DARLINGTON Borough Council

Cityheart SPACE

Welcome

Welcome to our exhibition setting out proposals for the redevelopment of the East Street area in Darlington.

Darlington Borough Council, working with Cityheart, is bringing forward a new high-quality Grade A office building alongside new public realm.

We would like to hear your views. Please share your feedback using the QR code above or complete a feedback form today.



DARLINGTON Borough Council | Cityheart SPACE

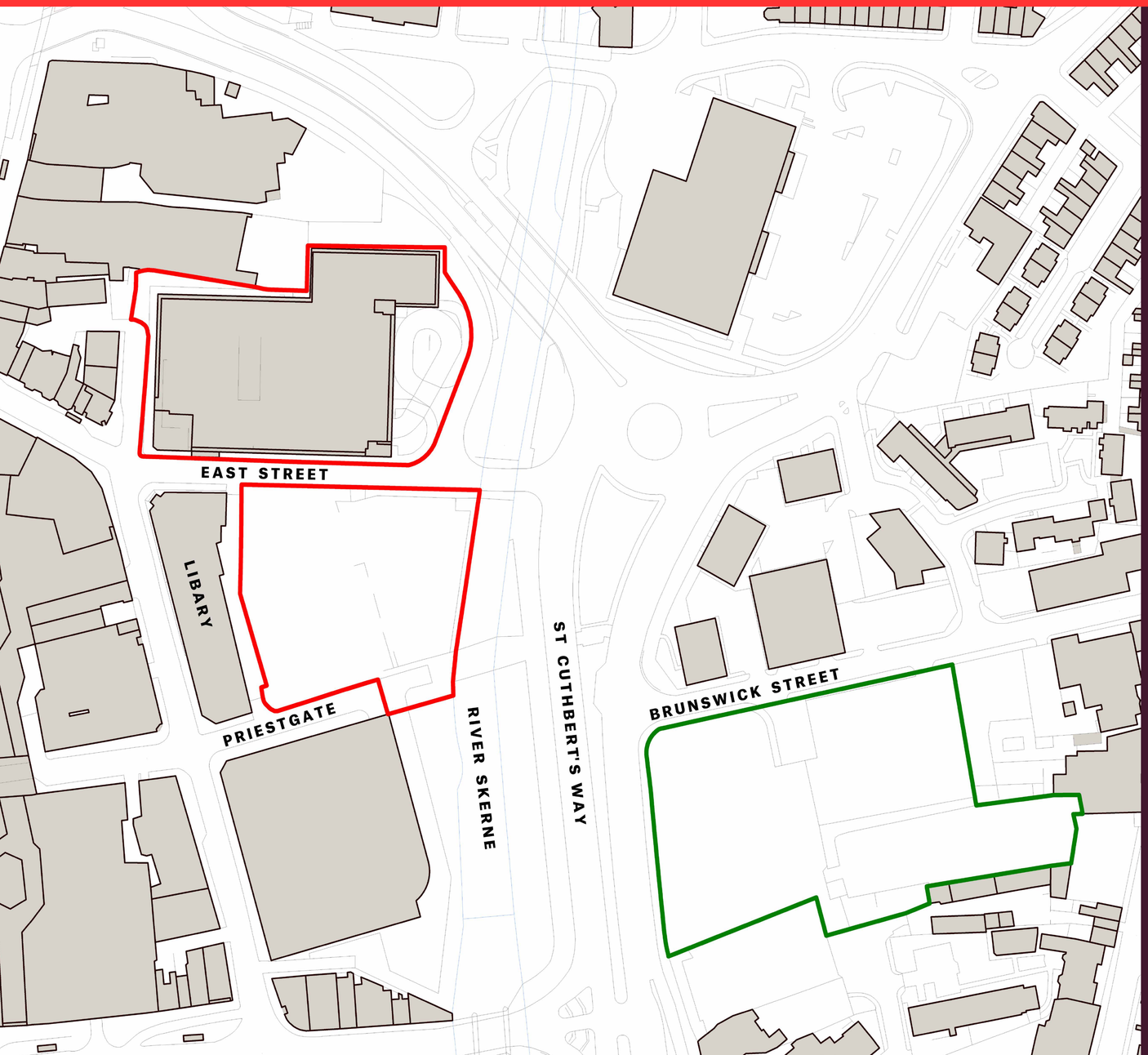
Consultation
October 2026

Planning Submission
Late 2026

Planning Approval
Early 2027

Start on Site
Early 2028

Completion
Summer 2029



Where is it?

East Street is located between Darlington town centre and the Darlington Economic Campus (DEC), alongside the River Skerne.

The proposals provide an opportunity to support the continued regeneration of this part of the town centre, with new office space and improvements to the surrounding public realm.

Two separate planning applications are proposed:

01 — New Grade A Office
A new office building with associated landscaping and public realm.

02 — Demolition & Interim Parking
Removal of the former Wilko building and multi-storey car park, with temporary surface parking provided.

Detailed Planning Applications

DEC - Under Construction

DARLINGTON Borough Council

Cityheart SPACE



What's the plan?

The proposals will create a new Grade A office alongside new landscaping and public spaces.

The building is positioned to respond to Edward Pease Library and open up connections between the DEC, River Skerne and town centre.

The former Wilko building and multi-storey car park will be removed, with temporary surface parking provided to support the new office and DEC.

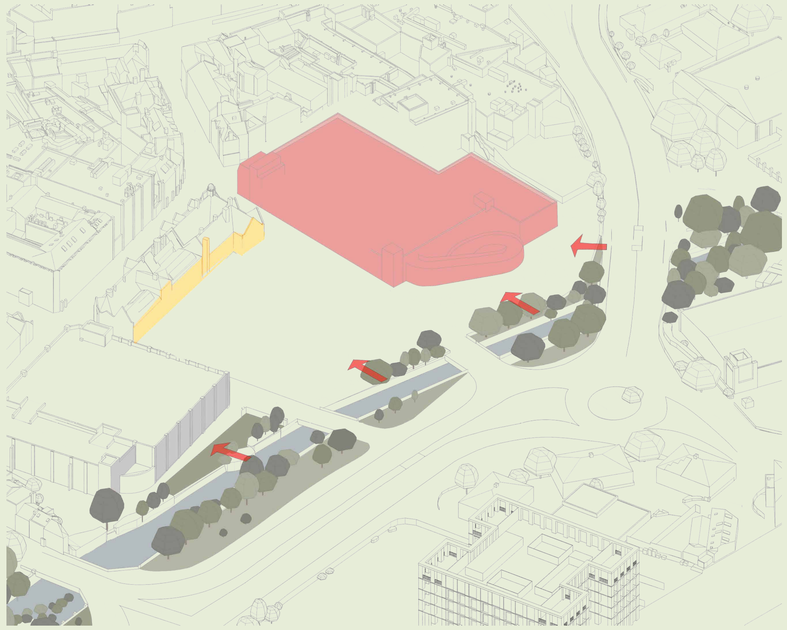
Detailed Planning Applications

DEC - Under Construction

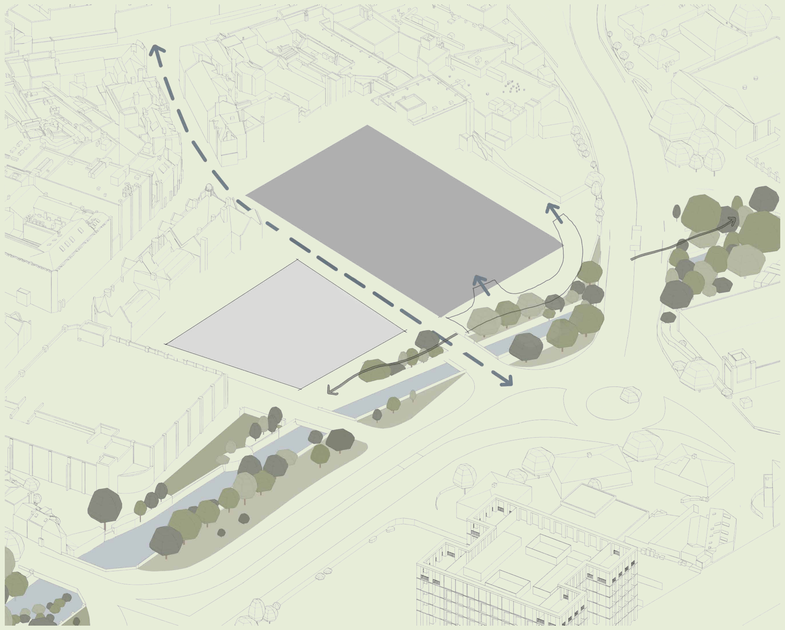
Developing the design

DARLINGTON Borough Council

Cityheart SPACE



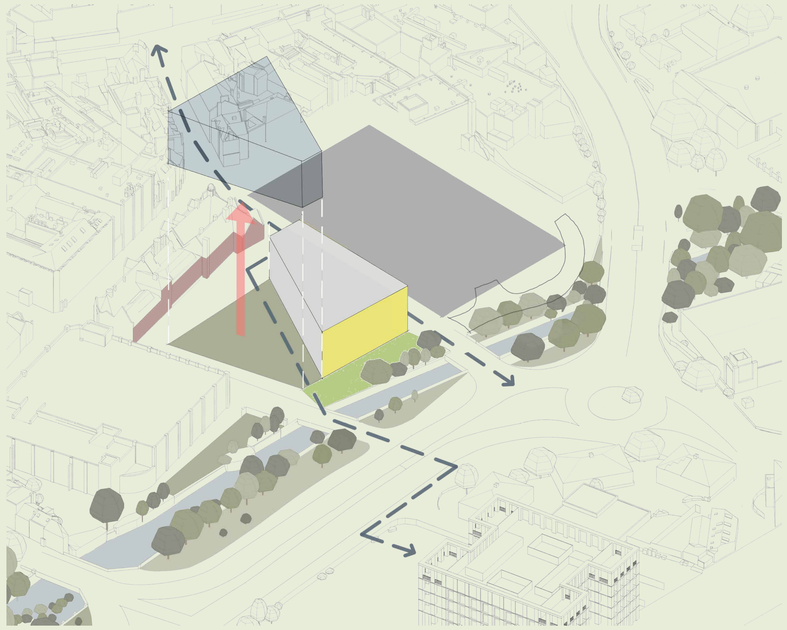
01 — Existing Townscape & Site Constraints
The existing buildings limit views towards Edward Pease Library and create large footprints within the site. Their removal provides an opportunity to open up the area and improve its setting.



02 — Remove Existing Buildings & Provide Parking
The former Wilkinsons Building and multi-storey car park are removed, opening up the site and providing surface-level parking to support the new office.



03 — Establish Office Scale & Massing
The proposed office is designed to respond to the scale of the surrounding townscape and adjacent DEC, while providing the required Grade A office space.



04 — Respond to Heritage & Movement
The building is shaped to open up views towards Edward Pease Library and create a new pedestrian route connecting the DEC, office, Library and town centre. A new public space creates an improved setting for the Library.



05 — Create a Flexible Office
The office uses a simple, efficient layout to create flexible floorplates that can adapt to different occupiers over time.

Translating Darlington's Architecture



Former Northern Echo Building
Close to the Site

Strong vertical bays and horizontal banding create a clear rhythm across the façade.



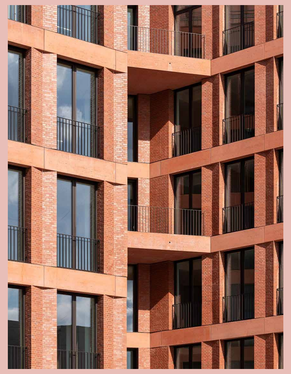
Edward Pease Library
Grade II Listed — Adjacent to the Site

Strong vertical proportions, horizontal detailing and rich brickwork inform the proposed office.



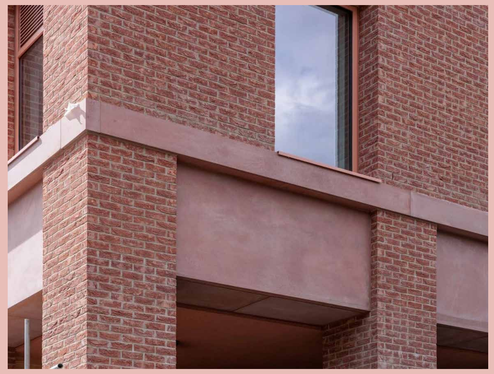
Crown Street Chambers
Grade II Listed - Close to the Site

Vertical bays, horizontal banding and detailed brickwork create a strong façade rhythm.



Contemporary Interpretation

Deep window reveals and expressed brickwork create depth and shadow.



Material & Detail

A restrained palette of brick and complementary materials gives the façade a contemporary character whilst being in keeping with historic buildings.

The design draws on characteristics found in buildings around the site and across Darlington, including strong vertical proportions, horizontal banding, depth and brick detailing.

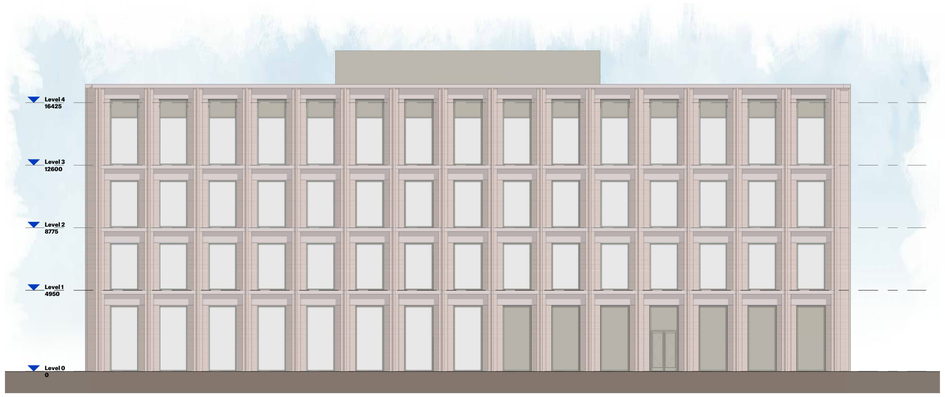
These principles are reinterpreted in a contemporary way within the proposed office.



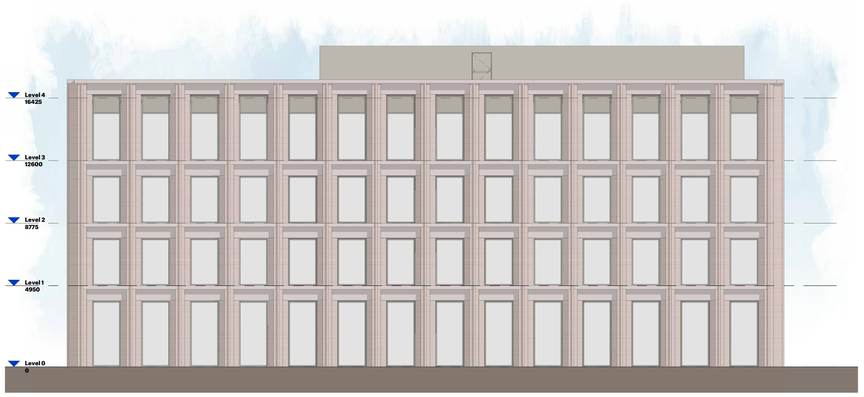
South Elevation



West Elevation



North Elevation



East Elevation

Responding to Heritage



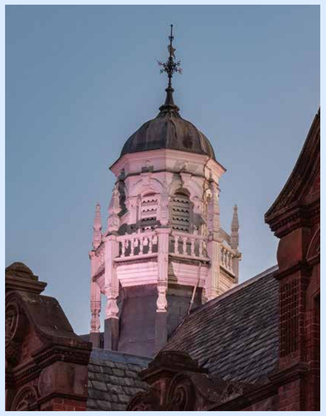
Queen Street / Edward Pease Library

The office has been positioned and shaped to allow Edward Pease Library to remain prominent in views from Queen Street.



East Street / Edward Pease Library

The office is set back from East Street to retain views towards the Library's distinctive dome.
The proportions and horizontal detailing of the new façade also respond to features of the historic Library.



Edward Pease Library Dome

DARLINGTON Borough Council Cityheart oobe



KEY

1. Building Entrance
2. Office Plaza With Seating
3. Ornamental Planting
4. Steps And Terrace Garden
5. Existing Trees To Be Retained
6. Species-Rich Grassland
7. Riverside Walk
8. Proposed Hedge
9. Accessible Bays
10. Sub Station & Chimney

Planting design ideas:



Ornamental Planting | Species-Rich Grassland | Proposed Hedge

The Site

The site sits beside the River Skerne, behind the existing library. The proposed office development offers an opportunity to strengthen the connection between the town and the river. Green spaces and a range of seating areas will provide welcoming places for people to meet, relax and enjoy the riverside. Historic photographs show that a rose garden once stood here, cared for by workers from Pease Mill. It offered a peaceful retreat within the busy town centre. The proposed planting could reflect this history through subtle references to the former rose garden. Together, the green spaces, riverside setting and seating areas could bring back this sense of calm.



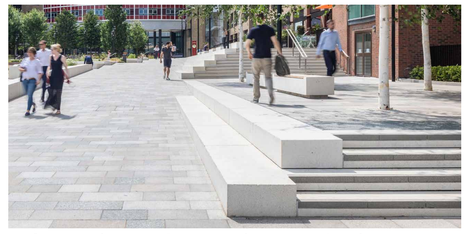


The Proposed Site Plan

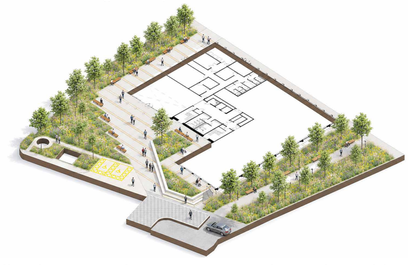
The site sits beside the River Skerne, behind the existing library. The proposed office development offers an opportunity to strengthen the connection between the town and the river. Green spaces and a range of seating areas will provide welcoming places for people to meet, relax and enjoy the riverside. Historic photographs show that a rose garden once stood here, cared for by workers from Pease Mill. It offered a peaceful retreat within the busy town centre. The proposed planting could reflect this history through subtle references to the former rose garden. Together, the green spaces, riverside setting and seating areas could bring back this sense of calm.



Reference image: Main entrance



Reference image: Steps and Terrace Garden



Indicative AXO Diagram generated together with AI

DARLINGTON Borough Council

Cityheart SPACE

A High-Quality Workplace

A 1.5m x 1.5m grid supports flexible office layout

An efficient layout makes best use of the available space.

Designed to maximise natural light throughout the office.

High ceilings create bright and spacious workplaces.

Designed to accommodate single or multiple occupiers.

Large windows provide daylight and views.

Spaces can be adapted to meet different occupier needs.

Cycle storage, showers and changing facilities support sustainable travel.

