

THE CITY OF DURHAM TRUST

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c/o Blackett, Hart & Pratt, LLP
Aire House
Mandale Business Park
Belmont
Durham, DH1 1TH
7 April 2020

Dear Ms Morina

DM/20/00340/FPA: 1A-F Victoria Terrace

The City of Durham Trust objects strongly to this application.

The property has suffered substantially from its conversion into flats. The heavily intrusive front fire escape is on the principal elevation – the building having been designed to face into North Road. The condition of the garden and steps is poor and the previous demolitions were not followed through by removing the section of painted exterior wall that formed the conservatory interior. Similarly the back has not been well handled with a discordant flat roofed extension tied to a more appropriate pitched roof extension. The meter boxes for each flat degrade the side view as does its poor parking bay construction with the projecting platform looming over North Road.

The whole building is especially prominent as a corner site and defines the terrace from its southerly approaches. It is also prominent in the view to the Cathedral. The rear extension proposal and front car park area with side access will be very prominent. The rear extension will rise directly from the back of the pavement, will heavily extend the mass of the building disproportionately and to the detriment of the elevations along Princes Street. It will intrude into the view to the Cathedral and surrounds, cutting off part of the view and impinging on the view of the area of the original County Hospital buildings.

The front garden rises steeply and has mature trees. The groundworks to establish the gabion support for the new area and their height are not shown, the details submitted being inadequate to fully show what is proposed. The tree survey/mitigation requires ‘no dig’ construction for the gabions. This is not possible for the width of such a wall on such a steep garden and some damage to tree rooting areas would be likely. The gabion wall would be very prominent as will the cars parked on the raised platform. This is highly discordant and will substantially mar the principal elevation. The removal of the front fire escape would be a positive benefit.

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The rear extension and raised front parking area would have negative impact in the conservation area, in particular North road, West Terrace and Princes Street. It would have a negative impact through loss of part of the World Heritage Site view. It would also impinge negatively on the positive relationship the former County Hospital buildings have on this characterful and prominent corner.

The Trustees ask that you recommend refusal of this application.

Yours sincerely

John Lowe
Chair, The City of Durham Trust