

ORIGINAL

Heritage Statement.

Date: 18 Oct 2023

Site address: 10 Market Place, Durham, DH1 3NB.

The building is a shop premises, trading as an Opticians practice for over 45 years.

The building comprises Lower ground floor, (testing room) Ground floor (reception) First floor (test lab) Second floor (offices) Third floor (toilet, staff rest room facilities).

Number 10 Market Place is regarded as a building of local interest (non-designated heritage asset), situated within the market place, this area is within the historic core of the archaeological and conservation area of Durham City.

The building is set opposite listed buildings.

The building was built in approximately 1870 in the early Victorian period. It was constructed in the Georgian Gothic architectural style with highly decorative and detailed first floor stonework and ground floor timber shop frontage.

The upper floors of the building are constructed with brickwork and architectural stone widow framework (sandstone type material).

Roof is slated tiles.

The shop building has had several uses: Butchers, Printers, Dairy, present use as an Opticians.

The Extent of the Asset.

The building is situated at the junction of the Market Place and Saddler Street, the road leading to Durham Cathedral.

The building forms part of the historical architecture of the surrounding area, providing period features as part of the shop frontage. Over the years and the life of the building a certain amount of regeneration and necessary restoration has been carried out.

The general Georgian Gothic appearance was remodelled in the 1960's to provide a shop frontage with a window display area. Present day view.

In 2012-13 repair work was carried out to the shop woodwork around the facia and side sections. This work, repair and remodelling was undertaken as part of the Durham Heart of the City redevelopment of the Market Place area. The new design features were over seen by Michael Hurlow and Ross De'Ath. A second stage re modelling of the window was set aside for later date.

Over the past 10 years, necessary repairs have been undertaken to the fabric of the building, roof, guttering, windows, fabric structure and internal decorations. New electrical rewiring, pipework and drainage all being carried out for heath and safety and fire regulations.

All repair work to the front aspect of the building has been undertaken to maintain the architectural character.

The Proposed Works

Remove the present shop front vista, take away the window display area and the wooden door and window framework. Remove side wooden panels and part of top wooden fascia.

Internal works to electrical cables and lighting, alarm system and cabinet displays.

Specifications:

Replacement of wooden structure of lower frontage to brickwork.

Currently rainwater runs down past the building frontage and puddles towards the shop causing rot and damage to wooden areas. Brickwork will prevent water ingress, also extensive road debris being deposited on building frontage and windows, Build low level brick wall, colour Gray, bricks non permeable (easy washable).

New hard wood door, wheelchair access.

Complete new hard wood window framework.

Toughened glass throughout.

All associated woodwork to be renewed on outside and inside.

Paint work, inside and out.

New signage.

New hanging sign.

New electric sockets, lighting, and alarm system.

Dimensions

The size of the window opening, remains generally the same as the present.

3 metres wide x 3 metres height. Wall to be approx. 620 mm high.

The proposed hanging sign will be light duty powder coated steel approximately 600 mm x 500 mm high.

The relevant archaeological feature: the two heraldic Durham shields mounted on the fascia will remain painted in the Durham colours red cross on black shield.

Relevant Planning History

Pre-Planning application PRE28/23/00650

Advice from David Richards, Planning Officer. "Shopfronts Design Guidelines in Co Durham"

To carry out historic research for the building with the view to recover lost aspects of heritage significance. To maintain the Georgian Gothic appearance.

The Impact on the Asset

Removal of the 1960 s refurbishment, the window display area and suspended canopy.

Removal of window framework, and rotten lower wooden plinth.

Removal of old door (poor state of repair)

Renew the window framework to the frontage, bringing it forwards within the building (this flush frontage conforms with the surrounding shop windows)

The enhanced new window arrangement will increase the amount of daylight.

The new window arrangement is more in keeping with the existing front architectural wooden structure (removal of the 1960 s window display area).

Having a lower brickwork window support, provides a window frame mounting, door frame attachment and inside windowsill. Surrounding shops feature a similar lower brickwork wall (sometimes rendered). Will prevent ingress of rainwater and be more robust and easier to maintain and keep clean.

Preserve, Enhance

Over recent years the fabric of the building has undergone repairs and renovation. Work has always been carried out to maintain the historic character of the building. The shop front upgrade will compliment the historic features using modern materials. In recent times other shop frontages within the immediate area have undergone similar changes.

The proposed design should enhance the heritage asset, bringing it more into the earlier character features.

Enclosed:

Historic views of shop front

Views of rebuild shop front from 1960's

Present shop front partial repair, rebuild 2012 -13

Proposed shop front and decoration.

Architectural drawing DU2301

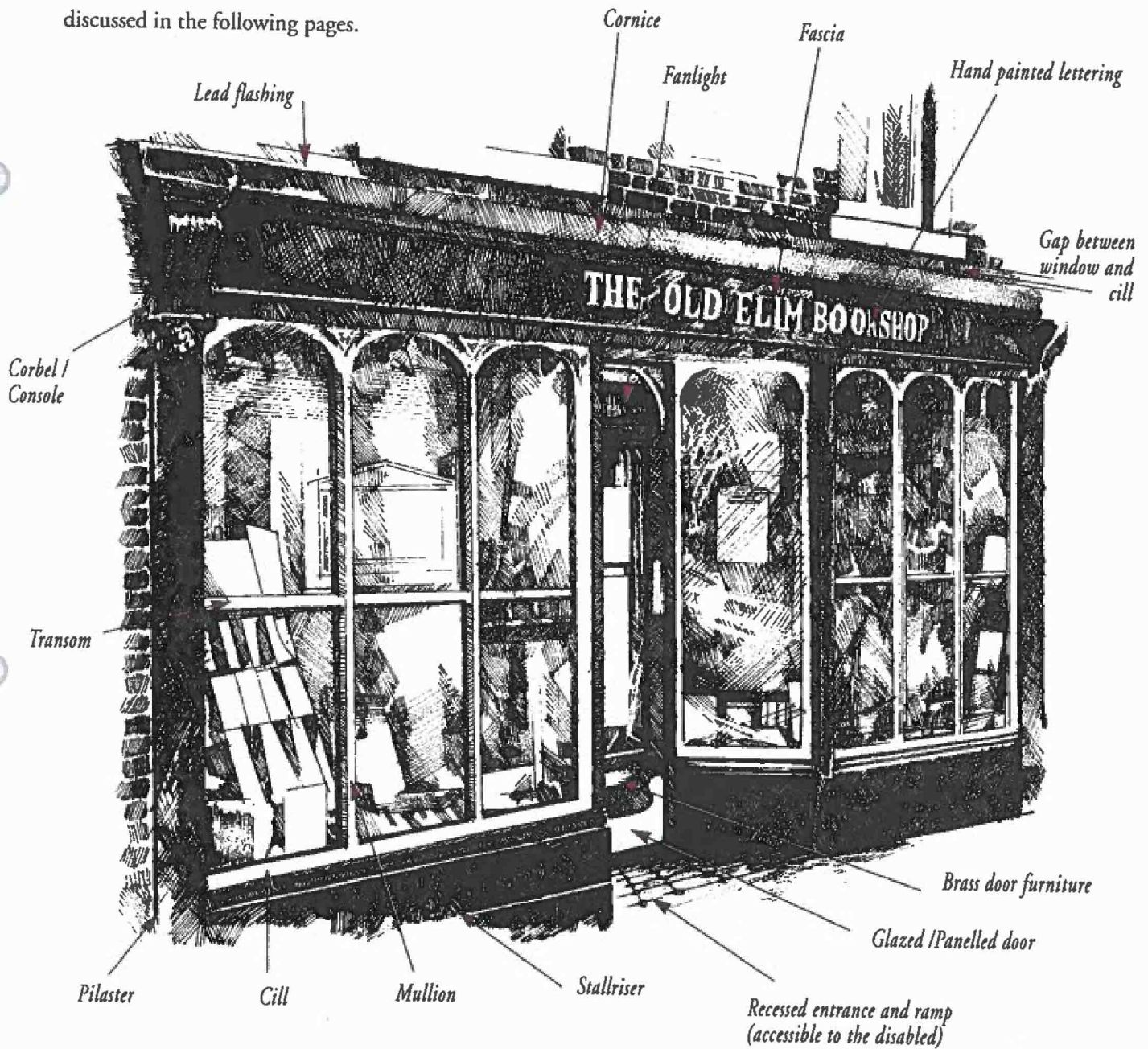
Compiled by Derek Grundy

Walkers Opticians

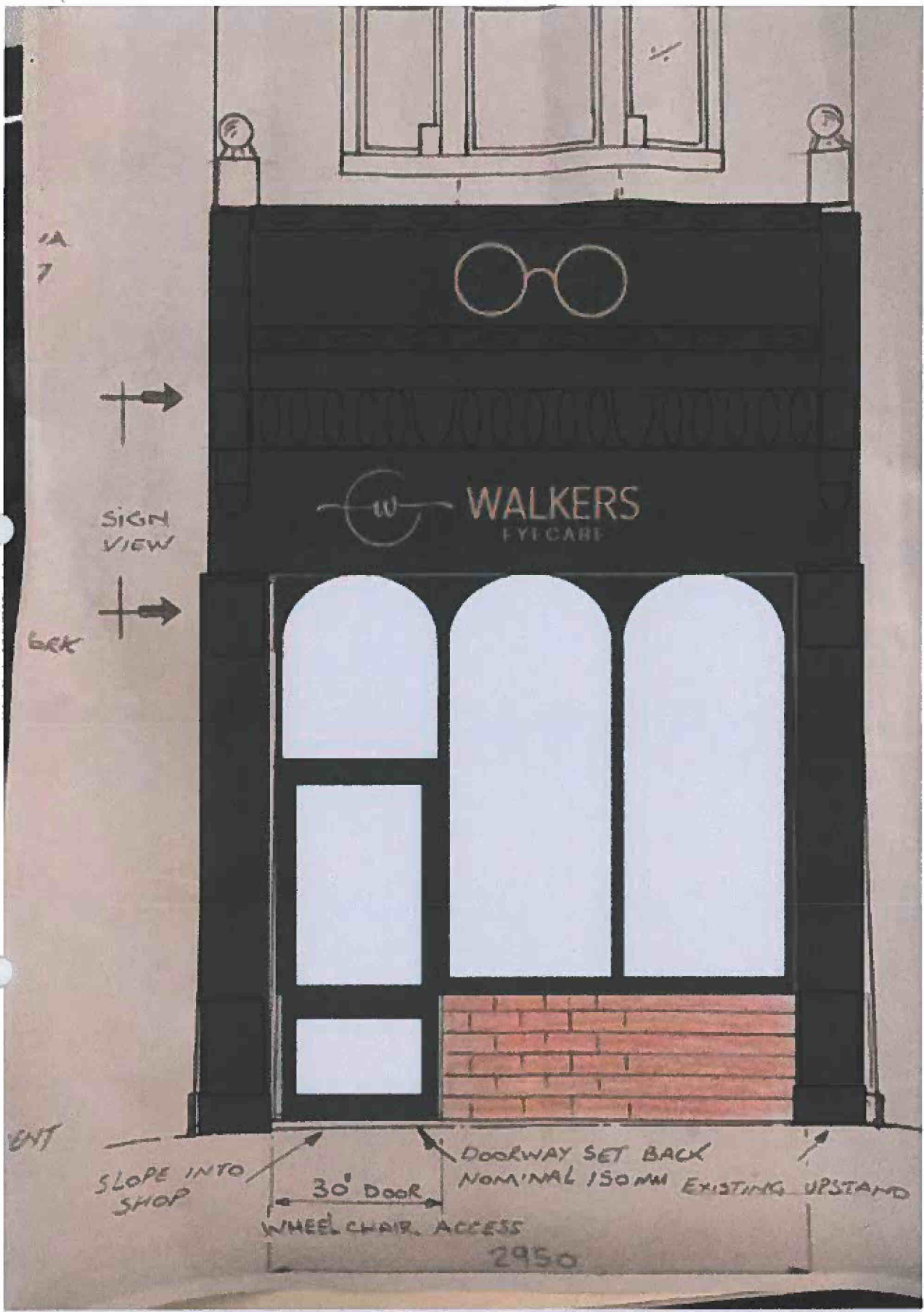


THE DETAILS OF GOOD SHOPFRONT DESIGN

Various elements can be used to enclose the shop window and entrance rather like a picture frame which sets off a painting. These include the pilaster, fascia, cornice and stallriser. Each has its own visual and practical function and these are discussed in the following pages.



Details of a well designed shopfront.



PROPOSED

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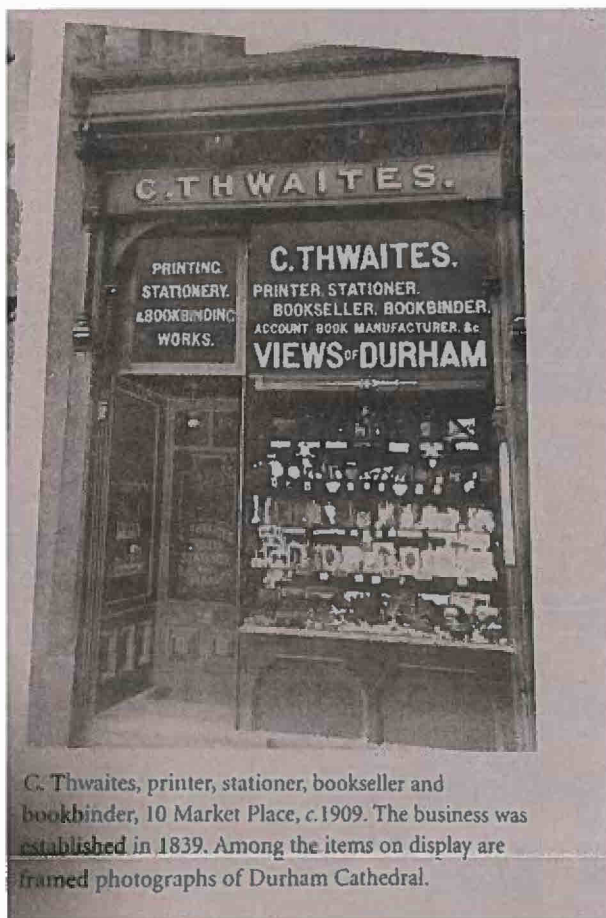
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Durham City Dairy circa 1925



C. Thwaites, printer, stationer, bookseller and bookbinder, 10 Market Place, c.1909. The business was established in 1839. Among the items on display are framed photographs of Durham Cathedral.

Charles Thwaites Printers Circa 1909