




# 8 St Cuthberts Way

## Site Analysis and Design Priorities

 **PROMINENT CORNER** - The treatment of this corner should be bold and make a statement about the quality of the development and be of an appropriate scale without dominating the rest of the development.

 **IMPORTANT FRONTAGE** - The sense of enclosure around the site should be retained with the built form directly addressing the street. Suggested appropriate uses are indicated on the plan.

 **MOVEMENT** - The site is highly visible from the ring road and proposed developments should be of a high quality and address and enhance this environment.

**SCALE, FORM AND MASSING** - The built form of the immediate context indicates that developments within the range of two to three and a half storeys may be appropriate. Joined, terraced forms with occasional voids, often with a boundary, breaking up the building line, are part of the local character. Occasional substantial single space buildings, such as the church nearby are also found. Adequate precedent can be found on Parkgate. Individual units are typically small in scale, with areas made up of incrementally developed plots.

**CAR PARKING** - In accordance with National Policy, car parking should be inconspicuous and preferably to the rear of any development. Due to the nature of the exposed edges of the site this would suggest parking provision should be made to the rear of the primary frontages.

The design of any proposed development will be central to its success and its ability to be a 'good fit' with the town. A high quality, mixed-use development is sought which recognises the importance of this site to Darlington.

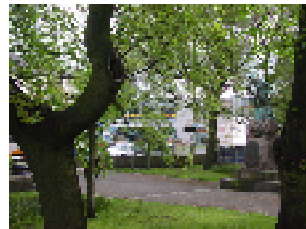
Contact Timothy Crawshaw - Urban Design Officer for more information on 01325 388048



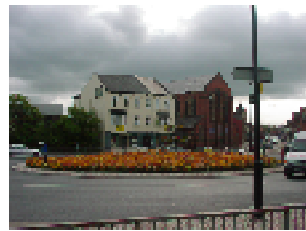
Prominent corner visible from main transport routes and town centre



Industrial and commercial units address the street creating enclosure



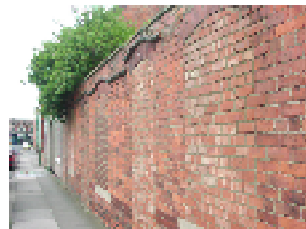
The site is highly visible from St Cuthberts Church, a Listed Building and landmark



Heritage fragments define the built edge and inform the potential scale, form and massing



Green oases provide relief from the hard urban environment



Enclosure and street line retained with walls and redundant facades



Historic yards exist as fragments



A variety of built forms, boundaries and uses.