



Northgate, Darlington

Masterplan Framework

July 2021

working draft



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D1	30/07/21	First Draft

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I.1 INTRODUCTION

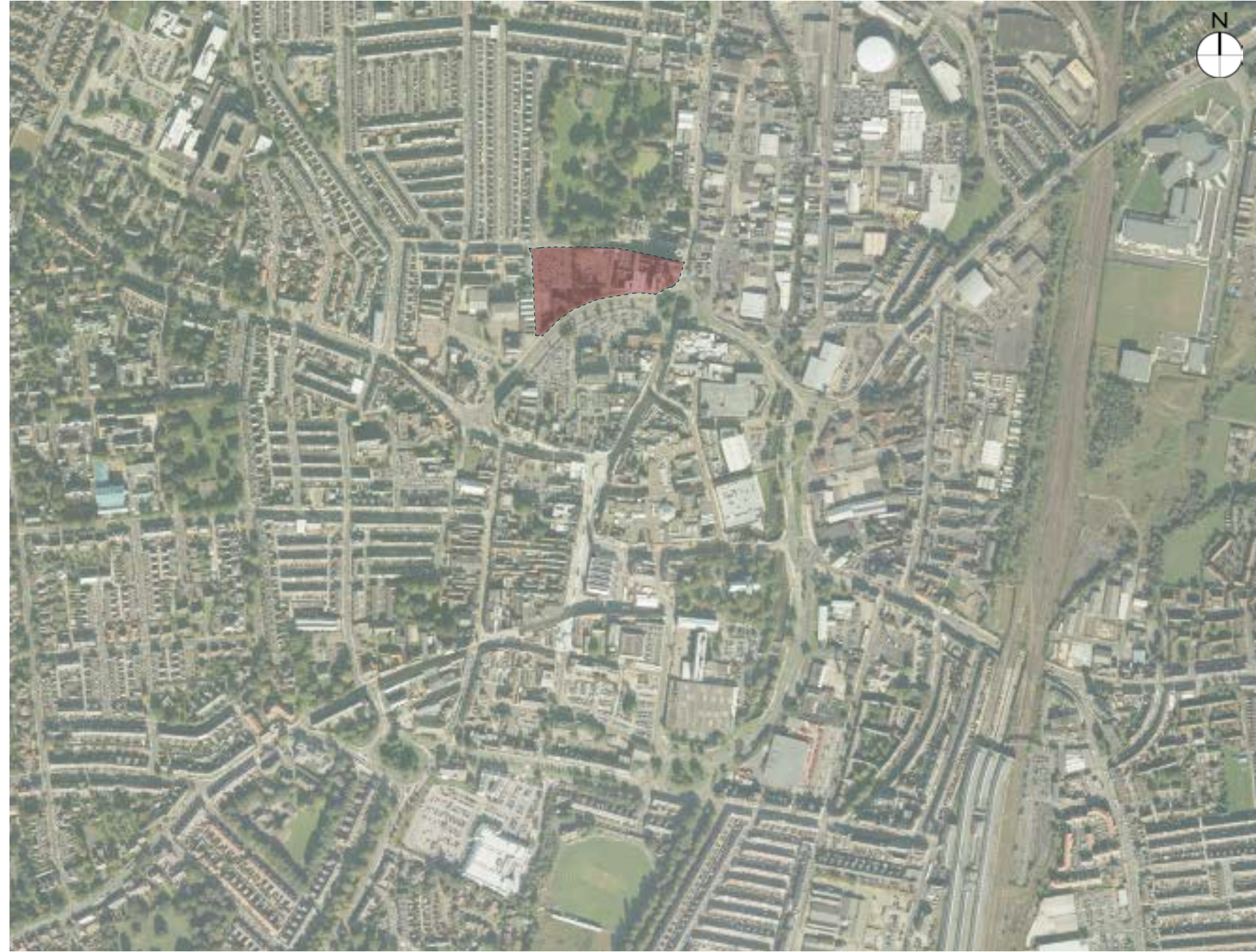
Masterplan Framework

This masterplan framework has been prepared on behalf of Darlington Borough Council. Its purpose is to provide a masterplan framework showing how the Northern Gateway area can come forward as part of a comprehensive development within this part of the town centre. The development framework relates to existing surface car parkings and buildings around King Street and adjacent to St Augustine Way, Gladstone Street and Northgate.

The redevelopment of this area will link in with the wider North Road Gateway works which will see heritage assets such as Edward Pease House refurbished to create a multi-use space.

The masterplan framework provides a detailed over view of the area alongside development options which should how the area could be redeveloped to respond to the local context and create a positive contribution to the surrounding urban grain. The work shows how a substantially improved public realm in and around the site with new pedestrian routes and spaces can create a vibrant amenity for future occupants.

The area provides an opportunity to provide high quality residential accommodation close to the town centre.



Site Location Plan.

I.2 VISION STATEMENT + DESCRIPTION

Masterplan Framework

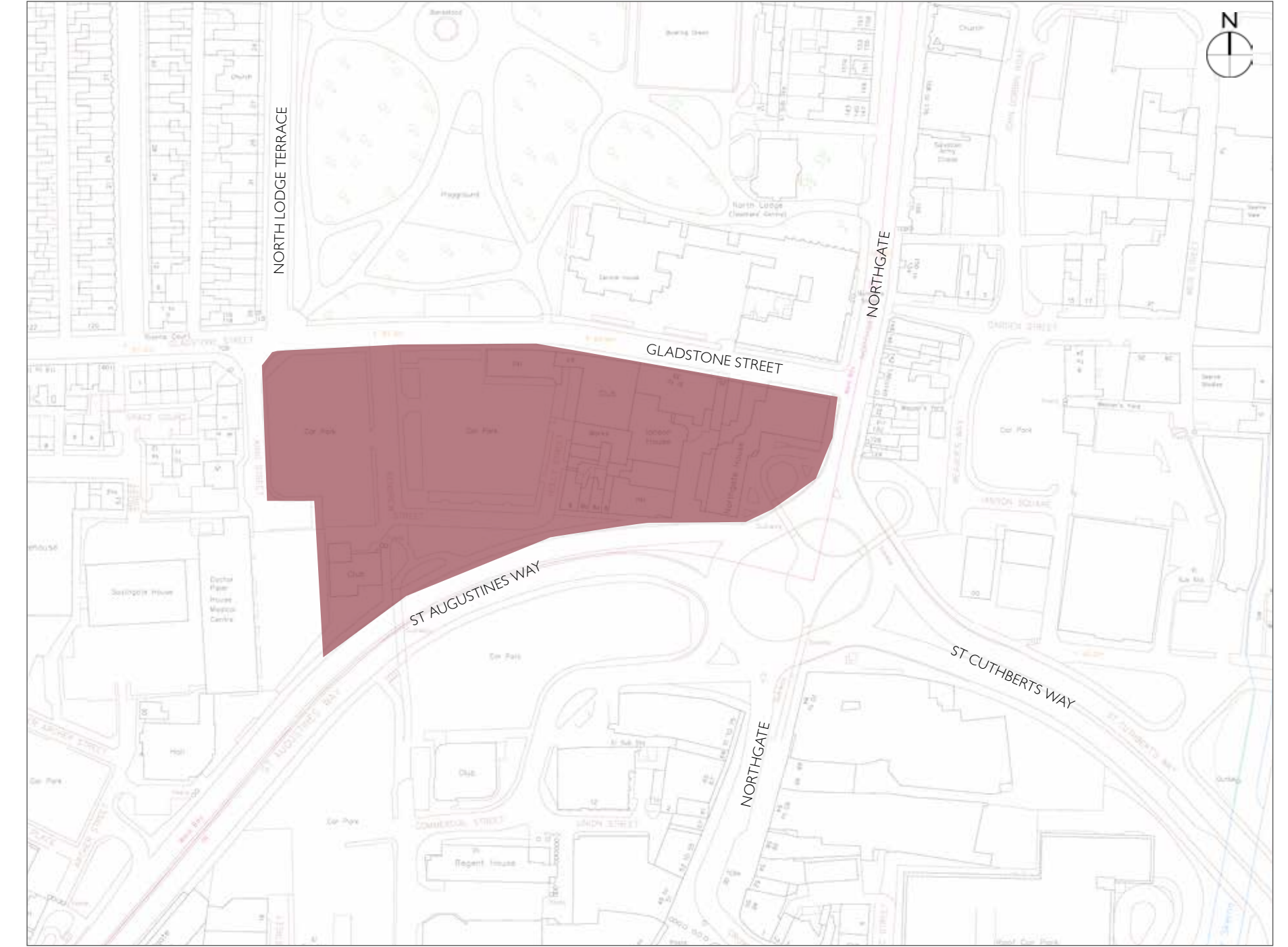
The Northgate study area is located north of St Augustines Way and south of Gladstone Street. The Northgate Roundabout is an important arrival point to the town centre. The study area includes Northgate House initially named Telegraph House which is a dominant high rise building that has been vacant for a number of years. West of Northgate House area a collection of buildings before two surface car parks (Kendrew East and West Car parks).

The masterplan framework seeks to set out options for how the wider area can be redeveloped to achieve the following:

- Redevelopment of an unattractive landmark either through comprehensive redevelopment or refurbishment
- Creation of improved connections between Northgate House, Gladstone Street and North Lodge Car Park
- Enhance the existing urban grain and street pattern
- Celebrate and retain historic building elements
- Create an improved setting to the important arrival point
- Provide new residential floor space
- Deliver a robust development of high quality architecture

The aim is for the masterplan framework to secure the redevelopment of this under utilised part of the town centre and encourage investment to enhance the site's unique heritage setting and improve the overall vibrancy of this part of the town complementing wider town centre initiatives.

The proposed new homes will have good connectivity to the existing surrounding community, facilities and amenities, thereby providing a significant boost to Darlington housing supply, and supporting the viability and vibrancy of the town centre.



Site location in relation to immediate context.

01

The Planning Policy Context

National Planning Policy Framework

In summary, the aim of the NPPF is to contribute to the achievement of sustainable development by guiding development towards sustainable solutions whilst taking local circumstances (character, needs and opportunities) into account. At a high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs (Resolution 42/187 of the United Nations General Assembly).

Local Planning Policy

A new development plan is being prepared for Darlington. The public hearings for the emerging plan are due to commence at the end of May.

The Commercial / Kendrew Street site involves the regeneration of land and buildings to the North of Darlington Town Centre. Development proposals for this site should be underpinned by a masterplanning exercise for this site to reflect feasibility, place making ambitions and sustainable development.

Development proposals should take their cue from the historic grain of development within the site, with the design, scale and density of development reflecting the distinct characters of the Northgate and Town Centre Conservation Areas. Development proposals will need to consider an appropriate programme of targeted archaeological evaluation and mitigation prior to redevelopment.



Policy TC 3 Additional Site for Town Centre Uses

The Council will support the regeneration of the Commercial / Kendrew Street site providing the following matters have been addressed:

- a. Ensuring sensitive integration of new buildings with old, seeking where possible to incorporate the existing historic fabric and retaining buildings that are of historic importance;
- b. Development proposals must be of a high standard of design that are sympathetic and appropriate to the local area and makes use of local design styles and local materials;
- c. That any comparison and convenience retail element of the scheme are central and complementary to the wider regeneration of the Town Centre;
- d. Sufficient and appropriate provision is made for replacement vehicle parking, which minimizes surface car parking, to support the proposed development;
- e. Development should incorporate suitable linkages to the existing transport network and help mitigate issues of potential traffic congestion;
- f. Development proposals should utilise its frontage with St Cuthbert's Way to provide opportunities for innovative design and improved public realm.



01

Design Policy and Guidance

National Planning Policy Framework (NPPF)

The NPPF states (paragraph 7), that the purpose of the planning system is to contribute to sustainable development. This is expressed in economic, social and environmental terms (paragraph 8).

Paragraph 12 confirms the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making.

The NPPF provides more detailed guidance on the various topic areas arising from the core principles. The most relevant of these topics are considered below in the context of the planning application for Northgate.

'Building a Strong and Competitive Economy': Shows that the Government is committed to ensuring that the planning system does everything it can to support economic development (paragraph 80). As part of this planning decision should help create the conditions in which businesses can invest, expand and adapt.

'Promoting healthy and safe communities': Identifies the need to create healthy, inclusive and safe places which promote social interaction, are safe and accessible and enable and support healthy lifestyles.

'Promoting Sustainable Transport': The NPPF notes (paragraph 108) that when assessing sites for development appropriate opportunities are given to promote sustainable transport modes that safe and suitable access can be achieved for all users and any significant impacts from the development on the transport network can be effectively mitigated.

'Delivering a Wide Choice of High Quality Homes': The primary objective of this topic area is to significantly boost the supply of homes.

'Requiring Good Design': The NPPF states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places to live and work and helps makes development acceptable to communities (Para 124).



01

General Design Guidance

A wide range of design guidance documents are available, giving information and advice on issues relevant to the development of the site. These cover diverse topics and range from the general to the specific. Therefore, whilst a general familiarity with all relevant guidance has been important, a number of key publications have been identified as core documents. These, in turn, have informed the development concept and illustrative masterplan and underlying principles

They include:

- The National Design Guide, 2019
- Building for a Healthy Life, 2020
- The Future Homes Standard
- Putting Health into Place
- TCPA Practical Guides
- Urban Design Compendium, Second Edition - English Partnerships and the Housing Corporation, (2007)
- Safer Places: The planning system and crime prevention ODPM, (2004)
- By Design - Urban design in the planning system: towards better practice - Commission for Architecture and the Built Environment (CABE), (2000)
- Manual for Streets - Department for Transport, and Community and Local Government, (2007)

Building for Healthy Life

The development responds positively to the 'Building for Life 12' checklist, encompassing 'Delivering Great Places to Live'. BfL12 is designed to help assess the quality of proposed and completed developments; and a key benchmarking tool used by Homes England and DBC.

Inclusive Design and Access

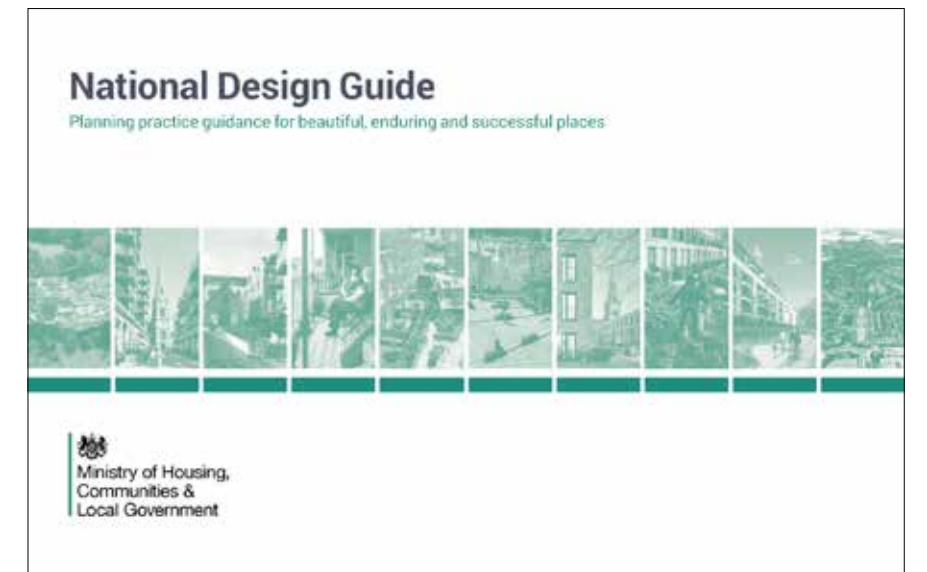
Reserved matters applications will ensure that detailed development proposals meet the requirements of the DDS and Part M of the Building Regulations. The masterplan proposals and subsequent reserved matters applications will seek to incorporate desire routes for those who find conventional routes very challenging. Levels, colours, lighting, markings, sizes and surface finishes, will all be coordinated to create a barrier free development.

Appropriate wheelchair accesses, and facilities for people with visual impairments will be an integral part of the movement process. The aim is to ensure that all potential site users, no matter what their disability, age or sex, will be able to enter the site, move around the area, enter housing and use facilities such as the community facilities proposed for the recreation area.

In general, roads will be designed to reduce car speeds, and allow people to walk, relax and play on all secondary and tertiary streets.

National Design Guide, 2019

The National Design Guide sets useful out overarching principals of design to create beautiful, enduring and successful places.



The National Model Design Code sets a baseline standard of quality and practice which local planning authorities are expected to take into account when developing local design codes and guides and when determining planning applications, including:

- The layout of new development, including street pattern;
- How landscaping should be approached including the importance of streets being tree-lined;
- The factors to be considered when determining whether façades of buildings are of sufficiently high quality;
- The environmental performance of place and buildings ensuring they contribute to net zero targets;
- That developments should clearly take account of local vernacular and heritage, architecture and materials.

Consideration has been given to the National Design Guide in the preparation of the masterplan and the Outline Design and Access Statement will provide details of how the proposals are compliant with the 10 principles from the National Design Guide.

National Model Design Code

The purpose of the National Model Design Code is to provide guidance on the production of design codes, guides and policies to promote successful design expanding on the the 10 characteristics of good design set out in the National Design Guide, which reflects the government's priorities and provides a common overarching framework.

Harrogate does not have in place an adopted Design Guide or authority wide code. The approach proposed for the outline application is to provide further details in respect of the following

Movement strategy where appropriate

- Access and street hierarchy
- Landscape and open space strategy
- Land use and mix
- Density
- Heights
- Number of homes
- Identity and character of buildings and public spaces

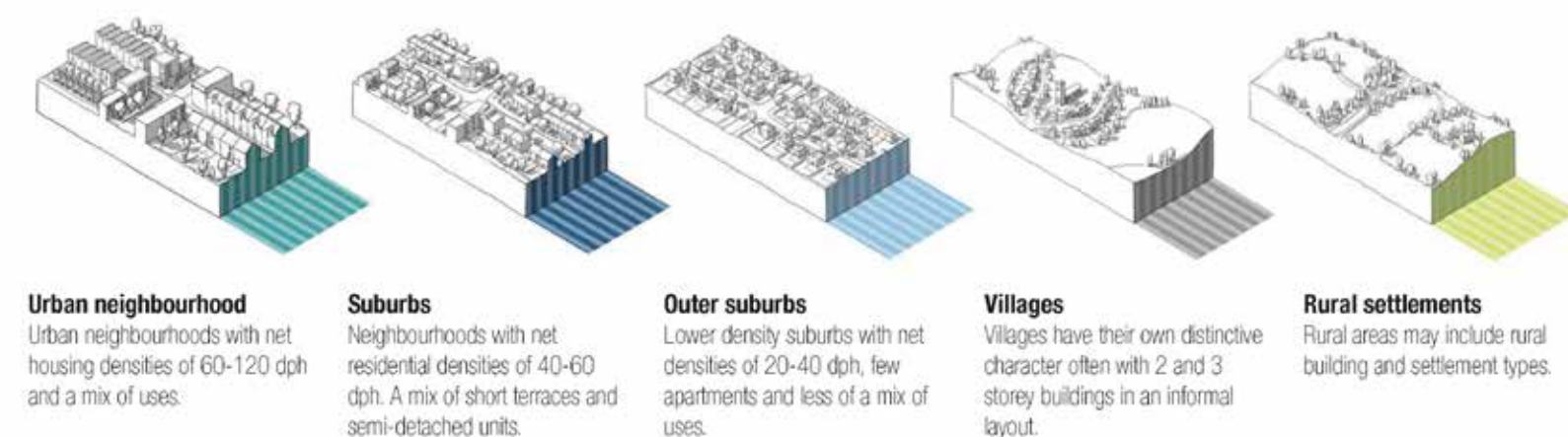
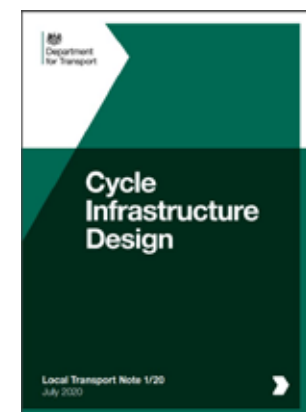
This information is contained within the Outline DAS and through the parameters plans and section relation to local character. The previous outline planning application considered density patterns in the surrounding locality along with reference to architectural details and character. Further consideration has been given as part of this masterplanning process in respect of how 'Darlington's' character can be related to new development and spaces within the revised masterplan.



Local transport Note 1/20 Cycle Infrastructure Design

This Local Transport Note (LTN) provides guidance to local authorities on delivering high quality, cycle infrastructure including:

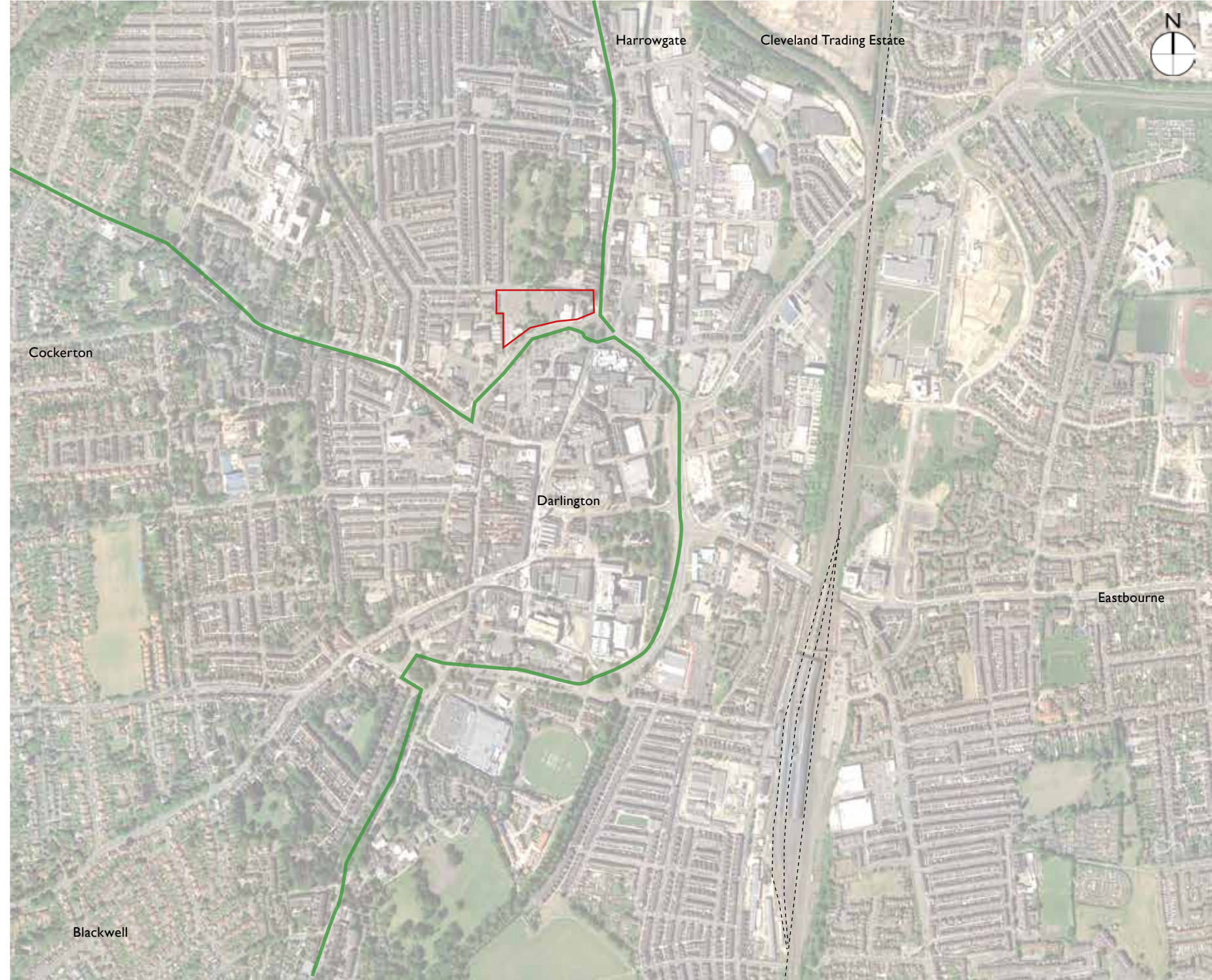
- planning for cycling
- space for cycling within highways
- transitions between carriageways, cycle lanes and cycle tracks
- junctions and crossings
- cycle parking and other equipment
- planning and designing for commercial cycling
- traffic signs and road markings
- construction and maintenance



Relevant area types for Bluecoats

Site Location and Context

The site is situated towards the North of Darlington town centre, and is bordered to the east and south by the A167 and A68 respectively, which provide vital connections to the surrounding suburbs of Harrowgate, Cockerton and Blackwell.



Key:
 - Site location
 - Primary A road
 - Railway line

Map Showing site location within Darlington and surrounding area

Site Description

The site is bound to the north by Gladstone Street and is located opposite North Lodge Park, one of the largest areas of green space within Darlington town. The site is also situated opposite the grade II listed Old Technical College built in 1894-97, which accommodates council services along with a police station.

To the south of the site is Darlington Town Centre.

Key:
 - Gladstone Street Site
 - A road
 - B road
 - Minor road

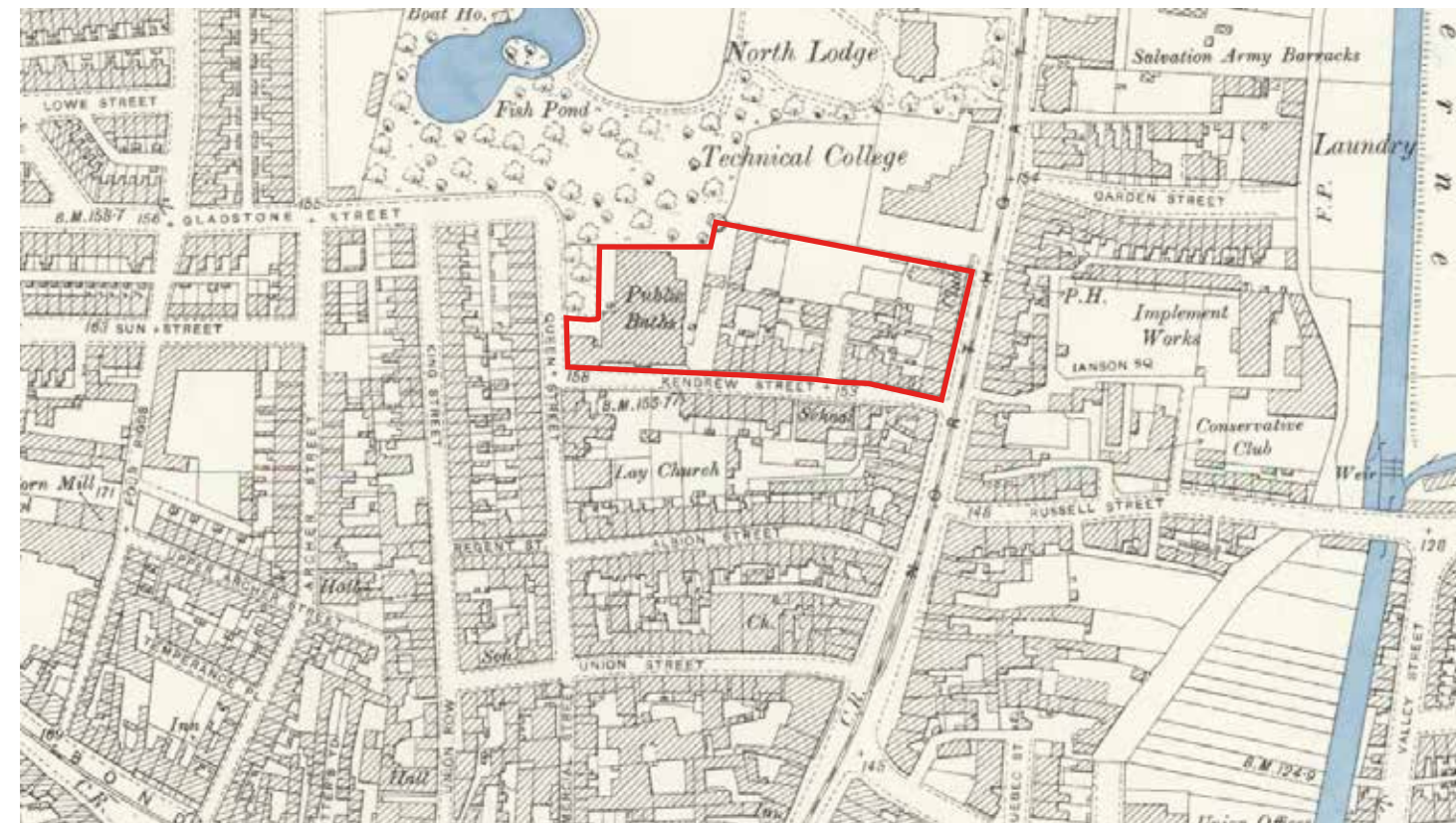
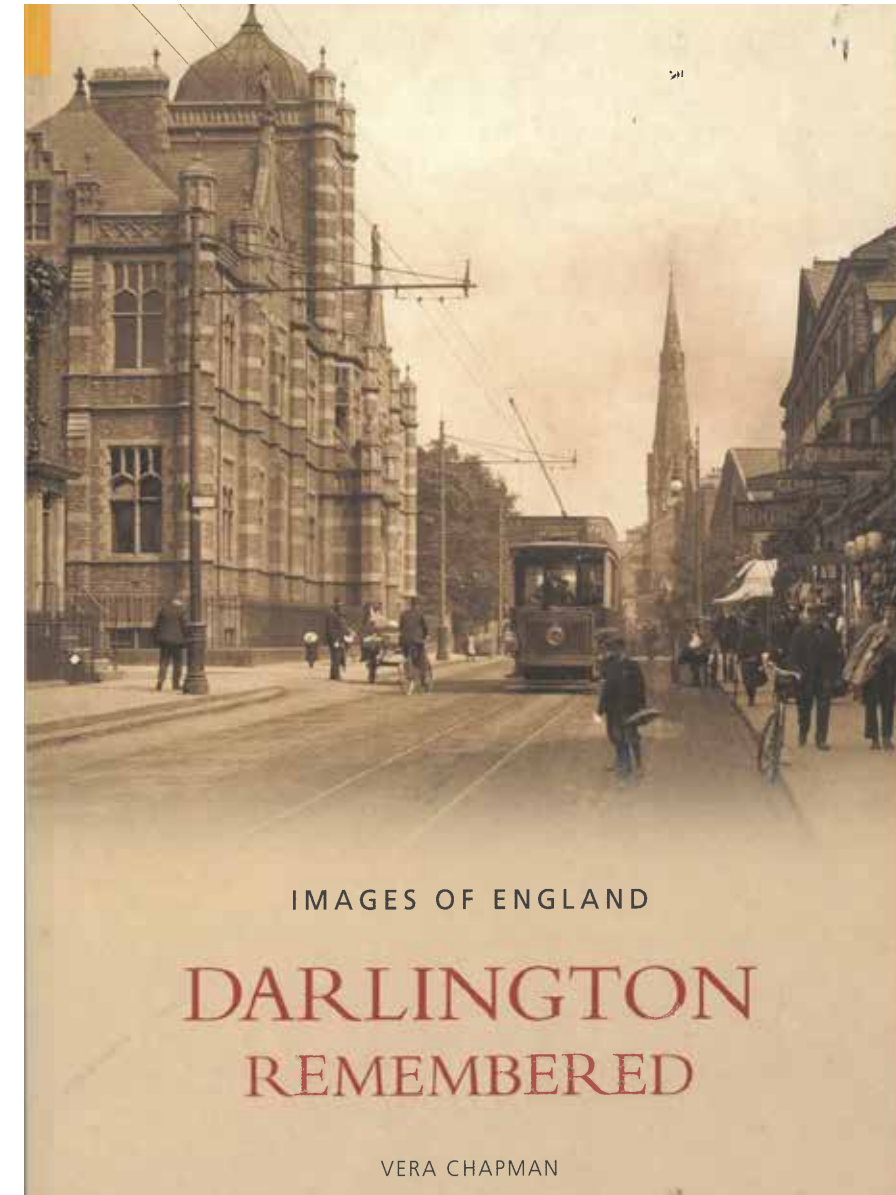


Map Showing site location and surrounding road network.

02

Historic Maps

Historic maps and images of the site and its context.



Darlington - 1898



Darlington - 1915



Nursing home opposite North Lodge Park.



View of the Old Technical College, opened in 1897



Northgate house completed in 1977



View from Prospect Place towards Prebend Row



Prospect Place



Old Market Place looking north-west towards the town clock

Existing Uses

At the time of this application the site boundary includes:

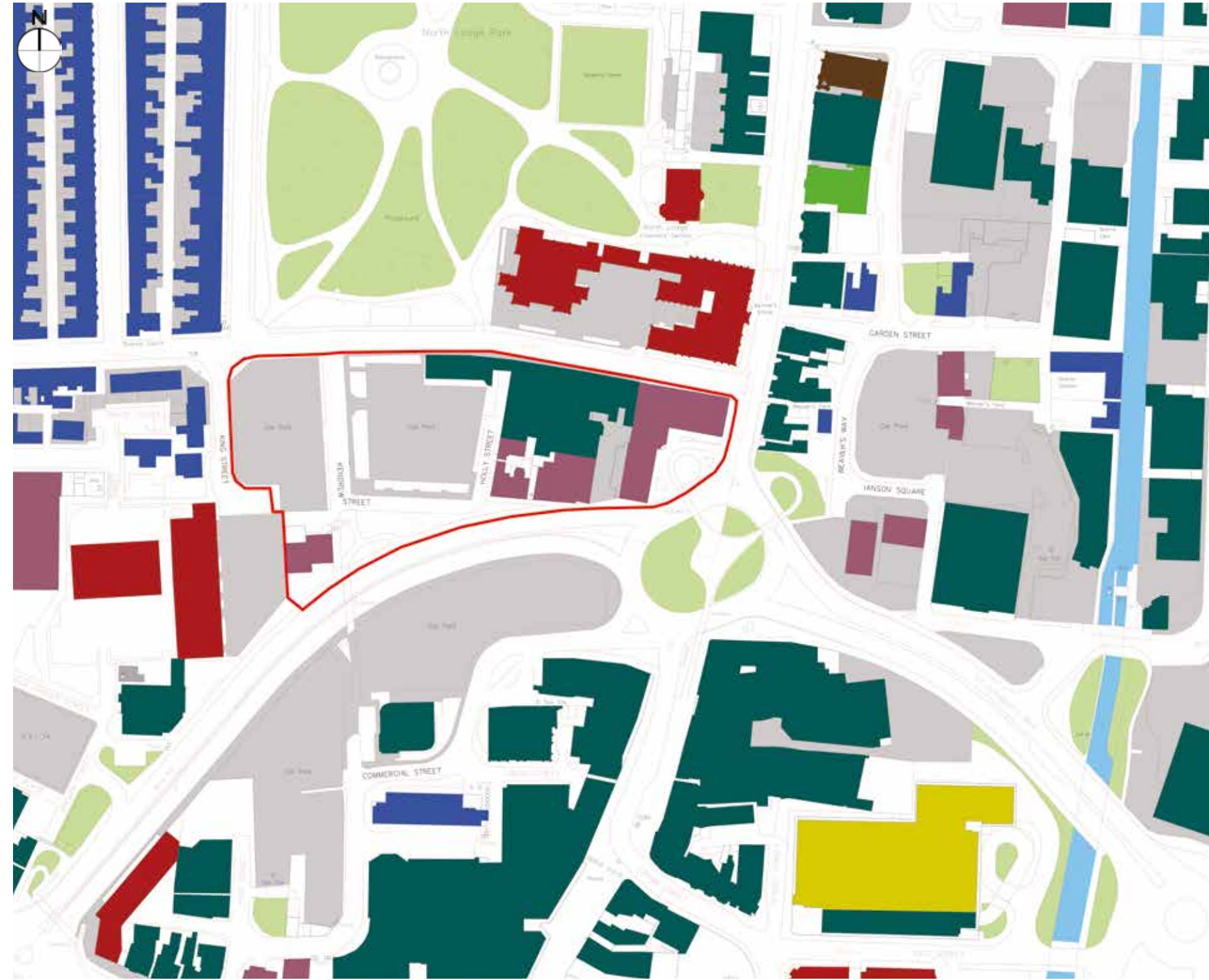
- Two public car parks to the east and west of Kendrew street.
- A number of small or disused retail units along Gladstone street.
- A couple of small businesses to the east of Holly street and a large, empty office block on Northgate roundabout.

Many of the buildings in close proximity to the site are utilised by the Council for various services, including both a police station along with the child services & education offices to the north and an NHS surgery to the southwest.

Building uses to the east and south of the site are predominantly retail and stretch down northgate and commercial street towards queen street shopping centre. Northgate is a key link between St Augustines Way and High Row and is an important part of the commercial and retail centre of the town.

To the northwest of the site the buildings become more residential in the form of terraced housing.

- Residential
- Retail
- Civic
- Religious
- Office/Commercial
- Community
- Multistorey carpark



Map showing existing building uses in and around the site.

Surrounding Building Heights

The majority of the existing buildings found within the site boundary are about 15-20m with the corner of Northgate house (office block) reaching 30m. The communication tower which acts as the main circulation core for northgate house is one of the tallest buildings in Darlington. There may be an opportunity here to retain it as part of the development to preserve the character and history of the area and provide a waypoint or point of interest within the scheme.

The buildings to the east and west of the site are predominatntly 5-10m and increase in height slightly towards the south where the commercial and retail areas are located ranging between 10-20m.

- > 30m
- 20-30m
- 15-20m
- 10-15m
- 5-10m
- < 5m



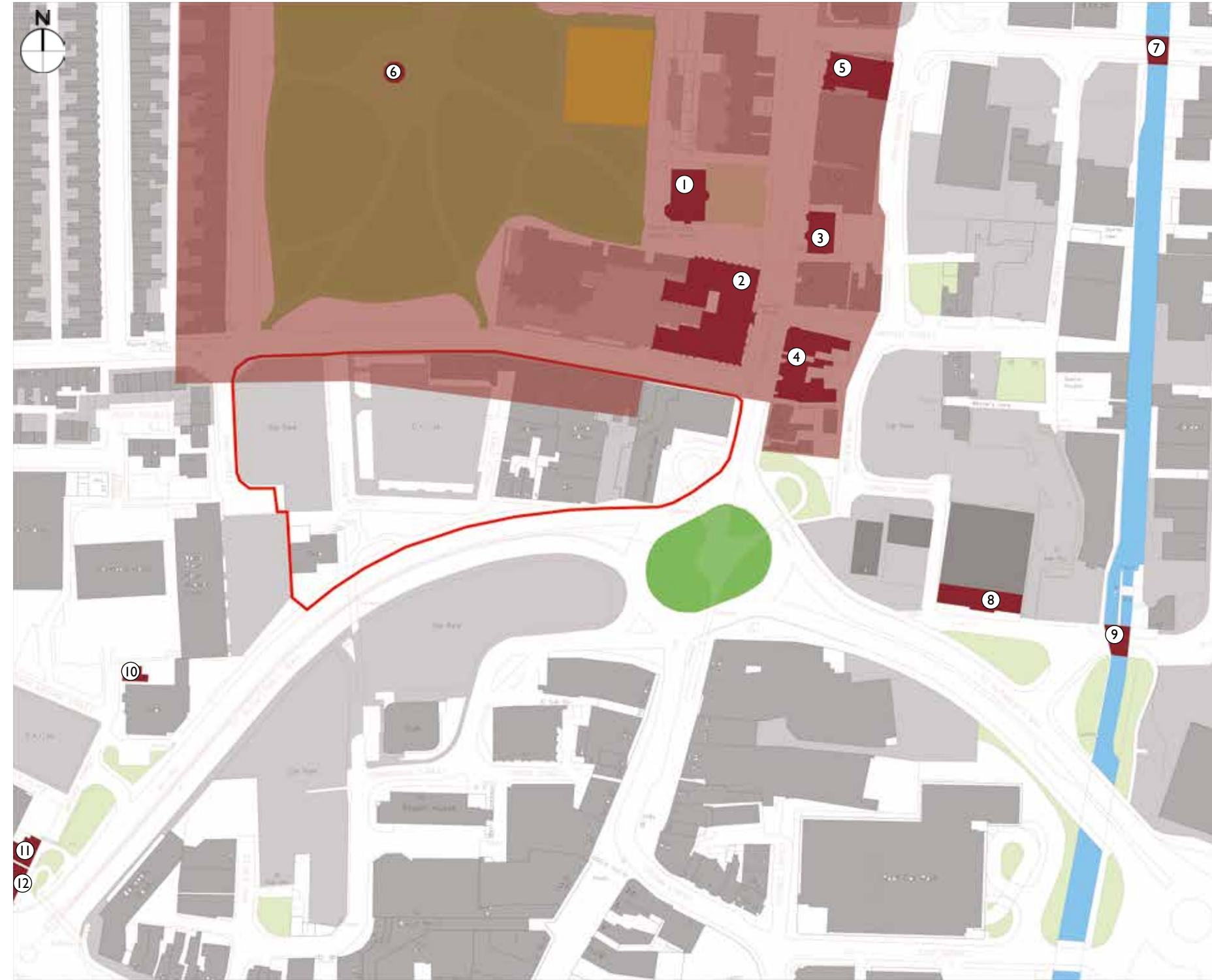
Map showing existing building uses in and around the site.

Conservation and heritage

The site itself is situated on the border of the northgate conservation area, with parts of the northern edge of the site, along Gladstone street, falling within it.

There are also a number of heritage buildings with grade II and II* listings around the site and so the new development should aim to enhance the setting of these heritage assets.

- | | |
|---|-----------------------------------|
| ● Conservation Area | ● Public Amenity |
| ● Listed Buildings | ● Sports Amenity |
| ① North Lodge Grade (II) | ⑦ Bridge Over River Skerne (II) |
| ② Central School (East Block) (II) | ⑧ 31-39 Russel Street (II) |
| ③ Central School Annexe (II*) | ⑨ Bridge Over River Skerne (II) |
| ④ 138-148 Northgate (II) | ⑩ 30 Archer Street (II) |
| ⑤ Northgate United Reformed Church (II) | ⑪ The Britannia Public House (II) |
| ⑥ Bandstand to West of Bowling Green (II) | ⑫ 81 Bondgate (II*) |



Map Showing conservation areas and listed buildings.

Northgate Land Ownership

The land ownership within the study area is split between three parties. The two car parks on the west side of the site, either side of Kendrew street, along with the majority of the public space to the south is owned by the council.

The retail and small businesses on Holly street are owned by Allure Development. The disused office block on the eastern boundary and the public space that it borders is within separate ownership.

- | |
|-------------------------------|
| ● Council |
| ● Allure Development |
| ● Northgate House (owner tbc) |



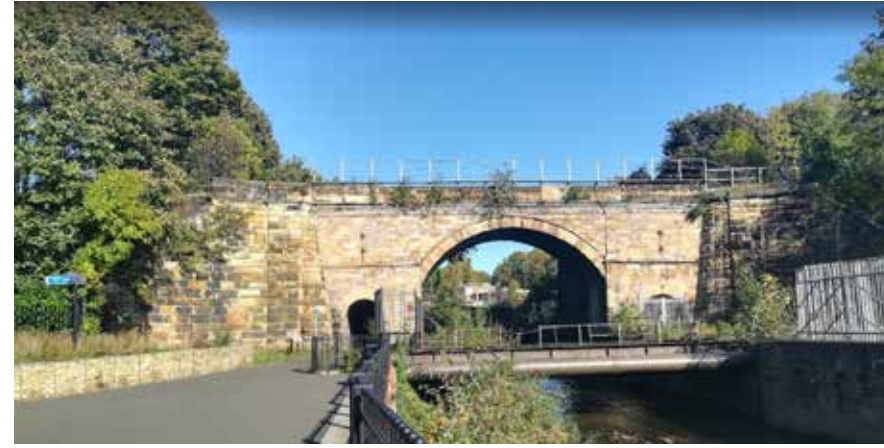
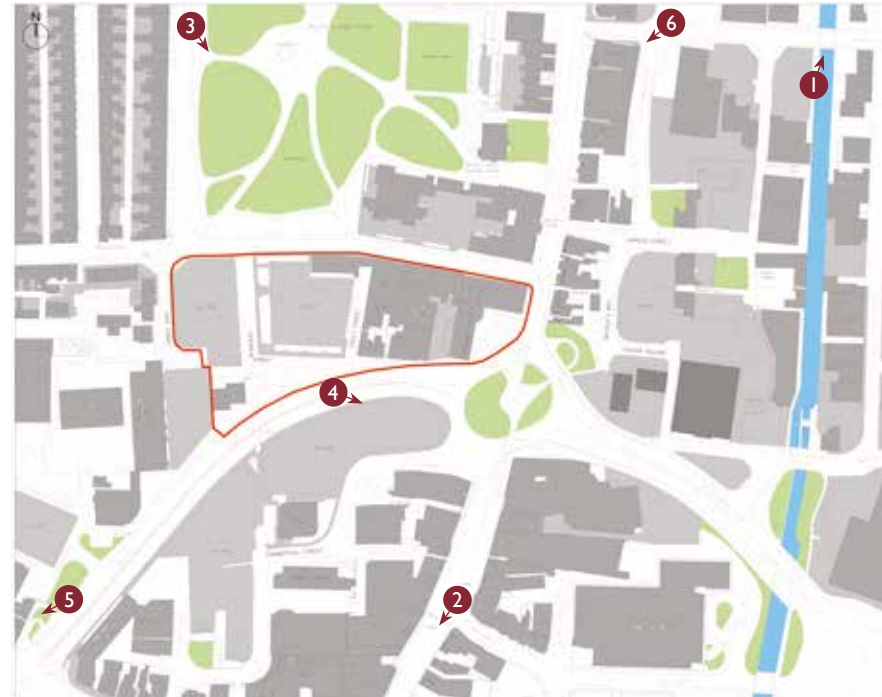
Map Showing existing land ownership within the site.

02

Local Context

Photographs of the local context are displayed here. The locations of the photographs are indicated on the map below.

By analysing the context around the site during early design stages, it is our aim that the scheme will make reference to its surroundings, creating a sense of connectivity between itself and Darlington town centre.



View 1 - Bridge over Skerne



View 2 - Darlington town centre



View 3 - North Lodge Park



View 4 - Car park across from site



View 5 - Britannia Inn Grade (II)



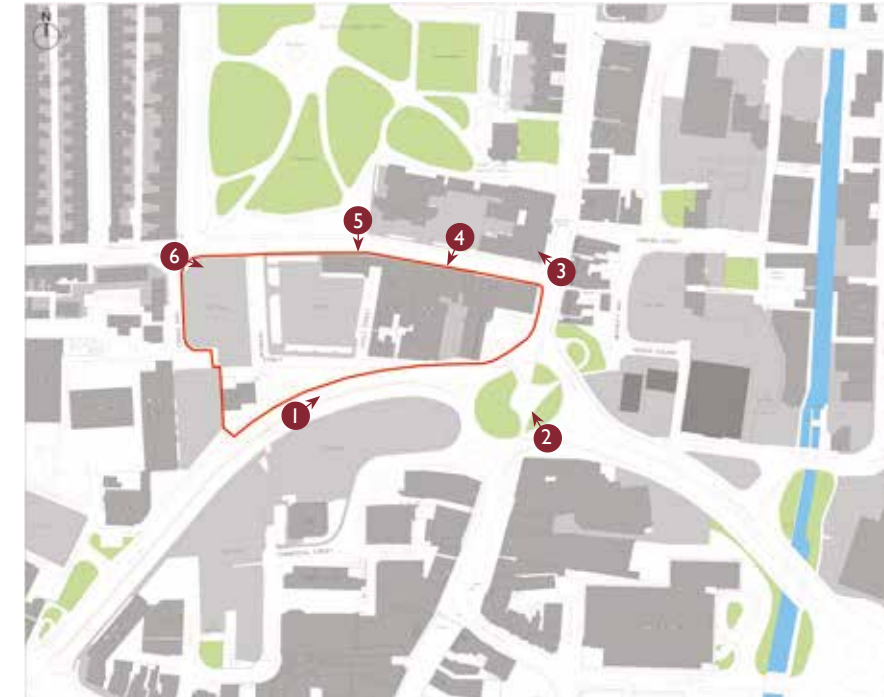
View 6 - View of united reform church Grade (II)

02

Site Context

Photographs of the site context are displayed here. The locations of the photographs are indicated on the map below.

There are many historic and heritage buildings within the site and its close proximity which may be retained and celebrated through the development.



View 1 - Approach to the site along St Augustine's Way



View 2 - View across northgate roundabout towards the site



View 3 - Grade (II) Listed council building across the road from site



View 4 - Historic facades along Gladstone street.



View 5 - Historic store fronts along Gladstone street



View 6 - Car parks either side of Kendrew Street

02

Existing Streetscape - A Journey from High Northgate to Prebend Row



1. Northgate house and united reformed church visible from approach along high northgate



2. Pass the grade II listed old technical building on the right towards Gladstone street



3. View back from northgate roundabout towards northgate house office



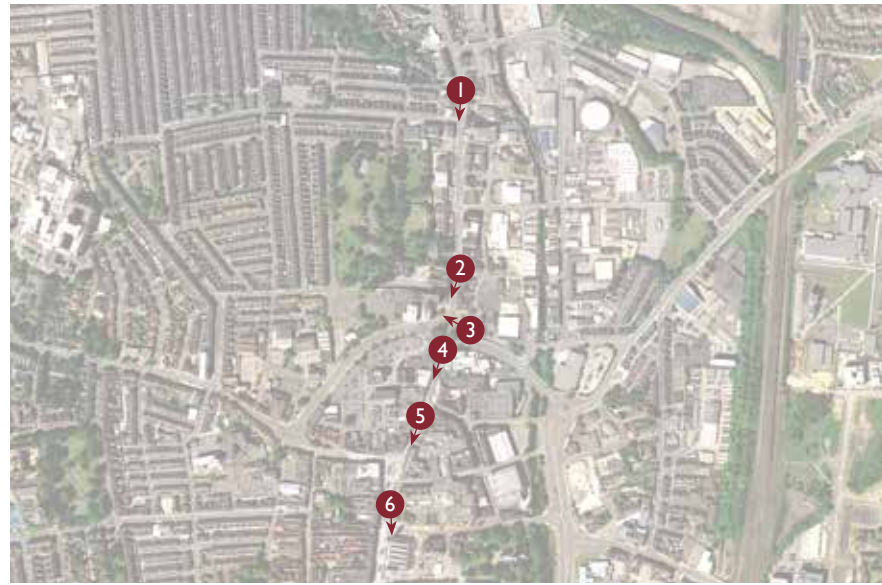
4. View down northgate across from the site.



5. Pass by the market stalls and Pease's statue at Prospect Place



6. Darlington clock tower at the corner of prebend row and tubwell row.



02

Existing Streetscape - A Journey out of the town centre from Northgate.



1. Leaving the town centre, walk up northgate towards Northgate Roundabout.



2. On approach to northgate roundabout, the existing northgate house office is visible in the distance.



3. Upon taking the first exit at northgate roundabout, the site can be seen on the right and will become a focal point as you leave the town centre.



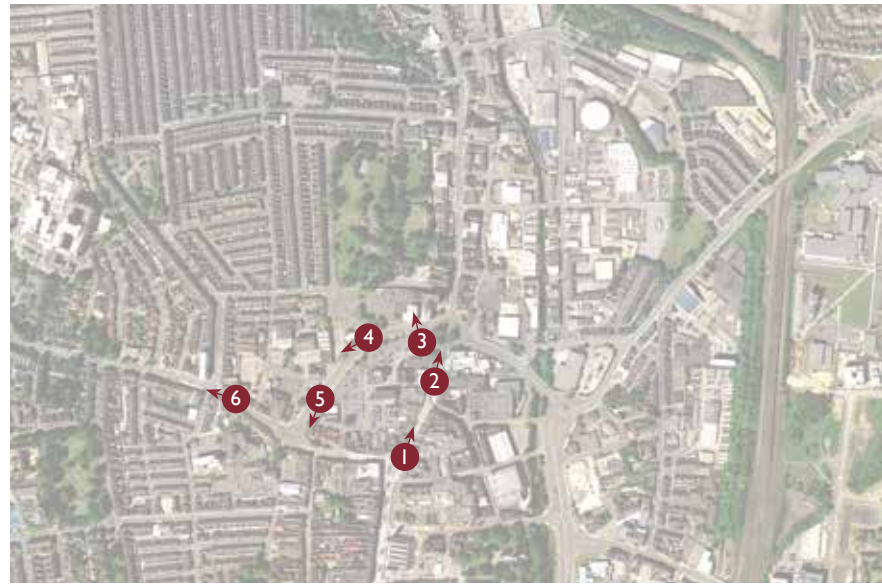
4. View down St Augustine's Way with the site visible on the right.



5. St Augustine's way towards bondgate roundabout.



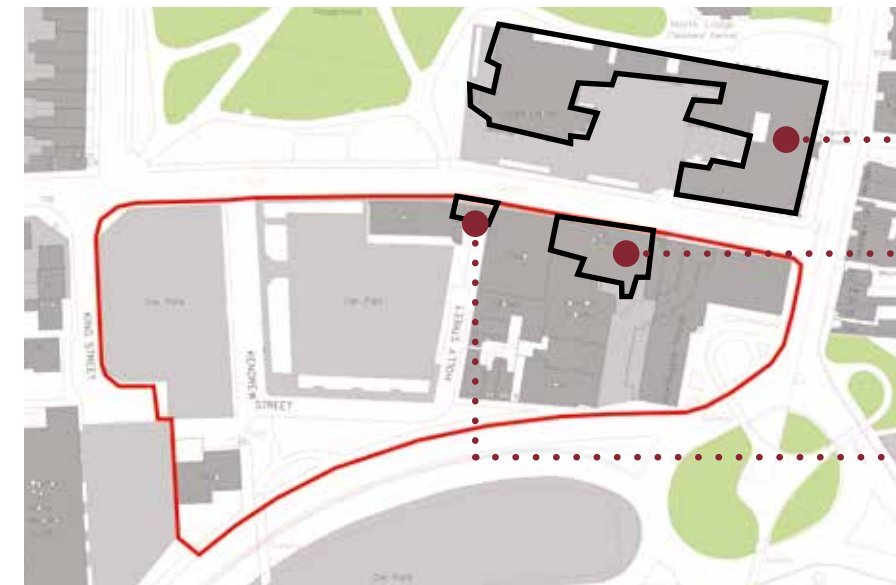
6. Exit Darlington town centre along the A68.



Heritage Assets along Gladstone Street

The grade II listed Old Technical building fronting Gladstone street was designed by G.G. Hoskins and built in 1894-97 by Ian R. Mackenzie. It displays quiet brickwork with orange terracotta dressings and provides vital material precedent for the proposed masterplan development. It is evident that minor renovation works have taken place with modern windows installed on the buildings southern elevation. These provide another point of reference for the schemes design.

Both the Temperance Institute (1903) and the old bottling company (1900) that lie along the northern boundary of the site, offer vital opportunities to retain elements of Darlington's heritage within the scheme. The intention here being to utilise these buildings within the new development - In doing so the Temperance building may house accommodation elements whilst the arches of the bottling company may be opened up to create a historic entrance to the scheme.



Old Technical Building G.G. Hoskins 1894-97.



Temperance Institute 1903.



Darlington Bottling Company 1900.

Conservation Area Character Appraisal

The Northgate conservation area character appraisal is a vital resource for understanding the sensitivity by which new developments need to preserve and enhance the area. In the past there have been a number of unsympathetic developments and alterations within the Northgate area that we can learn from and avoid repeating.

The appraisal includes examples such as the Navy Club along Coporation Road of 1960s design which is unympathetic to the surrounding area, along with the BP Garage on High Northgate which replaced terraces and left a gap in the urban fabric.



The Navy Club on Corporation Road



BP Garage on High Northgate

North Lodge Park

North Lodge Park is a key public space within the conservation area and is located on Gladstone street. It is vital that this space is not overshadowed or hindered by new development. The new Development across the street from the park will intend to sympathise with the park and have a positive impact on the area.

'Gladstone Street through to Northgate completes the southern boundary of the park, although today the quality of this edge has been degraded by modern development and open car parking.'

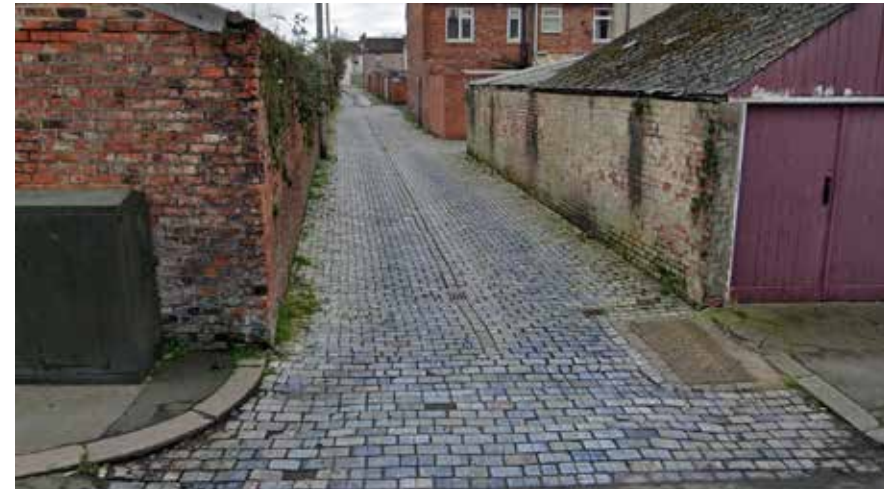


Existing Edge of North Lodge Park Along Gladstone Street

Streetscape

The proposal at Northgate will endeavour to learn from the architectural character and language of the surrounding context, paying close attention to detailing and materiality.

'An important element of the area's distinctive character is the blue-coloured blocks, which were laid in back lanes and alleyways.'



'Scoriae' Bricks Along Back Lanes of Darlington

Character Study - Darlington Terraces



By studying the terraces along north lodge park to the north-west of the site we can identify a number of key characteristics that could be referenced in the new proposal along Gladstone street.

The use of a similar details at the eaves lines and around openings, along with utilising dormer and bay windows could help to nestle the new proposal within its context.

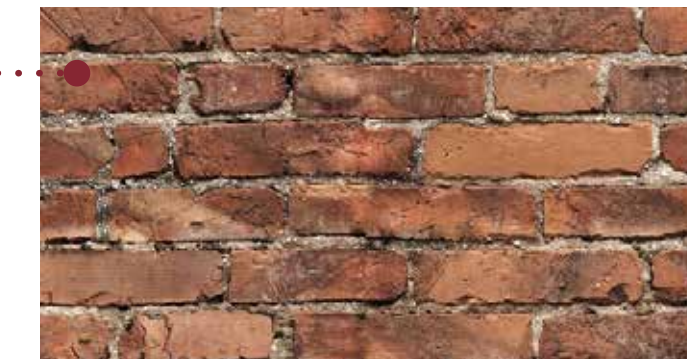
The Darlington terraces also seem to use a multitude of colours on the lintels and cills at the openings, with each consecutive house utilising a different colour. Once again we might be able to reference this use of colour to add a sense of identity to each dwelling.



Character Study - Material Palette



Buff Brick



Red Brick

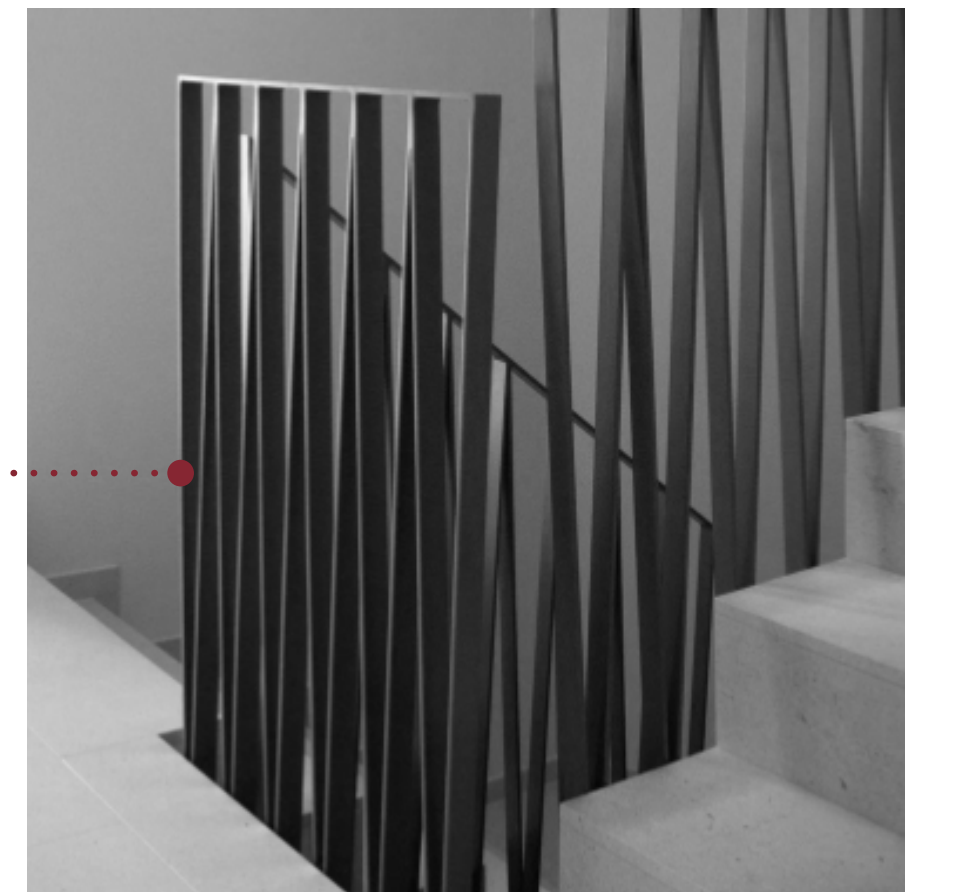


Dark Brick

Proposed materiality to reference context materials

The proposed material palette for the scheme would aim to reference the historic Old Technical Building across Gladstone street. Replicating the materiality of the grade (II) listed building it would aim to use a buff brick to replicate the stonework along with a similar red brick.

In reference to the metal railings typical of Darlington's architecture depicted in the image to the left, the development would also replicate this with some darker brick accents along with utilising a metal railing system along the private terraces of the scheme.



Contemporary metal hand rail

03

Precedent Study - Urban Villages

The images shown over the next two pages show possible inspirations for how the materiality and arrangement of spaces might work within the Northgate proposal.

The scheme will aim to take precedent from urban village projects such as The Malings in Newcastle Upon Tyne. This scheme was 'designed to nurture a genuine sense of cohesion and engagement among the inhabitants' and was conceived through consultation and collaboration with the existing occupants of the area.

It is important for the Northgate masterplan to follow a similar line of enquiry and for the design to be influenced by a greater understanding of the character of its surroundings.



03

Precedent Study - Architectural Precedent

Another precedent is Abode at Great Kneighton which utilises a multitude of housing types and spatial hierachys to suit the transition from urban to rural edge.

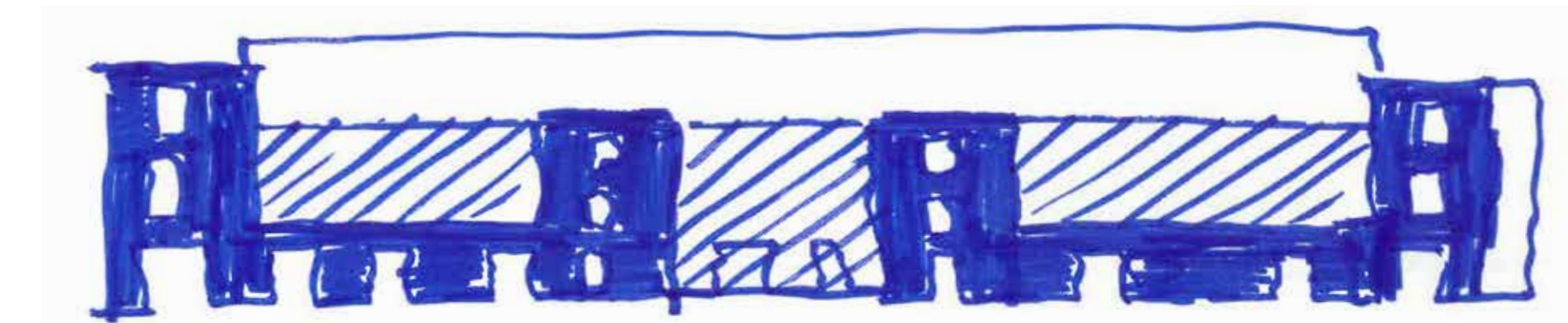
Although on a much smaller site - the proposal at Northgate will intend to house various house types relating to the proximity to the town centre and the surrounding residential areas.



Window Proportions

Use of Intricate detailing

Shared surface alleyway between housing



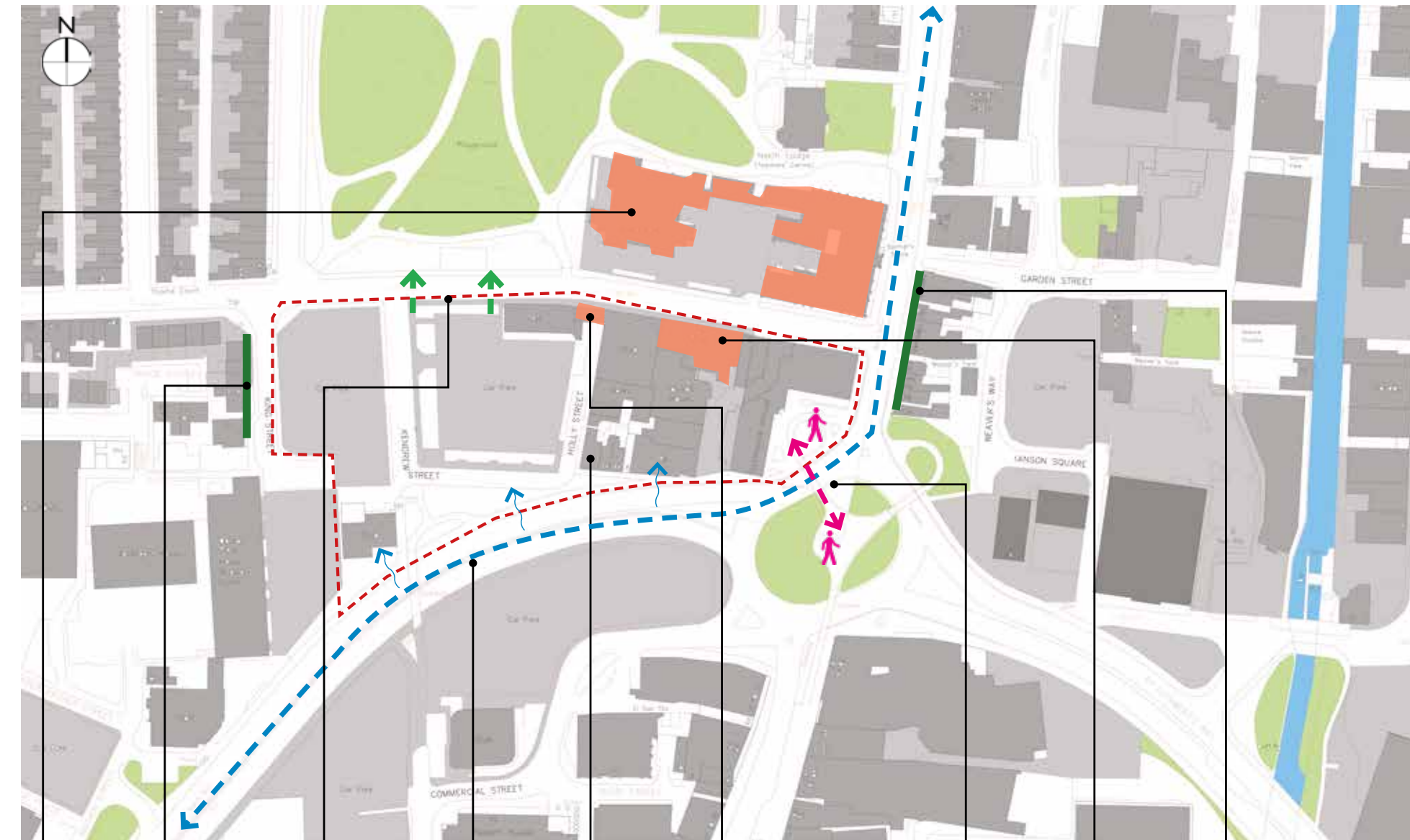
Sketch showing use of tower like strutures to emphasise certain elements of the scheme.



Site Constraints

The diagram to the right outlines our key considerations when approaching the development of the site. It is important for us to develop a scheme that has a positive impact within Darlington town centre and takes care not to hinder and disrupt the surrounding heritage.

- Key:
- Major A Road
 - Noise attenuation
 - Pedestrian Route
 - Key Views
 - Adjacent frontages
 - Existing heritage building

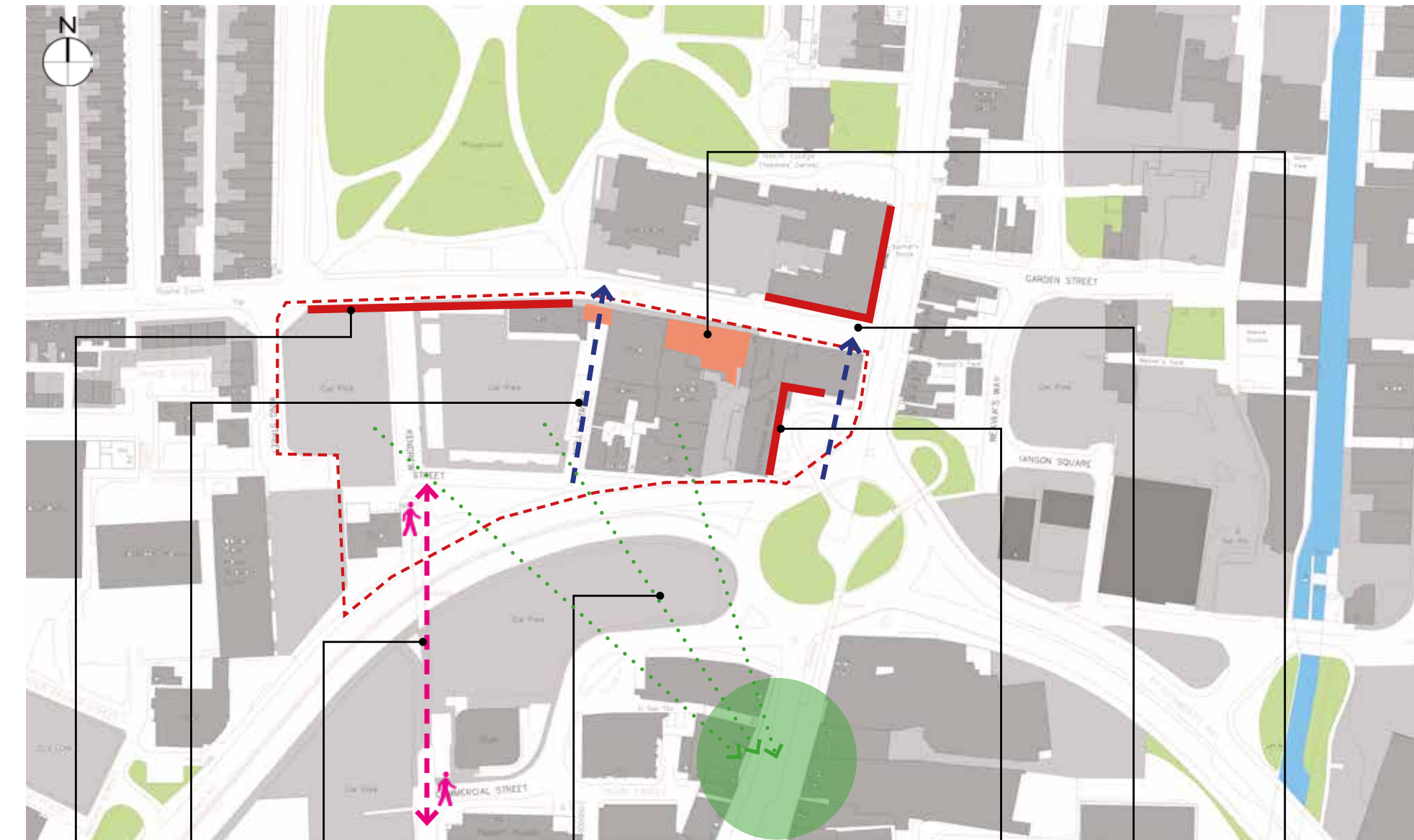


- Consideration of Old Technical building
- 3 storey residential units adjacent
- Retain relationship with north lodge park
- Consider access and noise along busy main road
- Small businesses along Holly st
- Consideration of darlington bottle company
- Retain pedestrian route into site from northgate roundabout
- Consideration of Temperance Institute
- 3 storey retail units adjacent

Site Opportunities

Key opportunities with this development involve creating a sense of connectivity between the proposal and the existing town centre. In doing this it will also be important to celebrate Darlington's heritage e.g pulling back the building line of northgate house office block to open up a view to the Old Technical College. It will also be important to create new routes from the town centre to the site such as from commercial street through to kendrew street.

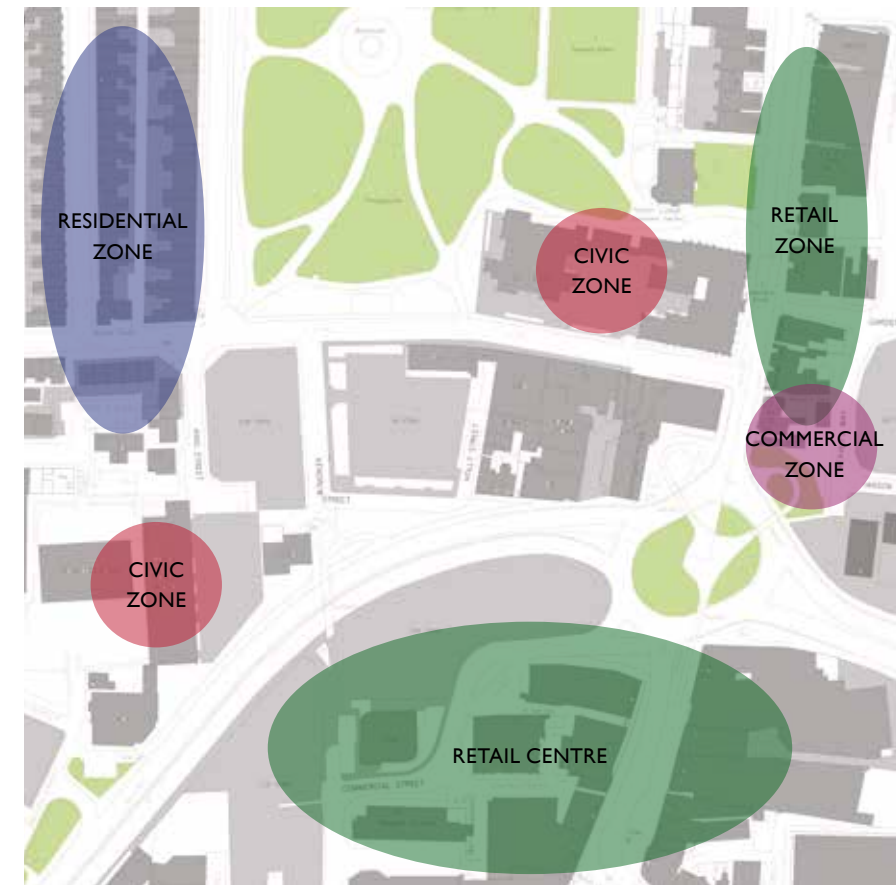
- Key:
- Key Frontage to be addressed
 - Pedestrian Route
 - Key Route
 - Connectivity
 - Existing heritage building



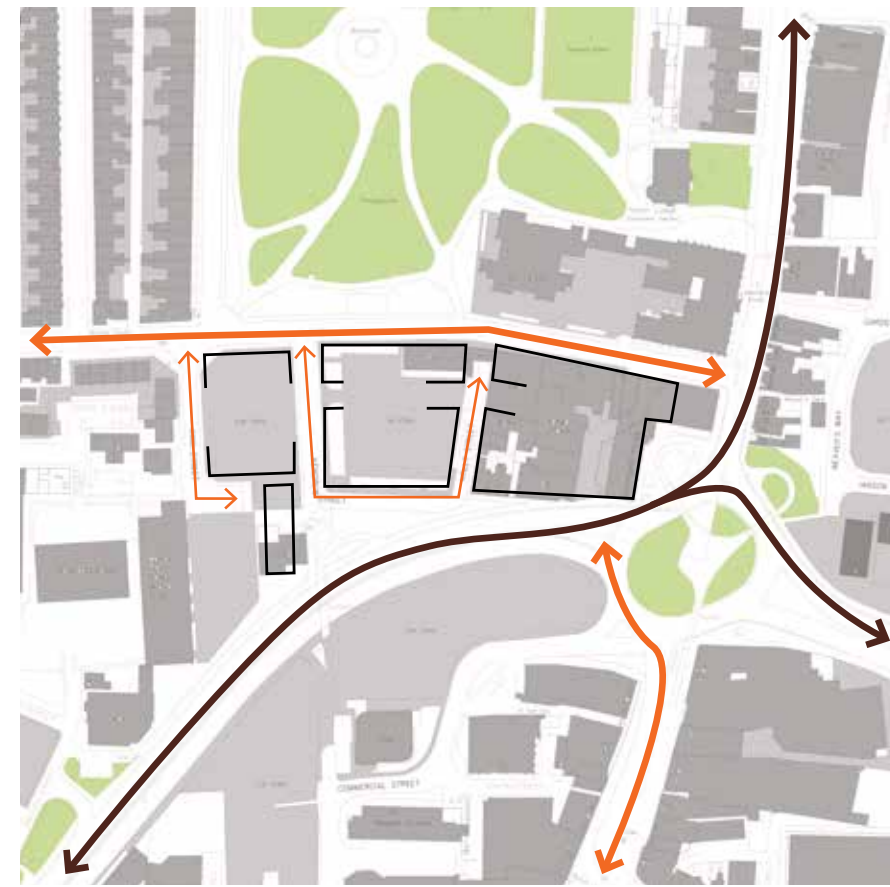
- Simple frontage facing onto north lodge park
- New route through site and new entrance way utilising old bottle company
- New pedestrian connection from Commercial street to Kendrew street
- Create connectivity between the site and existing town centre
- Retain similar frontage to existing
- Pull back existing building line, opening up views to heritage building
- Retain and repurpose temperance institute as part of the scheme

Strategic Principles

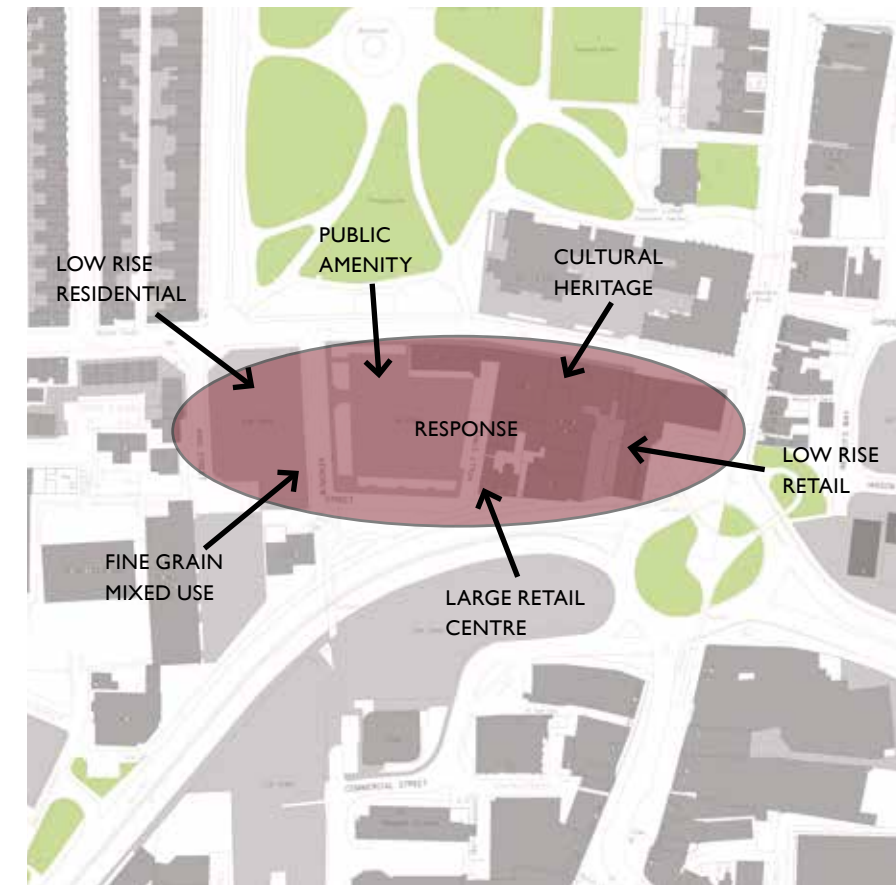
By undertaking a diagrammatic analysis of the site context we can determine patterns and begin to make crucial design decisions in relation to density, layout and orientation.



Identifying key use zones to influence accommodation density through the scheme.



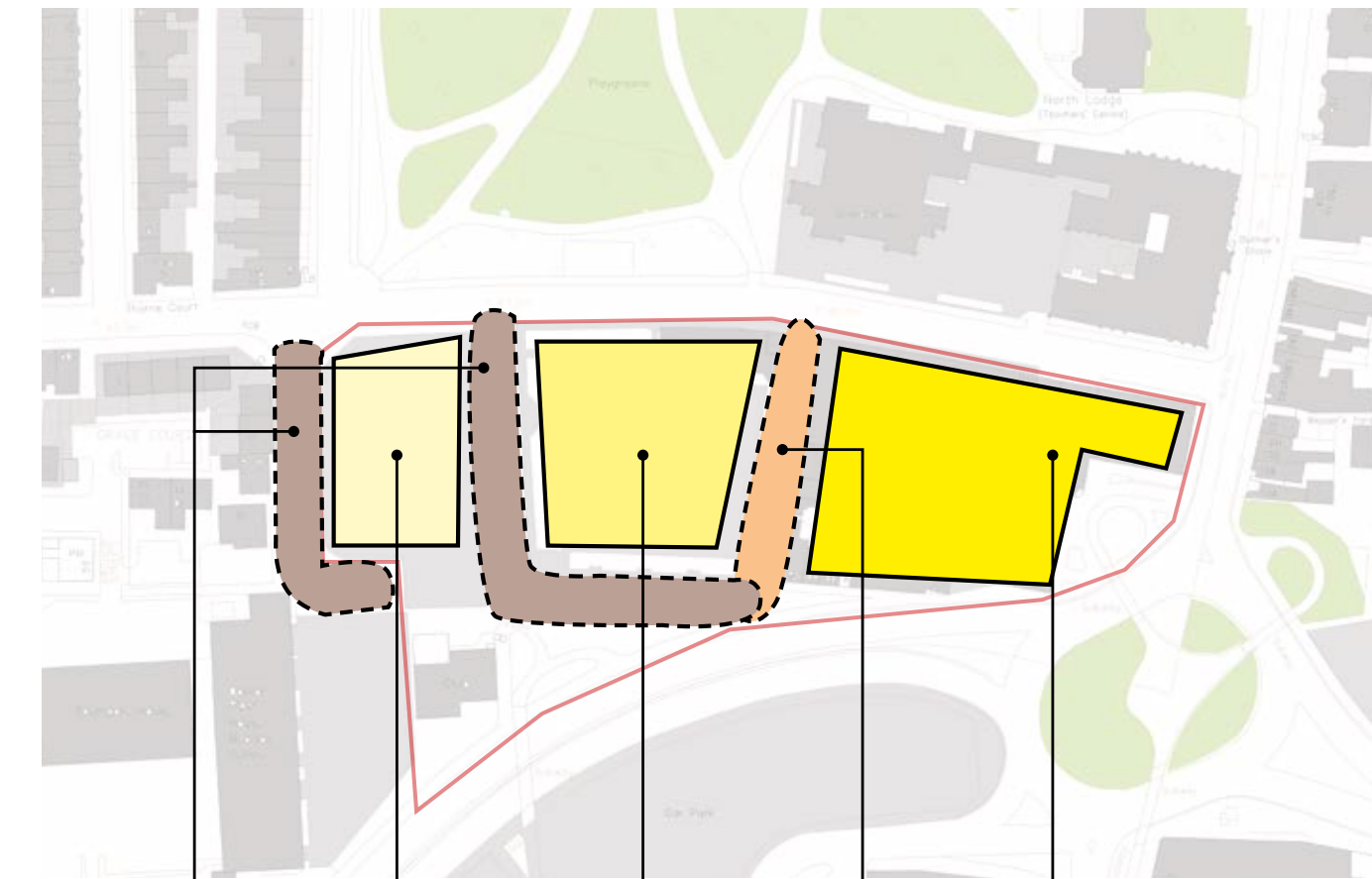
Defining frontages based on existing street layouts.



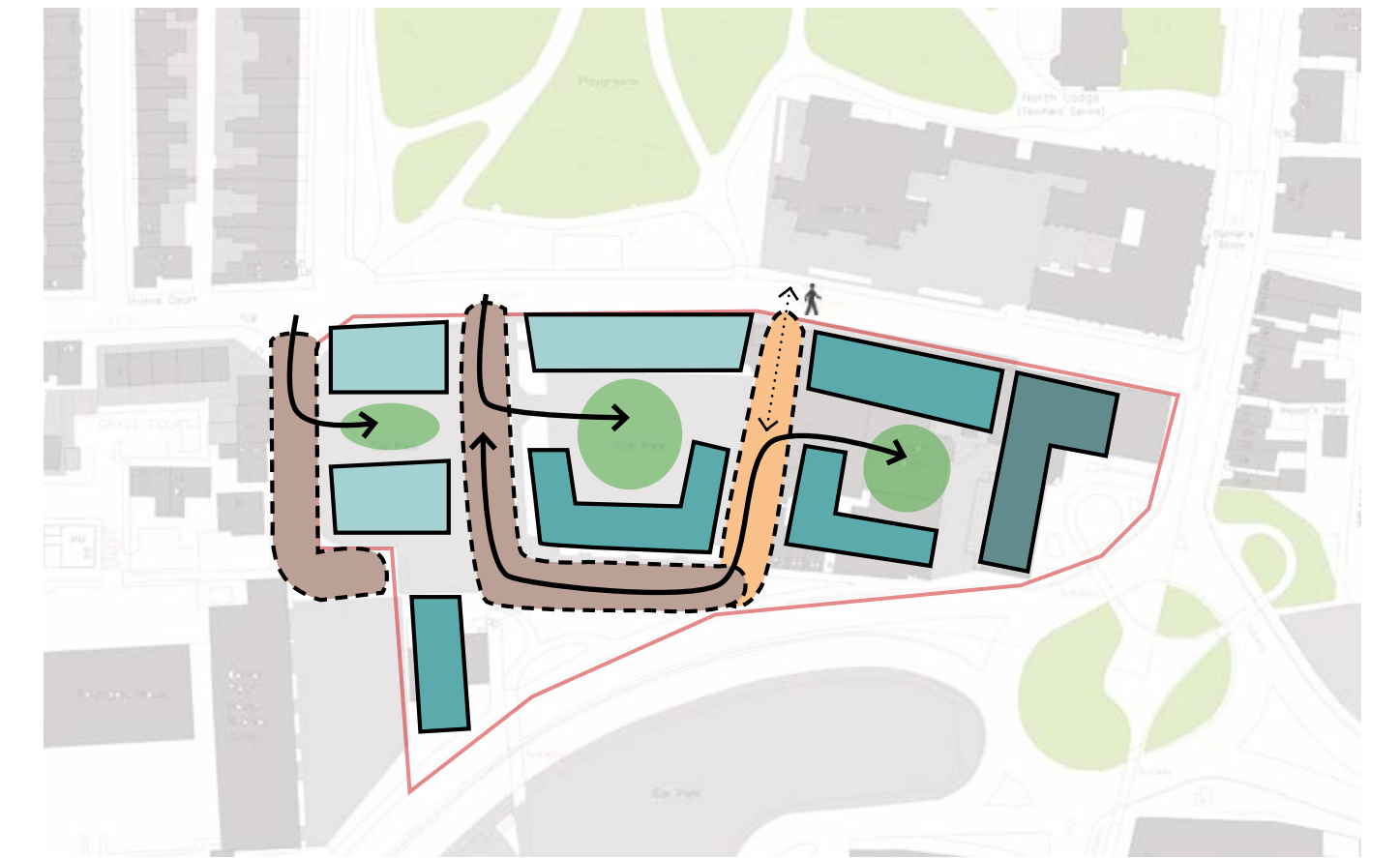
Sympathetic response to adjacent buildings and amenity, in terms of orientation, scale and height.

Layout Planning

Utilising the strategic principles set out on the previous page we have begun to work out how the density of accommodation may vary through the site, with rising density towards St Augustines Way and the town centre.



Vehicle Access
Low rise / low density zone
Low rise / medium density zone
Shared surface
Medium rise / medium density zone



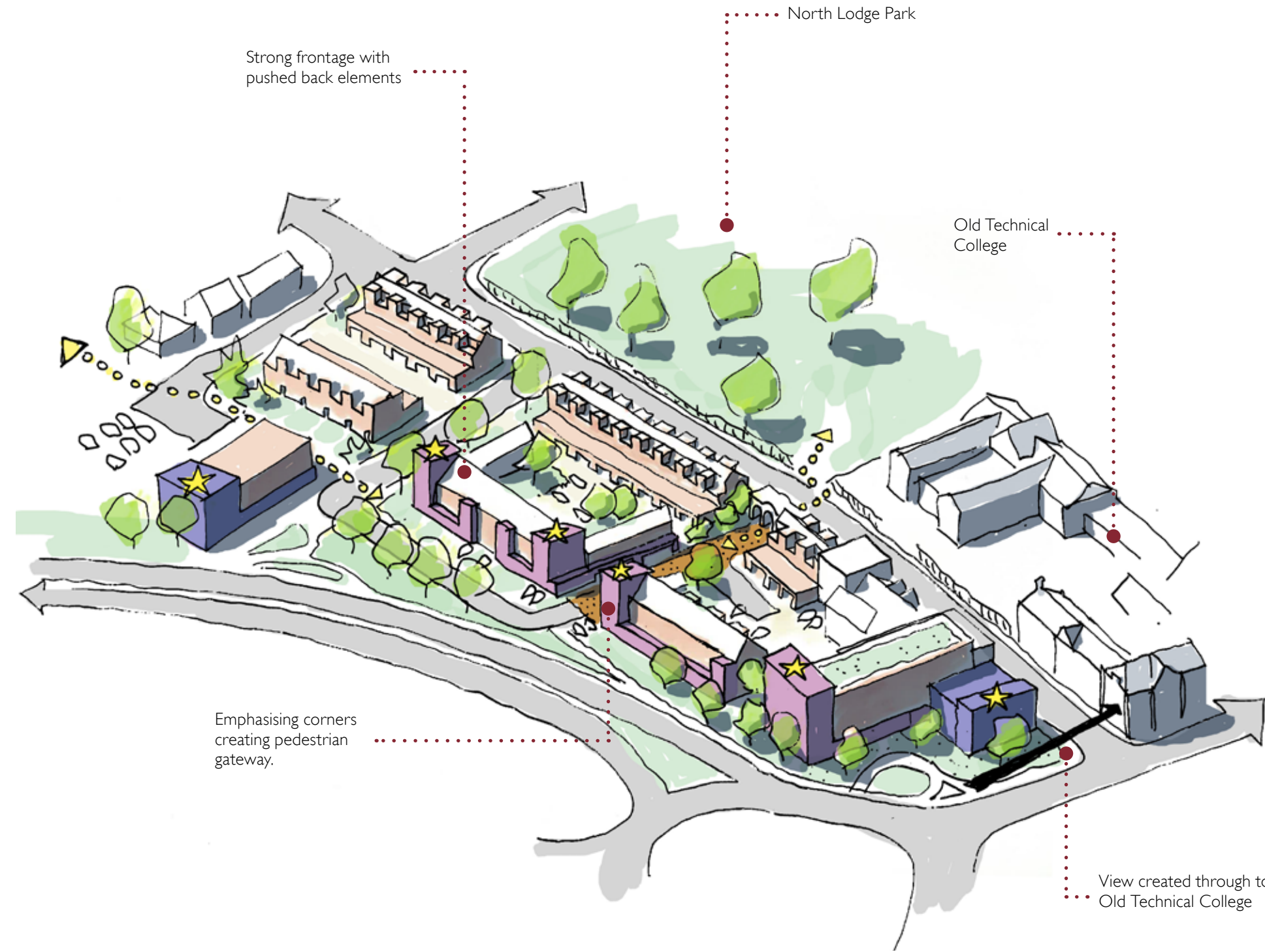
Low Density
Med Density
High Density

03

Concept Sketch

This concept sketch depicts the key design decisions for the Northgate scheme, highlighting the new routes through the scheme, opening up views to celebrate existing heritage buildings and creating exciting moments at the corner points of the development.

The illustrative layout on the next page shows the proposed layout for the scheme which consists of 6 varying house types.



Concept Sketch Showing Scheme Intentions

03

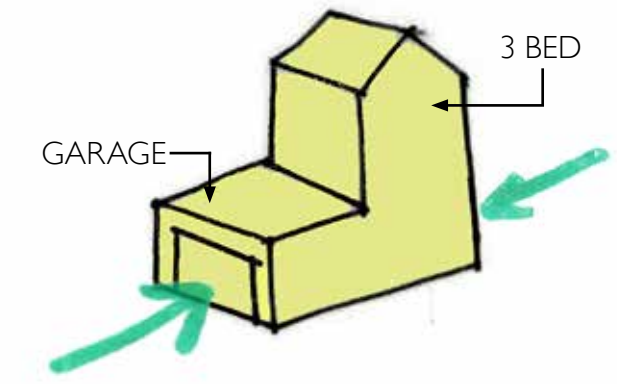
Proposed Site Layout

The proposed scheme is comprised of 4 main housetypes, outlined in further detail over the next couple of pages, ranging from a family oriented low rise terrace, to a medium density apartments.

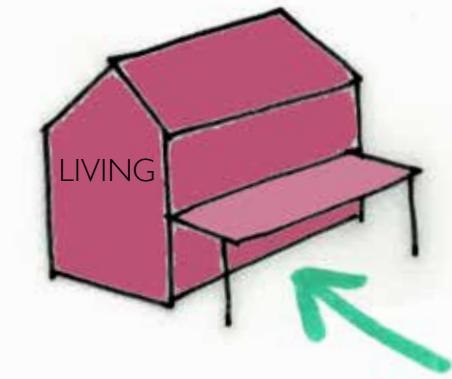
Along with this it is intended that there will be both an assisted living element to the scheme and an affordable housing block.



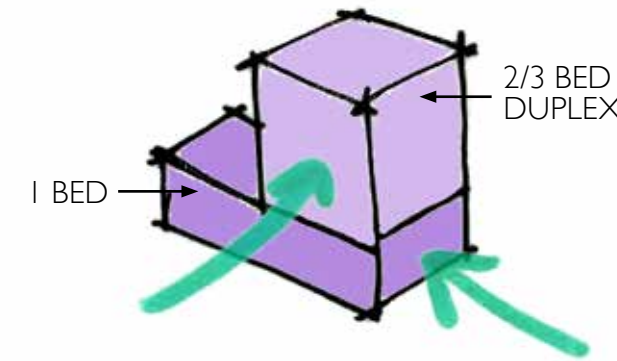
Illustrative proposed layout



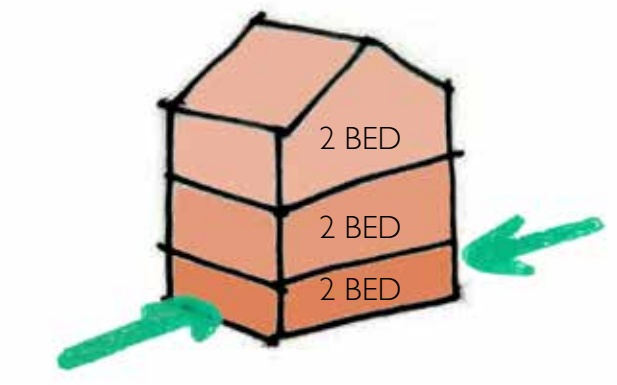
Housing type 1



Housing type 2



Housing type 3



Housing type 4

03

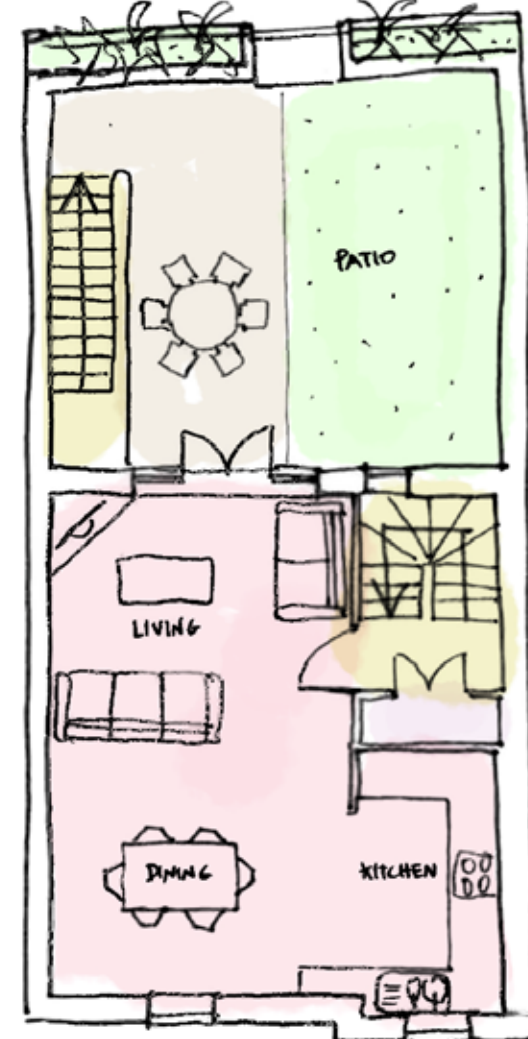
House Type 1 - Amytis House

The Amytis house is a 3 bed family-oriented house type that makes efficient use of space with its garden/patio positioned above the garage, offering a great solution to the site's constraining size. The house type would be sympathetic to its context along North Lodge Park and the nearby residential areas as it is relatively low rise and low density.

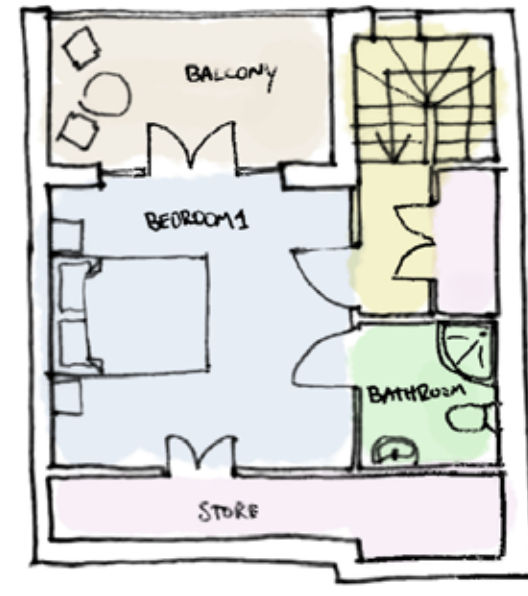
House Type Location



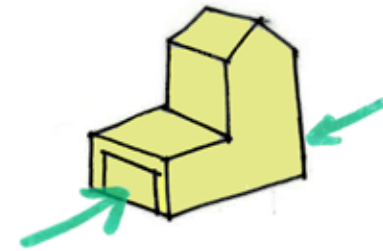
Ground Floor



First Floor



Second Floor



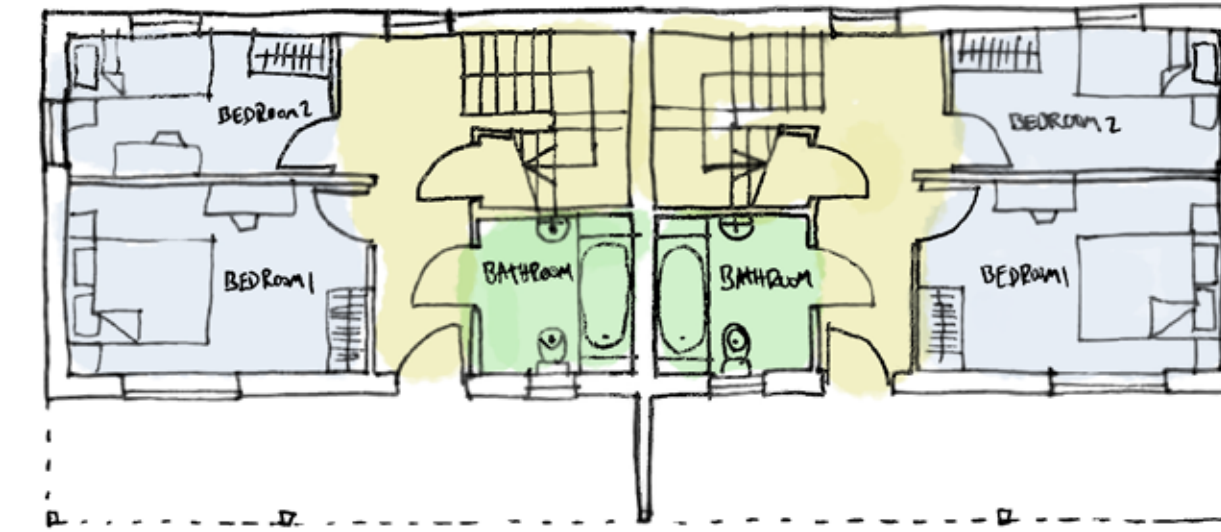
03

House Type 2 - Upside-down House

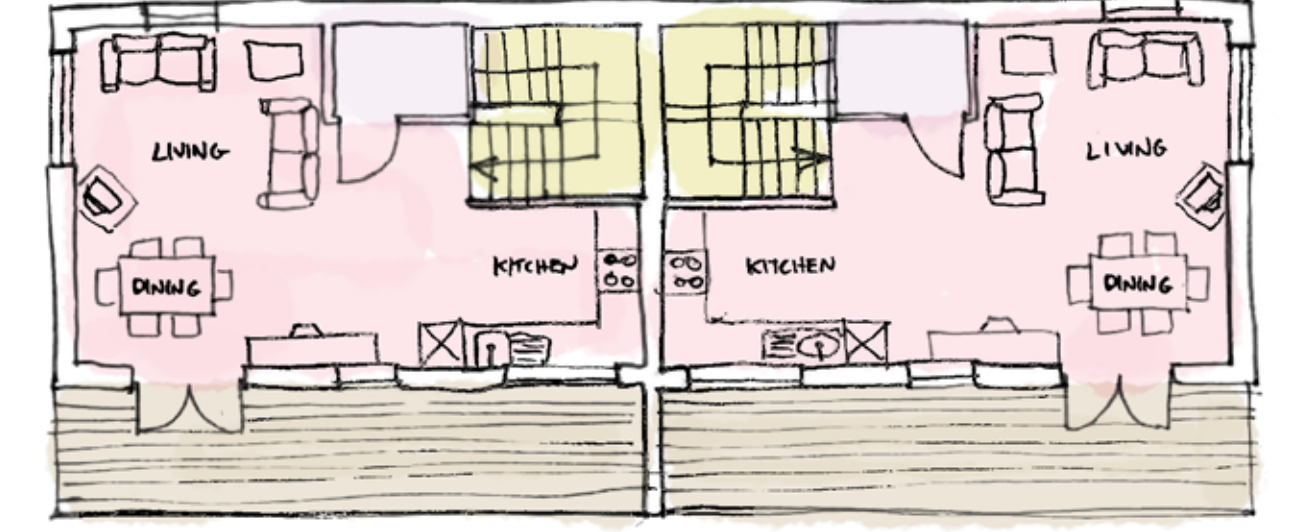
House type 2 offers an upside-down arrangement with the living spaces on the upper floor and the bedrooms on the lower. This allows for the living spaces to be a little more open but at the same time have an added level of privacy.

These house types would be positioned within the higher density zones of the development and would be orientated along Kendrew Street and the new shared surface of Holly Street and so the provision of privacy in the living spaces would be even more crucial.

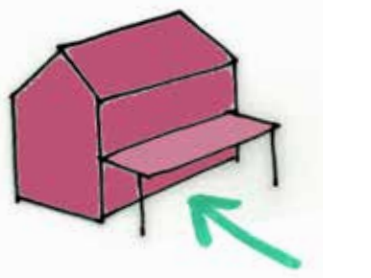
House Type Location



Ground Floor



First Floor



Note :

As an alternate option this house type can easily be rearranged to accommodate the living space on the ground floor and the bedrooms on the top floor if required.

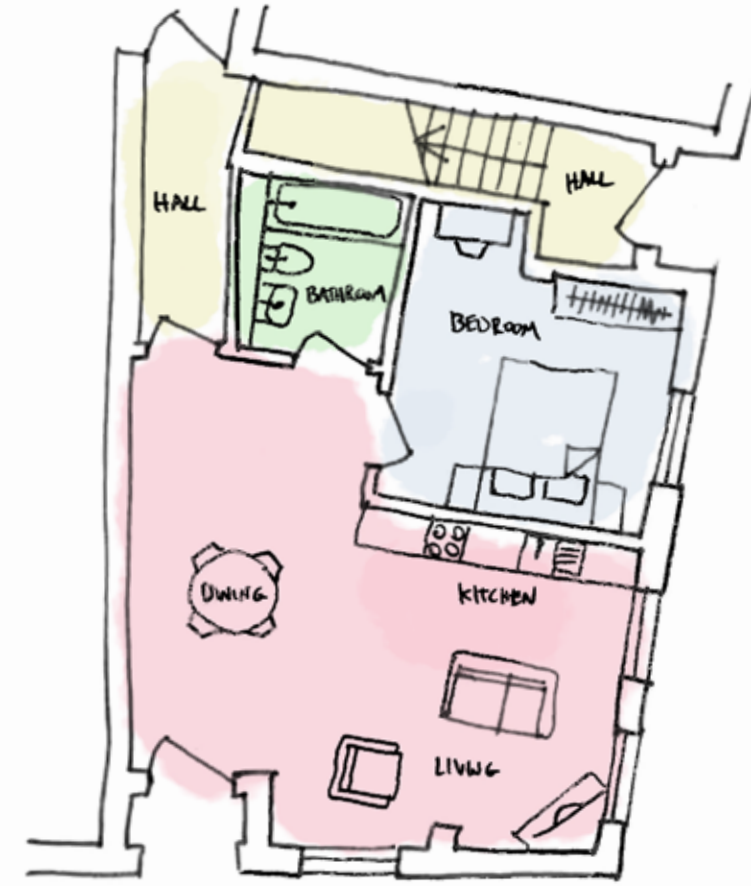
03

House Type 3 - Corner House

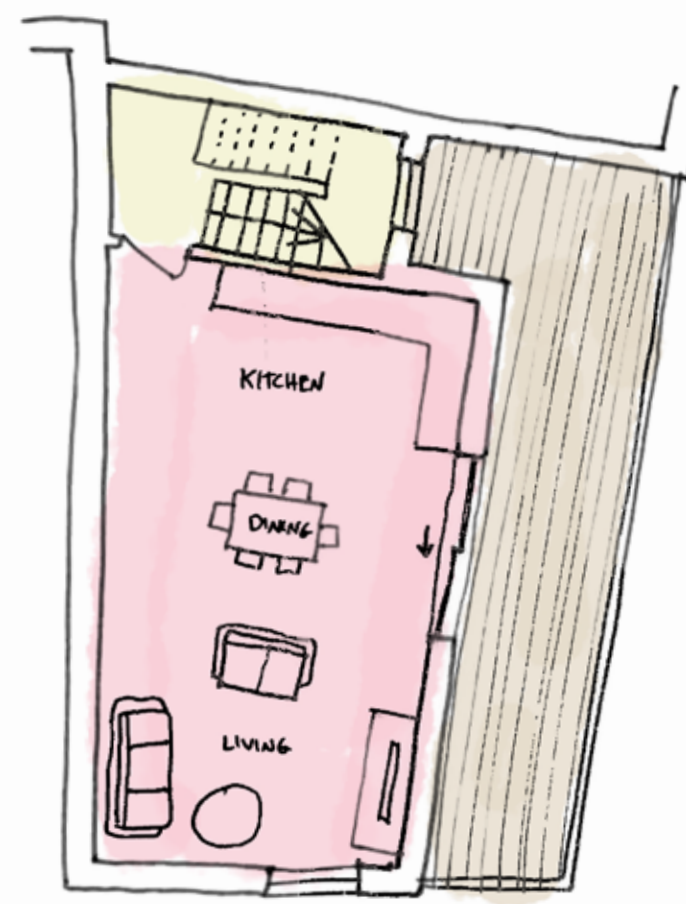
To accent the corners in the higher density areas of the scheme we would use a split house containing a 1 bed flat on the lower floor and a 2 bed duplex over the first and second floors.

This house type would help to break up the scheme and create key vistas throughout and would be positioned at the corners of house types 2 & 4 forming part of the buffer along St Augustines way.

House Type Location



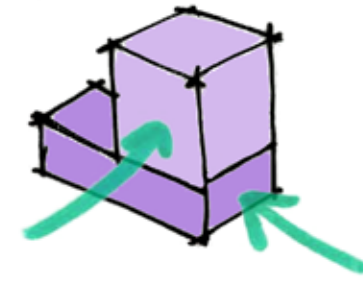
Ground Floor



First Floor



Second Floor



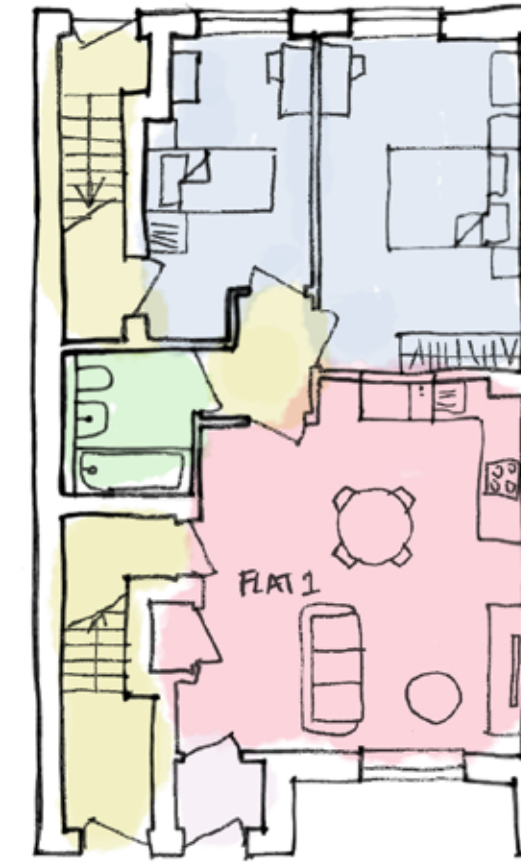
03

House Type 4 - Apartments

Along St Augustines Way and towards the south eastern portion of the site, towards the town centre, we would utilise an apartment typology to create a buffer that would help protect residents from the noisy main road and retail zone to the south.

These apartments would be three storeys high and would accommodate a 2-bed flat on each floor.

House Type Location



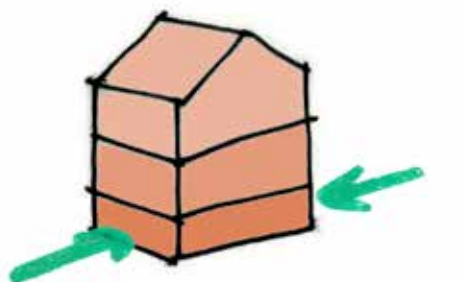
Ground Floor



First Floor



Second Floor



03

Revitalising Gladstone Street

Existing Streetscape



Existing Northgate house office block.



Existing Temperance Institute to be retained and reused



Existing Darlington bottling company arches to be retained to create new pedestrian access.



Existing nightclub (The Hub).



Existing restaurant



Existing council run car parks either side of Kendrew Street

Proposed Indicative Streetscape



Northgate

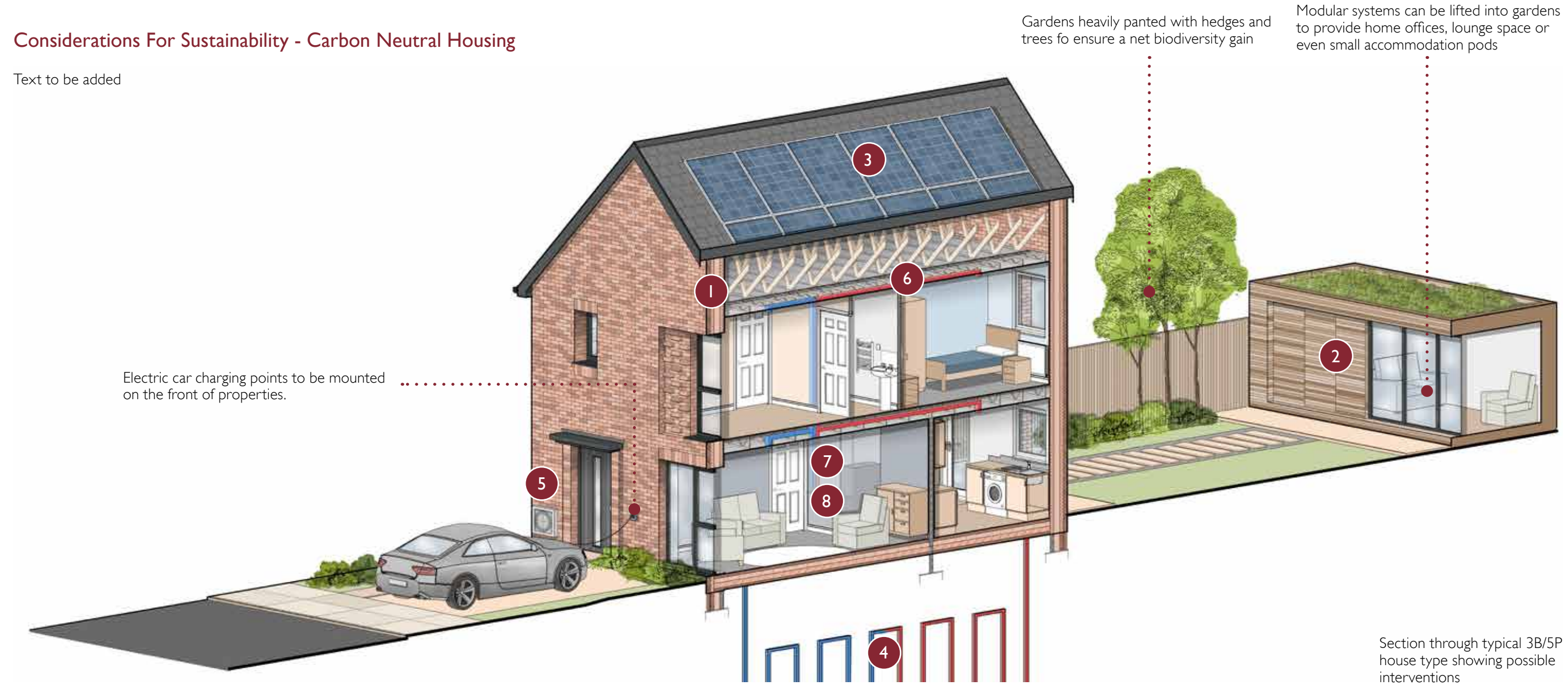
Holly Street


Kendrew Street


King Street


Considerations For Sustainability - Carbon Neutral Housing


Text to be added





- 


1. New part L for new build housing
- 


2. Modern Methods of Construction
- 

3. PV Solar Panels and Battery Storage
- 

4. Ground Source Heat Pump
- 

5. Air Source Heat Pump
- 

6. Mechanical Ventilation Heat Recovery
- 

7. Hot Water Storage Cylinders
- 

8. Systems Storage

04

Visuals - Overview

Over the next few pages we have shown virtualised views around the proposal, highlighting the various characteristics and materiality referenced from the context along with the variation in house types across the site.

Looking at the scheme as a whole we can begin to see the higher density areas that are orientated towards the town centre, with the density gradually lowering towards the quieter, residential areas of Darlington.

View Location



View of Scheme from above Northgate Roundabout

04

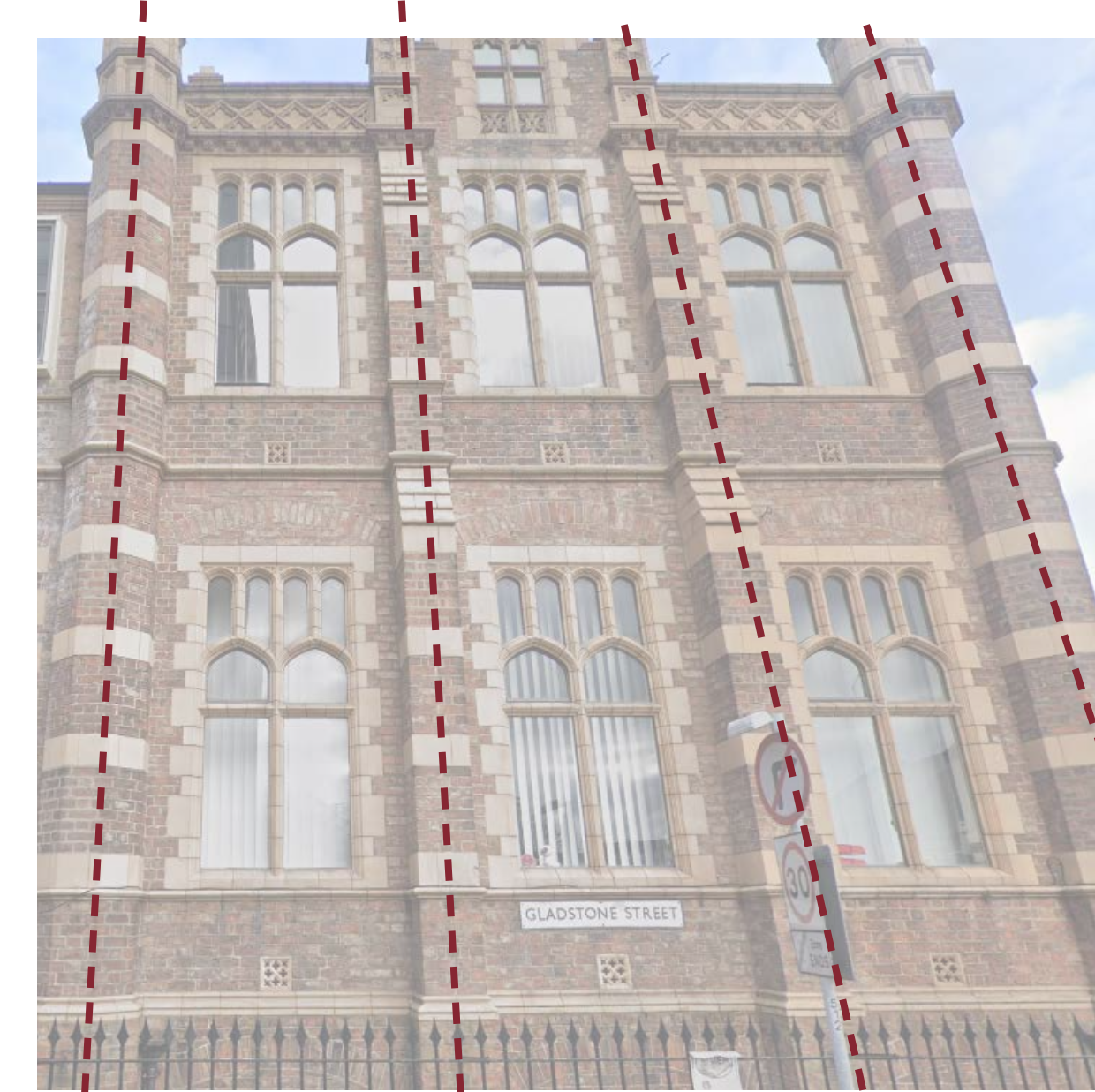
Referencing the context

In reference to the old technical building across Gladstone street, the care home will utilise a similar language in splitting up the facade into three parts, and will mimic the buildings large windows with the openings in the brick at the top level.

View Location



New Assisted Living Fronting onto St Augustines Way Drawing Precedent From the Old Technical College



Architectural Language of the Old Technical College

View Location



New Housing Fronting onto Kendrew Street

Privacy & Boundary Treatments

Along the private balconies overlooking the shared surfaces we have suggested the use of a metal railing system that would provide privacy to the residents and would make subtle reference to the surrounding architectural language.

View Location



..... Metal ballustrade provides privacy for residents



New View Down Holly Street

04

Celebrating Heritage

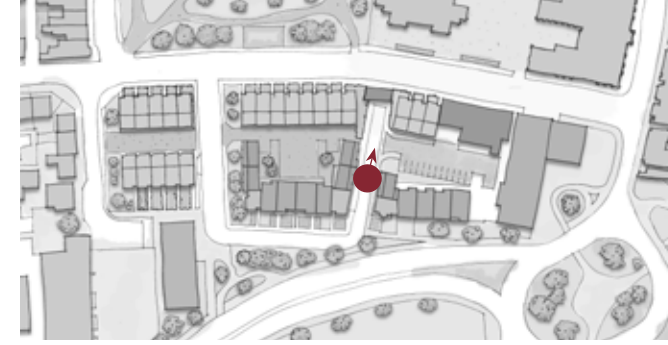
Upon entering the scheme through the new access created by the arches of the old bottling company, residents would arrive upon a new shared surface space layed with blue cobbles to reference those found in many of the shared surface alleyways in Darlington's residential areas.

Darlington Bottling Company



Old Darlington Bottling Building Creates a New Pedestrian Entrance onto Holly Street

View Location



Blue 'Scoriae' bricks laid in nearby alleyways.

04

View Location



View from King Street

04

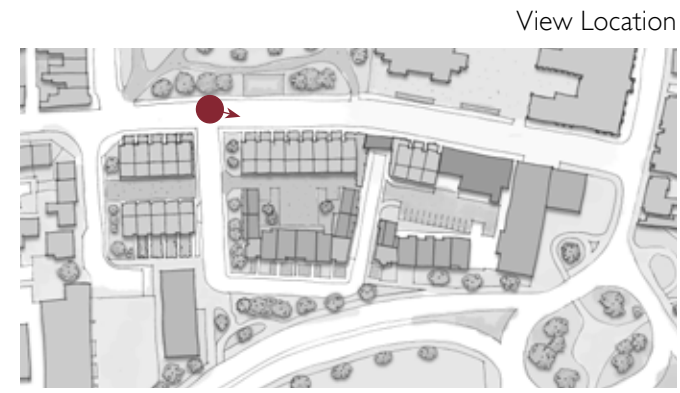
Sensitivity to Context

The scheme intends to be sympathetic to its context and will include low density housing towards the existing residential and green spaces. In the visual below we highlight the simplicity of the facades that front onto north lodge park to avoid overshadowing or disrupting this public space.



Communications tower redressed as part of scheme.

Simplicity of facades along Gladstone street



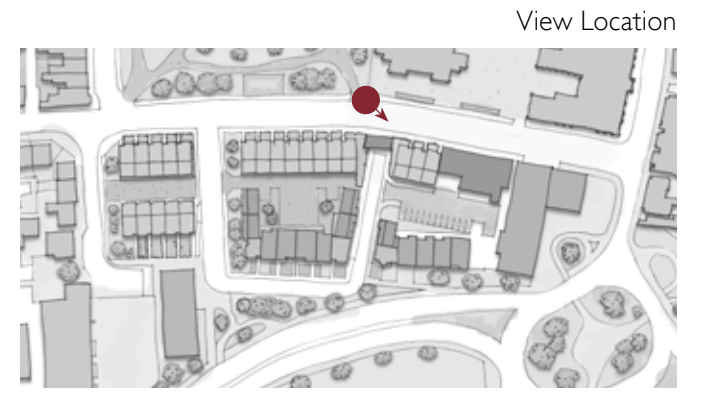
View Location

New Housing Opposite North Lodge Park

04

Temperance Institute repurposed to provide new accommodation

Darlington Bottling Company arches create new pedestrian gateway



View Location

Streetscape Along Gladstone Street

04

Opening up Views

By replacing the northgate house office block with the new assisted living accommodation we are able to pull back the existing building line, opening up new views through to the historic technical college which can now be seen on approach to the development from the town centre.

View Location



New green communications tower

Opening up view to celebrate Old Technical College



New View Past Assited Living Block Through to Old Technical College

04

Communications tower to become new green waypoint within Darlington

Referencing historic architecture creating a relationship between the old and new.

View Location



New View Down Gladstone Street From Northgate

04

Contextual Precedent

In some areas, the development will aim to take precedent from contextual details, such as utilising similar protruding openings to those can be seen on the facade of the old technical college.



Modern windows on Old Technical Building



View Location



View Adjacent to New Affordable Housing Towards Kendrew Street

04

Accommodation schedule



Gladstone Street										
Darlington Council										
idp PARTNERSHIP NORTHERN										
GROSS SITE AREA										
NETT SITE AREA										
ha										
acres										
GROSS SITE AREA										
NETT SITE AREA										
HOUSE TYPE	BEDROOM	CONFIG	STOREYS	NO	MIX %	SQ FT	SQ M	TOTAL SQ FT	TOTAL SQ M	
1	2B3P	APT	1	8	11	216	65.9	1730	527.36	
2	2B3P	APT	1	8	11	201	61.16	1605	489.28	
3	2B4P	APT	1	8	11	225	68.70	1803	549.60	
Sky	3B6P	TERRACE HOUSE	1	21	29	394	120.00	8268	2520.00	
Upside Down House	2B3P	Upside Down House	1	5	7	249	76.00	1247	380.00	
Corner 1A	1B2P	Ground floor flat	1	1	1	164	50.00	164	50.00	
Corner 1B	2B4P	Upper floor duplex	2	1	1	246	75.00	246	75.00	
Corner 2A	1B2P	Ground floor flat	1	1	1	164	50.00	164	50.00	
Corner 2B	2B4P	Upper floor duplex	2	1	1	246	75.00	246	75.00	
Corner 3A	1B2P	Ground floor flat	1	1	1	164	50.00	164	50.00	
Corner 3B	2B4P	Upper floor duplex	2	1	1	246	75.00	246	75.00	
Apartment Building	1B2P	APTS		11	15	164	50.00	1804	550.00	
Apartment Building	2B3P	APTS		6	8	230	70.00	1378	420.00	
Care Home GIA			5			11257	3431.00	0	3431.00	
Assisted Living GIA APPROX			3			3346	1020.00	0	1020.00	
OVERALL TOTALS			73	100				19066	10262	
OVERALL DENSITY										
UNITS / ha	48.67									
UNITS / ACRE	19.70									
SQ M / ha	6841									
SQ FT / ACRE	5146									
OVERALL MIX										
1 BED									14	0
2 BED									38	52
3 BED									21	0
								73	52	

NOTE: Nett area excludes all public open space and associated structural landscaping / buffer planting / half road

04

Possible variations to the scheme - Communications Tower



View of Scheme Across From Northgate Roundabout



Option to Retain Communications Tower as Part of Scheme



View on Approach to Scheme From St Augustines Way



Option to Retain Retail and Commercial Units Along Holly Street

04

Public realm Improvments

The existing underpass that connects northgate roundabout to the site is in dire need of revitalisation, and so as part of the scheme we have rethought the way in which pedestrians might use the space - this sketch shows how the space could function as more of a stopping space instead of a passing space.

The intention behind the rework of this space is to open up the site and create an improved connection between the development and Darlington town centre.



Indicative Sketch Showing Proposed Improvments to Public Space Opposite Northgate Roundabout.



View of existing public space along St Augustines Way and Northgate Roundabout.

04

Public Realm Precedents

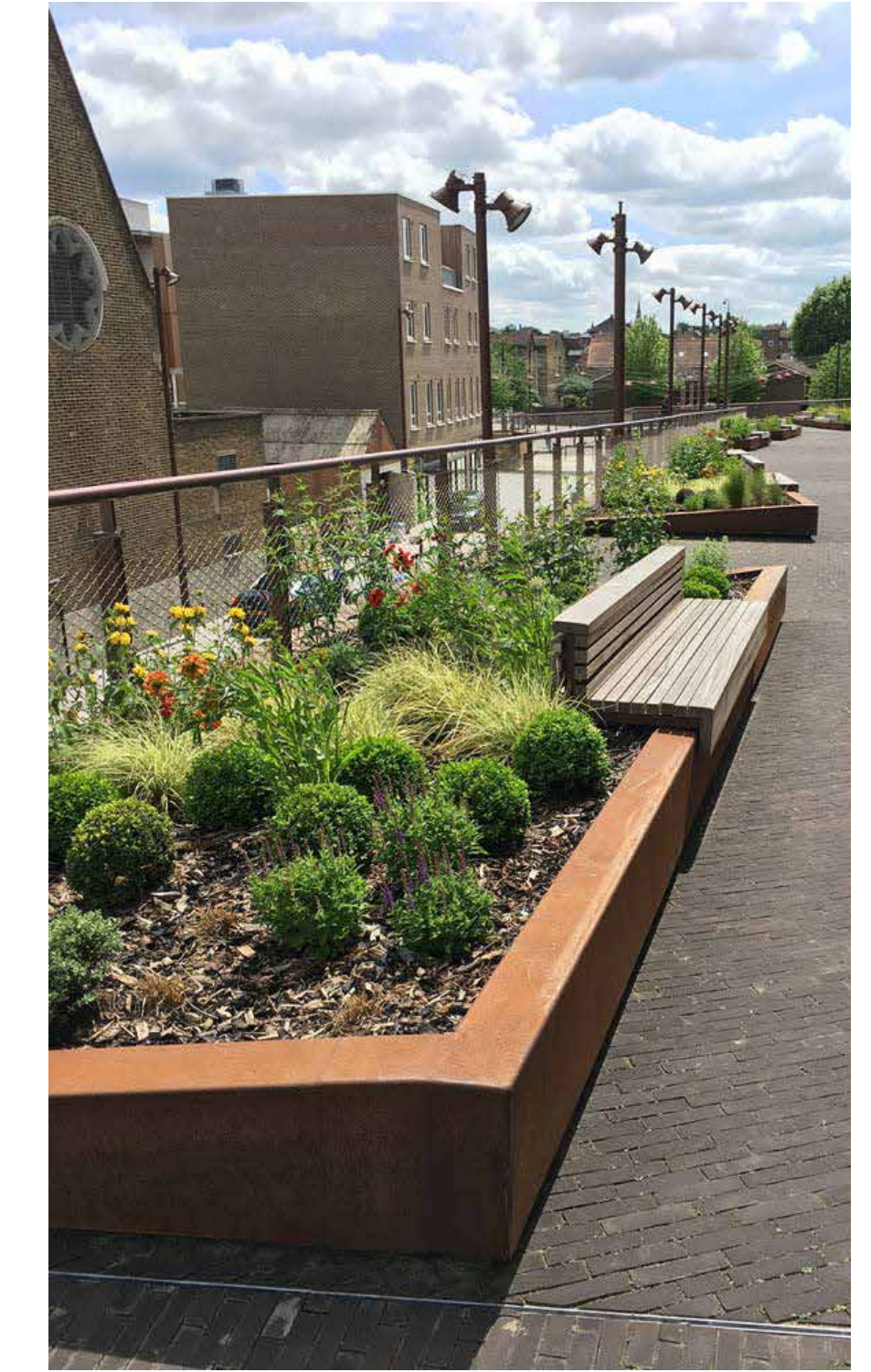
When rethinking the green gateway to northgate we have looked at a few precedents that follow a similar line of enquiry to what we want to achieve with this space. The precedents shown here make subtle alterations to the landscape that bring out a distinct character to the area.



Pancras Square



Sovereign Square



The Deptford Project

04

Proposed Elevation - Gladstone Street



Roof terrace above assisted living

Temperance Institute housing new accommodation



Elevation Line



New pedestrian gateway through bottling company arches

Coloured panels to reference surrounding Darlington terraces



Gladstone Street Proposed Elevation



Proposed Layout

04

Relationship to Wider Masterplan

The diagram to the right highlights the development's relationship to the wider masterplan for the regeneration of Northgate. There is an extensive plan to revitalise much of the urban fabric that borders the river skerne to the north east, intending to improve and celebrate the historic and distinct character of the area.

It is the intention that the scheme at Gladstone street will be a welcome addition to the masterpan and will provide a new gateway to northgate from Darlington town centre.

- Key:
- 2 storey development
 - 3-5 storey development
 - Head of steam masterplan
 - Proposed public green space
 - Proposed private green space
 - Public realm
 - Opportunity for property enhancement
 - Pedestrian / cycling movement
 - Riverside pedestrian / cycling movement
 - Gateways to be improved / proposed gateways



Relationship to Overall Northgate Regeneration

Gladstone street development