





## 2. Development Overview

This development is to be the final part of Feethams masterplan, following the successful delivery of the DfE Offices, the Feethams Leisure Development, the new multi-storey car park, and the riverside walk. The aim of this proposal is to provide Darlington with high-quality town centre office accommodation with future potential for commercial space at street level. The site layout contributes to an active frontage and significant new public realm to the town centre in the form of a landscaped urban plaza. The development is to have a high level of civic presence and will reflect the ambition of Darlington and its ability to attract inward investment to the historic town centre.

The design proposal has been developed in direct response to key influences including:

- A site analysis and review of the urban context
- Design guidance - see Section 4
- Incorporation of key design and development parameters as discussed with Darlington Planning and Urban Design Department
- Providing a scheme to meet the Council's proposed Schedule of accommodation and likely tenant requirements (type and size of flexible floor-space) to make the project viable and in line with the Economic Strategy and Town Centre Strategy
- Facilitating a potential second phase of development within the site
- Meeting the requirement for a high quality civic development that attracts business and inward investment into Darlington and contributes to the vitality of the town centre

