

THE CITY OF DURHAM TRUST

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c/o Blackett, Hart & Pratt, LLP
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19 May 2020

Dear Mr Spurgeon

City of Durham Trust Comment

DM/20/00981/LB Broom Farm Front Street Broompark Durham DH7 7QX

Single storey extension to west replacing conservatory, replacement of single storey utility room, demolition of garage, creation of new vehicular entrance linking existing access from private road to the east to new detached garage to the north and car port to the west of the site and various internal alterations

The Trust wishes to raise concern with the detailing of the proposals where it impacts upon the principal listed building, the former farmhouse.

As proposed, these will potentially set a poor example for reuse, conversion and extension of rural farmsteads. The former outbuildings have been appropriately adapted on the main frontage, by reusing window openings and retaining stone finishes and chimneys, finishing with pantile roofing.

The proposed side extension to the main house is partially obscured by frontage tree and shrub screening but will show in views from the opposite approach. Its separation from the main house by a linking section that is set back from the frontage works well. However its render finish and approach to chimney and fenestration clashes with the main house frontage and the original side buildings to the other side of the house. It sits uncomfortably between a contemporary form to contrast with the house and a historically traditional approach.

Given the general approach to the new side extension it would be more appropriate to adjust the frontage to use stone and a similar fenestration from the other outbuildings.

At the rear the larger modern roof lights clash with the general roof appearance and the rest of the elevation. It is typically not a type approved for listed buildings where conservation rooflights are preferred.

These matters could be dealt with by suitable design conditions.

Yours sincerely

John Lowe
Chair, The City of Durham Trust

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