all of the Conservation Area in Durham i.e. old Durham Gardens and Gulglegate. There are ~~an~~ an important part of the Gulglegate Character Area in the Durham Conservation Area Appraisal. These areas provide an important setting to the World Heritage Site and an entrance to one of the main pathways in Durham.

Other parts of Gulglegate may also need to be included as development here will have an impact on the PLAN Area.

The impact of outside development, adjacent to boundaries of the plan area and urban views needs to be mentioned more.

### Theme 2A A beautiful and historic City - Heritage

#### H2. Conservation Area

H2.1 Can the word setting be included?

H2.2

2 can roofofcape and foorscape be added as well as appropriate boundary treatments

7 Provide high quality public realm: consider the urban spaces, materials, street lighting, signage and street furniture and influence large developments outside the plan area that impact on C.A.

#### H3 The character Areas.

Need to include if possible; extensions, alterations or replacements need to be appropriate in scale, massing, height and have a sympathetic roofofcape. Appropriate fenestrations patterns and details need to be considered.

Setting of buildings need to be considered, spaces, surface boundary treatment, trees and landscape

Views of the conservation within and outside are important

#### H4 Our neighbourhood outside the conservation Area

1. Needs to also consider the impact of these developments on the setting of the Conservation Area and WHS

2. May need to elaborate here. mention sense of place and points such as scale height massing, materials, roofofcape terms, 3. need to mention landscape trees

Extra comments

#### Theme 4 A city with Attractive and Affordable Places to Live.

D4.1 All new housing for older people and people with disabilities as well as adaptions will be permitted provided the buildings are of a high quality and pick up some of the distinctive features of Durham i.e. steep roof pitch, gabled patterns

#### D5 meeting Housing need

The figures for affordable housing must be stuck to no matter what by the developers, and the quality of the housing shall be maintained. Applaud the return to living over the shop, adds vibrancy and life to the city

#### D6 Design of New and Renovated Housing

All new designs of housing and renovated housing should be of a high quality design that picks up the distinctiveness of Durham. The spaces, boundary treatments, landscaping material of the schemes should provide an appropriate sense of space and fit into the landscape.

Policy H5 (additional comments)  
Linked Buildings, Schedule Ancient Monuments,  
Registered Parks and Gardens.

Resource Assets be included or some point within this policy? it is not just about the site but the area beyond, development <sup>new</sup> in the assets can have a profound impact of not considered.

H5.3 (2) please also mention development should also add the site and setting possibly.

H6 - NON DESIGNATED HERITAGE ASSETS

need to consider the setting of the non designated heritage asset as well as the site

H6.2 may need to elaborate - using appropriate materials, details where possible.

Extensions, alterations etc need to consider the scale massing, rhythm, spaces around the asset, boundary treatment, landscape / trees ... i.e to avoid problems like the County Hospital site development.

Theme 2(b) A Beautiful and Historic City - Green Infrastructure

G3.1 Who decides what is surplus to requirement, this could be very biased if the landowner wants development i.e. County council or University.

Designation of Local Green Spaces

G2 Designation of Local Green Spaces

This list seems rather limited and does not seem to include a considerable amount of land and green space owned by the university <sup>other body such as</sup>

- the BOTANIC gardens and surrounding areas
- the CRICKET field and surrounding areas
- the COLLEGES - ST JOHNS, ST CECILS etc. -
- Palace Green and the close.
- WARDEN PARK.
- PREST / REGEMAN adjacent Aykley Heads Park.
- OAK Hall and land beyond her.
- The Sandys, Kepier Site + land beyond
- Durham school.
- St Margaret's Allotments

Policy 93

can St Margaret Allotments / cemetery be included?  
can the cricket ground / racecourse be included?

Policy 94.

I'm not sure if this policy is sufficient reason  
to allow development within the Green Belt. I  
feel very uneasy about the wording and this  
could lead to potentially huge chunks of  
our green belt being developed. I can not  
support this policy. I strongly recommend that  
it is reworded.