

THE CITY OF DURHAM TRUST

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Aire House
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Durham, DH1 1TH
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DM/20/02667/FPA Kiosk Adjacent To 7 North Road Durham DH1 4SH

Installation of new shop front windows behind existing roller shutter and new single entrance door incorporating glazed panel

Dear Mr Russell,

The City of Durham Trust is keen to avoid objecting to these proposals that, in principle, might offer a desirable improvement. However, the treatment of the new frontage and the way the roller shutter is retained fail to contribute to upholding the character of the street.

The existing frontage and roller shutter are particularly unsightly and have a high negative impact on the streetscene. Although in a relatively modern block, the buildings are of a traditional vernacular styling, and this includes the shopfronts with the exception of the kiosk.

The proposals seem to promote the roller shutter as the visible frontage and offer no details for the new shopfront. The combination of shutter and new shopfront when closed/open is what is presented to the public and therefore both should be covered by the application.

Various policies apply from the County Durham Plan (CDP) and Neighbourhood Plan (NP), both nearing approval. These are Policy 45 CDP, H2 NP and currently Q11 from the City of Durham Saved Policies. These all require more sensitive design than shown so far.

The Trust suggests that the following improvements are required:

1. As a minimum, reverse the roller shutter to fit internally so that the upper box does not protrude or, preferably, replace it with internal security shuttering
2. Ensure that the new shopfront is designed to follow the traditional styling shown on the adjacent shopfronts.
3. Require the removal of the remnant signage.
4. Impose conditions to cover any replacement signage to avoid unnecessary size and impact.

Yours sincerely

John Lowe
Chair, City of Durham Trust