

THE CITY OF DURHAM TRUST

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c/o Blakett, Hart & Pratt, LLP
Aire House
Mandale Business Park
Belmont
Durham, DH1 1TH
16 November 2020

Dear Mr Spurgeon,

DM/20/02954/FPA and DM/20/02955/LB To retain existing external storage structure used in connection with 41 Saddler Street and clad in facing brickwork with new flat felt roof (description and address amended) | Land To The Rear Of 43 - 44 Saddler Street Durham DH1 3NU

The City of Durham Trust wishes to object to these two applications. This is on the basis of negative impact on the setting to a listed building, the conservation area and the foreground view to the World Heritage Site (WHS).

The rear of these Saddler St buildings forms the bank down to the river. The rear elevations of listed 43-44 Saddler that are the backdrop to the storage unit and have been designed with care to respect that they are on view. They are a significantly prominent from Elvet Bridge and the riverside and are part of the townscape setting to the WHS. (See below - 2017 view from Elvet Bridge,)



The rear terraces to these properties have not been well cared for and help create an inappropriate setting to buildings, riverside and WHS. This has been added to by extensive basic decking to the rear of the Cellar Door including bridging the historic Drury Lane. The storage unit has been in place for some time and has attracted additional clutter around it.

The Trust understands the lack of storage space within the properties and is mindful of the current economic difficulties; however, the unit is unsightly. This was erected without permission or respect for the setting. Unfortunately the cladding proposed will not relate well to the rear of the buildings and has a simple felt roof. It is not of an appropriate design quality and fails to meet the County Council Design and Conservation request for traditional roofing. The appearance will be that of a basic and unrelated outbuilding to the otherwise well designed rear elevation of the listed building. It seems unlikely that the unit can be reasonably accommodated in this position, especially given the poor quality and layout of the surrounding terraces

The Trust therefore objects, noting that the proposals lack public benefit and fail against the County Durham Plan (CDP 45 & 46) and the emerging Neighbourhood Plan (S1, H1, H2 and H4).

Yours sincerely

John Lowe, Chair, City of Durham Trust