

THE CITY OF DURHAM TRUST

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

Dear Mr Jones,

DM/20/02988/AD Turtle Bay Unit 11 The Riverwalk Millburngate Durham DH1 4SL

7 illuminated fascia advertisements, 1 non illuminated fascia advertisement and 1 non illuminated hanging advertisement

&

DM/20/02987/FPA

Installation of shopfront, awning and provision of external seating area with planter

The City of Durham Trust wishes to object to Application 02987 for the awning and raise a comment in relation to the Advertising Application 02988.

In connection with the illuminated fascia advertisements it was unclear what the extent and design of the Leazes Road elevation advertising is and in particular the extent of illumination.

The awning raises issues for the Trust in relation to access along the river terrace, its design, cumulative lighting and energy sustainability. The concern is that because of changing leisure patterns there will be increasing use of the terrace for outdoor seating and this is a poor precedent potentially leading to a high impact frontage if others also follow the example.

The frontage is very prominent in the heritage environment – viewed from World Heritage Site (WHS) approaches and within the Conservation Area. A high concentration of lit outside areas will be distracting. The far end of the terrace at Framwellgate Bridge is already subject to extensive external seating proposals. The original terrace proposals were seen as a benefit offering views to the river and WHS but this is potentially being eroded for those not using the leisure premises. The increase in energy inefficient outdoor heating is not supported by either County Durham Plan or Durham City Neighbourhood Plan policies. It is questionable whether the proposals are part of a coordinated response to changing needs for this major development and also as a response to the climate emergency. The extent to which the awning seating will reduce access needs clarifying. The design of the blockwork frontage is potentially uncoordinated with the general development.

The Trust therefore objects based on reduction in access and:

- Policy 29 of the County Durham Plan (CDP) (paras c and d) – minimising greenhouse gas emissions and use of non-renewable and unsustainable resources.
- Durham City Neighbourhood Plan (DCNP) Policy S1 Para h), ‘The responsible use of resources and increase in resilience to climate change by - minimising energy consumption.

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And;

- (DCNP) Policy H2: The Conservation Areas Durham City Conservation Area Paragraph h) requiring sensitive design and lighting, and paragraph i) requiring respect for local distinctiveness and context.

Yours sincerely

John Lowe

Chair, City of Durham Trust