

THE CITY OF DURHAM TRUST

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

Dear Ms Jennings,

DM/20/03217/PNC Third Floor Bridge House North Road Durham DH1 4PW

Convert third floor from B1 use to C3 to provide an additional 8 x 1 bedroom studio apartments

The Trust wishes to make comments on this proposal and the impact on Framwellgate Bridge and the World Heritage Site (WHS).

While the principle of converting space above retail areas to residential use is supported, use for student accommodation, as presumed in this instance, is less welcome.

The building is prominent on the riverside, in views on approach to the WHS and within the Conservation Area. It is falling below the standard that might be expected in relation to design as windows are changed to non-matching or inappropriate types. There is no information within the application about need or otherwise for window replacement.

The sole entrance is shared with the Revolution Bar for which it is also a fire escape and bin access. There have already been issues with rubbish storage in the shared area. The problem with refuse is reinforced by the objection from one of the building's commercial tenants. The bar terrace and signage have a negative impact on the riverside. This is seen as important because the entrance is off Framwellgate Bridge, a Scheduled Ancient Monument and one of the principal access and viewpoints to the WHS. If Durham is to project an appropriate image to visitors and local residents then matters such as rubbish storage and removal need to be resolved. In this instance the proposed change of use will substantially increase the pressure on rubbish storage without any obvious solution in the spatial arrangements inside the building or reference to how this might work externally.

The Noise Assessment document dates from 2016 and refers to development of the second floor whereas this application concerns the third floor. That document is therefore irrelevant.

The Trust requests that matters of rubbish storage and access for removal and any implications for changing windows are dealt with.

Yours sincerely

John Lowe

Chair, City of Durham Trust