

Central Park... The emerging cradle of innovation and inspiration in the Tees Valley where three growth technologies of life sciences, advanced engineering and digital collide. Combining the strategic assets of Teesside University, the Centre for Process Innovation, Business Central and Darlington College the site provides a unique opportunity to create a focus for the UK and the region in the application of these technologies in innovative business solution and commercialisation. All are supported by the Teesside University, Business Central and the Tees Valley Local Enterprise Partnership which provide first class teaching and learning facilities to develop the new skills for the future from apprenticeships to post graduates.

Central Park is strategically situated at the gateway to the Tees Valley being adjacent to the East Coast Main line Station and close to the A1(M) and A66 and with international flights connecting the globe from Durham Tees Valley Airport. The Tees Valley is strong in industrial and processing solutions and innovations that are now exported all across the globe. Northern Power House comes alive at Central Park Science Park where you can be at the centre of a supportive regional network of scientist and industrialists where ideas and creativity become reality.



Business Central Darlington

Central Park Masterplan

A great place for working, living and learning.



For further information

If you have any queries or comments please contact:

Jill Thwaite
 Programme Manager
economic.projects@darlington.gov.uk

Already on site



Illustrative massing model of masterplan proposals for Central Park South

Potential development
 Existing buildings

Artist Impression of Central Square

The Masterplan

The Central Park Masterplan has been prepared as a statement of intent setting out the aspirations of Darlington Council, its public and private sector partners and local stakeholders to ensure the continued successful long term regeneration of Central Park guiding future development and securing its prosperous future.

The vision is that by 2030, Central Park will be a thriving mixed use neighbourhood providing over 50,000m² of commercial business space including , 8,800m² office Space, 80 bed hotel, new homes, a network of interlinked green spaces and public square, a local centre and access to a higher education campus.

Central Park is already a success story in terms of a flagship regeneration project for the North East providing new housing and a higher education campus serving Darlington College and Teesside University.

The Enterprise Zone covers 8.415 hectares of commercial land with the aim of attracting and supporting the growth of businesses in the key Tees Valley sectors of Digital, Biologics and Bio-Pharmaceuticals. Work is underway to deliver the Enabling Infrastructure for Central Park which will open up the remaining development plots within the Enterprise Zone.



Illustrative Masterplan

Updating the Masterplan

An original masterplan document was prepared in 2012 since which work has commenced on the delivery of new homes in the northern part of the masterplan area. The revised masterplan takes account of the committed and built development and provides further details regarding how the commercial business park in Central Park South will be delivered. The masterplan refresh draws all areas of the site into a single coherent plan. The main features of the update masterplan include

- A strong interlinked network of attractive green spaces from which a network of permeable and legible routes and connections are generated
- New Enterprise Zone set within a campus style environment to support a wider vibrant mixed use neighbourhood with housing to the north and higher education facilities to the north west
- Provision of a high quality business environment that is successfully integrated with housing and higher education facilities to the north and north west and surrounding urban areas
- Creation of a new formal public square 'Central Square' surrounded by development which presents an active ground floor frontage
- A new pedestrian and cycle bridge link between Central Park South and St Johns Place providing direct access to the train station.
- An ecological reserve area to the east of Central Park south where native plants can thrive and birds, butterflies and other wildlife can find a peaceful habitat without human intervention

Key

- 1 Central Park South Spine**
A green pedestrian corridor along a former route of a railway siding through Central Park South connecting the site with Central Park North.
- 2 Lime Boulevard**
The Lime Boulevard will form the principle vehicular and cycle route through Central Park South connecting to the northern area of housing.
- 3 Central Square**
A major new public space which provides an attractive and dynamic setting to the commercial activities in the surrounding area and opportunities for leisure and contemplation.
- 4 Ecology Reserve**
A 'reserve' closed off to everyday public access, where wild plants can thrive without trampling and birds, butterflies and other wildlife can find a peaceful habitat.
- 5 Lakeside**
Lakeside will provide a dramatic landscaped area, the main focal point for central park.
- 6 The Cut**
The Cut is a longitudinal area of landscape which is designed around a watercourse.
- 7 The Local Centre**
The Local Centre building will assist as a 'way-marker' to the main primary route forming the spine of the Central Park.