

## APPENDIX D: ASSETS IN OUR NEIGHBOURHOOD

**Table D1: Landscape and Natural Environment Sites in Our Neighbourhood**

This list describes the context as known at the time of writing. It identifies key resources, however it cannot be used as a comprehensive list. A comprehensive review of such resources is one of the initiatives suggested by residents and covered in the companion document 'Looking Forward - Durham as a Creative and Sustainable City' (Durham City Neighbourhood Plan Working Party, 2019a).

<b>Green Belt area within Our Neighbourhood</b>	Aykley Heads, Sidegate, Franklands Lane
	Maiden Castle
	Land south of the A177
	Land west of the A167
<b>Agricultural Land</b>	Arbour House Farm
	Baxter Wood Farm
	Elvet Moor Farm
	Farewellhall Farms
	Frankland Farm (part in Our Neighbourhood)
	Houghall Farm at East Durham College's Houghall Campus
	Fields: Merryoaks, Mountjoy, Potters Bank, Whinney Hill
<b>Allotments and Community Gardens</b>	Crossgate Community Garden, Laburnum Avenue
	Green Lane allotments
	May Street allotments
	North End allotments
	St Margaret's allotments, Margery Lane
	Wharton Park Community Garden
<b>Cemeteries</b>	Bow Cemetery, Potters Bank
	Durham Cemetery and Crematorium, South Road
	Quaker Burial Ground, Bellevue Court, Claypath (disused)
	Redhills Roman Catholic Cemetery, Redhills Lane
	St Cuthbert's Anglican Church Cemetery, Framwellgate Peth
	St Giles Cemetery, Gilesgate
	St Margaret's Cemetery, Margery Lane
	St Nicholas' Cemetery, Providence Row
	St Oswald's Cemetery, Church Street
	Stockton Road Cemetery
<b>Green Assets</b>	
<b>European protected sites (Habitats Regulations)</b>	None
<b>Sites of Special Scientific Interest (SSSI)</b>	None
<b>Local Nature Reserves (LNR)</b>	Aykley Wood

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	Flass Vale
<b>Local Wildlife Sites (LWS)</b>	Baxter Wood
	Blaid's Wood
	Flass Vale
	Hopper's Wood
	Houghall, Maiden Castle and Little High Woods
	Moorhouse Wood
	North Wood
	Pelaw Wood
	Saltwell Gill Wood
<b>Ancient Semi-Natural Woodland (ASNW)</b>	Blaid's Wood
	Borehole Wood
	Farewell Hall Wood
	Great High Wood
	Hollinside Wood
	Hoppers Wood
	Maiden Castle Wood
	Moorhouse Wood
	North Wood
	Pelaw Wood
	Saltwell Gill Wood
<b>Protected habitats/species</b>	
<b>Habitats:</b>	Ancient and/or species-rich hedgerows
	Ancient semi-natural woodland
	Veteran trees
	Ponds
	Rivers and streams
	Road verges of conservation importance
<b>Species:</b>	Amphibians (frogs, toads and newts), particularly the Great crested newt
	Badgers
	Barn owls
	Bats (all species)
	Hedgehogs
	House sparrows
	Otters
	Salmon
	Sea trout
	Wild birds, their nests and eggs
<b>County Geological Site</b>	River Wear Gorge at Durham City
<b>Footpaths</b>	Public Rights of Way, other footpaths

<b>Trees</b>	Trees with preservation orders
<b>Parks, Gardens and Woods</b>	Botanic Gardens, Durham University, South Road
	The Houghall Arboretum and Pinetum, East Durham College, Houghall Campus
	Crook Hall Gardens
	Linear Park, Mount Oswald (proposed)
	Low Burnhall, Woodland Trust wood
	Peninsular Woodlands
	Riverbanks Gardens
	Heritage Walks in the peninsular area: Castle walks (Motte and moat walk, North Terrace walk, Bishops walk), Prebends Walk, Hatfield Walk, Principals Walk, The 18thC landscaping of the Prebends Bridge approaches and quarry walks on the outer banks
Wharton Park	
<b>Open Green Spaces</b>	Aykley Heads
	Bowling Green (now unused), Elvet Waterside
	Gilesgate Green
	Hollow Drift (field adjacent to Durham City Rugby Club ground)
	Observatory Hill
	Peskies Park
	The College
	The riverbanks (the parts of the riverbanks that are not just pavements)
	Roundabouts, e.g. Gilesgate Roundabout
	The Sands
<b>Urban Open Spaces</b>	Fowler's Yard
	High Street
	Market Place
	Millennium Place
	Palace Green (with some characteristics of an open green space)
	The riverbanks in the City centre (the parts of the riverbanks that are just pavements)

**Table D2: Summary of Heritage Assets in Our Neighbourhood**

<b>World Heritage Site</b>	Durham Cathedral and Castle
<b>Registered battlefield</b>	Battle of Neville's Cross 1346
<b>Registered park and garden</b>	Burn Hall
<b>Scheduled monument</b>	Prebends Bridge

	Chapel of St Mary Magdalene, A690
	The Watergate, South Bailey
	Framwellgate Bridge
	Elvet Bridge
	Kepier Hospital, by the River Wear down from the A690
	Maiden's Bower round cairn, Flass Vale
	Maiden Castle promontory fort
	Neville's Cross, Crossgate Peth
<b>Listed buildings/structures</b>	458; 47 Grade I; 28 Grade II*, 383 Grade II (Note: these are not named here as there are so many)
<b>Conservation areas</b>	Durham City Burn Hall Shincliffe (adjacent to Our Neighbourhood) Sunderland Bridge (adjacent to Our Neighbourhood)
<b>Non-designated heritage assets</b>	308 (see Appendix B, Table B1 for details)

*Note: Registered and listed sites obtained from Historic England's official database. Non-designated heritage assets as listed in the Durham City Conservation Area Appraisal report (Durham County Council, 2016b) This information is correct at the time of publishing, but designations and register entries can change, and further assets might be identified / listed in the future.*

**Table D3: Public and Community Services and Facilities in Our Neighbourhood**

<b>Health and Social Care Establishments</b>	Child and adolescent mental health services (CAMHS), North End House, North End
	Claypath and University Medical Group, Gilesgate and Green Lane
	Claypath Dental Practice, Claypath
	Durham City Smiles, Crossgate (dental practice)
	Durham City Centre Youth Project, North Road
	Elvet Dental Practice, Old Elvet
	Food Bank, Framwellgate Peth
	Hallgarth Care home, Hallgarth Street
	Kingsgate Dental, Church Street
	mydentist, Framwellgate Bridge
	Neville Court (care home), Darlington Road, Nevilles Cross
	St Cuthbert's Hospice, Merryoaks
	St Margaret's Care Home, Crossgate
	St. Margaret's Health Centre, Crossgate (specialist NHS clinics)
	St. Margaret's Centre, Margery Lane (mental health)
University Hospital of North Durham	
Waddington Street Day Centre, Waddington Street (mental health)	
<b>Public Services</b>	Council offices, Millennium Place
	Central Library, Millennium Place
	Durham City Police Station, New Elvet

	Durham Constabulary Headquarters, Aykley Heads
	Durham County Council, County Hall, Aykley Heads
	Durham County Court and Family Court Hearing Centre, Green Lane
	Durham Crown Court, Old Elvet
	HM Prison Durham
	National Savings and Investments, Durham Office
	Passport Office Durham
	Post Office, WH Smith, Marketplace
	Public Toilets: Cathedral, Clayport Library, Durham Bus Station, Durham Indoor Market, Gala Theatre, Palace Green, Prince Bishops multistorey car park, Railway Station, Wharton Park
<b>Community Facilities</b>	Allington House Community Association, North Bailey
	Antioch House, Crossgate
	Community Centre, Merryoaks (proposed), Park House Road
	Durham City Workmen's Club and Institute, Crossgate (redeveloped as student accommodation)
	Durham Miners Hall, Redhills
	Elvet Methodist Church Hall, Old Elvet
	Masonic Hall, Old Elvet
	North Road Methodist Church, North Road
	Nelson Hall Scout Hut, behind St. John's Church, Nevilles Cross
	Redwood Lodge Community Centre, behind St. Oswald's School between Church Street and Stockton Road
	Shakespeare Hall, North Road
	St. John's Church Centre, Nevilles Cross
	St. Oswald's Institute, Church Street
	Wharton Park Heritage Centre, Wharton Park
<b>Cultural Facilities</b>	Assembly Rooms Theatre, North Bailey (Durham Student Theatre)
	Crook Hall, Frankland Lane
	Crushed Chilli Gallery, South Street
	Culture Durham (the County Durham Cultural Partnership)
	Durham Cathedral (Cathedral, Library, Open Treasure)
	Durham City Theatre, Fowler's Yard
	Durham Miners Hall, Redhills (plan to preserve the building and make it a place where people can celebrate, practice and display the living heritage and culture of the North East)
	Durham Museum and Heritage Centre, North Bailey
	Durham Student Theatre, North Bailey
	Durham University (Durham Castle Museum and Castle tours; events, exhibitions and lectures open to the public; Durham University Library (number of sites; public access for reference purposes); Museum of Archaeology collections display; Musicon (concert series), Oriental Museum (galleries, exhibitions, tours, events, school visits); Palace Green Library (Wolfson Gallery)

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	Empty Shop, North Road
	Events and festivals: Book Festival, Brass Festival, Celebrate Science (annual children's festival run by Durham University), Christmas Market, Durham City Run, Fire and Ice, Folk weekend, Lumiere (biennial), Miners' Gala, New Year's Eve Lantern Parade, Regatta, Seasonal Markets
	Fowler's Yard Creative Workspaces
	Gala Theatre and Cinema (plus two more cinemas approved)
	TESTT Space, North Road
	Visit County Durham (tourism management agency for County Durham)
	Wharton Park open air stage
	World Heritage Site Visitor Centre, Owengate
<b>Religious Establishments</b>	Christchurch Durham, Claypath
	Durham Cathedral
	Durham City Spiritualist Church, John Street
	Durham Islamic Society Mosque, Old Elvet
	Durham Presbyterian Church, Laburnum Avenue
	Elvet Methodist Church, Old Elvet
	King's Church Durham, DSU, Kingsgate House, New Elvet
	North Road Methodist Church, North Road
	Sanctuary 21, Salvation Army, North Bailey
	St Cuthbert's Anglican Church, Framwellgate Peth
	St Cuthbert's Catholic Church, Old Elvet
	St Giles Church, Gilesgate
	St Godric's Church, Castle Chare
	St John's Church, Neville's Cross
	St Margaret's Church, Crossgate
	St Oswald's Church, Church Street
	St Nicholas Church, Marketplace
	Society of Friends, North Bailey
	Waddington Street United Reformed Church, Waddington Street
<b>Sports Fields and Facilities</b>	Banks Sports Field, Sheraton Park
	Bow School
	The Chorister School
	Durham Archery Lawn Tennis Club
	Durham City Cricket Club, Green Lane
	Durham City Rugby Football Club, Hollow Drift
	Durham High School for Girls
	Durham Johnston Comprehensive School
	Durham School
	Durham University, Graham Sports Centre, Maiden Castle (public access to facilities)
	Durham University, individual College provision (e.g. Grey College.

	Collingwood College, St Mary's Field (developed for teaching accommodation 2018/9))
	Freeman's Quay Leisure Centre, Walkergate
	Lowes Barn Park, Nevilles Cross
	Nevilles Cross School
	The Racecourse
	St Cuthbert's / Merryoaks bowling club and sports field, Parkhouse Road
	St Leonard's Catholic School
	St. Margaret's Primary School
<b>Children's Playgrounds</b>	Allergate
	Bakehouse Lane
	Church Street
	Merryoaks, Park House Road
	Mount Oswald (proposed)
	Wharton Park

**Table D4: Employers and Educational Establishments in Our Neighbourhood**

<b>Employers</b>	Durham Constabulary
	Durham County Council
	Durham University
	HM Prison Durham
	National Savings and Investments, Durham Office
	NHS (See Table 8 for further details)
	Passport Office Durham
	Schools (state and private) (See below)
	A1 Shops (indoor market, food shops, clothing shops, and other types of shops including hairdressers, travel and ticket agencies, post office, sandwich bars, dry cleaners)
	A2 Financial and professional services (e.g. banks, building societies, solicitors, accountants, estate agents, dentists, pharmacies)
	A3 Restaurants and cafés
	A4 Drinking establishments
	A5 Hot food takeaways
	B1 Business - Offices
	C1 Hotels (Garden House Inn, Framwellgate Peth; Hotel Indigo, New Elvet; Premier Inn, Freemans Place; Kingslodge Inn, Waddington Street; Bridge Inn, North Road; Radisson Blu Hotel, Frankland Lane; Royal County Hotel, Old Elvet; Travelodge Durham, Station Lane)
	C2 Residential institutions (including residential care homes, nursing homes) (See Table 8 for further details)
	D1 Non-residential institutions (including places of worship, law courts) (See Table 8 for further details)

	D2 Assembly and leisure
	Sui Generis (including betting offices/shops, nightclubs)
<b>Educational Establishments</b>	Bow School, Quarryheads Lane (private, primary; Prep provision of Durham School)
	The Chorister School, The College (private, primary and secondary)
	Durham High School for Girls, South Road (private, primary and secondary)
	Durham Johnston Comprehensive School, Newcastle Road (secondary)
	Durham School, Quarryheads Lane (Private, secondary)
	Durham Sixth Form Centre, Providence Row
	Durham Trinity School and Sports College (part inside Our Neighbourhood) (special school, primary, secondary)
	Durham University
	East Durham College, Houghall Campus
	Kids First, Old Dryburn Way (Nursery)
	Nevilles Cross Primary School, Relly Path
	St Leonard's Catholic School, North End (secondary)
	St Margaret's Church of England Primary School, The Peth
	St. Oswald's Church of England Primary and Nursery School, Church Street
	Stepping Stones Nursery, St. Margaret's Garth, Crossgate
Yellow Wellies, North Road (pre-school)	

D.1 Online maps are available covering some of the assets in the above tables, e.g.

Environment Agency. Flood map for planning. <https://flood-map-for-planning.service.gov.uk/>

Historic England. National Heritage List for England. Map search. <https://historicengland.org.uk/listing/the-list/map-search>

Historic sites in Durham from MAgic. <http://bit.ly/2uTEq7X>

Natural England. MAgic. <http://www.natureonthemap.naturalengland.org.uk/>

Ordnance Survey. <https://osmaps.ordnancesurvey.co.uk/>

Durham County Council. Maps. <http://www.durham.gov.uk/maps>; relevant maps given below

- Durham County Council. Allotments. <http://www.durham.gov.uk/allotments>
- Durham County Council. Cemeteries. <http://www.durham.gov.uk/article/2229/Cemeteries>



- Durham County Council. Conservation areas.  
<http://www.durham.gov.uk/conservationareas>
- Durham County Council. Definitive Public Rights of Way map.  
<http://www.durham.gov.uk/definitivemap>
- Durham County Council. Schools. (see individual school pages for maps)  
<http://www.durham.gov.uk/schools>
- Durham County Council. Tree Preservation Orders map.  
<http://www.durham.gov.uk/article/3914/Protected-trees>

Durham Landscape. Maps. <http://www.durhamlandscape.info/article/10014/Maps>  
Relevant maps given below

- Durham Landscape. County Character Areas map.  
<http://www.durhamlandscape.info/article/10431?Layer=1>
- Durham Landscape. Wear Lowlands Local Landscape Types Map.  
<http://www.durhamlandscape.info/article/10431?Layer=52>
- Durham Landscape. Areas of High Landscape Value Map.  
<http://www.durhamlandscape.info/article/10431?Layer=13>
- Durham Landscape. Conservation Areas Map.  
<http://www.durhamlandscape.info/article/10431?Layer=14>
- Durham Landscape. World Heritage Site Map.  
<http://www.durhamlandscape.info/article/10431?Layer=12>
- Durham Landscape. Conservation and Improvement Priority Areas Map.  
<http://www.durhamlandscape.info/article/10431?Layer=6>
- Durham Landscape. Spatial Strategy Map.  
<http://www.durhamlandscape.info/article/10431?Layer=5>
- Durham Landscape. Woodland Strategy Priority Map.  
<http://www.durhamlandscape.info/article/10431?Layer=7>
- Durham Landscape. Native Woodland Zone Map.  
<http://www.durhamlandscape.info/article/10431?Layer=9>  
Native woodland types, classified using the National Vegetation Classification System (NVC), found in Our Neighbourhood comprise: Lowland Oak Woodland (W10); Lowland Oak Birch Woodland (W16); Alder Carr Woodland (W5); Valley Fen Alder Woodland (W6); Alder Ash Woodland (W7)

- Durham Landscape. Woodland Sensitivity Map. <http://www.durhamlandscape.info/article/10431?Layer=8>

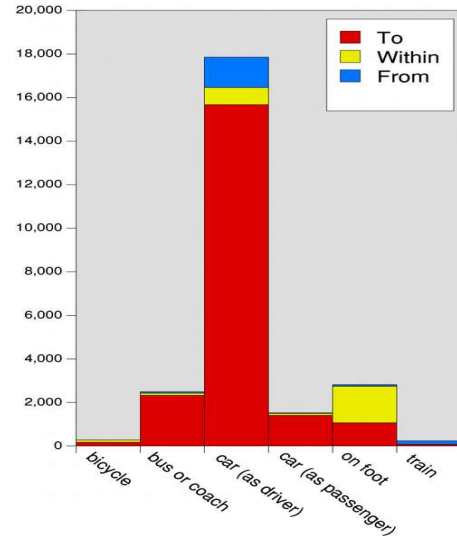
County Durham Plan Submission Policies Map.  
<http://maps.durham.gov.uk/localplan/default.aspx>

### **Transport Context and Facilities**

D.2 Many of the transport characteristics of Our Neighbourhood stem from the constraints posed by the River Wear as it cuts through the landscape, and by the hilly terrain which has necessitated various engineering solutions to ease transport by road and rail. While modern footbridges such as Pennyferry Bridge, Kingsgate Bridge, Baths Bridge and Maiden Castle Bridge help to connect neighbourhoods, the transport network is largely limited and defined by the flood-plains and bridges of the River Wear, and the historic approaches to the City. The A167 bypasses Durham City centre on the west (though this road now passes through built up areas) and the A1(M) passes Durham beyond the eastern boundary of Our Neighbourhood. The east-west route through the City is the A690. Some routes, such as those to the west and south-east via Crossgate Peth and Shincliffe Peth are still constrained to an extent by the cuttings created to ease the passage of vehicles over the hills of the outer bowl in which the City is set.

D.3 The Durham City Traffic Survey 2015 (JACOBS, 2016) found that around 33% of vehicular traffic trips passed through Durham City and 47,000 vehicles cross Milburngate bridge every day; only 5% of vehicular trips were made wholly within the City centre. Most of the traffic is to and from locations within County Durham but there were also journeys to and from Sunderland, Newcastle and Gateshead. Using 2011 Census travel to work data (Office for National Statistics, 2011; collated via DataShine Commute) we can total commuting journeys originating in the area and those starting outside with the work destination being in the area to get a picture of travel patterns. The majority of journeys are by car (77%), with 11% on foot, 10% by bus, 1% by bicycle and 1% by train. If we look just at journeys to work which both start and end in the area, 60% are on foot, 32% by car, 4% by bus and 4% by bicycle.

D.4 The chart is coloured to show work journeys to the area, within, and starting from the area, and demonstrates the importance of the area for employment, as far more people travel into Our Neighbourhood to work than live here and travel elsewhere. The chart also shows the modal share, as summarised above in paragraph D.3.



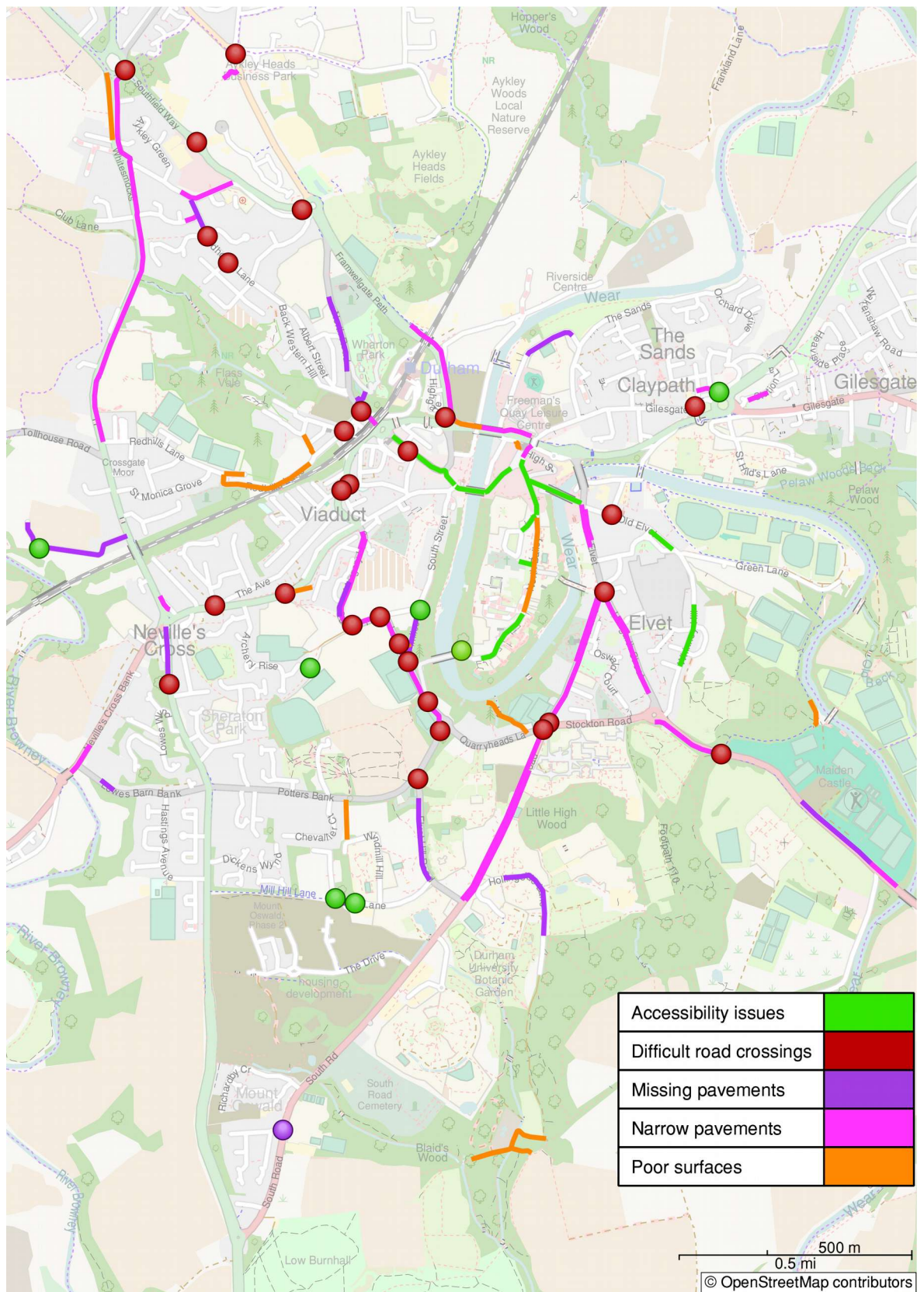
D.5 Data from the University annual travel surveys (Durham University, 2013a,b, 2014) provide a useful picture of trends, as well as information on the potential for changing travel mode and the barriers to doing so. From the latest figures we were given for the Durham campus, staff travel to the University in 2014 was 76% by car, 9% on foot, 9% by bus, 4% by bicycle and 2% by train. Student travel in 2013 was 82% on foot, 5% by car, 6% by bus, 5% by bicycle, 2% by train. The Review of Durham University's Sustainable Travel Plan Targets 2008-2016 (Durham University, 2017b) shows small fluctuations in modal share over the period but no discernible long-term shift.

D.6 Our Neighbourhood is quite compact, which makes it a walkable environment. Most of the built-up area can be reached in 30 minutes from the market place, and there is an extensive network of footpaths sometimes providing short-cuts by comparison with footways alongside roads. On the other hand, the steeper routes and steps can be difficult to negotiate for those with mobility issues, and there are many deficiencies such as narrow, badly-lit or poorly maintained routes, making walking less attractive. Some pavements are heavily congested during the University terms. Severance of pedestrian routes by the A690 and other major roads is also an issue, but walking is very much encouraged in the historic core of the City, with pedestrian areas on Silver Street and Elvet Bridge, and the congestion charge limiting vehicular access to Saddler Street and the rest of the peninsula.

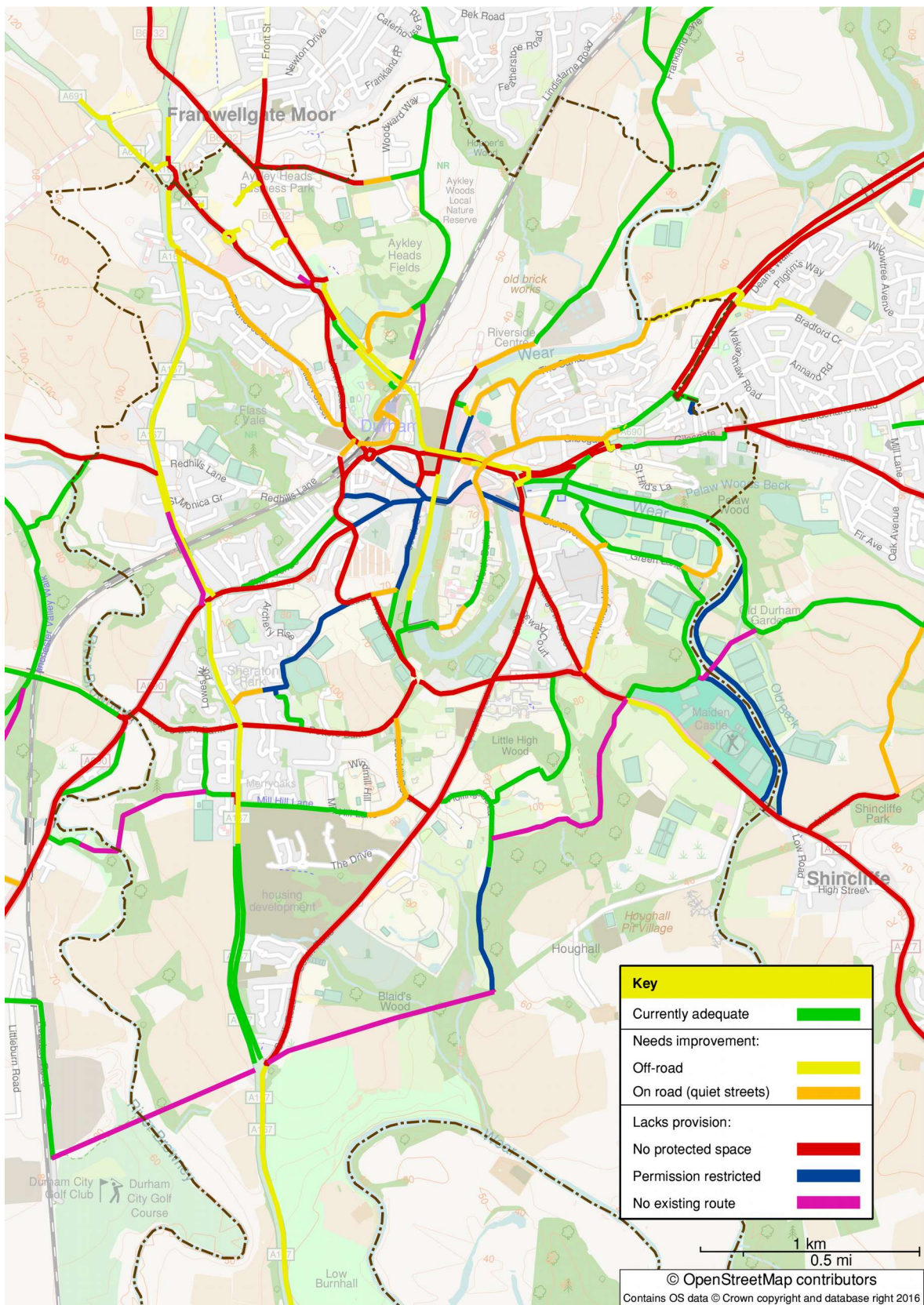
D.7 Most of the built-up area of Our Neighbourhood can be reached from the Market Place by bicycle in 15 to 20 minutes. There is little dedicated provision for cycling aside from a few routes sharing pedestrian footways. The Durham City Sustainable Transport Delivery Plan (Durham County Council, 2018b, p.22) notes that cycling levels in Durham City are low for a compact university town. Durham University (2013a) 2013 staff travel survey asked respondents what would encourage them to cycle to work: 54% said nothing would encourage them to cycle, but 22% could be encouraged with cycleway improvements or traffic-free routes.

D.8 As part of the preparation of the Neighbourhood Plan, the concerns of local people regarding the walking and cycling environments were gathered through two consultation events. The findings were used as the basis for two maps, which were included in the Consultation Draft. These have been refined following the Regulation 14 consultation and are included here as Maps 9 and 10. The maps represent a snapshot of the situation at the time of publication. Full background information is available in the Walking and Cycling Evidence Paper (Durham City Neighbourhood Plan Working Party, 2019b). See paragraph 4.229 for how the evidence is to be used in support of Policy T1.

Map 8: Pedestrian Issues



Map 9: Cycling Issues



D.9 Bus routes from Durham reach all the main towns in the county and adjoining centres although many are infrequent and limited to daytime only. Although there are some express services, most call at a number of villages on the way and so commuting to or from places such as Sunderland and Middlesbrough is generally much faster by car. Buses from central Durham serve most of the employment and education sites around the City, but the lack of through services means that commuting by bus is less attractive, and the timekeeping can be affected by peak time traffic congestion as there are few bus priority measures. There are two main bus companies but no interoperability of tickets.

D.10 Durham railway station had over 2.5 million entries and exits in 2015/16 (Office of Rail and Road, 2016) and a 2012 study found that 45% of journeys were between Durham and Newcastle (Durham County Council, 2015b, p.52). Journeys by train can be made throughout the UK, but locally only Newcastle and Darlington are well-served owing to the closure of most railway lines in the county. Other major destinations such as Sunderland, Stockton and Middlesbrough are much easier to reach by road than by rail, as is the airport at Durham/Tees Valley. Newcastle Airport is readily accessible from central Durham by using the train and Metro. Reopening the Leamside line is an aspiration which would increase the local journey opportunities.

D.11 The Durham Sustainable Transport Plan Issues and Opportunities Report (Durham County Council, 2015b) found that the cost of car parking in Our Neighbourhood is comparatively cheaper than other small historic cities in England. There were 1,700 off-street spaces, 70% of which are privately owned: Prince Bishops with 400 spaces, the Gates with 204 spaces, Walkergate 500 spaces and the railway station 358 spaces. The council controlled off-street provision amounts to 262 spaces (Durham County Council. Durham City car parks), and in addition there is controlled parking on many residential streets. Car parking is also found at the large employers in the City: County Hall has 900 free spaces; University Hospital has 245 spaces which are charged; New College has 850 free spaces (outside Our Neighbourhood); the Arnison retail centre (outside Our Neighbourhood) has 1,400 free spaces; Durham University has 2,600 spaces which are free but require a permit; Aykley Heads has 280 spaces and charges £2.00 per day and the Riverside centre has 170 free spaces. The recently developed Passport Office and National Savings Office deliberately have no spaces for employees.

D.12 Park and Ride facilities have been developed on the northern, western and southern approaches to the City centre and operate Monday to Saturday from 7.00 am to 7.00 pm, but currently require subsidy from the County Council. In 2015 they catered for 1.1 million passengers with 1157 spaces (Durham County Council, 2015b, p.50). There is no provision for coach parking in Durham City following the recent development of the Sands for the new County Hall offices. Coaches now park adjacent to the Belmont Park and Ride car park which is out of Our Neighbourhood. There are 5 taxi ranks (in North Road, the Railway station, Claypath slip road to Leazes Road, and slip road by Prince Bishops car park) and 2 car clubs.

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