

d e s i g n & a c c e s s s t a t e m e n t

project: Turtle Bay Durham  
address: Unit 11(R07) The Riverwalk, Durham, DH1 4SL  
job ref: 110/90  
subject: Heritage Statement  
date: 4<sup>th</sup> November 2020

1.0 Preamble

The proposal is for the installation of shopfront to developer openings and new self supporting external canopy enclosure. The proposed changes to the exterior of the building are minor and in keeping with the designs approved as part of the overall development in application DM/15/01626/FPA

2.0 Purpose of Heritage Statement

This heritage statement complies with the guidance from Historic England which makes clear the information required in support of planning applications should be no more than is necessary to reach an informed decision, and that conservation of the assets need to be proportionate to the impact and significance of those assets. Given that the proposed changes are minor and make only cosmetic changes to the previously approved wider scheme, this heritage statement focuses on the information needed for the proposed changes.

The easiest way to understand these alterations to the façade is to consider with the heritage analysis which accompanied the overall development planning approval. Ref: DM/15/01626FPA.

3.0 Character & conservation

Durham city conservation area and the historic buildings to the southern side of the river was explored in the original heritage statement. The Scheme's architect responded to the character and context and their approach to the original development proposal.

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

- The original development included refurbishment of existing buildings in The Gates shopping centre and demolition and new buildings in phase 2 along The Riverwalk.
- The visual impact of the scheme and views across to the conservation area.

The original scheme responded to the site and surrounding in the following ways.

- Use of a variety of styles and heights as well as a variety of building scales around the site.



- Retaining of non-designated heritage assets and enhancement to fit with the overall restoration.
- The use of traditional materials in a contemporary way with contemporary detailing and approach.
- Creating an attractive and legible riverside topography.
- The creation of a new terrace along the river to emphasise the importance of the river wear.

The scheme responded to the site and its context. In the views of the Riverwalk development from Framwellgate Bridge to Milburngate Bridge across the river, the development was articulated so that it expressed as a group of buildings in a row with varied material and varied forms.

#### 4.0 Proposed Changes

The proposed shopfront is designed in line with the configuration of the original planning document.

The external canopy is a self-supporting structure which is sympathetic to the shopfront bays of the building behind. The use of traditional materials, steel, concrete block in contemporary way, powder coated steel and patterned blocks and planting to create a contained external seating area.

#### 5.0 Heritage Impact

The proposals will not significantly change the external appearance of the building and the changes are consistent with the design approach approved for the whole development.

#### 6.0 Conclusion

The external changes consisting of the aluminium framed shopfront and self-supporting external seating enclosure are consistent with the wider scheme by using traditional materials in a contemporary way and will not have any impact on the surrounding heritage assets beyond that which has already been identified in the original heritage statement of The Riverwalk development.