

THE CITY OF DURHAM TRUST

Phone (0191) 386 2595
Email chair@durhamcity.org
Web site: <http://www.DurhamCity.org>

c/o Blackett, Hart & Pratt, LLP
Aire House
Mandale Business Park
Belmont
Durham, DH1 1TH
23 February 2021

DM/21/00104/FPA 7 - 8 Silver Street Durham DH1 3RB

Dear Ms Jennings

The City of Durham Trust supports Policy E3 of the *Durham City Neighbourhood Plan* that states “Development proposals that provide residential accommodation in upper floors of commercial properties will be supported, as long as they do not have a negative impact on retail, commercial and tourism activities and the general amenity of neighbouring properties and residential amenity including noise impact.” We judge that this proposal will meet these criteria so long as the HMOs are well managed.

The street frontage on the upper floor is a well designed example of the original Burtons corporate style. It contributes positively to the streetscape. Unfortunately subsequent changes removed the more delicate Burtons styling on the ground floor and, together with other alterations, has created an especially clumsy shopfront, boxing in either repairs or perhaps original elements. The front door proposed for use as access to the first floor has original terrazzo flooring. Moatside Lane to the side has been intruded upon by a variety of security based and other changes affecting its quality. On this building side windows and a door were bricked up.

The retention of the upper street front feature windows is welcomed by the Trust. As the proposal uses the street-front side door for access, it is suggested that this is explored further to ensure retention of any original elements and style-appropriate new additions. It should be used as an opportunity to explore the surrounds to establish whether the boxed in elements can be exposed or treated in a more sensitive way as a precursor to obtaining a higher quality shopfront when the retail use is re-established.

While the insertion of side windows to bricked-up sections along Moatside Lane is acceptable, it is suggested that a more sensitive design be investigated to avoid awkward half bricked sections and windows to the upper half only.

Yours sincerely

John Lowe
Chair, City of Durham Trust