



Date: 17 January 2021
Your ref: DM/21/000051/FPA

Dear Mr Timmiss

Heritage Statement - Riverwalk (Unit 18) Proposed Shopfront Works

On behalf of our client, Milburngate (Durham) Ltd, please see Heritage Statement below relating to the proposed external alterations to Unit 18 of The Riverwalk development in Durham City. The proposed changes to the exterior of the existing building are minor and in-keeping with the designs submitted as part of application ref. DM/21/000051/FPA for The Riverwalk development, which is now complete. The heritage impacts of the Riverwalk development were addressed in an Environmental Statement and Heritage Statement which accompanied the application.

This Heritage Statement fully complies with the most up-to-date guidance from Historic England (Advice Note 12) which makes clear that the level of detail that is provided in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve the assets need to be proportionate to the impact on the significance of the assets. Given that the proposed changes are minor and make only cosmetic changes to the approved wider scheme, this heritage statement focuses on what is needed to understand the changes that are being proposed. In this instance the most straightforward way to understand this alteration to the building is to consider it in the light of the heritage analysis which accompanied the overall development; the Heritage Statement and Environment Statement submitted with application ref. DM/21/000051/FPA.

The character and appearance of the Durham City Conservation Area was explored in considerable detail in the original Heritage Statement. The scheme's architects responded to the context and character of the Conservation Area in their approach to the design of the development proposals.

The scheme was found to affect the conservation area in the following ways:

- 1 Through the refurbishment of existing buildings within the Conservation Area (the Gates Shopping Centre Phase I, including the historic buildings at the southern edge)
- 2 The demolition of buildings within the Conservation Area (Phase 2) and replacement with new build
- 3 Visual impact of the proposed scheme within views across the Conservation Area.

The scheme responded to the site and its context in the following ways:

- 1 The introduction of architectural diversity with varied styles, heights and orientation in the remodelling of Phase 1
- 2 The variation of scale of buildings around the site
- 3 Retaining the significance of non-designated heritage assets and enhancing them through





alterations and restoration

4 The consistent use of traditional materials in a contemporary way to bind the scheme to its context but with a contemporary approach and detailing

5 Creating an attractive and legible riverside topography

6 The creation of a new terrace along the river to emphasise the historic importance of the River Wear

7 The introduction of a cascade effect of individual buildings running down towards the river and the creation of a varied roofscape as well as a muted colour palette and low-key design treatments that would not compete with the important buildings within the Conservation Area and World Heritage Site

8 The introduction of a scheme that is entirely appropriate in terms of scale and context.

The scheme responded to the site and its context in the following ways:

In views of the Riverwalk development from Framwellgate Bridge and Milburngate Bridge across the river, the development was articulated so that it was expressed as a group of buildings in a row with varied materials and forms. This was designed to break up the bulk of the development. The way the materials are handled is conversant with contemporary ideas of good design that refers to the past character and materials of buildings on the site. The scheme carefully responded in terms of massing and materials to complement the Durham City Conservation Area.

Proposed Changes

The proposed shopfront to Unit 18 is designed to match with the approved sashwork approved sample and configuration of the approved document.

Heritage Impact

The proposals will not significantly change the external appearance of the building, and the changes proposed are consistent with the design approach that has already been approved as part of the overall development of The Riverwalk. The building which is the subject of these proposals (Riverwalk, Phase 1 of the Milburngate Shopping Centre) is assessed as having a neutral significance in heritage terms.

Summary

In summary, the external changes comprising the installation of a modern aluminium framed glazed shopfront are wholly consistent with the design approach of the wider scheme and will not have any impact on the significance of surrounding heritage assets beyond that which has already been identified with the original Heritage Statement and Environment Statement Riverwalk development.

Yours sincerely,

Donna Taylor

